

# Slough Local Development Framework

Annual Monitoring Report 2016/2017



RLP28

# Annual Monitoring Report (AMR) 2016/17

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## Executive Summary

This executive summary highlights the main issues in the report and a broad overview.

This is the twelfth Annual Monitoring Report (AMR). The report presents key facts and figures and identifies type and quantities of development which took place between 1 April 2016 – 31 March 2017 although in some cases more recent information has been made available and is included.

Please note that no reports were produced for the years 14-15 and 15-16 due to lack of resources. However this AMR report has included the data for 2014-2016.

Five year land supply statements including updated housing trajectories were produced for 2014-2016.

The AMR examines how successful Slough's current planning policies have been in terms of achieving their objectives. It provides a feedback mechanism to ensure that effective operation of policies or highlight areas that need revising.

The AMR analyses the performance of the adopted Local Plan for Slough and the adopted Core Strategy policies against the indicators.

The Localism Act removed the requirement for local planning authorities to produce an annual monitoring report for Government, while retaining the overall duty to monitor and produce reports for the local community. On 30<sup>th</sup> March 2011 Department of Communities and Local Government (DCLG) announced the withdrawal of guidance on local plan monitoring. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation.

In this AMR we have decided to monitor the indicators that are specific to Slough, interesting for Members and the local community. Previous copies of the AMR and the commitment documents are available at [www.slough.gov.uk](http://www.slough.gov.uk).

### **Headlines for 2016/17:**

- Housing Delivery- 521 (net) residential units were completed in the period from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016.
- 
- Affordable housing- 37 were affordable housing units
- 81% of new dwellings completed were provided on Previously Developed Land (PDL).
- 67% of new dwellings were flats
- There were 29 appeals against the refusal of planning permission applications, 16 of which were allowed by the Inspector.
- 7080 square metres net commercial floorspace was lost.
- All new employment floorspace completed was constructed on PDL.

- Slough Town Centre retail vacancy rate is 4%, Farnham Road and Langley District Centre had a retail vacancy rate of 5%.Chalvey had no vacant units.
- Seven applications permitted under the Simplified Planning Zone (SPZ) were completed.
- 339 units for conversion of offices to flats allowed under the prior approval process under construction
- The Council is preparing a New Local Plan for Slough. We have already published and consulted on the Issues and Options Document in January 2017.We are currently preparing a Preferred Strategy for the Local Plan which will be published in 2018.

*Please note that Annual Monitoring Reports are published for information purposes only, and not for consultation.*

***Whether you an interested member of the local community or a business in Slough we hope you find this report useful and interesting***

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## SECTION 1

# INTRODUCTION

### Introduction

- 1.1 This is the twelfth Slough Annual Monitoring Report (AMR). It reports on the period from 1 April 2016 to 31 March 2017. However where up to date information is known it is included.
- 1.2 Annual Monitoring reports are a useful tool and can be used by local businesses and residents to understand the social, environmental and economic achievements of planning in their local area. The Annual Monitoring Report is a crucial part of the 'feedback loop' in the policy making process. It reports the progress of planning policies, key Development Plan Documents and development trends in Slough.
- 1.3 The AMR continues to monitor selected indicators which focus on the key issues and will be related back to the Saved Local Plan policies and the policies in the Core Strategy DPD. We are preparing a new local plan once adopted this will replace the saved local plan policies and the Core Strategy policies.
- 1.4 The statistical basis for the report is the financial year from April 2016 to March 2017, but additional information has been included about progress up to August this year.

### Statutory Duty

- 1.5 The Planning and Compulsory Purchase Act (2004) required all Councils to prepare an Annual Monitoring Report at the end of each financial year and submit it to the Secretary of State the following December.
- 1.6 The Localism Act 2011 made changes to the planning system and the way monitoring is carried out. This does not change the overall duty for Council's to carry out monitoring. Section 93 of the Localism Act 2011 takes away the duty to prepare an AMR and replaces it with a duty to prepare reports.
- 1.7 Part 8 of the new Town and Country Planning (Local Planning) (England) 2012 Regulations (see extract below) states that there is still a statutory duty to produce a monitoring report for local people but they won't have to be submitted to the Secretary of State. The local authority has more flexibility to decide what goes into the report. However it needs to be made available at council offices and on the website.
- 1.8 The regulations state that an authority's monitoring report' needs to be prepared and published every year. It is referred to in the regulations as the authorities monitoring report. For consistency with previous years the Council are going to continue with the title annual monitoring report. Next year we will change the format of the AMR to ensure it will provide an up to date monitoring framework for our emerging Local Plan.
- 1.9 The regulations state the following must be included in the annual monitoring report (authority's monitoring report):

## **Town and Country Planning (Local Planning) (England) 2012 Regulations (SI 2012/767)**

### **PART 8**

#### **Authorities' monitoring reports**

- 34.—**(1) A local planning authority's monitoring report must contain the following information—
- (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
  - (b) in relation to each of those documents—
    - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
    - (ii) the stage the document has reached in its preparation; and
    - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
  - (c) Where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
- (2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—
- (a) identify that policy; and
  - (b) include a statement of—
    - (i) the reasons why the local planning authority are not implementing the policy; and
    - (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
- (3) Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—
- (a) in the period in respect of which the report is made, and
  - (b) since the policy was first published, adopted or approved.
- (4) Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan(27), the local planning authority's monitoring report must contain details of these documents.
- (5) Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(28), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
- (6) Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.
- (7) A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.
- (8) In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990(29).

## **Purpose**

- 1.10 We consider monitoring and the AMR itself to be essential to: - provide accessible information on the performance of local polices; highlight the key trends, issues, challenges and opportunities in the Borough; and provide a comprehensive evidence base for the future development, revision and adjustment to policies. We, therefore, intend to maintain our monitoring system and produce an AMR even if there is no obligation to report to a Government Office. This AMR has been structured to be more relevant to our local needs. This is useful evidence to support and monitor while preparing a new Local Plan.

## **Update on Planning**

- 1.11 The Government has introduced a number of changes to planning which include fundamental changes to planning policy and legislation.
- 1.12 The Localism Act (2011) has come into force and the key points to emerge from the Act are the importance of local decision making and importance of promoting economic growth and the presumption in favour of sustainable development.
- 1.13 The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation).
- 1.14 The National Planning Policy Framework was published in March 2012. This is a shorter, streamlined document which replaces all existing planning policy statements, circulars and other guidance.
- 1.15 A consultation on further measures set out in the housing white paper to boost housing supply in England closed on 9<sup>th</sup> November 2017. This consultation sets out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth.
- 1.16 Proposals included:
- a standard method for calculating local authorities' housing need
  - how neighbourhood planning groups can have greater certainty on the level of housing need to plan for
  - a statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries
  - making the use of viability assessments simpler, quicker and more transparent
  - increased planning application fees in those areas where local planning authorities are delivering the homes their communities need

## **Structure**

- 1.17 The AMR contains information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development

Documents are being achieved. The AMR report will be published on the Council's website. Hard copies will also be available to view at the Council's offices.

- 1.18 This year's report has a similar format to past years AMR. Although the use of national Core Output Indicators (COIs) ceased with effect from 1 April 2011.
- 1.19 This year we have monitored additional indicators on housing mix and car parking for residential developments. Also information has been included on which Wildlife Heritage Sites have positive management and how much money has been received through S106 agreements.
- 1.20 The AMR contains the following information:
- Introduction to the Borough, including key contextual characteristics, issues and challenges facing the area;
  - Progress in the preparation of local development documents against the timetable in the Local Development Scheme;
  - Extent to which saved policies from the Local Plan for Slough and Core Strategy 2006-2026 are being implemented;
  - Indicators on housing, employment and retail development and number of appeals
  - The identification of any trends and changes from the previous AMR;
  - A housing trajectory which demonstrates to what extent the housing allocation is likely to be met;
  - Extent to which the SPZ is achieving its purpose;
- 1.21 The AMR is divided into core subject areas such as housing, employment and retail, community and transport for which monitoring data is available. Objectives for each topic area are identified, and appropriate policies linked to these are set out.

### **Importance of Monitoring**

- 1.22 Monitoring has become an increasingly important aspect of evidence-based policy making as it enables an assessment of whether policy aims and objectives are being achieved. The AMR is a crucial part of the 'feedback loop' in the policy making process monitoring should take a positive, future orientated approach by identifying the key challenges, opportunities and possible ways forward for revising and adjusting spatial planning policies.
- 1.23 Local Plans should be reviewed and revised and the annual monitoring report will be the main mechanism for assessing the framework's performance and effects. This reflects the concept of 'plan, monitor, and manage', whereby the findings of monitoring feed directly into any review of policy that may be required.

### **Development Plan for Slough**

- 1.24 The Core Strategy DPD 2006-2026 was adopted in November 2008 and the Site Allocations DPD was adopted in November 2010. These documents alongside the Local Plan Saved Policies (2004) and the Mineral and Waste Plans form the development plan for Slough.

### **Review of Local Plan for Slough**

- 1.25 We are reviewing the Local Plan for Slough. Our issues and options document was published for consultation for six weeks in January 2017. This stage was more of a discussion paper than a draft plan. It set out the key issues and a response to these

which were the options. We received a number of comments from various organisations and a report on consultation. We have now prepared an emerging Preferred Spatial Strategy and evidence base documents including an interim Sustainability Appraisal of the emerging Preferred Spatial Strategy and Public Transport Accessibility Level (PTAL) Study. These are available on our website.

### **Duty to Cooperate**

- 1.26 The Localism Act 2011 introduced a “duty to cooperate in relation to planning of sustainable development”. This requires the Council to work with other boroughs and a range of other agencies and authorities in carrying out its strategic planning activities.

### Scoping Strategy

- 1.27 The Council consulted on a draft scoping study in October 2016. That identified the likely strategic and cross boundary planning issues the plan will consider, and who the council plans to engage on them. The statement is available to view online, and has been used to inform the plan production process to date.

### Housing and Employment need for the Local Plan

- 1.28 Slough worked jointly at Officer and Member level with the other five Berkshire Authorities and the Thames Valley Berkshire Local Economic Partnership on commissioning, consulting and publishing a Strategic Housing Market Assessment (SHMA) in February 2016 (The Berkshire (including South Bucks) Strategic Housing Market Assessment) and Economic Development Needs Assessment (EDNA) in September 2016 (Eastern Berkshire FEMA Economic Development Needs Assessment).
- 1.29 These documents include the identification of a Housing Market Area and Functional Economic market area for Slough and unconstrained need figures for housing and employment land for the period 2013 to 2036. Slough accepted the findings of these reports as a basis from which to develop targets for the emerging Local plan.
- 1.30 The Berkshire (including South Bucks) SHMA identified that Slough, Windsor and Maidenhead and South Bucks formed an Eastern Berkshire Housing Market Area; and calculated the Objectively Assessed Housing Need for Slough on that basis.
- 1.31 Research commissioned by South Bucks and Chiltern identified that the most pragmatically appropriate “best fit” for the Central Buckinghamshire housing market area based on Local Plan areas comprises Aylesbury Vale district, Wycombe district and the combined area of Chiltern and South Bucks districts; and that these “best fit” groupings do not change the actual geography of the functional housing market areas that have been identified – they simply provide a pragmatic arrangement for the purposes of establishing the evidence required.
- 1.32 The background and approach to address this difference is set out in a Position Statement from the six Berkshire Planning Authorities and Thames Valley Berkshire Local Enterprise Partnership (LEP) (10<sup>th</sup> November 2016) ( Appendix B). That concludes:

9 The Berkshire Authorities therefore seek to reach an understanding with South Bucks and Chiltern District Councils that amounts to an “agreement to differ” over each other’s conclusion about the geography of the HMAs and to agree to work

collaboratively on specific duty to co-operate matters during the preparation of their Local Plans.

10. The Berkshire Authorities suggest that a way forward is to prepare one or more meaningful “Memorandums of Understanding” between pairs or groups of local planning authorities. These would set out issues of shared concern, the appropriate actions to be taken to address these and measurable outcomes. It may be that further documents need to be prepared where issues of shared concern are identified.

#### Sustainability Appraisal and Habitat Regulations Assessment

- 1.33 Slough worked with South Bucks and Chiltern, Royal Borough Windsor and Maidenhead, Wycombe and Aylesbury Vale Councils to jointly commission a specialist consultant to support individual work on the provision of SA Scoping Reports, Sustainability Appraisal and Habitat Regulations Assessments (tender offered July 2015). This has enabled the sharing of expertise and data, and for example has led to joint meetings for Burnham Beeches Special Area of Conservation on the approach to assessing potential impacts from and mitigation for development associated with the new plans.

#### Minerals and Waste

- 1.34 Slough’s current view is that at present planning on minerals and waste issues can be addressed through the existing saved policies and preferred areas; and liaison with the Berkshire and other Authorities on their strategies. This is because Slough is small and highly urbanised; minerals can only be worked where they are found; and the Borough is well served for waste provision primarily with the energy from waste (EfW) plant in Colnbrook and proposal to expand the biomass power station on the trading estate.
- 1.35 The Central & Eastern Berkshire Authorities of Berkshire have begun to produce a Joint Minerals and Waste Local Plan (Wokingham Borough Council, Bracknell Forest Borough Council, Reading Borough Council and the Royal Borough of Windsor and Maidenhead). The Planning Policy Lead in Slough attended a DtC meeting on the plan on 10<sup>th</sup> February 2017 where it was agreed Slough would sit on the officer board and participate but not be included in the joint Plan. Slough also submitted a response to the Issues and Options consultation in July 2017.
- 1.36 West Berkshire is also currently preparing its Minerals and Waste Local Plan which will set out policies to manage minerals and waste development across the district. The Preferred Options consultation was held in June 2017. Although aware of the Plan, for the reasons set out above Slough consider Minerals and Waste issues emerging from that Plan can be sufficiently addressed in the Central and Eastern Plan.
- 1.37 The Council is also a member of the South East Waste Planning Advisory Group (SEWPAG). That monitors sub-regional issues including potential impacts from London.

#### Slough Issues and Options Consultation Jan-Feb 2017

- 1.38 The Council engaged with DtC partners during the Issues and Options consultation. That included consultation on supporting information including a draft SA (SEA) Scoping Report, Sustainability Appraisal and Draft Habitat Regulations Assessment; and presented the main evidence base for comment.

- 1.39 An initial email sent to all DtC bodies invited comments on the Consultation, offering to meet officers and Members (3rd Feb 2017). An additional email was sent to the LPAs adjoining the Eastern Berkshire HMA and FEMA asking if they had any capacity to meet shortfalls Slough had in meeting its identified housing or industrial land needs (20th Feb 2017).
- 1.40 In response officer meetings were arranged with Royal Borough Windsor and Maidenhead, Spelthorne, Hillingdon, Runnymede, South Bucks and Chiltern, Wycombe and remaining Berkshire Authorities.
- 1.41 Buckinghamshire Local Planning Authorities and Bucks Thames Valley LEP produced a Duty to Co-operate Position Statement in relation to Slough Borough Councils' Emerging Slough Local Plan (June 2017).
- 1.42 Hillingdon, Runnymede, Spelthorne and the Berkshire authorities responded that they did not have spare capacity to meet Slough's housing shortfall. Discussions are underway to agree MoUs to this effect with all except Hillingdon.

#### Neighbouring Authority Local Plans

- 1.43 Slough has responded to consultations on emerging plans and evidence (and met with Officers and Members where necessary) from the Berkshire Authorities, Runnymede, Spelthorne, Wycombe, Aylesbury Vale, and South Bucks and Chiltern Councils.

#### Heathrow Strategic Planning Group

- 1.44 The Heathrow Strategic Planning Group has been formed to enable collaborative working towards a better spatial planning and the management of impacts and maximisation of benefits that will result from the development of the airport. Each member of the Group has their own individual policy positions on a third runway, and membership of the Group does not require any particular position of support or opposition.
- 1.45 The Group has formulated a Shared Vision for the sub region around Heathrow Airport, which is supported by a series of Development Principles. Several sub-groups exist to provide specialist information such as transport (e.g. surface access), environmental quality (e.g. noise and air quality) and strategic planning (e.g. provision of on and off sites development needed to deliver the 3<sup>rd</sup> runway). These sub-groups input to the main HSPG members and Heathrow Airport Limited. The terms of reference include engagement, information sharing and liaison with Heathrow Airport Limited on the evolution of the DCO for the third runway.
- 1.46 At present the group has a core group of Members (Local Authorities, County Councils and LEPs surrounding the airport); and additional organisations with 'observer status' such as GLA and TfL. The Group also holds regular 'Summit' meetings to update and engage Members and officers from Borough's or organisations who consider they may also be affected.

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## SECTION 2

### CONTEXTUAL INFORMATION

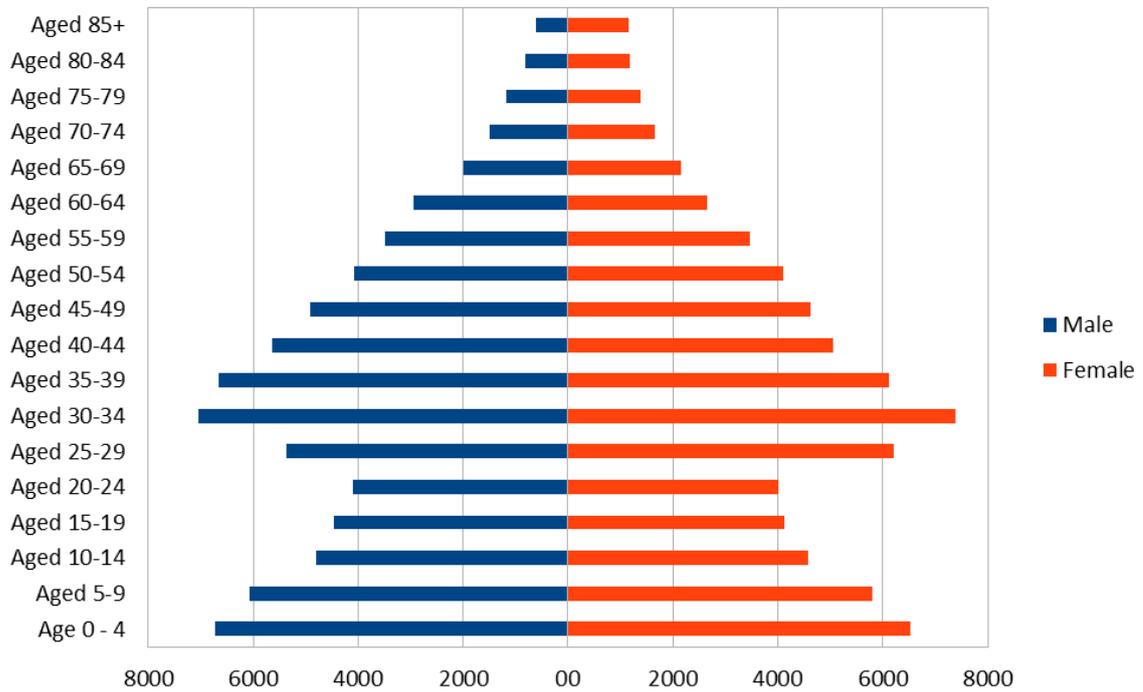
#### Introduction

- 2.1. This section sets out the key contextual characteristics, issues, challenges and opportunities affecting Slough.

