

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

<b>Application No.:</b>	21/02508/FULL
<b>Location:</b>	Imperial College of Science And Technology Buckhurst Road Ascot SL5 7PY
<b>Proposal:</b>	Redevelopment of the Silwood Park Science Park to include demolition of the existing business centre and construction of a new life science centre building, café pavilion, refurbishment of and alterations to existing buildings and associated parking and landscaping.
<b>Applicant:</b>	NSS IV (Real Estate) LLP
<b>Agent:</b>	Neil Rowley
<b>Parish/Ward:</b>	Sunninghill And Ascot Parish/Sunningdale And Cheapside
<b>If you have a question about this report, please contact:</b> Michael Lee on or at michael.lee@rbwm.gov.uk	

**1. SUMMARY**

- 1.1 The following provides a brief update for the application at Silwood Park. Since the report was drafted Officers and the applicant have been in dialogue regarding several of the conditions set out at Section 15 of the report.
- 1.2 This update provides minor variations to Conditions 3, 10 and 12 that relate to a restriction on the use of the buildings, the invasive species cotoneaster and rhododendron and biodiversity net gains respectively.
- 1.3 This update does not change the overarching recommendation set out in Section 1 of the report and as noted relates solely to Conditions 3, 10 and 12.

**2. ADDITIONAL INFORMATION**

- 2.1 With regard to condition 3 which restricts the use of the buildings. The condition, as drafted, would restrict the use of all the buildings on the application site. The alterations and refurbishment of Units A – F do not represent inappropriate development in the Green Belt and as such Officer's do not wish to restrict the use of these existing buildings.
- 2.2 The need for Very Special Circumstances arises from the proposed Life Science building and as such Officers require the use of this building to be restricted. Furthermore, the applicant has requested that ancillary support organisations are included. Such organisations, while not specialising in science related development themselves do, for example, specialise in procuring, maintaining and repairing specialist laboratory equipment and specialist cleaners for example. Such organisations will help facilitate the science, life science and research and development use of the Life Science Building on a daily basis.
- 2.3 Condition 10 relates to the submission of an invasive species method statement. The condition has been revised slightly to refer specifically to the application site and not the wider Silwood Park site.
- 2.4 Condition 12, as initially drafted requires a 10% biodiversity net gain to be achieved on site. This, Planning Panel – Windsor and Ascot

as drafted is considered overly onerous. Policy NR2 of the Borough Local Plan only requires an enhancement, not necessarily a 10% net gain. Furthermore, the requirement for a 10% net gain will not be a legal requirement until the necessary changes have been made to The Town and Country Planning Act (1990) (as amended) have been made which is anticipated to be 2023.

- 2.5 As such, the revised wording of Condition 12 will still secure enhancements to the application site's ecological value while being more consistent with Policy NR2 of the Borough Local Plan.

### **3 CONDITIONS**

- 3.1 The following conditions are to supersede Conditions 3, 10 and 12 as currently within the Committee Report before Members this evening:

3. The use of the Life Sciences Centre hereby permitted shall be used solely for science, life science, research & development uses with ancillary office space and any support organisations and for no other use permitted by Use Class E unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development accords with the primary reasons for approving the development. Relevant Policy: Borough Local Plan Policy QP5 and Neighbourhood Plan Policy NP/SS9.

10. No development shall take place until a detailed method statement for removing or the long-term management / control of Cotoneaster and Rhododendrum on the application site has been submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of these invasive species during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: To prevent the spread of invasive species and accord with BLP Policy NR2 and the NPPF.

12. The development hereby permitted shall not be occupied until a Biodiversity Enhancement Assessment have been submitted and approved in writing by the council that shall specify the measures to be undertaken to achieve biodiversity enhancements across the site. The biodiversity enhancements shall be installed as agreed.

Reason: To incorporate biodiversity in and around the development in accordance with BLP Policy NR2.