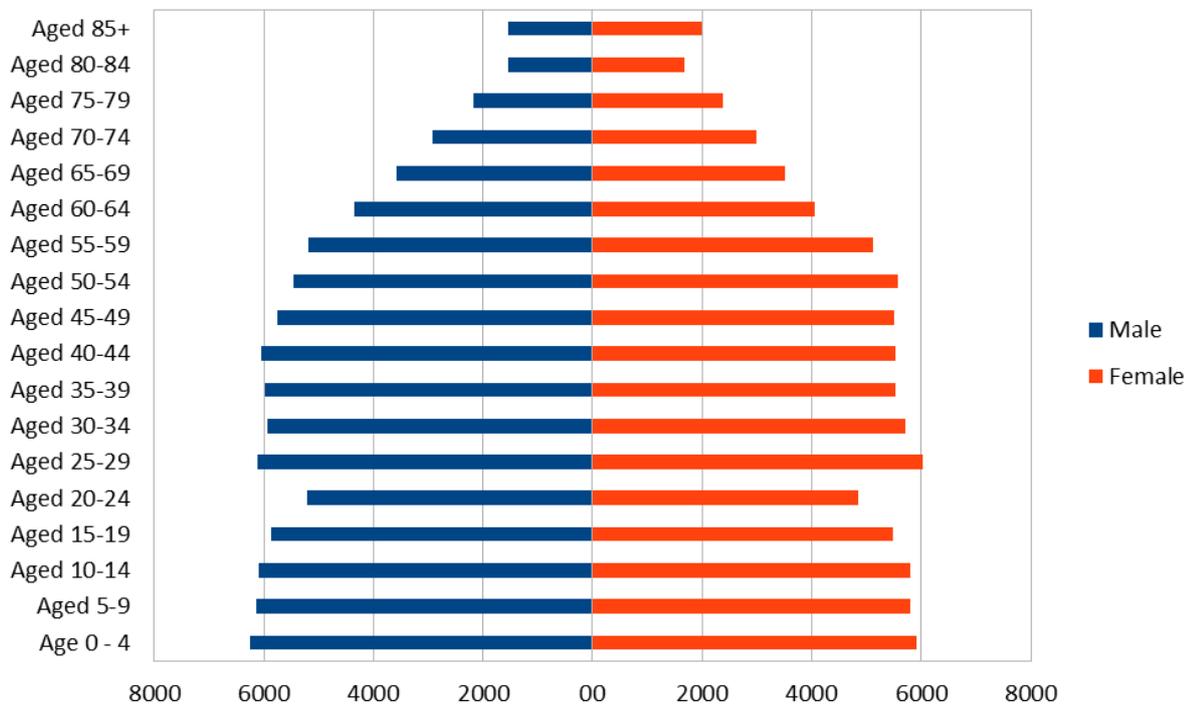
#### Contextual Characteristics

- 2.2 Slough is situated in the Thames Valley and is a densely built up area surrounded by Metropolitan Green Belt. It covers 32.5 hectares. Slough's population as of the 2001 census stood at just over 119,000 people. The 2011 census shows Slough's population is now 140,200, a rise of 16 percent. The latest (2016) mid-year population estimates shows that Slough population is now 147,181. It is densely built up in a way that is more comparable with London than the other neighbouring Boroughs. The Government Office of National Statistics (ONS) projects that Slough's population will increase by over 15% from almost 148,000 in 2016 to around 169,600 in 2036.
- 2.3 Neighbouring authorities include the Royal Borough of Windsor and Maidenhead (RBWM) to the west and Surrey County Council to the south, Buckinghamshire County Council to the north and west, and the London Borough of Hillingdon to the east. Slough shares many similarities with some London boroughs. Slough is also integrated into the heart of the UK transport and communications network, located between the M4, M40 and the M25. The town is an important commercial centre and includes large industrial as well as residential areas.
- 2.4 Slough has a younger than average population structure with the highest proportion of 0-4 years olds, 5-9 years olds and 30-34 and 35-39 year olds amongst any of the South East local authorities and lowest proportion of total residents in all age bands from age 60 and above. There are a higher proportion of young adults aged 25 to 44 (28%) living in the area suggests there are a lot of young families living in Slough. There is a much smaller older population in Slough than the national average.

### Slough Population by Age and Sex 2014



### Slough Population by Age and Sex 2036



2.5 Slough is a highly diverse area with just 45.7% of residents of White ethnicity compared to 53.05% in 2001. 17.7% of residents are Pakistani - the second highest proportion for this ethnic group across England and Wales. 15.6% of residents are Indian. 10.6% of residents are Sikhs - making Slough the area with the single highest

concentration of this faith group. Slough also has the 7th highest concentration of Muslims (23.3% of residents) 10th highest for Hindus (6.2% of residents) 0.5% of residents are Buddhists, 0.1% Jewish 41.2% Christian 12.1% follow no religion. Over 150 languages have been recorded as being spoken in Slough Schools.

- 2.6 There are around 54,000 houses in the Borough. The dwelling stock in Slough is predominantly made up of traditional two or three bedroom house. Recently a lot of new flats have been built in the town centre. Average house prices are slightly above the average for England and Wales but significantly below the average for the South East, partly because of the low proportion of detached dwellings in Slough. Within the South East, Slough has the third highest population density (people per hectare) and the highest overcrowding indicator rating 16.9% this compares to a 7% average for England and Wales. This is because despite the small size of properties, the average household size in Slough is 2.8 which is an increase from the 2.4 in the 2001 census. Population density in Slough is 29th highest across England and Wales, at 43.1 persons per hectare.
- 2.7 The key statistics table below shows how much population has grown, house prices have increased.

**Table 1: Key statistics of Slough**

Totals:	Year			
	2001	2011	2013	2016
<b>Population</b>	120,577	140,713	143,024	147,820
<b>Number of dwellings</b>	45,678	51,781	52,439	54,126
<b>Average house price</b>	£142,000	£253,000	£291,000	£371,000
<b>Number of jobs</b>	91,260	91,450	92,885	94,800
<b>Unemployment rate</b>	3.8%	7.3%	7.4%	4.7%

ONS (2016), Land Registry (2016), Estimations based on LLPG data (2016),  
Estimations based on Cambridge Econometrics (2013)

- 2.8 Slough has an economically active population of 76,700 of which 72,700 are employed. The unemployment rate of 4.4 % in 16-17 is slightly higher than the South East average. Those that are in work tend to be in the lower paid jobs. The result is that the average household income in Slough is £524.10<sup>1</sup> a week, which is below the South East average and the national average. One of the reasons for this is the low skills level of Slough residents.
- 2.9 One of the results of the mismatch between the types of jobs being created in Slough and the skills of its residents is that there is a large amount of commuting into and out from the borough. There are an estimated 82,000 jobs available in Slough. Approximately 40,000 people commute from outside the borough to work in Slough, while 23,000 Slough residents travel outside the borough to work; with around 3,000 of the latter working at Heathrow Airport.
- 2.10 The high level of commuting into and out of the borough town, linked with greater prosperity and local car use has brought with it increasing congestion at peak hours

<sup>1</sup> Nomis Statistics 2016-17

and a lowering of environmental quality. Especially in terms of air quality as the main source of nitrogen dioxide is traffic, particularly from motorways and other main roads in Slough. However this is not the only source; background sources (such as Heathrow Airport) also contribute significant levels of pollution.

- 2.11 Slough has declared four Air Quality Management Areas (AQMAs). Please see link below:  
<http://www.slough.gov.uk/pests-pollution-and-food-hygiene/air-quality-reports.aspx>.
- 2.12 Slough has an excellent education system. The GCSE results in all Slough Schools were seventh best in the country.
- 2.13 Slough is an important employment centre in the region, not just for Slough residents but also for surrounding areas. Good rail and road links and the proximity to Heathrow Airport make Slough an attractive employment centre. Slough's economic base has traditionally centred on manufacturing, which is mainly attributable to the location and growth of Slough Trading Estate. However, over the past two decades, the number of manufacturing firms and jobs within the Borough has been in significant decline, in line with national trends. At the same time the research and development and data centres are on the rise.
- 2.14 Slough Town Centre is in decline. In 2008 it was classed as a Primary Regional Shopping Centre which had a large catchment area and drew shoppers from beyond the Borough Boundary. This is reflected in the fact that in 2006 Slough was ranked as the 57<sup>th</sup> most important shopping centre in the country. Ten years later Slough has dropped significantly to 147<sup>th</sup> (Javelin Group, VENUESCORE 2016). By comparison Reading remain a top destination and is ranked 14<sup>th</sup> in the country.
- 2.15 There are no Sites of Special Scientific Interest within Slough, though there are 5 Wildlife Heritage Sites (two of which are also Local Nature Reserves). There are five Conservation areas and just fewer than 100 listed buildings, with a further 60 locally listed buildings. There are two parks on the Historic Parks and Gardens Register (the recently renovated Herschel Park and Ditton Park) and two Scheduled Ancient Monuments (Cippenham Moat and Montem Mound).
- 2.16 There are three parks in Slough which have been awarded Green Flag Status. Herschel Park has become the third park in Slough to receive a prestigious Green Flag, alongside Pippins Park and Salt Hill Park. Part of Herschel Park has been designated as a local nature reserve. A Jubilee Woodland of over 8,500 trees has also been planted in Upton Park funded by the Forestry Commission's Woodland Grant Scheme.

### **Issues and Challenges**

- 2.17 The key issues identified in the Core Strategy as distinctive to Slough are summarised below:
- A shortage of land;
  - Overcrowding and congestion;
  - Shortage of affordable housing and family housing;
  - Skills mismatch;
  - Pockets of deprivation;
  - The need to plan for diversity;
  - Viability and vitality of the town centre and other key areas; and
  - The need to improve image and environment of Slough.

- 2.18 The Borough of Slough is unusual in that it has a tightly drawn boundary around the town. This, combined with major physical constraints such as the M4 motorway, limit its ability to expand. The previous Local Plan identified land for a number of urban extensions which are in the course of development. There is, however, no real opportunity to repeat this process because of the lack of suitable sites.
- 2.19 The lack of land also means that the remaining undeveloped areas such as the Strategic Gap in Colnbrook and Poyle are suffering from overspill activity that cannot be accommodated in the town. As a result vulnerable areas of the Borough need to be protected from inappropriate development.
- 2.20 Despite the high levels of house building that are continuing to take place, the lack of land means that Slough will not be able to meet all of its local housing needs. It is therefore important that best use is made of the existing housing stock and ways are found to deliver the optimum number affordable houses within new developments.
- 2.21 The continuing shortage of land is leading to increasing congestion and an intensification of use within the urban area. The existing residential areas are coming under increasing pressure as a result of infilling, extensions and the construction of outbuildings known as “Slough Sheds”. Much of this is fuelled by the demand for larger family housing. As a result, it will be important to balance the need for larger homes with the need to protect amenities and character of existing residential areas.
- 2.22 Slough Town centre is under performing as a retail and commercial centre and there are concerns about the future prosperity of some of the older industrial areas in the Borough as a result of structural change in the local economy. There is, therefore, a need to encourage the regeneration of key areas of the town in a way which will increase prosperity without adding to the problems of congestion highlighted above.
- 2.23 The changes in the local economy have also led to a mismatch between the skills of some Slough residents and the type of new jobs that are being created. At the same time, low economic activity levels and low household income contribute to deprivation in areas, such as Chalvey and Britwell. It is important therefore, that the plan respect the needs and aspirations of all of its residents. As a result, the emerging strategy will have to allow all residents to benefit from economic prosperity of the town.
- 2.24 Slough is one of the most diverse areas in the country with a high proportion of the population being from the ethnic minorities or from Eastern Europe.
- 2.25 Finally one of the overriding issues that has to be addressed is Slough’s undeserved poor image which prevents the town and its people from fulfilling their full potential. This is one of the main visions set out in our spatial strategy.

## SECTION 3

### LOCAL DEVELOPMENT SCHEME

#### Meeting the milestones within the Local Development Scheme

##### Slough LDS

- 3.1 The AMR records the progress on whether the timetable and milestones for the production of development documents specified in the Local Development Scheme (LDS) are being achieved. The Town and Country Planning regulations 2012 state that the AMR should make the community aware of the documents that are being produced.
- 3.2 Local planning authorities are required to produce a Local Development Scheme under Section 15 of the Planning and Compulsory Purchase Act 2004, as amended by part 111 of the Localism Act 2011.
- 3.3 The LDS should state:
- (a) The local development documents that will be produced
  - (b) The subject matter and geographical area to which each document is to relate
  - (c) Which documents are to have 'development plan' status
  - (d) Which documents (if any) are to be prepared jointly with one or more other local planning authorities
  - (e) Any matter or area where there is, or is likely to be, a joint committee;
  - (f) The timetable for the preparation and revision of the documents
- 3.4 This LDS sets out a project plan and timescales for producing the Slough Local Plan. The Local Development Scheme is available on the Council website [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan) and be updated where necessary.
- 3.5 The latest LDS was produced in December 2016. It should be noted that whilst the LDS will set out a timetable for the initial stages of the preparation of the Review of the Local Plan for Slough it is not possible to state when it will be submitted to the Secretary of State due to the uncertainty about the proposed third runway at Heathrow Airport.

##### Local Plan for Slough 2016-2036

- 3.6 In December 2015 the Council carried out a Regulation 18 consultation on the scope of the local plan. This explained that Council is proposing to prepare a single Local Plan Document to fully replace the existing Core Strategy DPD, & Site Allocations DPD and saved policies from the 2004 Local Plan. The Slough Local Plan will not cover Minerals and Waste but the need for these will be kept under review.
- 3.7 In January 2017 the Council carried out an Issues and Option consultation for six weeks. The Issues and Options document sets out what the Council considers to be the key issues and drivers of change that the Review of the Local Plan will have to address and some Spatial Options which show where development could take place in the future.
- 3.8 The document contained a Vision for Slough, 14 objectives and an outline of what future policies could be in order to implement the strategy in the emerging plan. This milestone was achieved.

- 3.9 We are on target to meet the next milestone which is to prepare a draft Preferred Strategy by October 2017.
- 3.10 An indicative timetable, including the key milestones, is set out below:
- 3.11 **Key Milestones**
- Evidence Base preparation: *2015 ongoing*
- Call for Sites consultation: *January 2016*
- Issue and Options Consultation: *January 2017*
- Preferred Options Consultation: *October 2017*
- Publication: *Unknown at this stage*
- Submission to the Secretary State: *Unknown at this stage*
- Independent examination: *Unknown at this stage*
- Receipt of binding report : *Unknown at this stage*
- Adoption: *Unknown at this stage*
- 3.12 The preparation of the Local Plan for Slough is partly dependent upon the content and progress of adjoining Local Plans. The position is further complicated by the uncertainty about the proposed third runway at Heathrow airport. This could have major implications for Slough since it could result in major development in the eastern part of the borough it will not be possible to prepare a Local Plan for Slough which does not take this into account.
- 3.13 Further information can be seen in the document which is available online.
- 3.14 For information on the current planning policy documents:
- 3.15 “*Composite*” version of the Slough Local Plan: On the 29th July 2013 planning committee approved the publication of the Composite Local Plan for Slough. A “Self Assessment” of Slough planning policies in terms of their compliance with the National Planning Policy Framework (NPPF) was carried out. The outcome is that Slough planning policies are considered to be in general conformity with the NPPF and only a few minor clarifications were required as to how the policies will be interpreted. The overall result of this exercise is to confirm that there is no need to review the Local Plan for Slough at present.
- 3.16 The changes included the insertion of the statement of intent with a presumption in favour of sustainable development and the insertion of an explanatory box as to how the sequential test in Core Policy 6 (Retail, Leisure and Community facilities) will be interpreted. Also Policy 10 (Outside Preferred Areas) of the Replacement Minerals Plan for Berkshire will no longer be used for development control purposes in Slough.
- 3.17 *The Core Strategy 2006 to 2026*: The Core Strategy for Slough was adopted on the 16<sup>th</sup> December 2008.

- 3.18 *Site Allocations DPD*: The Site Allocations DPD was adopted on 30<sup>th</sup> November 2010. A new proposals map was adopted alongside the Site Allocations DPD. This now supersedes the previous Local Plan proposal map adopted March 2004.
- 3.19 *Developers Guide SPD*: An Interim Version of the Developers Guide was produced in November 2008 and has been adopted by the Council's Planning Committee for development control purposes.
- 3.20 *Residential Extensions SPD*: The Residential Extensions Guidelines Supplementary Planning Document (RESPD) was adopted on 11<sup>th</sup> January 2010. The guidelines have been produced in light of increasing pressures for householders to build larger and more dominant extensions, and the impact of such extensions on both the general street scene and residential amenities within established residential areas of Slough.
- 3.21 The SPD is assisting the development control process in assessing applications for house extensions through a series of guidelines that include criteria for acceptable size, siting and design. This has given more certainty and clarity to applicants and agents proposing and submitting householder applications about what is acceptable, and helped improve the transparency and consistency of decision making.

## SECTION 4

### EXISTING POLICIES

- 4.1 The Annual Monitoring Report is required to include an assessment on the extent to which policies in the Development Plan are being achieved. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 states that the local planning authority must identify if it thinks that a policy is not being implemented; the reason why it is not being implemented and what the authority intends to do about it by amending or replacing the policy.
- 4.2 The relevant policies for the purpose of this report are the saved policies of the Local Plan for Slough (2004), the policies of the Core Strategy and the now adopted Site Allocation DPD.
- 4.3 Previous AMR's have identified that as a result of the adoption of the Core Strategy 2006-2026 DPD, Site Allocations DPD some of the Local Plan policies have been deleted as they have been superseded: Please see Appendix D for list of policies that have been deleted through previous AMR's.
- 4.4 For this monitoring period no review of existing policies has been undertaken. In past years we have undertaken this exercise following the adoption of the Core Strategy and Site Allocations DPD.

#### Appeal Decisions

- 4.5 The AMR also has to look at whether there are any lessons to be learnt from appeal decisions. There were 29 appeals against the refusal of planning applications in Slough in the 12 months from April 2016. This is a comparatively low number of appeals.
- 4.6 16 of these 29 appeals (55%) were allowed by Inspectors which is higher than previous years. Generally 20% or lower have been allowed in past years. It should be noted that nearly all of the appeals that were allowed (14 out the 16) were related to design, character of the area and the amenity with regards to extensions, which is subjective. This means that only 1% of total applications were allowed at appeal.

**Apps received in 2016-2017: 1667**  
**Refused: 209**  
**Appealed: 29**  
**Appealed and allowed: 16**

- 4.7 None of the appeal decisions are considered to indicate that there is a need to review any policies.
- 4.8 We had success with a significant appeal. The SIFE site for construction of a strategic rail freight interchange in Colnbrook was dismissed by Secretary of State, who agreed with the Inspector recommendations to dismiss the appeal and refuse planning permission.

## SECTION 5

### FRAMEWORK OF INDICATORS

#### Introduction

- 5.1. In this twentieth AMR, monitoring incorporates the core output indicators and the local output indicators. These local indicators address the issues that are specific and of local importance to Slough. Evidence for local output indicators will be collated as far as possible on an annual basis. However in future AMR's there may be scope to include additional indicators where necessary and relevant.
- 5.2. The Indicators include the following:
- Business Development and town centres
  - Housing
  - Minerals and Waste
  - Transport
  - Retail
  - Community
  - Simplified Planning Zone (SPZ)

#### Economic

##### Business Development and town centres

5.3 Some of the key points of the Core Policy 5 (employment) of the adopted Core Strategy states that:

- Intensive employment generating uses such as B1a offices will be located in the town centre in accordance with the spatial strategy. B1a offices may also be located on the Slough Trading Estate, as an exception, in order to facilitate the comprehensive regeneration of the estate.
- There will be no loss of the defined Existing Business Areas to non- employment generating uses, especially where this would reduce the range of jobs available.

5.4 For information the use classes order is below:

#### ***Use Classes Order (1987 as amended)***

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).

- A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- B1A Business** - Offices (other than those that fall within A2),
- B1B** research and development of products and processes,
- B1C** light industrial uses appropriate in a residential area.
- B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution** - This class includes open air storage.

**Total amount of additional employment floorspace-by type**

Local Plan Objective	To maintain and further enhance the employment generating activities currently located within the Borough, which contribute to a strong local economy
Local Plan policies	EMP2 (Criteria for Business Developments)
LDF Objective	To protect existing business areas in order to maintain a sustainable, buoyant and diverse economy which will also ensure that a range of jobs are available for Slough residents
LDF Policies	Core Policy 5 in Core Strategy DPD 2006-2026

- 5.5 The total amount of additional net floor space within Slough in 2016/17 within the Use Class Orders for business development was minus 7080 square metres of employment floor. The current trend is a decline in the amount of additional employment floorspace particularly in the last 5 years.
- 5.6 However in 2016-17 there is a lower amount of employment floorspace lost compared to the last three years. The figures for 2014-2016 can also be seen below in the table as full monitoring reports were not produced in these periods.
- 5.7 There are many schemes in the pipeline for Slough Trading Estate and there should be increase in completed employment floorspace next year. There are some large office schemes under construction in the town centre.
- 5.8 The loss of employment floorspace is result of the prior approvals from offices to residential. This shows the low activity in the commercial sector. 100 % of office floorspace lost is a result of conversions to flatted developments.
- 5.9 The Loss of employment space needs to be monitored. This will be useful evidence when preparing our New Local Plan and trying to protect out employment land.
- 5.10 However it must be taken into account that the rate of completions varies year to year.

The following set of figures is for INTERNAL floorspace

2016-17

	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Mix</b>	<b>Total</b>
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net	-26127	1072	0	17975	-7905
gross	14760	1072	0	3673	19505
gross PDL	0	0	100	100	100
% gross on PDL	0%	0%	100%	100%	100%

#### 2015-16

	B1	B2	B8	B1-B8 Mix	Total
net	-19567	-680	0	-13061	-33308
gross	4309	3893	0	16675	24877
gross PDL	0	0	100	100	100
% gross on PDL	0%	0%	100%	100%	100%

#### 2014-15

	B1	B2	B8	B1-B8 Mix	Total
net	-37470	1752	0	-293	-38929
gross	4309	3893	0	185	8392
gross PDL	0	0	100	100	100
% gross on PDL	0%	0%	100%	100%	100%

Policy Effectiveness: No indication that policies are not proving effective.

**Action: Availability and use of employment land should be monitored annually.**

Total amount of employment floorspace on previously developed land-by type	
Local Plan Principle	Reduce the loss of finite resources and encourage recycling and optimise the re-use of existing urban land
Local Plan policies	No specific policy
LDF Objective	To focus development in the most accessible locations such as the town centre, district centres and public transport hubs and make the best use of existing buildings and previously developed land and available infrastructure.
LDF Policies	Core Policy 1 (Spatial Strategy) in Core Strategy DPD 2006-2026

5.11 For 2016-2017 all new employment floorspace completed was constructed on previously developed land, same for 2014-2016. This has been the case since 2004.

	B1	B2	B8	B1-B8 Mix	Total
net	-26127	1072	0	17975	-7905
gross	14760	1072	0	3673	19505
gross PDL	100	100	0	100	100
% gross on PDL	100%	100%	0%	100%	100%

Policy Effectiveness: Planning policies have been successful in ensuring all new employment floor space was constructed on previously developed land.

**Action: None in respect of this indicator**

#### Local Output Indicator: Loss of employment land

Local Plan Objective	To encourage a strong local economy which is able to provide a range of job opportunities for local people.
LDF Objective	To ensure that the existing business areas continue to provide sufficient employment generating uses and to encourage investment and regeneration of employment areas.
LDF Policies	Core Policy 5 (Employment) in Core Strategy DPD 2006-2026

- 5.12 In 2016/17, just over 1 hectare of employment land were lost. This shows the low activity in the commercial sector. 100 % of office floorspace lost is a result of conversions to flatted developments.
- 5.13 The Loss of employment space needs to be monitored. This will be useful evidence when preparing our New Local Plan and trying to protect out employment land.

#### Amount of land lost throughout the Borough

GROSS SITE AREA (ha.)	B1	B2	B8	B1-B8 Mix
Slough Borough	1.10	0.00	0.00	0.0

Policy Effectiveness: No indication that policies are not proving effective

**Action: None in respect of this indicator**

## Housing

**Core Policy 3 (Housing distribution) states that:**

- a minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026
- New development should not result in the net loss of any existing housing.

This will be distributed as follows:

- Town Centre a minimum of 3,000 dwellings
- Urban Extensions around 750 dwellings
- Major sites in other urban areas around 1.350 dwellings
- Small sites within the Urban Area around 600 dwellings

**Core Policy 4 (Type of Housing) states that:**

- High density housing should be located in Slough town centre.
- In the urban areas outside the town centre, new residential development will predominately consist of family housing
- Within existing suburban residential areas there will be only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.
- All new residential development will be constructed at a minimum of net density of 37 dwellings per hectare.
- There will be no net loss of family accommodation as a result of flat conversions, change of use or redevelopment.
- All sites of 15 or more dwellings (gross) will be required to provide between 30 and 40% of the dwellings as social rented along with other forms of affordable housing.

<b>Plan Period and Housing Targets</b>	
<b>Net Additional Dwellings</b>	<b>(a) In previous years (b) For the reporting year (c) In future years (d) Managed Delivery Target</b>
Local Plan Objective	To ensure that there is a continuing supply of housing land to meet local housing needs as they arise throughout the plan period.
Local Plan Indicator	Dwelling completions and outstanding planning permissions for new dwellings.
LDF Objective	To meet the housing allocation for Slough identified in the Regional Spatial Strategy, while also preventing the loss of existing housing accommodation to other uses.
LDF Policies	Core Policy 3 (Housing Allocation) Core Strategy DPD 2006-2026

5.14 Housing trajectories are an essential part of the housing implementation strategy in terms of managing delivery.

**Plan Period and Housing Targets**

Start of Plan Period	End of Plan Period	Total Housing Requirement	Source of Plan Target
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2006	2026	6300 (annualised average of 315 dwellings per annum)  550 used from October 2015	Core Strategy 2006-2026  Council Five year plan
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**H2: Net Additional Dwellings:**

- (a) In previous years
- (b) For the reporting year
- (c) In future years
- (d) Managed Delivery Target

Please note: Other working tables can be seen in Appendix A.

Year	Past Completions	Projected Completions	Cumulative Completions	Housing target	MONITOR- No dwellings above or below cumulative allocation	Residual Structure Plan Allocation	Residual Five year plan	Remaining Number of Years
2006/07	409		409	315	94	5891		20
2007/08	849		1258	315	628	5042		19
2008/09	595		1853	315	908	4447		18
2009/10	275		2128	315	868	4172		17
2010/11	249		2377	315	802	3923		16
2011/12	246		2623	315	733	3677		15
2012/13	182		2805	315	600	3495		14
2013/14	396		3201	315	681	3099		13
2014/15	507		3708	315	873	2592		12
2015/16	789		4497	550	1112		4388	11
2016/17	521		5018	550	1083		3867	10
2017/18		1088	6106	550	1621		2779	9
2018/19		989	7095	550	2060		1790	8
2019/20		938	8033	550	2448		852	7
2020/21		868	8901	550	2766		-16	6
2021/22		1209	10110	550	3425		-1225	5
2022/23		1408	11518	550	4283		-2633	4
2023/24		1409	12927	550	5142		-4042	3
2024/25		1069	13996	550	5661		-5111	2
2025/26		967	14963	550	6078		-6078	1

Housing Trajectory	
Local Plan Objective	To ensure that there is a continuing supply of housing land to meet local housing needs as they arise throughout the plan period.
Local Plan Indicator	Dwelling completions and outstanding planning permissions for new dwellings.
LDF Objective	To meet the housing allocation for Slough identified in the Regional Spatial Strategy, while also preventing the loss of existing housing accommodation to other uses.
LDF Policies	Core Policy 3 (Housing Allocation) Core Strategy DPD 2006-2026

- 5.15 The role of the housing trajectory (See graph below.) is to integrate the “plan, monitor, manage” approach into housing delivery by showing past performance and estimating future performance. The housing trajectory compares the levels of actual and projected completions over the housing plan period with the annualised strategic housing requirement. It is therefore possible to assess whether there is likely to be a shortfall or surplus in the number of dwellings completed in relation to the required build rate in the period up to 2026.
- 5.16 The top ‘plan’ line shows the annualised amount of dwellings to be built each year.
- 5.17 The bottom ‘manage’ line takes account of how many houses have been built so far in the plan period and represents the annual average number of completions required in subsequent years to meet the Core Strategy allocation. The red ‘monitor’ line shows how many dwellings above or below the planned rate for the plan strategy at any point in time.
- 5.18 The projected dwelling completion for the period from 2017 to 2026 takes into account developments upon identified sites which are set out in Appendix A. Some of these are already under construction and most have planning permission but there are a few schemes which do not yet have consent. Also included are the allocated sites in the adopted Site Allocations DPD, call for site submissions
- 5.19 Small sites (those with less than 10 dwellings) with planning permission has been identified as coming forward at a rate of 60 dwellings a year have been included in the first five years. This is based upon average taken over five years.
- 5.20 Further to this, there is a requirement set out in paragraph 47 of the National Planning Policy Framework for local planning authorities to identify in their five year housing supply an additional 5-20% buffer above their housing requirements ‘to provide a more realistic prospect of achieving the planning supply and to ensure choice and competition in the market for land’.

#### Housing Requirement

- 5.21 In order to calculate Five Year Land supply you firstly have to work out what the housing requirement is. To do this you would normally use the housing allocation in the Development Plan. The figure of 315 dwellings a year in the Slough Core Strategy was based upon the South East Plan which has now been revoked and does not reflect current estimates of housing need.
- 5.22 Government guidance now requires the starting point for the housing requirement to be the Objectively Assessed Housing need. The Berkshire Strategic Housing Market Assessment (SHMA) published in 2016 identified that Slough has an Objectively Assessed Housing Need for 927 dwellings a year which is significantly higher than the Core Strategy.
- 5.23 Government advice makes it clear that until Objectively Assessed Need figures should not be seen as housing targets until they have been tested through the Local Plan process. The NPPF states that Local Plans should only aim to meet the full objectively assessed need within the Housing market Area as far as is consistent with the policies in the Framework (para.47).
- 5.24 We have begun the process of testing how many houses can be accommodated in Slough by publishing the Review of the Local Plan for Slough Issues and Options Consultation document.

- 5.25 This has shown that there are no reasonable options, or combination of options, in which Slough's need for housing and employment can be met in full within the Borough boundary. We are now working on producing a Preferred Strategy for the Review of the Local Plan which will help to determine what the housing target for Slough will be over the new plan period to 2036.
- 5.26 In the meantime we have recognised that the target of 315 in the Core Strategy is too low. As a result from 2015/16 onwards we have adopted an interim target of 550 dwellings a year based upon the figure in the Council's corporate plan. This increases the total housing requirement for the plan period (2006 – 2026) to 8885.
- 5.27 It is considered that it is reasonable to use the interim target of building 550 houses a year for the purpose calculating the five year land supply over the current plan period up to 2026.
- 5.28 The Government intends to publish a new standardised approach for assessing Objectively Assessed Need in the new year.

### **Monitoring period**

- 5.29 The monitoring report shows that 521 net additional dwellings were completed in Slough in 2016/17. This is higher than the average for the past five years of 439 but below the Council's target of 550. There were actually 598 new buildings last year but 77 were lost due to demolitions or change of use.
- 5.30 We were expecting a higher number of completions, given that 983 were under construction at the beginning of the year, but progress has been slower than expected on a number of sites. This was particularly the case with the conversion of offices to residential where we currently have 339 units allowed under the prior approval process under construction. We have a large number of housing schemes in the pipeline with 1,251 under construction in April 2017.
- 5.31 The table below demonstrates that for five year housing supply there is sufficient supply of housing land for approximately 10.2 years. The supporting tables are in appendix A.

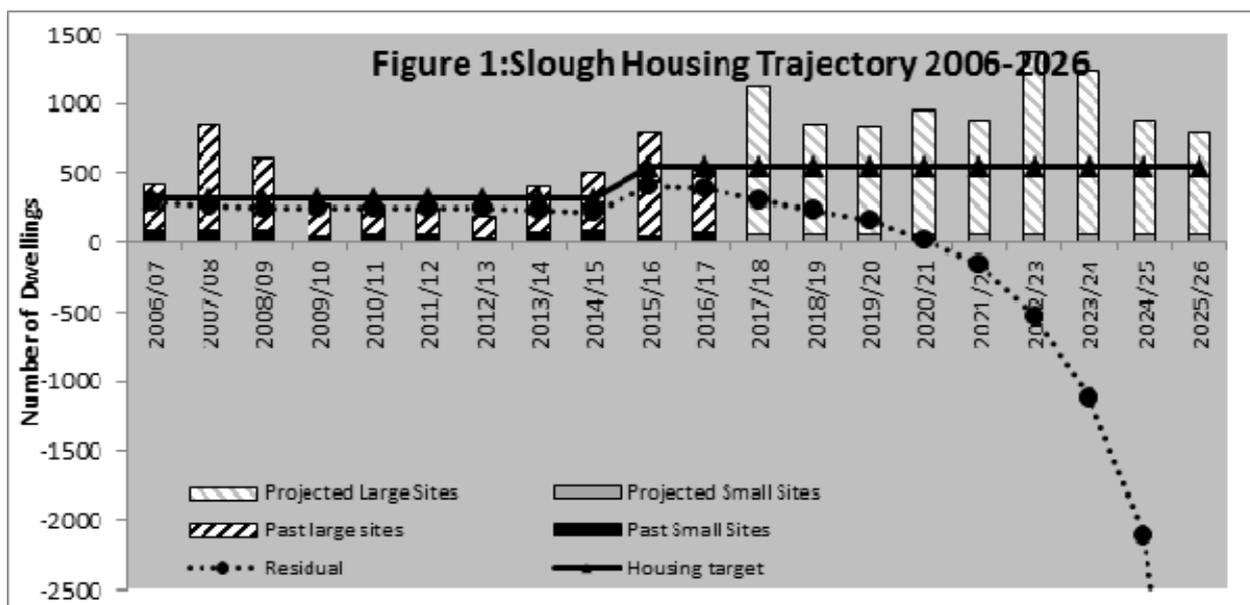
### **Five Year Deliverable Housing Supply (1<sup>st</sup> April 2017 – 31<sup>st</sup> March 2022)**

<b><i>Total 5 year supply</i></b>	
Total housing requirement for plan period 2006-2026	8885
Total net completions from 2006/07-2016/17	5091
Average Annual Net completions (2006/07-2016/17)	462
Residual requirement	3794
5 year residual requirement	2108
Residual annual average requirement	421
5 year Residual requirement plus 5%	2213
Residual annual average requirement plus 5%	443
5 year identified supply	
Number of years supply inclusive of 5% buffer	10.2 years supply

Policy Effectiveness: Existing policies have been mainly effective in delivering the housing allocation.

**Action: Continue to monitor the housing commitments to ensure the delivery of key housing sites**

### **Slough Housing Trajectory**



\*Small and medium sites (Under 1 hectare)  
 \*\*Large sites (Over 1 hectare)

The working tables behind the Trajectory can be found in Appendix A.

<b>H3: New and converted dwellings-on previously developed land</b>	
Local Plan Principle	Reduce the loss of finite resources and encourage recycling and optimise the re-use of existing urban land
Local Plan Objective	To ensure that, wherever it is appropriate, opportunities for redevelopment are used for residential purposes.
Local Plan policies	Policy H7 (Town Centre Housing)
LDF Objective	To focus development in the most accessible locations such as the town centre, district centres and public transport hubs and make the best use of existing buildings and previously developed land and available infrastructure.
LDF Policies	Core Policy 3 (Housing Allocation) Core Strategy DPD 2006-2026

5.32 It is important that every opportunity is taken to re-use existing urban land efficiently which is in conformity with the National Planning Policy Framework (NPPF).

5.33 81% of the gross housing completions in 2016/17 were on previously developed sites (brownfield), (PDL). The NPPF requires local authorities to set their locally appropriate target for the use of previously developed land. This figure tends to fluctuate over the years depending upon which sites are coming forward. There are a number of Greenfield sites in the pipeline which will affect the number of PDL completions in future years but it is likely we will still meet the 60% target.

5.34 The table below shows that the trend is most housing completions are on previously developed land and this has never fallen below 50 percent.

5.35 The policy objective and overall strategy for ensuring that urban land is used effectively continues. In June 2010 the Government, in response to perceived concerns about “garden grabbing”, amended the definition of previously developed land (PDL) so that residential gardens are no longer categorized as PDL.

YEAR	Total Gross Completions	Total Gross PDL Completions	% PDL
2016/2017	598	484	81%
2015/2016	782	536	68%
2014/2015	599	301	50%
2012/2013	190	95	50%
2011/2012	258	175	67%
2010/2011	262	201	77%
2009/2010	285	172	60%
2008/2009	632	198	69%
2007/2008	917	896	98%
2006/2007	475	466	98%
2005/2006	533	498	93%
2004/2005	867	500	58%

5.36 The Spatial Strategy in the adopted Core Strategy 2006-2026 proposes building predominately upon previously developed land and concentrating development in the town centre; the implication of this policy is that a large majority of new dwellings will be flats. This trend has been evident in the past few years (see local output indicator). The development of flatted developments will not address the need for family housing in the borough, and therefore it will be important that in the lower density areas outside of the town centre, new dwellings are family houses. There will also be a need to manage the existing stock of family housing and protect them from change of use to flats.

Policy Effectiveness: Planning policies have been successful in meeting government targets for development on PDL; although development of Green Belt sites released in order to meet the housing allocation (Policy H1) in the Local Plan 2004 will obviously reduce the percentage of completions on PDL in the short term.

**Action: None in respect of this indicator**

<b>Gross Affordable housing completions</b>	
Local Plan Objective	To ensure that there is a continuing supply of housing land to meet local housing needs as they arise throughout the plan period.
LDF Objective	To provide housing in appropriate locations meeting the needs of the whole community that consists of a good quality design, is of an appropriate type and density, which is affordable
LDF Policies	Core Policy 4 (Type of housing) Core Strategy DPD 2006-2026

5.37 Affordable housing is essential in order to meet local housing needs. Affordable housing is normally delivered through the planning process by securing a proportion of dwellings through the planning system to be affordable. The amount of affordable housing sought has increased due to the decrease in the threshold of developments on which affordable housing is sought from 25 dwellings to 15 dwellings. Core Policy 4 in the Core Strategy DPD 2006-2026 requires that 30-40% affordable housing.

- 5.38 The housing department has recorded that 37 new build dwellings were affordable in 16/17, which is lower than the 119 we provided in 15/16 and 96 the year before. This low figure is a result of fluctuation in sites coming forward with Castlevew and Britwell coming to an end and Ledgers Road and Wexham not yet completed. It is predicted that we should have around a hundred affordable homes this year.
- 5.39 The supply of affordable homes has also been affected by our inability to get contributions from office conversions that have come forward under the Prior Approval process or from sites with less than 15 units.

<b>Type of dwellings built</b>	
LDF Objective	To provide housing in appropriate locations meeting the needs of the whole community that consists of a good quality design, is of an appropriate type and density, which is affordable.
LDF Policies	Core Policy 4 (Type of Housing) Core Strategy DPD 2006-2026

- 5.40 The predominant dwelling type in Slough is traditional two or three bedroom houses. However, as indicated below, a substantial number of new dwellings built are flats. Based on past experience of permitted development office to residential conversions it is reasonable to assume that nearly all of these where either two or one bedroom units.
- 5.41 The results of monitoring for 2016/17 showed that 67% of housing completions were flats. This is not surprising as it is a result of the high number of prior approvals for conversions from offices to flats as well as planning permissions. This trend is likely to continue in the future. This reflects the effectiveness of the policy in the Core Strategy that seeks to direct new development to the town centre and other urban areas where flats are acceptable whilst ensuring that development in the suburban areas predominantly consists of family housing.
- 5.42 This is still a significant decrease from the peak of 92% in 2007/08 when there were a high number of flatted developments in the town centre. This reflects the effectiveness of the policy in the Core Strategy that seeks to ensure that outside of the town centre new residential development will predominantly consist of family housing
- 5.43 Whilst this has had a positive impact upon housing supply the prior approval schemes do not have to provide affordable housing as stated above. As a result we have lost office floorspace in the town centre. However there still a vacant office space which is discussed under the employment section below. We do not see this as having impact on employment floor space because there are still sites available for office development and large new offices are under construction in the town centre. We will continue to monitor this.

**Action: This is being addressed in the LDF, Core Policy 4 (Type of Housing)**

<b>Housing Mix</b>	
LDF Objective	To provide housing in appropriate locations meeting the needs of the whole community that consists of a good quality design, is of an appropriate type and density, which is affordable.
LDF Policies	Core Policy 4 (Type of Housing) Core Strategy DPD 2006-2026

5.44 This is a new indicator we are reporting on in this AMR, it was requested by Members at Planning Committee. This is based on 599 gross completions for the year 2016-17 (502 net); and a pro-rata allocation for the large sites where the unit mix completed is not known. The breakdown by bedroom size for gross housing completions this year is:

- 5% four bed;
- 16.5% 3 bed,
- 23.5% 2 bed
- 30% 1 bed or bedsit.

5.45 The mix for remaining 25% is not known as they are prior approvals which we are not given details of.

5.46 This show a good housing mix has been achieved this year. However as this is first year we are on reporting this, in future years we will be able to identify trends.

#### **Car parking spaces for residential schemes**

5.47 For car parking 8 out of 44 permissions for new housing were permitted without parking (equating to 25 of 502 units). Of these 21 units were in Slough Town Centre Area. Of the four outside one was a prior approval in Burnham Lane above the shops with on street parking, and three in Chalvey Road East. All were one bed flats/ bedsits.

5.48 These exceptions are located in shopping areas which are in sustainable locations and the policy does not require car parking spaces.

#### **Section 106 Planning Obligations**

5.49 Details on Section 106 planning obligations for 2016/17:

Number signed: 24

Value of financial contributions: £ 2.2 million

Number of Affordable Homes provided for: 77

#### **Self Build Register**

5.50 Over the past year or so the government has published a series of measures intended to support the growth of self and custom build housing.

5.51 From the 1 April 2016 the Self-build and Custom House Building Act 2015 places a duty on local authorities to keep a register of interest in self and custom build housing.

5.52 The number of individuals on the self- build register at 31<sup>st</sup> October 2017 was 59. For more information on how to join the register please visit Slough Borough Council website.

#### **Local Services**

Core Policy 6 (Retail, leisure and community facilities) states:

- All new major retail, leisure and community developments will be located in the shopping area of the Slough town centre in order to improve the town's image
- All community facilities/services should be retained

### Offices availability in Slough

- 6.1 The Thames Valley Office Market Report (2016) quarter 2 produced by Lambert Smith Hampton shows that availability of offices in Slough just above 1m sqft. The majority of office space is grade A and B. Very limited supply of grade C office space. This is because this has been converted to residential.
- 6.2 The scheme at 2 Brunel Place by U+I group is a 99,862 sqft office building which is currently under construction.

### Amount of completed retail, office and leisure development

Local Plan Objective	To encourage new employment activities, including those which meet the needs of the resident workforce by providing a range of premises.
Local Plan policies	Policy S15 (Diversification of use) Policy S1 (Retail Hierarchy)
LDF Objective	To encourage investment and regeneration of employment areas and existing town, district and neighbourhood shopping centres to increase their vitality, viability and variety.
LDF Policies	Core Policy 6 (Retail and leisure and Community facilities) Core Strategy DPD 2006-2026

- 6.3 The total amount of completed gross retail and leisure development within Slough in 2016/17 was 7,099 m2. However the net figure was a loss of retail floorspace
- 6.4 Slough has not had any major retail schemes in the last few years. The majority of the additional retail floorspace created has been in mezzanine floors on retail parks.

### Total Completed Gross Floorspace\* (Sq. M) for Retail and Leisure Development

	USE CLASS ORDER		
	A1	A2	D2
<b>2004/2005</b>	430	0	147
<b>2005/2006</b>	15,061	164	0
<b>2006/2007</b>	1,199	1,175	787
<b>2007/2008</b>	831	595	0
<b>2008/2009</b>	1071	1852	0
<b>2009/2010</b>	9,209	278	4,972
<b>2010/2011</b>	9795	-211	3011
<b>2011/2012</b>	5979	0	0
<b>2012/2013</b>	830	0	149
<b>2013/2014</b>	4456	0	583
<b>2014/2015</b>	1518	1358	1095

<b>2015/2016</b>	3049	68	465
<b>2016/2017</b>	3307	248	3544

\*The floorspace is in gross external floorspace as this is the information provided by applicants on planning application forms. The gross internal floorspace figures as specified in the Guidance can be obtained by using a conversion factor of 2.5% to 5.0%. There is no intention to change the means of data collection as such information is not required to be provided by applicants on planning application forms. The trading floorspace of UCO A1 is similarly not readily available.

Policy Effectiveness: No indication that policies are not proving effective

**Action: None in respect of this indicator**

### Local Output Indicator

Percentage of retail vacancies

Local Plan Principle	Locate all intensively used development close to existing or proposed public transport facilities
Local Plan policies	Policy S1 (Retail Hierarchy) Policy S2 (Protection of Small Shops/Parades)
LDF Objective	To focus development in the most accessible locations such as the town centre, district centres and public transport hubs and make the best use of existing buildings and previously developed land and available infrastructure.
LDF Policies	Core Policy 6 (Retail and leisure and Community facilities) Core Strategy DPD 2006-2026

- 6.5 Retail vacancies are a good measure of the health of a centre. The NPPF still recognises town centres as the heart of the communities. Our policies direct retail development to the town centre to protect the vitality and viability of our high streets.
- 6.6 Retail vacancy survey was undertaken in February 2017. This included Slough High Street, Queensmere and Observatory Shopping Centres, Village Shopping Centre. The breakdown of the retail vacancy rates can be seen in the table below. The total vacancy rate for Slough Town Centre was 8%. This is the same as last year retail vacancy rate. Retail vacancy survey was undertaken in February 2017. This included Slough High Street, Queensmere and Observatory Shopping Centres, The breakdown of the retail vacancy rates can be seen in the table below. The total vacancy rate for Slough Town Centre was 4%. Overall the results of the survey show that the town centre is relatively healthy. This does not take account of recent closures or reflect the quality of the retail offer.
- 6.7 Retail Vacancy survey was undertaken at the Farnham Road District Centre, Langley and Chalvey. This showed a vacancy rate of 5% for Farnham Road and Langley. Chalvey had no vacant units. These are healthy centres and have a range of shops that meet the daily needs of the local residents.

## Development Management and Enforcement Statistics

### Development Management

- 7.1 The development control statistics monitor the performance of the planning department. This is an indicator that the Council has reported to central government for many years.

949 planning applications were received (54 were withdrawn). This excludes applications for non material amendments and submission of details and demolitions. The number of applications received varies from year to year.

- For Householder applications, 74% were decided in less than 8 weeks
- For Minor applications, 71% were decided in less than 8 weeks.
- For Major applications, 5% were decided in less than 13 weeks. However 99 % of major applications had an agreed extension of time.

According to the DCLG website the targets are:

**60% of Major applications within 13 weeks,  
65% of Minor applications within 8 weeks  
80% of Other applications within 8 weeks**

7.2 The definitions of Major and Minor derive from the PSF (previously PS2) Statistical Returns. Other applications are all applications excluding the Major and Minor categories

### Enforcement

7.3 Enforcement statistics are also reported to central government. 11 enforcement notices were issued in 2016/17. 0 temporary notices, planning contravention notices and 3 breach of conditions were served in the last year.

<b>Local Output Indicator:</b> Number of existing community facilities lost	
Local Plan Objective	To protect existing leisure and community facilities from redevelopment or re-use for other purposes and where possible, enhance such facilities.
Local Plan policies	Policy OAC17 (Loss of community, leisure or religious facilities)
LDF Objective	To maintain and provide for community services and facilities in appropriate locations that is easily accessible.
LDF Policies	Core Policy 6 (Retail and leisure and Community facilities) Core Strategy DPD 2006-2026

7.4 There was no loss of community facilities as a result of built development in 2016/17.

Policy Effectiveness: Indication that the policy has been mainly effective

**Action: It is not considered that these decisions have had any significant implications for the LDF or Local Plan Policy.**

<b>Local Output Indicator</b> Amount in hectares of public open space lost to built development	
Local Plan Objective	To protect and enhance the provision of public open space, playing fields, and amenity areas for the recreational use and visual benefit of Slough residents.
Local Plan policies	Policy OSC1 (Protection of Public Open Space) Policy OSC5 (Public Open Space Requirements)
LDF Objective	To maintain and enhance Slough's open spaces and to protect the Green Belt from inappropriate development and seek, wherever practically possible, to increase the area and quality of the Green belt land in the Borough.

LDF Policies	Core Policy 2 (Green Belt and Open Space) Core Strategy DPD 2006-2026
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7.5 There was 4.2 hectares loss of public open space as a result of built development in 2016/17.

7.6 This related to the loss of open space at Britwell Kennedy Park. It was a result of new housing and retail development.

7.7 However to mitigate for the loss of Kennedy Park, a new public open space was provided at Marunden Green (0.23 hectares) and improvement of remainder of Kennedy Park open space.

Policy Effectiveness: Local Plan Policies and Core Strategy policies have been successful in ensuring no public open space was lost to built development

**Action: None in respect of this indicator**

**Proportion of local sites where positive conservation management has been or is being implemented**

Local Plan Objective	To protect and enhance the provision of public open space, playing fields, and amenity areas for the recreational use and visual benefit of Slough residents.
Local Plan policies	Policy OSC1 (Protection of Public Open Space) Policy OSC5 (Public Open Space Requirements)
LDF Objective	To maintain and enhance Slough's open spaces and to protect the Green Belt from inappropriate development and seek, wherever practically possible, to increase the area and quality of the Green belt land in the Borough.
LDF Policies	Core Policy 2 (Green Belt and Open Space) Core Strategy DPD 2006-2026

7.8 This report produced by the Thames Valley Environmental Records Centre calculates the number of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) that have been in positive conservation management in the five year period from 1st April 2012 31st March 2017.

The WHS/LGS are:

Haymill Valley (Local Nature Reserve)
Cocksherd Wood (Local Nature Reserve)(Local to Geological Site)

Old Slade Lake
Queen Mother Reservoir (very small area)
Railway Triangle (off Stranraer Gardens)
Upton Court Park Wetland
Jubilee River and Dorney Wetlands

No. sites qualifying under criteria							
Slough Borough Council	No. of Local Sites	1	2	3	4	Total	SDL 160
2016/17	8	5	0	5	2	6	75%

- 7.5 There was an increase in the proportion of sites in positive conservation management in Slough from 63% to 75%. This was due to the number of qualifying sites for the 5 year period increasing from 5 to 6, with one additional site qualifying under criteria 1 and 3.
- 7.6 The proportion of sites in positive conservation management in Slough is joint second highest with West Berkshire and 6% higher than the Berkshire average.
- 7.7 However, Slough has the lowest number of sites and therefore small changes in the number of sites in positive management has a great effect.

#### Progress on the implementation of the Site Allocations DP

- 7.8 Slough Council adopted its Site Allocations Development Plan Document (DPD) in November 2010. The principal purpose of the Site Allocations Document is to identify future sites within Slough that will implement the Vision and Spatial Strategy of the Core Strategy (adopted December 2008). The Site Allocations DPD endorses Site Specific Allocations for development, open space and biodiversity, and Selected Key Locations for regeneration.
- 7.9 The sites identified in the Site Allocations DPD are being successfully implemented. Progress to date of each of these sites can be seen in the table below.

#### Implementation of Site Allocations DPD- Progress of sites at October 2017

Ref no.	Proposal Address	Proposed Use	Progress October 2017
SSA1	Lynch Hill and Bangle's Spinney	Non-statutory informal nature reserve	Some wildlife management works underway.
SSA2	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open	Complete

Ref no.	Proposal Address	Proposed Use	Progress October 2017
		space	
<b>SSA3</b>	Newbeech, Long Readings Lane, Elderly Persons Home and day centre	Residential (family housing) and or community use	Complete 12/13
<b>SSA4</b>	Slough Trading Estate (including Leigh Road Central Core Area)	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses.	Outline planning permission granted 18/06/12
<b>SSA5</b>	149-153 Farnham Road and 415-426 Montrose Avenue	Retail (extension or redevelopment of existing supermarket with car parking)	Complete
<b>SSA6</b>	352-358 Farnham Road	Retail (extension to supermarket)	Complete in 2011/12
<b>SSA7</b>	Cippenham Phase 4	Residential (family housing)	Complete 2012/13
<b>SSA8</b>	Watercress Beds West of Keel Drive	Non-statutory informal nature reserve	None
<b>SSA9</b>	Thames Valley Community Centre	Mixed use: community and education	Part demolished and part refurbished
<b>SSA10</b>	Chalvey Millennium Green	Non-statutory informal nature reserve	None
<b>SSA11</b>	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution	Completed school and residential complete.
<b>SSA12</b>	Land South of Stranraer Gardens	Non-statutory informal nature reserve	None
<b>SSA13</b>	Heart of Slough	Comprehensive regeneration for residential, offices, hotel, bus station, library, retail, restaurants and cafes, drinking establishments, education, leisure, associated changes to the road network, improvements to the public realm and parking.	Planning permission granted. Transport improvements completed and bus station complete 11/12. Library complete. Some offices under construction.
<b>SSA14</b>	Queensmere and Observatory Shopping Centres	Mixed use: retail, leisure, residential	Planning application agreed but Section 106 not signed. Decision outstanding. Site in new ownership; revised scheme expected

<b>Ref no.</b>	<b>Proposal Address</b>	<b>Proposed Use</b>	<b>Progress October 2017</b>
<b>SSA15</b>	Upton Hospital, Albert Street	Medical and Healthcare uses	No progress to date
<b>SSA16</b>	Post Office Sorting Office, Wellington Street	Residential or mixed use: business and residential	No progress to date

## Simplified Planning Zone (SPZ) Assessment

- 8 There has been a simplified planning zone covering the majority of the Slough Trading Estate since 1995. The current scheme, adopted on 12 November 2014, provides the framework for regeneration and development on the Trading Estate until 2024. It continues the approach developed during the period of the first scheme, and is implemented in partnership with SEGRO plc (formerly known as Slough Estates).
- 8.1 A Simplified Planning Zone is a planning mechanism which has the effect of granting planning permission in advance for specified types of development within a defined area or Zone, for a fixed time period. This is intended to provide certainty, flexibility and speed in the delivery of redevelopment sites on the Estate. The scheme takes on board policy changes of recent years, particularly with respect to transport and sustainability. A new bus service was introduced which links the Estate with Slough and Burnham railway stations. This forms the first part of the implementation of the Integrated Transport Strategy.
- 8.2 The SPZ helps to ensure that businesses on the Trading Estate can continue to develop to meet the changing requirements and new opportunities which will support the continuing economic health of the Borough. For further information please go to the Slough website.

**In 2014-2017 these applications permitted under the SPZ were completed.**

period	ward	app	address	development_description
2014-2015	Cippenham Green	T/114	510, Ipswich Road, Slough, SL1 4EP	Notification of alteration of the site to form one semi-detached business unit
2015-2016	Farnham	T/112	13, Liverpool Road, Slough, SL1 4QZ	A single detached building to be used as a Data Centre
2015-2016	Farnham	T/117	12, Liverpool Road, Slough, SL1 4QZ	Notification of change of use from mixed office & training centre to B1(b), B1(c), B2 and B8
2015-2016	Farnham	T/118	7a & 7b, Fairlie Road, Slough, SL1 4PY	Notification of erection of mezzanine to unit 7B and new vehicle lay-by
2016-2017	Cippenham Green	T/119	812 Leigh Road, Slough, SL1 4BD	Notification of construction of building for warehouse distribution with 31% office content.
2016-2017	Cippenham Green	T/123	255-258, Ipswich Road,	Redevelopment of 4 detached units to a four unit terrace with a quoted building footprint coverage of 43 % providing 2820 sq m (30,354 sq ft) for Business Use B1(b), B1(c); General

			Slough, Berkshire, SL1 4EP	Industrial Use (B2) ; Storage and Distribution (B8) and Colocation (Sui Generis) uses
2016-2017	Farnham	T/113	705, Stirling Road, Slough, SL1 4SY	Notification of redevelopment of the site to form one detached business unit

### 9. Minerals and Waste

- 9.1 The National Planning Policy Framework was published in March 2012. In March 2013, the South-East Plan was formally abolished. In cognisance of these, the Planning Committee agreed its policy approach on minerals and waste planning. This Council has subsequently incorporated Saved Minerals Local Plan policies into a Composite Local Plan published in July 2013.
- 9.2 The National Planning Policy Framework gives guidance about minerals planning and the new Government requirement for an Annual Local Aggregates Assessment. Government guidance continues to express the significance of minerals and waste to the region's prosperity both in terms of supply of materials, (primary or recycled) and the part played by these in terms of employment and economic development. The Regional Aggregates Advisory Group's work is continuing. Technical guidance and recognition of the annual sales over ten year period and seven year land banks remain in effect. There is more Duty to Co-operate for issues of strategic importance where these affect more than one authority, such as minerals and waste.
- 9.3 Members will recall that there is no up to date Berkshire Minerals and Waste Local Development Framework's Core Strategy following its withdrawal by the six Councils.

#### g (a) Update on Minerals and Waste Local Development Plans

- 9.4 Each of the six Berkshire Unitary Authorities act as the Minerals and Waste Planning Authority for their own area. Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council (collectively referred to as the Central & Eastern Berkshire Authorities), are working in partnership to produce a Joint Minerals & Waste Plan. This will guide minerals and waste decision making in the plan area for the period up to 2036.
- 9.5 The plan is being prepared by Hampshire Services (part of Hampshire County Council) on behalf of the 4 authorities.
- 9.6 The Joint Minerals & Waste Plan will build upon the formerly adopted minerals and waste plans for the Berkshire area. It will improve, update and strengthen the policies and provide details of strategic sites that are proposed to deliver the vision
- 9.7 All six Berkshire UAs have developed a Memorandum of Understanding about the Duty to Co-operate.
- 9.8 Slough BC has historically had its extensive mineral extraction on green belt land. These have now been largely restored. The remaining parts of Slough are built up. There are no further large scale reserves available in Slough. As a result Slough is at less risk compared with elsewhere in Berkshire to meet future needs of the region. In Waste Planning terms, Slough BC has a relatively small percentage of Municipal Solid Waste going to landfill and conversely a relatively high proportion of MSW going to Energy from Waste.

#### i) Minerals: Production of Primary land won aggregates and secondary / recycled aggregates.

- 9.9 The Berkshire statistics have always been published as County wide figures. The Annual Monitoring Report by the South-East of England Aggregates Working Party includes Berkshire statistics to provide a regional picture.

- 9.10 The 2014 aggregate figures have been published for Berkshire in August 2016. In 2014, the total sales were 1080 m tonnes of sand and gravel from Berkshire sites. The 2016 report identifies a land bank of 10 years (based upon 2014 sales figures). Apart from the present small reserves there are no significant remaining sand and gravel reserves within the Borough.
- 9.11 Aggregates and crushed rock are imported by rail to the Colnbrook Rail Depot. Part of the imported material is used by the concrete plant on site.

## APPENDIX

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## APPENDIX A: Detailed statistics supporting Housing Core Output Indicators (Housing Trajectory)

Ward	Reference Number	Preferred proposals	Address	Gross Total	Net Total	Development Description	Planning Status	Construction Status	17_18	18_19	19_20	20_21	21_22	22_23	23_24	24_25	25_26
Central	tr64	P/00906/030	43-61, Windsor Road, Slough, SL1 2EE	153	153	ERECTION OF A PART 10 / PART 7 / PART 6 / PART 5 STOREY BUILDING COMPRISING 153 RESIDENTIAL UNITS, PART 7 / PART 6 STOREY BUILDING COMPRISING 131 BEDROOM HOTEL AND ANCILLARY A1, A3, D2 FLOOR SPACE, ACCESS, SERVICING, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS.	planning permission	under construction	153	0	0	0	0	0	0	0	0
Langley St. Mary's	tr81	P/02684/010	Former BT Depot & 297 Langley Road, Langley, Berkshire	129	128	RESIDENTIAL DEVELOPMENT COMPRISING 129 DWELLINGS (20NO. 1 BEDROOM FLATS, 34 NO. 2-BEDROOM FLATS, 17NO. 2-BED HOUSES, 47NO. 3-BEDROOM HOUSES & 11NO.4-BEDROOM HOUSES), CONSTRUCTION OF NEW ROUNDABOUT ON LANGLEY ROAD AT THE ENTRANCE TO THE SITE, AND ASSOCIATED OPEN SPACE, ACCESS ROADS, CAR PARKING AND LANDSCAPING WORKS. (OUTLINE APPLICATION).	planning permission	under construction	45	45	38	0	0	0	0	0	0
Cippenham Meadows	tr236	F/06954/025	Atria House, 219, Bath Road, Slough, Slough, SL1 4AA	120	120	Prior Notification application for Change of use from offices (use class B1a) to 120 residential units (use class C3) on the ground and first floors.	planning permission	under construction	120	0	0	0	0	0	0	0	0
Wexham Lea	tr122	P/16006/000	Wexham Nursery & land off Forest Close, Wexham Road, Slough, SL2	104	102	RESIDENTIAL DEVELOPMENT COMPRISING THE DEMOLITION OF EXISTING STRUCTURES AND THE ERECTION OF 104 DWELLING IN THE FORM OF TWO, THREE AND FOUR BEDROOM HOUSES WITH ACCOMPANYING PRIVATE AND PUBLIC AMENITY SPACE, OFF STREET PARKING PROVISION, CYCLE AND REFUSE STORAGE, HIGHWAY AND ASSOCIATED ANCILLARY WORKS.	planning permission	under construction	54	48	0	0	0	0	0	0	0

Central	tr44	F/15921/003	292-298, High Street, Slough, Berkshire, SL1 4NA	90	90	Prior approval notification for a change of use from offices (Class B1 (a) ) to residential (C3) (90 units) (ground- 10th floors)	planning permission	under construction	90	0	0	0	0	0	0	0	0
Central	tr125	P/16196/000	83-127, Windsor Road, Slough, Berkshire, SL1 2JL	114	84	Demolition of existing buildings and construction of three urban villas ranging from four to six storeys to provide 114 apartments, 130 car parking spaces and associated landscaping	planning permission	under construction	28	28	28	0	0	0	0	0	0
Chalvey	tr33	F/00716/023, P/00716/024	5, Bath Road, Slough, SL1 3UA	73	73	Prior approval for change of use from class B1 (a) offices to class C3 residential (65no. flats).    Construction of a roof extension to provide 8no. residential units.	planning permission, planning permission	complete on site	73	0	0	0	0	0	0	0	0
Cippenham Meadows	tr151	PreApp/00892	Compuware Ltd, 163, Bath Road, Slough, SL1 4AA	64	64	Change of use from C1 to C3	pre-app	not started	64	0	0	0	0	0	0	0	0
Colnbrook with Poyle	tr67	P/01163/006	Rogans Garage, 585, London Road, Colnbrook By Pass, Colnbrook, SL3 8QQ	61	61	DEVELOPMENT OF SITE TO PROVIDE 61 RESIDENTIAL UNITS IN 3 SEPERATE BLOCKS IN A PART 5 / PART 4 / PART 3 STOREY DEVELOPMENT ON A PODIUM ABOVE A SEMI BASEMENT CAR PARK PROVIDING FOR 75 CAR SPACES (PART RETROSPECTIVE).	planning permission	under construction	61	0	0	0	0	0	0	0	0
Upton	tr37	F/04551/021, P/04551/023	Elvian House, Nixey Close, Slough, SL1 1ND	50	50	Prior Approval for conversion of existing offices (B1 (a)) to 39 residential flats (C3).; Construction of a first floor extension on the eastern elevation, second floor extension to the south and enclosure of the basement at Elvian House to create 11 residential dwellings in total comprising 1No. Studio, 5No. 1 Bedroom, 3No. 2 Bedroom and 2No. 3 Bedroom flats along with associated car parking, external alterations to create balconies and associated works.	planning permission, planning permission	not started	39	11	0	0	0	0	0	0	0
Central	tr119	P/15599/002	Pechiney (UK) Ltd, Pechiney House, The Grove, Slough, SL1 1QF	41	41	Construction of three storey extension and conversion of building to provide 41 residential units (Class C3) with associated internal and external works, landscaping and amenity space.	planning permission	under construction	41	0	0	0	0	0	0	0	0

Central	tr92	P/06865/008	9-15, High Street, Slough, SL1 1DY	41	41	CHANGE OF USE OF PART OF BUILDING FROM CLASS B1 (a) OFFICES TO CLASS C3 RESIDENTIAL TO PROVIDE 41 NO. FLATS (28 NO. ONE BEDROOM, 6 NO. TWO BEDROOM FLATS AND 7 BEDSIT/STUDIOS) RETAINING TWO SELF CONTAINED OFFICES AT GROUND FLOOR LEVEL, CONSTRUCTION OF TWO ADDITIONAL FLOORS AND ASSOCIATED ALTERATIONS.	planning permission	under construction	41	0	0	0	0	0	0	0	0
Upton	tr104	P/11425/012	LAND REAR OF 2-78 CASTLEVIEW ROAD, PART OF UPTON COURT PARK, & PART OF 36 BLENHEIM ROAD, UPTON COURT ROAD, SLOUGH, BERKSHIRE	300	300	RESIDENTIAL DEVELOPMENT FOR 300 DWELLINGS WITH ACCESS FROM UPTON COURT ROAD; EMERGENCY/PEDESTRIAN/CYCLE ACCESS FROM BLENHEIM ROAD AND ASSOCIATED HIGHWAYS, PUBLIC OPEN SPACE AND LANDSCAPING.	planning permission	under construction	33	0	0	0	0	0	0	0	0
Chalvey	tr120	P/15909/000	Land rear of former Town Hall and Nos. 8 & 10 Ledgers Road, Slough, Berkshire	73	71	Demolition of 8 & 10 Ledgers Road and construction of 73 dwellings (2 & 3 bedroom houses; 1 & 2 Bedroom Flats) and associated parking, landscaping and highway works	planning permission	under construction	30	0	0	0	0	0	0	0	0
Elliman	tr34	P/01016/020, F/01016/017	8, Bath Road, Slough, SL1 3SA	30	30	Construction of a two storey roof extension to provide 9no. residential units (C3 use class), car and cycle parking, alterations to building, refuse storage, with the provision of balconies / terraces and associated works.    Prior approval for change of use from Class B1(A) Office to C3 Residential use (No. 21 flats).	planning permission, planning permission	complete on site	30	0	0	0	0	0	0	0	0
Central	tr43	F/15673/004	3 The Grove, 258-268, High Street, Slough, SL1 1JU	24	24	Prior notification for the change of use of offices (B1a) 1st floor, 2nd floor and 3rd floor to residential accommodation (C3).	planning permission	under construction	24	0	0	0	0	0	0	0	0
Central	tr61	P/00522/021	Bishops Road Car Park, The Grove, Slough, SL1 1QP	24	24	Redevelopment to provide a 5-storey residential building comprising 24 units (Class C3) with associated landscaping and amenity space.	planning permission	under construction	24	0	0	0	0	0	0	0	0

Elliman	tr71	P/01949/011	Units 2 & 3, The Pavilions, Stoke Gardens, SL1 3QD	24	24	REDEVELOPMENT OF SITE TO PROVIDE TWO BUILDINGS (ONE NO. X THREE STOREY, ONE NO. X THREE AND FOUR STOREY) COMPRISING TWENTY FOUR NO. TWO BED FLATS, TWENTY FOUR NO. PARKING SPACES AND AMENITY SPACE	planning permission	under construction	24	0	0	0	0	0	0	0	0
Upton	tr35	F/02332/024	Winterton House, Nixey Close, Slough, SL1 1ND	19	19	Prior approval notification application for a change of use from offices (B1a) to residential flats (C3) (19 apartments)	planning permission	under construction	19	0	0	0	0	0	0	0	0
Farnham	tr66	P/01049/021	370-386, FARNHAM ROAD, SLOUGH, BERKSHIRE, SL2 1JD	13	13	ALTERATION, EXTENSION AND CONVERSION OF EXISTING BUILDING TO PROVIDE A1 FOOD SUPERMARKET PLUS ERECTION OF MEZZANINE AND NEW SECOND FLOOR TO PROVIDE 7 NO. TWO BEDROOM FLATS AND 6 NO. ONE BEDROOM FLATS PLUS ASSOCIATED PARKING AND SERVICING VIA ESSEX AVENUE	planning permission	under construction	13	0	0	0	0	0	0	0	0
Elliman	tr136	S/00709/000	145, Elliman Avenue, Slough, SL2 5BD	11	11	CONSTRUCTION OF A 4 STOREY BUILDING FOR 11 SOCIAL RENTED FLATS ON VACANT SITE OF FORMER ESCHLE COURT.	planning permission	under construction	11	0	0	0	0	0	0	0	0
Chalvey	tr73	P/02092/009	The Cross Keys, 35, High Street, Chalvey, Slough, SL1 2RU	11	11	Construction of 7no. four bedroom three storey houses and 4no. three bedroom three storey houses with associated car and bicycle parking.	planning permission	not started	11	0	0	0	0	0	0	0	0
Central	tr251	P/06348/011	Lion House, Petersfield Avenue, Slough, SL2 5DN	155	155	Demolition of existing buildings and erection of a part four, part seven storey building and a part five, part seven storey building comprising residential accommodation, basement car parking, landscaping and associated works.	planning permission	not started	0	55	100	0	0	0	0	0	0
Central	tr161	F/02411/014	Thames Central, Hatfield Road, Slough, SL1 1QE	147	147	Prior approval for change of use from offices (B1a) to form 147 apartments.	planning permission	pending	0	147	0	0	0	0	0	0	0
Langley St. Mary's	tr42	F/10204/003, PreApp/00859	Hurricane Court, Parlaunt Road, Langley, Slough, Berkshire, SL3 8XP	84	84	Prior approval notification for change of use from offices class B1(a) to 54 residential flats class C3 (24no. Studios; 16no. 1 Bed; 14no. 2 bed); Roof extension and 3 storey infill to create 30 self contained flats	pre-app, planning permission	not started	0	84	0	0	0	0	0	0	0

Cippenham Green	tr160	F/00730/081	227, Bath Road, Slough, SL1 5PP	58	58	Prior approval for change of use from class B1 (A) offices to class C3 residential for 58 flats (1 Bed).	planning permission	pending	0	58	0	0	0	0	0	0	0
Central	tr247	P/01295/009	94-102, Stoke Road &, 2, St. Pauls Avenue, Slough, Berkshire, SL2 5AP	55	55	ERECTION OF A PART 5/PART 4/ PART 2 STOREY BUILDING COMPRISING 55 NO. APARTMENTS (46 NO. ONE BEDROOM, 5 NO. TWO BEDROOM AND 4 NO. THREE BEDROOM), 2 NO. GROUND FLOOR RETAIL UNITS PROVIDING 420 SQ M OF A1 RETAIL FLOORSPACE, TOGETHER WITH UNDERGROUND UNDERCROFT PARKING FOR 38 NO. CARS / CYCLE PARKING, AMENITY SPACE / LANDSCAPING AND CONSTRUCTION OF REAR SERVICE ROAD	planning permission	under construction	0	55	0	0	0	0	0	0	0
Chalvey	tr32	F/00262/011	18 Chalvey Park, (Units 1-10 Shaftesbury Court) Slough, SL1 2ER	55	55	Prior approval for a change of use from B1a offices to class C3 residential	undecided planning application	not started	0	55	0	0	0	0	0	0	0
Chalvey	tr169	F/00669/014	Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ	33	33	Prior approval for a change of use from office to residential (29no. studio units & 4no. 1 bedroom units).	undecided planning application	not started	0	33	0	0	0	0	0	0	0
Chalvey	tr41	P/08040/020	Alexandra Plaza, 33, Chalvey Road West, Slough, SL1 2NJ	32	32	Addition of third story and change of use of the first and second floors to provide a total of 32 residential flats (23no. 1 bed; 4no. 2 bed; 5no. 3 bed). Green roofs partly to be used as amenity space with privacy screening above second and the proposed third floor. Demolition of 4 Alexandra Road to facilitate realigned vehicular access. Extension to the southeast end of the building to accommodate new pedestrian access and stairwell to all levels. (Revised application following withdrawal of P/08040/018)	undecided planning application	not started	0	32	0	0	0	0	0	0	0
Central	tr172	F/11071/005	Herschel House, 58, Herschel Street, Slough, SL1 1PG	28	28	Prior approval for change of use from B1 (offices) to C3 residential comprising of 28no. residential apartments (20 x 1 bed and 8x 2 bed flats)	planning permission	pending	0	28	0	0	0	0	0	0	0

Chalvey	tr59	P/00471/015	57, Chalvey Road East, Slough, SL1 2LP	26	26	DEMOLITION OF THE EXISTING PETROL FILLING STATION INCLUDING FORECOURT, EXISTING RETAIL SHOP, EXISTING MOT STATION WORKSHOP AND REMOVAL OF ALL FUEL STORAGE TANKS AND THE ERECTION OF A NEW 4 STOREY BUILDING PLUS 1 MANSARD LEVEL TO PROVIDE 2 NO. THREE BEDROOM HOUSES AND 24 NO. ONE BEDROOM FLATS WITH PARKING FOR 16 CARS, BIKE STORAGE FOR 24 BIKES.	planning permission	under construction	0	26	0	0	0	0	0	0	0
Central	tr248	P/01347/007, P/01347/006	288-290, High Street, Slough, SL1 1NB	24	24	Redevelopment of site to provide 12no. flats. A2 and A3 commercial units to be remodelled.    Improvement to existing building; enlargement to existing B1a unit and construction of 4 additional storeys to existing building to provide with 12 flats (8 x 1 bed and 4 x 2 bed flats)	undecided planning application, planning permission	not started	0	12	0	0	0	0	0	0	0
Upton	tr149	P/13519/007	Land at rear of, 11, 15 and 17, Yew Tree Road, Slough, Berkshire, SL1 2AA	23	23	Construction of a 2.5 storey block to accommodate 12no flats with 1no. studio flat, 3no. three bedroom flats with private garden areas, 4no. one bedroom flats, 4no. two bedroom flats with associated works.	undecided planning application	not started	0	23	0	0	0	0	0	0	0
Central	tr52	P/03678/019	76-78, Stoke Road, Slough, SL2 5AP	24	22	Demolition of existing buildings and construction of a part 5 storey building with undercroft car parking, ground floor retail unit (278sqm), 24 flats (12no. x 1 bed and 12no. x 2 bed) and cycle parking.	planning permission	under construction	0	22	0	0	0	0	0	0	0
Colnbrook with Poyle	tr171	F/10205/002	Dakota House, Poyle Road, Colnbrook, SL3 0QX	21	21	Prior approval for change of use from office (B1a) to 21 residential units (C3)	undecided planning application	not started	0	21	0	0	0	0	0	0	0
Wexham Lea	tr133	S/00021/002	Former Rochford Hostel, Site between Uxbridge Road & Rochford Gardens, Slough, SL2 5NU	20	20	Construction of 20 homes for people with learning difficulties in 2 buildings - one 2 storey & one 2/3 storey plus associated parking.	undecided planning application	not started	0	20	0	0	0	0	0	0	0
Central	tr159	F/00526/007	6-8, The Grove, Slough, SL1 1QP	15	15	Prior approval for the change of use from B1 offices to C3 residential (15no. residential units)	undecided planning application	not started	0	15	0	0	0	0	0	0	0

Central	tr22	S/00539/002	Car Park, Alpha Street North, Slough, SL1 1RA	14	14	Construction of a four storey block of flats to accommodate 14no. 1 and 2 bed roomed flats, 6no. car parking spaces, 15no. bicycle spaces and a bin store.	undecided planning application	not started	0	14	0	0	0	0	0	0	0
Central	tr250	P/02465/013	226, High Street, Slough, SL1 1JS	14	14	Construction of four storey detached building to accommodate retail (Class A1) to the front end at ground floor level, and residential flats/ studio apartments above, (1 No. 2 bed flat; 6 No. One bed flats; 7 No Studio apartments). Bin store and cycle parking within the rear end of the ground floor.	planning permission	pending	0	14	0	0	0	0	0	0	0
Central	tr83	P/03483/024	305, HIGH STREET, SLOUGH, BERKS, SL1 1BD	14	14	CONVERSION OF GROUND FLOOR TO CREATE 2 NO. UNITS FOR USE AS A1, A2, A3, A4 AND A5 WITH NEW SHOP FRONTS, DEMOLITION OF REAR GROUND FLOOR PROJECTION AND UPPER FLOORS AND ERECTION OF 4 NEW FLOORS TO BE USED AS 14 NO. FLATS (5NO. X ONE BEDROOM AMD 9NO. X TWO BEDROOM) WITH ENTRANCE FROM HIGH STREET AND BIN AND CYCLE STORES TO SERVE ALL USES.	planning permission	not started	0	14	0	0	0	0	0	0	0
Baylis & Stoke	tr168	P/17086/000	Former School Grounds, Belfast Avenue, Slough, SL1 3HH	13	13	Construction of 13 new dwellings comprising 5 x 2 beds, 8 x 3 beds with associated car parking and landscaping.	undecided planning application	not started	0	13	0	0	0	0	0	0	0
Farnham	tr173	P/00419/017	Iceland Foods Plc, Farnburn Avenue, Slough, SL1 4XT	13	13	Demolition of existing retail unit (Formerly Iceland Foods Supermarket) and construction of a 4 storey residential building to provide 13no.residential flats (7no; 2 bed; 6 no. 1 bed) units, including 4no. private garages with vehicular crossovers.	undecided planning application	not started	0	13	0	0	0	0	0	0	0
Elliman	tr130	PreApp/00713	8, Grasmere Parade, Wexham Road, Slough, SL2 5HZ	11	11	Construction of 11 no studio flats.	pre-app	not started	0	11	0	0	0	0	0	0	0

Elliman	tr190	P/01028/035	Grasmere Parade, Slough, SL2 5HZ	11	11	Replace existing mansard roof with new mansard roof to accommodate 9No. 2 bed duplex flats, and 2No.1 bed flats. Conversion of existing 10No. duplex flats into 9No 1 bed flats and 1No. studio flat. Infill existing inverted southeast corner with curved frontage to 1st floor, 2nd floor and re-cladding of existing elevations and re-formation of existing widows and door, and addition of balconies. Replace existing stairwells at to the rear at each end of the building with enclosed stairwells. Cycle store to the rear of the site.	undecided planning application	not started	0	11	0	0	0	0	0	0	0
Cippenham Meadows	tr88	P/04442/045	CIPPENHAM COURT, CIPPENHAM LANE, SLOUGH, BERKS, SL1 5AU	11	11	Conversion of existing offices to 9 no. residential units (7x1bed, x 2x2bed), including alterations to building and changes to landscaping.	planning permission	not started	0	11	0	0	0	0	0	0	0
Chalvey	tr166	P/16841/000	Slough Family Centre, Chalvey Park, Slough, SL1 2HX	10	10	Construction of 4no. four bedroom houses and 6no.three bedroom houses.	undecided planning application	not started	0	10	0	0	0	0	0	0	0
Central	tr53	PreApp/00757	47-58, Mill Street, Slough, Berkshire, SL2 5AD	149	149	Demolition of existing buildings and erection of part two storey, part four, five and six storey blocks with basement level to provide up to a total of 149 x Class C3 flats and houses associated access, parking and amenity space	pre-app	not started	0	0	50	50	49	0	0	0	0
Central	tr244	P/00731/027	26-40, Stoke Road, Slough, Berkshire, SL2 5AJ	100	100	Demolition of garage building and redevelopment to provide 100 apartments with associated car parking and amenity space.	planning permission	pending	0	0	50	50	0	0	0	0	0
Central	tr20	PreApp/00807	18-24, Stoke Road, Slough, Berkshire, SL2 5AG	89	89	Proposed redevelopment for residential purposes	pre-app	not started	0	0	31	0	0	0	0	0	0

Haymill & Lynch Hill	tr174	P/00442/014	426-430, Bath Road, Slough, SL1 6BB	60	60	Demolition of existing buildings and redevelopment to provide up to 60 dwellings (one, two and three bedroom flats), including access, parking, amenity space, landscaping, boundary treatments and associated infrastructure (Outline application to consider access and scale).	undecided planning application	not started	0	0	60	0	0	0	0	0	0
Chalvey	tr57	P/00322/019	Greenwatt Way, Slough, Berkshire, SL1 3SJ	60	60	Outline application for 60 extra care flats in a 4 storey building & full planning permission for a medical hub in a 3 storey building	planning permission	not started	0	0	60	0	0	0	0	0	0
Farnham	tr16	cfs55	Rotunda, Northampton Avenue	60	59	Flats above health centre	call for sites	not started	0	0	59	0	0	0	0	0	0
Cippenham Meadows	tr39	PreApp/00800	Rear of Atria House, 219, Bath Road, Slough, Slough, SL1 4AA	54	54	New build residential - 54 units	pre-app	not started	0	0	54	0	0	0	0	0	0
Central	tr177	P/01571/012	15-23, Church Street, Slough, Berkshire, SL1 2NL	41	41	Demolition of existing building at 15-23 Church Street. Construction of a detached six storey building comprising retail, parking, and bin store at ground floor, and 41 residential flats to the upper floors (13no. 2 bed; 13no. 1 bed; 15no. studios).	undecided planning application	not started	0	0	41	0	0	0	0	0	0
Haymill & Lynch Hill	tr11	cfs42	Haymill Community Centre, Burnham Lane	40	40	Houses	call for sites	not started	0	0	20	20	0	0	0	0	0
Cippenham Meadows	tr175	P/01766/025	172-184, Bath Road, Slough, Berkshire, SL1 3XE	24	24	Demolition of existing building. Construction of a six storey building to accommodate 24no. 3 bed flats with undercroft parking.	undecided planning application	not started	0	0	24	0	0	0	0	0	0
Central	tr191	P/00988/015	BMW House, Petersfield Avenue, Slough, SL2 5EA	24	24	Demolition of the existing B8 and B1 office and warehouse and the construction of a part 4, part 3 and part 2 no. storey residential building comprising of 24 no apartments, with a semi basement car park.	undecided planning application	not started	0	0	24	0	0	0	0	0	0

Central	tr245	P/00943/008	72-74, Stoke Road, Slough, SL1 5AP	24	24	Demolition of existing buildings and construction of Part 4/Part 5 storey building comprising 287sqm ground floor retail space and 24 no flats (18 no x 1bed and 6 no x 2 bed flats) together with parking provision for 17 no cars and 24 no cycles with access from an extended rear service road.	undecided planning application	not started	0	0	24	0	0	0	0	0	0
Elliman	tr246	P/01158/023	19-25, Lansdowne Avenue, Slough, Berkshire, SL1 3SG	24	24	Demolition of existing building and erection of two buildings containing 24 no. residential dwellings together with associated access, car parking, landscaping and amenity space	undecided planning application	not started	0	0	24	0	0	0	0	0	0
Langley Kedermister	tr10	cfs40	Merrymakers (and garage court/houses); Meadow Road	28	22	Flats above health centre plus a hall.	call for sites	not started	0	0	22	0	0	0	0	0	0
Central	tr38	F/06466/009	7, Windsor Road, Slough, SL1 2DX	19	19	Prior approval notification for change of use from offices (B1) to 19no residential flats (C3)	planning permission	not started	0	0	19	0	0	0	0	0	0
Colnbrook with Poyle	tr102	P/10734/004	Freestone Yard, Park Street, Colnbrook, SL3 0HT	18	18	Outline application with all matters reserved for subsequent approval for the construction of 17 no. residential units (8no x one bedroom flats and 8no x two bedrooms flats and one two bedroom dwelling house) comprising the conversion of two existing commercial buildings and the erection of a new building, together with ancillary car parking, landscaping, tree works and vehicular and pedestrian access from Park Street.	planning permission	not started	0	0	18	0	0	0	0	0	0
Central	tr75	P/02278/018	WESTMINSTER HOUSE, 31-37, WINDSOR ROAD, SLOUGH, BERKS., SL1 2EL	17	17	Construction of a 5 storey building to provide 17 no. flats on land to the rear of 31-37 Windsor Road together with 6 no. car parking spaces.	planning permission	not started	0	0	17	0	0	0	0	0	0

Britwell & Northborough	tr156	PreApp/00861	Britwell Ex Servicemens Club, Wentworth Avenue, Slough, SL2 2DG	15	15	Demolition of existing building and proposed construction of a mixed use development - to consist of 15 terraced houses and ground floor community centre to accommodate existing ex-servicemen's club	pre-app	not started	0	0	15	0	0	0	0	0	0
Central	tr131	PreApp/00790	Land at junction of, Herschel Street, Victoria Street	14	14	Erection of 14 no. apartments. (responded to 4th November 2016)	pre-app	not started	0	0	14	0	0	0	0	0	0
Central	tr176	P/02418/036	234-236, High Street, Slough, Berkshire, SL1 1JU	14	14	Construction of rear extension at 1st & 2nd floor level. Formation of new mansard roof with front & rear dormers. Conversion of 1st, 2nd & 3rd floors into 12 residential flats (5no. studios & 7no. 1 bed flats) Window alterations to the upper floor of the front elevation.	undecided planning application	not started	0	0	14	0	0	0	0	0	0
Central	tr184	P/02465/014	228, High Street, Slough, SL1 1JS	14	14	Construction of a 4no. storey A1 retail at Ground Floor and 3no. floors of C3 residential to provide 14no. residential apartments.	undecided planning application	not started	0	0	14	0	0	0	0	0	0
Wexham Lea	tr19	cfs61	Wexham South, Wexham Road	14	14	Houses.	call for sites	not started	0	0	14	0	0	0	0	0	0
Central	tr252	P/16122/000	Driving Standards Agency, Driving Test Centre, Grays Place, Slough, SL2 5AF	14	14	Construction of 3.5 storey high building to provide 14no. flats (including accommodation in the roofspace) plus landlords' office and basement to provide storage and facilities for residents, on site parking for 10no cars and 14 bicycles plus refuse store.	planning permission	not started	0	0	14	0	0	0	0	0	0
Baylis & Stoke	tr127	PreApp/00709	Church of St. John the Baptist, Stoke Poges Lane, Manor Park, Slough, SL1 3LW & Church of St. Michael,, Whitby Road, Slough, SL1 3DW	10	10	Redevelopment of sites to provide 10 new dwellings and a vicarage, new church and a hall.	pre-app	not started	0	0	10	0	0	0	0	0	0

Farnham	tr79	P/02619/004	177, Farnham Road, Slough, SL1 4XP	10	10	Erection of a three storey building with pitched roof on part of an existing car park to provide 4no. one bedroom flats and 6no. two bedroom flats (class C3) with car parking, cycle storage and bin storage	planning permission	not started	0	0	10	0	0	0	0	0	0
Upton	tr90	S/00698/001	Gurney House, Upton Road, Slough, SL1 2AE	10	10	CONSTRUCTION OF 10 NEW BUILD HOUSES WITH ASSOCIATED ACCESS ROAD, PARKING AREAS, GARDENS AND OTHER EXTERNAL LANDSCAPED AREAS.	planning permission	not started	0	0	10	0	0	0	0	0	0
Central	tr178	PreApp/00769	Brunel Way, Slough, Berkshire.	300	300	Mixed use regeneration scheme comprising new area of public realm/pedestrian link, private rented sector (PRS), resident accommodation, a hotel with conferencing and business facilities, a retail unit (use class A1-A3) and associated parking	pre-app	not started	0	0	0	150	150	0	0	0	0
Central	tr28	cfs77	Canal Basin, Stoke Road	240	240	Residential development; ground floor commercial uses, canal site public space and public open space.	call for sites	not started	0	0	0	120	120	0	0	0	0
Chalvey	tr25	cfs68	Montem Lane (leisure centre)	98	98	Residential development. Houses and flats and Ice Arena overflow car park.	call for sites	not started	0	0	0	50	48	0	0	0	0
Central	tr21	PreApp/00739	Upton Lodge, Yew Tree Road, Slough, Berkshire, SL1 2AQ	90	90	Construction of 90 residential units	pre-app	not started	0	0	0	45	45	0	0	0	0
Central	tr143	SSA15	Upton Hospital	75	75	Redevelopment for Health and residential use.	site allocation	not started	0	0	0	75	0	0	0	0	0
Chalvey	tr91	SSA13	Former Library, William Street	60	60	Flats plus a hotel.	site allocation	not started	0	0	0	60	0	0	0	0	0
Chalvey	tr29	cfs81	Tower and Ashbourne House	166	46	Residential development	call for sites	not started	0	0	0	83	-37	0	0	0	0

Central	tr243	P/00106/012	Lady Haig R B L (slough) Club Ltd, 70, Stoke Road, Slough, SL2 5AP	39	39	Demolition of existing building and redevelopment of site to provide 39no. flats in a part 4 / part 5 / part 6 storey building with parking and extension to service road and including a change of use from class D2 (assembly and leisure), sui generis class A2 (financial and professional services) and limited class C3 residential to all class C3 residential.	planning permission	pending	0	0	0	39	0	0	0	0	0
Central	tr77	P/02586/001	Land R/O, 7, Windsor Road, Slough, SL1 1JL	24	24	Construction of a 9 storey building with basement to accommodate 24no. flats (2 bedrooms) with associated bin and cycle storage and 3 no. parking spaces to be retained and annex office (B1A) on ground floor at rear and associated works.	undecided planning application	not started	0	0	0	24	0	0	0	0	0
Colnbrook with Poyle	tr109	P/12934/009	Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS	22	22	REDEVELOPMENT OF SITE TO PROVIDE 22NO. FLATS CONTAINED WITHIN ONE 5 STOREY AND 4 STOREY BLOCKS TOGETHER WITH ACCESS PARKING AND LANDSCAING.	planning permission	under construction	0	0	0	22	0	0	0	0	0
Elliman	tr167	P/16741/000	23-27, Stoke Road, Slough, SL2 5AH	20	20	Demolition of the existing properties and the construction of five storey building fronting Stoke Road and a rear four storey building to form 2 x commercial units & 20 self-contained residential units (9 x 1 Bed Units & 11 x 2 Bed Units) with associated works, amenity space, refuse and recycling storage, cycle storage and basement car parking spaces.	undecided planning application	not started	0	0	0	20	0	0	0	0	0
Central	tr234	P/14405/000, SSA13	Former Thames Valley University and car park, Wellington Street with William Street, Slough (NW quadrant of Heart of Slough Site)	1500	1500	Comprehensive redevelopment for residences, offices, neighbourhood retail, restaurant, cafe, bar and public realm enhancement.	planning permission expired, site allocation	not started	0	0	0	0	250	250	250	250	250

Central	tr235	P/06684/015	Queensmere and Observatory Shopping Centres, Wellington Street, Slough, Berkshire, SL1 1LN	675	675	Comprehensive redevelopment for retail, leisure, residential.	undecided planning application	not started	0	0	0	0	200	200	200	75	0
Langley St. Mary's	tr1	cfs13	Langley Business Centre , Station Road , SL3 8DS	300	300	2.9 ha of the site is already allocated and can accommodate 290 dwellings and 4,000sqm of retail floorspace. The remaining 3.9 ha can accommodate 150 - 200 dwellings. Please see main document for more info.	call for sites	not started	0	0	0	0	60	60	60	60	60
Central	tr129	PreApp/00712	132-134, High Street, Slough, SL1 1HP	150	150	Mixed use development of C3 residential up to 300 units and A1/A3 (500sqm) and b	pre-app	not started	0	0	0	0	50	50	50	0	0
Chalvey	tr5	cfs23	Land to east of Tuns Lane, Tuns Lane, SL1 2XA	100	100	Potential comprehensive residential redevelopment including provision of new fire station/relocation of existing fire station.	call for sites	not started	0	0	0	0	50	50	0	0	0
Langley Kedermister	tr12	cfs45	Langley Police Station and adjoining garage site, High St, SL3 8NF	30	30	Likely to be a flatted scheme of similar height to existing building c30 units	call for sites	not started	0	0	0	0	30	0	0	0	0
Chalvey	tr36	P/04385/014	Dawson House, Ladbroke Road, Slough, SL1 2SR	30	30	Change of use of first and second floors from B1 (a) office to C3 residential as well as alterations and the construction of an additional floor of residential accommodation to provide 6no. studio, 21no. one bedroom units, 3no. two bedroom units, construction of bin and cycle stores and the construction of a dry escape ramp.	undecided planning application	not started	0	0	0	0	30	0	0	0	0
Wexham Lea	tr9	cfs30	Site of the School of Nursing, Wexham Park Hospital, Wexham street, SL2 4HL	30	30	2-3 story town houses up to 30 dwellings or 3 - 4 storey apartments up to 128 apartments. Development could take the form of town houses or an apartment block to reflect the existing development off Church Lane. Please see main document for more info.	call for sites	not started	0	0	0	0	30	0	0	0	0

Central	tr192	P/00619/007	64, Mill Street, Slough, SL2 5DH	27	27	Demolition of existing building (Gym) and construction of an apartment building. 5 Storeys high with 27 flats. (19 one bedroom 6 one bedroom duplex and 2 two bedroom duplex).	undecided planning application	not started	0	0	0	0	27	0	0	0	0
Chalvey	tr17	cfs57	Community Centre and Day Centre, Davills Lane, SL1 2PH	19	19	Circa 19 no 3 to 4 bedroom private houses.	call for sites	not started	0	0	0	0	19	0	0	0	0
Central	tr24	cfs67	The Grove Car Park, The Grove, SL1 1QP	14	14	Circa 14 units in an undercroft parked flatted scheme.	call for sites	not started	0	0	0	0	14	0	0	0	0
Chalvey	tr26	cfs70	22-26 Windsor Road, Slough, SL1 2EJ	14	14	Circa 14 private flats with commercial fronting Windsor Road.	call for sites	not started	0	0	0	0	14	0	0	0	0
Central	tr7	cfs27	Akzo Nobel, Wexham Road, SL2 5DS	750	750	Up to 750 homes and employment uses. The scale of residential development will be dependent on the future of the former Uxbridge Gas Works site.	call for sites	not started	0	0	0	0	0	100	100	100	100
Elliman	tr237	ns1	Horlicks, Stoke Poges Lane	480	480	Residential development plus community uses, open space, and employment use. Including conversion of historic building and new build behind.	new site	not started	0	0	0	0	0	120	120	120	120
Central	tr254	PreApp/00689	Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG	200	200	Construction of a mixed use and 200 residential units development.	pre-app	not started	0	0	0	0	0	100	100	0	0
Central	tr148	cfs69	Stoke Road Bus Depot, Stanley Cottages, SL2 5AQ	150	150	Circa 150 residential units in undercroft parked blocks between 2 to 12 storeys.	call for sites	not started	0	0	0	0	0	100	50	0	0
Central	tr23	oth146	High Street South Side, Church Street	150	150	Residential/retail	call for sites (other)	not started	0	0	0	0	0	40	0	40	0
Central	tr179	SSA16	Post Office Sorting Office, Wellington Street	100	100	Residential or mixed use: business and residential.	site allocation	not started	0	0	0	0	0	75	75	60	0
Langley St. Mary's	tr40	oth150	Waterside Drive	100	100	Residential (within employment area)	call for sites (other)	not started	0	0	0	0	0	30	40	30	0

Wexham Lea	tr8	cfs29	Land to the rear of Opal Court, Park Hospital, Wexham street, SL2 4HL	80	80	Low density residential development. Keeping a low density of 30 dpha to would equate to up to 80 units reflecting the characteristics of the site and this edge of settlement location.	call for sites	not started	0	0	0	0	0	40	40	0	0
Central	tr253	PreApp/00677	277 & 279, High Street, Slough, SL1 1BN	68	68	Construction of 68 residential units.	pre-app	not started	0	0	0	0	0	20	0	0	0
Central	tr146	cfs65	202-208 High Street, Slough, SL1 1JS	50	50	Ground floor retail with 4 to 6 storey residential blocks above comprising circa 50 units.	call for sites	not started	0	0	0	0	0	50	0	0	0
Central	tr240	oth141	Mill Street South	50	50	Residential/mixed use	call for sites (other)	not started	0	0	0	0	0	25	25	0	0
Central	tr132	PreApp/00881	10, Albert Street, Slough, SL1 2BU	14	14	Redevelopment of site incorporating 16 flats, associated visitors parking, amenity space and landscaping	pre-app	not started	0	0	0	0	0	14	0	0	0
Cippenham Green	tr14	cfs53	Maria Cowland Hall, Bower Way, SL1 5HX	14	14	Circa 14 private flats.	call for sites	not started	0	0	0	0	0	14	0	0	0
Chalvey	tr74	P/02134/018	Montem Guest House, 9-13, Montem Lane & 1A, King Edward Street, Slough, SL1 2QU	10	9	Demolition of existing 28 bedroom guest house and managers flat; construction of 16 no. one bedroom flats , 6 no. two bedroom flats and 2 no. three bedroom maisonettes; associated lower ground floor parking for 29 cars and 36 bicycles	undecided planning application	not started	0	0	0	0	0	10	0	0	0
Langley St. Mary's	tr49	gb8	Market Lane	230	230	Residential and open space	green belt release proposal	not started	0	0	0	0	0	0	50	50	50
Cippenham Green	tr142	SKL01	Trade Sales and Bath Road, Cippenham	200	200	Residential or residential led mixed use.	site allocation	not started	0	0	0	0	0	0	66	67	67
Central	tr239	oth140	Mill Street North	200	200	Mixed use and cycle path	call for sites (other)	not started	0	0	0	0	0	0	50	50	50
Wexham Lea	tr47	gb5	Rochfords Gardens (east boundary)	50	50	Residential	green belt release proposal	not started	0	0	0	0	0	0	27	27	0
Central	tr147	cfs66	174 - 178 High Street, Slough, SL1 1JP	30	30	Ground floor retail with 4 to 5 storey residential blocks above comprising circa 30 units.	call for sites	not started	0	0	0	0	0	0	30	0	0

Central	tr241	P/01913/009	9-10, Chapel Street, Slough, SL1 1PF	16	16	APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE EXTANT OUTLINE PLANNING PERMISSION REFERENCE P/01913/006 DATED 24TH NOVEMBER 2010 FOR THE ERECTION OF FOUR STOREY BUILDING PLUS BASEMENT TO PROVIDE A MIXED USE DEVELOPMENT COMPRISING; a) GYMNASIUM, HAIR SALON / BEAUTICIANS AND SAUNA / AEROBICS ROOM AT BASEMENT LEVEL b) 131 SQ METRES OF CLASS A2 OFFICES AT GROUND FLOOR LEVEL c) 8 NO. X ONE BEDROOM FLATS AND 8 NO. X BEDSIT FLATS ON THREE LEVELS AT FIRST SECOND AND THIRD FLOORS TOGETHER WITH ON SITE CYCLE AND REFUSE STORAGE (OUTLINE APPLICATION WITH APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL) IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION.	planning permission	not started	0	0	0	0	0	0	16	0	0	
Central	tr54	oth144	Petersfield Avenue North	200	200	Residential	call for sites (other)	not started	0	0	0	0	0	0	0	50	50	
Elliman	tr51	oth138	Stoke Gardens	50	50	Residential	call for sites (other)	not started	0	0	0	0	0	0	0	30	50	
Central	tr242	oth147	High Street South Side, Alpha Street	150	150	Residential/retail	call for sites (other)	not started	0	0	0	0	0	0	0	0	40	
Colnbrook with Poyle	tr31	cfs99	Gibtel Transport Caf��, Colnbrook , SL3 8QG	20	20	residential	call for sites	not started	0	0	0	0	0	0	0	0	20	
									Major Sites	1028	929	878	808	1149	1348	1349	1009	857
									Small Sites (average)	60	60	60	60	60	60	60	60	60
									Total	1088	989	938	868	1209	1408	1409	1069	917

## Housing Net completions in 2016/17

Central	F/01344/022	First Floor Rear, 218 High Street, Slough, SL1 1JS	1
Chalvey	P/07657/002	Land adjacent to 24 Martin Road, Slough	1
Cippenham Green	P/15727/001	12, Harborough Close, Slough, SL1 5LB	1
Cippenham Meadows	P/07409/004	7, Vantage Road, Slough, SL1 2YQ	1
Cippenham Meadows	P/14957/001	Land adj to 10, Keel Drive, Slough, SL1 2XZ	1
Colnbrook with Poyle	P/09023/001	602, London Road, Slough, SL3 8QF	1
Foxborough	P/14304/002	196, Humber Way, Slough, SL3 8SU	1
Haymill & Lynch Hill	F/04791/008	170, Burnham Lane, Slough, SL1 6LE	1
Haymill & Lynch Hill	P/07960/003	104, Blumfield Crescent, Slough, SL1 6NJ	1
Langley Kedermister	P/15025/003	75, Trelawney	1
Langley St. Mary's	P/14231/002	Land R/O, 244-248, High Street, Langley, Slough, SL3 8LL	1
Langley St. Mary's	P/15958/002	Land R/O 2 Mina Avenue, Slough, SL3 7BY	1
Upton	P/08522/002	8, London Road, Slough, SL3 7HG	1
Central	P/01046/014	Chicken George, 315 - 317, High Street, Slough, SL1 1BD	2
Chalvey	P/11098/003	6, The Green, Slough, SL1 2SN	2
Cippenham Meadows	P/01753/006	Land between 26 & 27 Salt Hill Way, Slough, SL1 3TR	2
Upton	P/08848/005	2, Hawtrey Close, Slough, SL1 1TB	2
Chalvey	P/04746/013	30, Chalvey Road East, Slough, SL1 2LU	3
Cippenham Green	P/03061/005	110a, Lower Cippenham Lane, Slough, SL1 5DW	3
Central	P/01344/019	218-220, High Street, Slough, SL1 1JS	4

Central	P/01412/013	R/O 274 High Street, Slough, SL1 1NB	4
Central	F/04829/025	FIRST FLOOR, BUCKINGHAM COURT, BUCKINGHAM GARDENS, SLOUGH, BERKSHIRE, SL1 1HP	5
Central	P/00283/020	125, High Street, Slough, Berkshire, SL1 1DH	5
Central	P/00511/014	12, The Grove, Slough, SL1 1QP	9
Upton	P/09547/004	49-51, Yew Tree Road, Slough, Berkshire, SL1 2AG	9
Central	F/05393/011	7-9, Church Street, Slough, Berkshire, SL1 1PQ	12
Central	P/01412/012	Sapphire Court, 274- 276, High Street, Slough, Berkshire, SL1 1NB	12
Central	P/07632/012	20-28, Mill Street, Slough, SL2 5DH	12
Langley St. Mary's	P/02140/006	Willow Parade, 276, High Street, Langley, and 6 & 8 Meadfield Road, Berkshire, SL3 8HD	12
Central	P/02418/034	Bishops Court, 238- 244, High Street, Slough, Berkshire, SL1 1JU	14
Farnham	P/16111/000	Land rear of, 102-104, Farnham Road, Slough, Berkshire, SL1 4YS	14
Colnbrook with Poyle	F/15092/002	Bridge House, Mill Brook Way, Riverside Park, Poyle, SL3 0HH	17
Farnham	F/01935/045	Units 3 & 4, 281 Farnham Road, Slough, SL2 1JF	18
Chalvey	P/12828/002	141-143, Chalvey Grove, Slough, Berkshire, SL1 2TD	19
Central	F/00511/011	12, The Grove, Slough, SL1 1QP	21
Farnham	F/01935/043	6,7 & 8, Kingfisher Court, 281, Farnham Road, Slough, Berkshire, SL2 1JF	24

Chalvey	F/15969/000	Burlington Court, Slough, Berkshire, SL1 2JS	25
Central	F/02278/017	WESTMINSTER HOUSE, 31-37, WINDSOR ROAD, SLOUGH, BERKS., SL1 2EL	27
Upton	F/00510/015	Airways House, 2, Langley Road, Slough, SL3 7FH	27
Chalvey	F/06286/017	110, Bath Road, Slough, SL1 3SZ	35
Chalvey	P/15909/000	Land rear of former Town Hall and Nos. 8 & 10 Ledgers Road, Slough, Berkshire	41
Chalvey	P/05898/023	Cornwall House, 67, High Street, Slough, SL1 1BZ	53
Upton	P/11425/012	LAND REAR OF 2-78 CASTLEVIEW ROAD, PART OF UPTON COURT PARK, & PART OF 36 BLENHEIM ROAD, UPTON COURT ROAD, SLOUGH, BERKSHIRE	98
Britwell & Northborough	P/15513/000	Land At Kennedy Park, Long Furlong Drive And At Marunden Green, Wentworth Avenue, Britwell, Slough, Berkshire, SL2	-23

## APPENDIX B: Duty to Co-operate Position Statement

Duty to Co-operate 10 November 2016

### Position Statement from the six Berkshire Planning Authorities<sup>2</sup> and Thames Valley Berkshire Local Enterprise Partnership (LEP) in response to representations from South Bucks and Chiltern District Councils about Housing Market Area (HMA) definitions

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07880-787007

1. In February 2016, the six Berkshire Authorities, together with Thames Valley Berkshire LEP published "*Berkshire (including South Bucks) Strategic Housing Market Assessment*"<sup>3</sup> which had been prepared by GL Hearn.
2. This study concluded  
"Using a best fit to local authority boundaries, there is strong evidence to support definition of two separate HMAs containing the Berkshire authorities and South Bucks – a Western Berkshire HMA covering Bracknell Forest, Wokingham Borough, Reading Borough and West Berkshire; and an Eastern Berks and South Bucks HMA comprising Slough Borough and the Royal Borough of Windsor and Maidenhead (RBWM) together with South Bucks" (para 5, p17).
3. During the period that evidence that was being collected for this publication, it was South Bucks District Council's intention to prepare a South Bucks Local Plan. Since then South Bucks has decided with Chiltern District Council to prepare a joint Local Plan. The Berkshire Authorities have no plans to revise their document following this decision.
4. In March 2015, "*Identifying HMAs and FEMAs in Buckinghamshire and the surrounding area (March 2015)*"<sup>4</sup> was published for the Buckinghamshire authorities by ORS Atkins. It recommended a Central Buckinghamshire HMA comprising Aylesbury Vale, Chiltern and Wycombe Districts, and that South Bucks District should be considered part of a Reading and Slough HMA comprising of South Bucks District Council and the Berkshire authorities. The March 2015 study predates the decision by South Bucks District Council and Chiltern District Council to prepare a joint Local Plan.
5. In June 2016, following the decision to prepare a joint Local Plan, South Bucks and Chiltern District Councils published "*HMAs and FEMAs in Buckinghamshire: Updating the evidence*"<sup>5</sup> which had been prepared by ORS Atkins.
6. This study concludes

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<sup>2</sup>Bracknell Forest Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council, West Berkshire Council and Wokingham Borough Council

<sup>3</sup><http://thamesvalleyberkshire.co.uk/Portals/0/FileStore/StrategicInfrastructure/StrategicInfrastructure/Berkshire%20SHMA%20Feb%202016%20-%20final.pdf>

<sup>4</sup><http://www.chiltern.gov.uk/CHttpHandler.ashx?id=6775&p=0>

<sup>5</sup><http://www.chiltern.gov.uk/planning/localplan2014-2036/evidence>

“we would continue to recommend to the Buckinghamshire councils that the most pragmatically appropriate “best fit” for the Central Buckinghamshire housing market area based on Local Plan areas comprises Aylesbury Vale district, Wycombe district and the combined area of Chiltern and South Bucks districts [...] these “best fit” groupings do not change the actual geography of the functional housing market areas that have been identified – they simply provide a pragmatic arrangement for the purposes of establishing the evidence required ...” (para 36-37, p10).

7. It goes on to note  
“Whilst we believe that this proposed grouping for Central Buckinghamshire HMA provides the overall “best fit” for joint working (based on a Joint Plan being developed for Chiltern and South Bucks), it is not the only arrangement possible given the complexities of the functional housing market areas in the region. Regardless of the final groupings, the more important issue will be the need for all of the Buckinghamshire districts to maintain dialogue with each other and also with their neighbouring authorities, as well as with the Mayor of London through the Greater London Authority” (para 38, p10).
8. Defining HMAs is not an exact calculation, and the “best-fit” methodology set out in the relevant government guidance anticipates cases where the same evidence supports a range of possible conclusions. It is up to each Planning Authority to make its own decisions, and to have its conclusions tested during the Local Plan examination process.
9. The Berkshire Authorities therefore seek to reach an understanding with colleagues from South Bucks and Chiltern District Councils that amounts to an “agreement to differ” over each other’s conclusion about the geography of the HMAs and to agree to work collaboratively on specific duty to co-operate matters during the preparation of their Local Plans.
10. The Berkshire Authorities suggest that a way forward is to prepare one or more meaningful “Memorandums of Understanding” between pairs or groups of local planning authorities. These would set out issues of shared concern, the appropriate actions to be taken to address these and measurable outcomes. It may be that further documents need to be prepared where issues of shared concern are identified.

**October 2017 – Version 2**

## **Central & Eastern Berkshire – Joint Minerals & Waste Plan**

### **Statement of Common Ground**

Between

The Central & Eastern Berkshire Authorities comprising; Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council

and

Slough Borough Council.

#### **1. Introduction**

1.1 This Statement of Common Ground relates to the preparation of the Joint Minerals & Waste Plan and the cross-boundary strategic priorities that relate to the Plan area and Slough Borough Council.

1.2 This Statement of Common Ground sets out the areas which the Central & Eastern Berkshire Authorities and Slough Borough Council wish to address to work positively together to ensure an effective cooperation on the cross-boundary issues.

1.3 The Government published the Housing White Paper: *Fixing our broken housing market*<sup>6</sup> in February 2017 set out the expectation that Statements of Common Ground will be prepared to set out how planning authorities will work together on cross-boundary issues.

1.4 The first officer level duty to cooperate meeting regarding the Joint Minerals & Waste Plan took place on 10<sup>th</sup> February 2017 with Hampshire Services representing the Central & Eastern Berkshire Authorities as part of their collaborative plan preparation agreement. The suggestion of a Statement of Common Ground was raised at the meeting and a draft was discussed at a subsequent meeting on the 1<sup>st</sup> September 2017, which also included representatives from Bracknell Forest, Windsor & Maidenhead and Hampshire Services.

#### **2. Background**

2.1 A summary of the cross-boundary issues agreed by the Central & Eastern Berkshire Authorities and Slough Borough Council are provided below:

##### *2.2 Waste movements*

2.2.1 The Environment Agency's Waste Data Interrogator (WDI) 2015 shows that the Central & Eastern Berkshire Plan Area is a net importer of inert waste to the administrative area of Slough.

2.2.2 In 2015, a total of 20,137 tonnes of inert waste was imported to Central & Eastern Berkshire from Slough. This figure has been variable for the last three years (see Table 1). Also in 2015, 12,822 tonnes of inert waste was exported from Central & Eastern Berkshire to Slough. This has

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<sup>6</sup> <https://www.gov.uk/government/collections/housing-white-paper>

risen over the last three years with the most recent significant movement to Gallymead House Transfer Station. It should be noted that the WDI records state that Horton Brook Quarry is in Slough rather than within the Royal Borough of Windsor & Maidenhead and as such, these movements have been discounted.

Table 1: Inert waste movements in tonnes between Central & Eastern Berkshire and Slough

<b>Inert Waste</b>	<b>Central &amp; Eastern Berkshire to Slough</b>	<b>Slough to Central &amp; Eastern Berkshire</b>
2013	8,754	23,354
2014	11,154	13,441
2015	12,822	20,137

Please note that these figures have been rounded up.

2.2.3 In relation to household, industrial and commercial (HIC) waste, a total of 37,357 tonnes of was imported to Central & Eastern Berkshire from Slough. The most significant of these waste movements were to the Star Works Landfill Site in Wokingham. However, a similar tonnage of 38,422 tonnes of HIC waste was exported to Slough from Central & Eastern Berkshire.

Table 2: HIC waste movements in tonnes between Central & Eastern Berkshire and Slough

<b>Inert Waste</b>	<b>Central &amp; Eastern Berkshire to Slough</b>	<b>Slough to Central &amp; Eastern Berkshire</b>
2013	23,543	47,992
2014	31,831	29,951
2015	38,422	37,357

Please note that these figures have been rounded up.

2.2.4 The Lakeside Energy from Waste (EfW) plant located at Colnbrook, Slough is a strategic facility which currently provides waste management capacity to Central & Eastern Berkshire. In 2015, the Lakeside plant received 71,375 tonnes of municipal waste from Central & Eastern Berkshire. The tonnage received has been relatively constant over the past three years as shown by Table 3.

Table 3: Municipal waste received at the Lakeside Energy from Waste (EfW) from Central & Eastern Berkshire.

<b>Lakeside EfW throughputs</b>	<b>Municipal waste originating from Central &amp; Eastern Berkshire</b>
2013	70,843
2014	72,899
2015	71,375

Please note that these figures have been rounded up.

### 2.3 Mineral movements

2.3.1 Mineral movements are recorded as part of the 4-yearly Aggregate Monitoring Survey that is carried out by the British Geological Survey on behalf of the Department for Communities and Local Government. The last survey was undertaken in 2014. However, movements of mineral in Central & Eastern Berkshire as well as Slough are recorded on a Berkshire-wide scale rather than by Mineral Planning Authority which means the figures also include those mineral movements relating to West Berkshire.

2.3.2 There have been no operational mineral sites within the administrative boundary of Slough for over 10 years. As such, there are no sales figures to review to determine future aggregate demand.

2.3.3 There are however, a number of operational quarries on the boundary of Slough (some with access routes within Slough) that supply the demand. These include quarries located in Buckinghamshire, and Windsor & Maidenhead.

2.3.4 There are no operational soft sand quarries in Central & Eastern Berkshire or Slough and therefore, the demand for soft sand is being met by neighbouring authorities such as West Berkshire, Buckinghamshire and Oxfordshire.

2.3.5 There are currently no aggregate rail depots in Central & Eastern Berkshire and therefore, there is a reliance placed on rail depots in surrounding areas, including the rail depot at Colnbrook, Slough.

## 2.4 *Waste sites*

2.4.1 There is currently insufficient waste management capacity within Central & Eastern Berkshire to enable self-sufficiency. The Lakeside EfW plant in Slough is currently providing waste management to Central & Eastern Berkshire. However, the Heathrow Expansion plans would result in the loss of the Lakeside facility. There are plans to relocate the Lakeside EfW plant elsewhere and sites are currently being investigated. One of the potential sites is within the administrative boundary of Windsor & Maidenhead and therefore, within the Plan Area.

## 2.5 *Mineral sites*

2.5.1 The Colnbrook Aggregate Rail Depot is also under threat due to the Heathrow expansion plans. However, Heathrow Airport Limited has stated<sup>7</sup> that the reconfiguration of the Colnbrook rail depot is currently being examined. This would allow for the import of materials to support the construction of the Heathrow expansion. It is anticipated that this facility would remain post-construction and therefore, the use of the facility as an aggregate facility could be explored.

2.5.2 There are three operational sand and gravel quarries within Central & Eastern Berkshire on the border of Slough. These include Horton Brook, Kingsmead Quarry and Riding Court Farm. All three sites have large reserves and are likely to be supplying Slough with sand and gravel.

## **3. Matters subsequently agreed**

### 3.1 *Waste movements*

3.1.1 Waste movements will continue between Central & Eastern Berkshire and Slough during the Joint Minerals & Waste Local Plan period up to 2036 due to geographical proximity of the administrative areas.

3.1.2 Central & Eastern Berkshire will aim to be self-sufficient in relation to waste management during the Plan period, particularly in relation to inert waste management. This is likely to have an impact on waste movements between Central & Eastern Berkshire and Slough.

### 3.2 *Mineral movements*

3.2.1 Central & Eastern Berkshire will continue to supply sand and gravel to Slough during the Plan period.

3.2.2 Aggregate will continue to be supplied to Central & Eastern Berkshire from the Colnbrook rail depot, whilst operational as an aggregate rail depot.

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<sup>7</sup> Letter from Heathrow Airport Limited dated 21 July 2017 in response to the Central & Eastern Berkshire – Joint Minerals & Waste Local Plan: Issues & Options Consultation.

### 3.3 Mineral sites

3.3.1 Sand and gravel quarries in Central & Eastern Berkshire will continue to supply Slough.

3.3.2 Although outside of the Central & Eastern Berkshire Authorities control, support is given to the safeguarding or reconfiguring of the Colnbrook rail depot due to the dependence of the Plan area on surrounding rail depots.

### 3.4 Waste sites

3.4.1 The Lakeside EfW facility will continue to receive waste from Central & Eastern Berkshire so as long as the existing contract allows.

3.4.2 The Central & Eastern Berkshire Authorities will work closely with Slough Borough Council to support the safeguarding or relocation of the Lakeside EfW plant, due to the dependence of the Plan area on the facility.

## 4. Additional matters

4.1 Both the Central & Eastern Berkshire Authorities and Slough Borough Council will continue to engage to meet the requirements of the Duty to Cooperate. This engagement will include the participation in plan-making consultations, where required.

4.2 The Central & Eastern Berkshire Authorities will provide safeguarding support through information sharing of data, where permissible.

4.3 The implications of the Heathrow Airport Expansion on planning for minerals and waste in both Central & Eastern Berkshire and Slough are recognised.

4.4 The Central & Eastern Berkshire Authorities are planning for minerals using the 10-year average sales data for the Plan area as set out in the National Planning Policy Framework<sup>8</sup>. The Apportionment in the Replacement Berkshire Minerals Local Plan<sup>9</sup> is no longer applicable. This approach does not impact negatively on Slough Borough Council planning for minerals in the future.

## 5. Agreement

On behalf Slough Borough Council:

Name: [add name, title]

Signed:

Date: XXXX

On behalf Bracknell Forest Council:

Name: [add name, title]

Signed:

Date: XXXX

On behalf Reading Borough Council:

Name: [add name, title]

Signed:

Date: XXXX

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<sup>8</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf) - Para 145.

<sup>9</sup> <https://files.bracknell-forest.gov.uk/sites/bracknell/documents/replacement-minerals-local-plan-for-berkshire-2001.pdf?ZDTTo4e3rocRLKW7EE8iygqJcGJ27MJub>

On behalf the Royal Borough of Windsor & Maidenhead:

Name: [add name, title]

Signed:

Date: XXXX

On behalf Wokingham Borough Council:

Name: [add name, title]

Signed:

Date: XXXX

## **APPENDIX C: Saved Local Plan Policies**

### **Saved Local Plan Policies**

#### **DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN THE LOCAL PLAN FOR SLOUGH ADOPTED MARCH 2004**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

John Cheston  
Senior Planning Officer  
Housing and Planning Directorate  
Government Office for the South East

25 September 2007

## SCHEDULE

### POLICIES CONTAINED IN THE LOCAL PLAN FOR SLOUGH 2004

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
H2	Housing Sites
H3	Additional Housing Sites
H7	Town Centre Housing
H8	Loss of Housing
H9	Comprehensive Planning
H10	Minimum Density
H11	Change of Use to Residential
H12	Residential Areas of Exceptional Character
H13	Backland/Infill Development
H14	Amenity Space
H15	Residential Extensions
H17	Conversion of Garages to Habitable Rooms
H18	Granny Annexes
H20	Houses in Multiple Occupation
H22	Elderly Persons, Nursing and Care Homes
H23	Residential Children's Homes
H24	Bed and Breakfast Accommodation
EMP2	Criteria for Business Developments
EMP4	Development outside of the Existing Business Area
EMP5	Proposed Town Centre Offices
EMP6	Stoke Road Area
EMP7	Slough Trading Estate
EMP8	Heathrow Business Park
EMP9	Lakeside Road Estate, Galleymead Road and the Poyle Estate
EMP10	Langley Business Park and Langley Business Centre
EMP12	Remaining Existing Business Areas
S1	Retail Hierarchy
S3	Major Non-Food Retail Development

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
S4	Warehouse Clubs
S6	Food Superstores
S8	Primary and Secondary Frontages
S9	Change of Use A1-A2
S10	Change of Use A1-A2 – Neighbourhood Centres
S11	Late Night Uses in Slough Town Centre
S12	Change of Use A1-A3
S13	Pavement Cafés
S14	Amusement Centres
S15	Diversification of Use
S16	Town Centre Leisure Uses
S17	New Shop Fronts
S18	Security Shutters
EN1	Standard of Design
EN2	Extensions
EN3	Landscaping Requirements
EN5	Design and Crime Prevention
EN6	Interference with Telecommunications Signals
EN7	Telecommunications Development
EN9	Public Art
EN11	Advertisements on Commercial Buildings
EN17	Locally Listed Buildings
EN22	Protection of Sites with Nature Conservation Interest
EN23	Areas of Local Nature Conservation Interest
EN24	Protection of Watercourses
EN34	Utility Infrastructure
OSC1	Protection of Public Open Space
OSC2	Protection of School Playing Fields
OSC3	Protection of School Playing Fields Declared Surplus to Educational Requirements

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
OSC4	Protection of Private Playing Fields and Courts
OSC5	Public Open Space Requirements
OSC7	Cippenham Green Wedge
OSC8	Green Spaces
OSC9	Allotments
OSC13	Floodlighting
OSC14	Sequential Test for Key Complementary Town Centre Uses
OSC15	Provision of Facilities in new Residential Developments
OSC17	Loss of Community, Leisure or Religious Facilities
CG1	Colne Valley Park
CG2	Linear Park
CG3	Redevelopment of Canal Basin
CG4	Slough Arm of the Grand Union Canal
CG9	Strategic Gap
CG10	Heathrow Airport Safeguarded Area
T2	Parking Restraint
T7	Rights of Way
T8	Cycling Networks and Facilities
T9	Bus Network and Facilities
T10	Rail Interchange Facilities
T11	Protection of the West Drayton to Staines Line
T12	Rail Freight Transfer Facilities
T13	Road Widening Lines
T14	Rear Service Roads
TC1	Town Centre Small Housing Sites
TC2	Slough Old Town

## APPENDIX D: DELETED LOCAL PLAN POLICIES

As part of the AMR a review of the Saved Policies of the Slough Local Plan was undertaken.

The AMR 08/09 identified that the following Saved Local Plan policies were no longer needed for development control purposes: Policy H7 (Town Centre Housing), Policy H10 (minimum density), Policy EN7 (Telecommunications Development); and Policy OSC14 (Sequential Test for Key Complementary Town Centre Uses).

In the AMR 09/10 we identified that as a result of the adoption of the Site Allocations DPD in December 2010 the following Local Plan policies have been deleted as they have been superseded by Site Allocations Policy 1 (SAP1) in the Site Allocations DPD:

### **EMP5 - Proposed town centre offices**

Proposal Site 21 - Land west and east of Slough Station and land adjacent to railway west of William Street

Proposal Site 22 - Grove Court, Hatfield Road

Proposal Site 23 - The Old Crown, Buckingham Gardens (part of)

Proposal Site 24 - Petrol station, Herschel Street

Proposal Site 25 - 17-23 High Street

Proposal Site 26 - 1-7 High Street

Proposal Site 27 - Heart of Slough proposals (part of)

Proposal Site 28 - 2-10 Windsor Road

Proposal Site 29 - 53-63 Windsor Road

Proposal Site 30 - Fineleigh Court, Bath Road/Ledgers Road

Proposal Site 31 - 11-15 St. Laurence way (part of)

Proposal Site 32 - Newsweek House site, Wellington Street

Proposal Site 45 - Land at Thames Valley University (part of)

Proposal Site 55 - South Bucks District Council offices, Windsor Road.

### **OSC7 - Cippenham Green Wedge**

### **CG3 - Redevelopment of the Canal Basin**

#### **TC1 - Town Centre Small Housing Sites**

Proposal Site 31 - 11-15 St. Laurence Way (Part of)

Proposal Site 47 - 316-320 High Street

Proposal Site 48 - 30-36 Park Street

Proposal Site 49 - Herschel Street/Victoria Street

## APPENDIX E: GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	DEFINITION
A1	The shops use class – a planning classification, within which planning permission is not needed for a change of use.
A2	The financial and professional services use class – a planning classification, within which planning permission is not needed for a change of use.
A3	The restaurants and cafés use class – a planning classification, within which planning permission is not needed for a change of use.
A4	The drinking establishments use class – a planning classification, within which planning permission is not needed for a change of use.
A5	The hot food take-away use class – a planning classification, within which planning permission is not needed for a change of use.
AMR / Annual Monitoring Report	Setting out the progress in terms of producing LDDs and in implementing policies.
AQMA / Air Quality Management Area	A defined area within which air quality standards or objectives are not being achieved.
B1	The business use class – a planning classification, within which planning permission is not needed for a change of use.
B1 (a)	A subdivision of the B1 use class, encompassing offices (other than those in class A2 – financial and professional services).
B1 (b)	A subdivision of the B1 use class, encompassing research and development.
B1 (c)	A subdivision of the B1 use class, encompassing light industry.
B2	The general industrial use class - a planning classification, within which planning permission is not needed for a change of use.
B8	The storage and distribution use class - a planning classification, within which planning permission is not needed for a change of use.
BAP / Biodiversity Action Plan	A plan which sets priorities for important habitats and wildlife.
BVPI / Best Value Performance Indicator	Best Value Performance Indicator (a national measure of performance, set by central government) (e.g. BVPI 204). BVPIs are being replaced by National Indicators.
C1	The hotels use class – a planning classification, within which planning permission is not needed for a change of use.
C2	The residential institutions use class – a planning classification, within which planning permission is not needed for a change of use.

CLG / Communities and Local Government	The Government department with responsibility for planning and local government. It replaced the former ODPM in May 2006.
COI / Core Output Indicator	A set of indicators defined by Government, in order to monitor the effectiveness of policies and enable national comparison. The guidance on Core Output Indicators has been deleted.
Core Strategy	The long-term spatial vision and strategy for the area, including the key strategic policies and proposals to deliver that vision.
D2	The assembly and leisure use class – a planning classification, within which planning permission is not needed for a change of use.
DPD / Development Plan Document	Spatial planning document prepared by the planning authority that is subject to an independent public examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the Council.
dph	Dwellings per hectare
IMD / Index of Multiple Deprivation	The Government publishes an Index of Multiple Deprivation combining individual indices for the following domains: income; employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime; and living environment into an overall measure of deprivation, the most recent being the 2007 IMD.
Indicator	A measure of variables over time often used to measure achievement of objectives.
LDDS / Local Development Documents	Generic term for documents that can be included in the Local Development Framework. Comprises Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
LDF / Local Development Framework	A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area.
LDS / Local Development Scheme	Rolling three-year project plan for the preparation of Local Development Documents.
Local Plan	Part of the Development Plan under the old system. Statutory district-wide document prepared under the old system that sets out land use policies and proposals for the area.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
PDL / Previously Developed Land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings)
SA / Sustainability Appraisal	Generic term used in this guidance to describe the form of assessment that considers social, environmental and economic effects, which fully incorporates the requirements of the SEA Directive.
Sustainability Appraisal Report	Term used in this guidance to describe a document required to be produced as part of the SA process to describe and appraise the likely significant effects on sustainability of implementing a plan, which also meets the requirement for the Environmental Report under the SEA Directive.

SCI / Statement of Community Involvement	Sets out the approach of the authority to involving the community in the preparation, alteration and review of Local Development Documents and in the consideration of significant planning applications.
SEA / Strategic Environmental Assessment	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In this guidance, 'SEA' is used to refer to the type of environmental assessment required under the SEA Directive.
SPD / Supplementary Planning Documents	Statutory documents that expand upon policies or proposals in Development Plan Documents. These replace Supplementary Planning Guidance.
Sui Generis	A term to describe uses that are not within defined Use Classes, such as nightclubs; motor car showrooms; retail warehouse clubs; taxi or vehicle hire businesses; laundrettes; amusement centres; petrol stations; hostels; theatres.