

# Consistency of the Slough Local Development Plan with the National Planning Policy Framework

Self assessment using the PAS NPPF Checklist

Published for  
public comment\*  
February 2013



\*Approved by the Planning Committee November 29th 2012; Policies referred to are provided in a Supporting Document.

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## Chapter 1: Introduction

### **Publication for Comment**

- 1.1 **The Council is seeking opinions on the views expressed in this document on the consistency of the policies that make up Slough's Development Plan with the National Planning Policy Framework (NPPF) between the 14th February and 29th March 2013.** A sample comment form is provided at Appendix 1. This document and information is available online at [www.slough.gov.uk/planningpolicy/](http://www.slough.gov.uk/planningpolicy/)
- 1.2 The Council has published this document for information, and public opinion on the conclusions drawn in it: Chapter 2 of this document provides a summary of how Slough's Development Plan addresses the key points in the NPPF. Chapter 3 contains a more detailed assessment of the policies that form the Slough Development Plan (see paragraph 1.14 below) using the Planning Advisory Service Self Assessment Checklist.
- 1.3 **Please return comments by 6pm on the 29th March 2013 to:**
- Postal/by hand**  
Planning Policy and Projects  
Slough Borough Council  
St Martins Place  
51 Bath Road, Slough  
SL1 3UF
- Email**  
[Planningpolicy@slough.gov.uk](mailto:Planningpolicy@slough.gov.uk)
- DX**  
Planning  
SBC  
DX 42270  
Slough West
- 1.4 The results of this exercise will be reported back to the Planning Committee with a recommendation as to how to proceed with the publication of a Composite Development Plan for Slough.

- 1.5 The policies themselves are not up for review as explained below. However the process does also allow the Council to consider what other supplementary planning policies may need to be produced to fill in any identified gaps, or if some of the "saved" Local Plan policies no longer need to be used for development control purposes.
- 1.6 The overall effect of this process should be to ensure that the Council's suite of planning policies continue to be fit for purpose for the foreseeable future, and in particular after the transitional arrangements deadline for the NPPF has passed in March 2013.

### **The Planning Advisory Service (PAS) National Planning Policy Framework (NPPF) Checklist**

- 1.7 PAS<sup>1</sup> has produced a self assessment tool, referred to as the NPPF Checklist, to help Local Authorities assess the content of plans against requirements in the NPPF.
- 1.8 The Council has used the table and method based upon Part 1 of the PAS NPPF Checklist as PAS advice suggests this is the most appropriate for those Councils with adopted plans in place, by virtue of them already having been found sound. The table is particularly useful because it focuses on the main areas where the NPPF has changed policy, and identifies the key issues that have to be considered.
- 1.9 The Council's assessment of the consistency of policies in the Slough Development Plan with the NPPF is set out in Chapter 3. The Development Plan Policies referred to in Chapters 2 and 3 are included in a supporting document for convenience, along with a complete list of Policies that form the Slough Local Development Plan.

<sup>1</sup> PAS is part of the Local Government Association and is funded and tasked by the Department of Communities and Local Government (DCLG) to help local authorities understand and respond to planning reform. [www.pas.gov.uk](http://www.pas.gov.uk)

### ***The NPPF***

- 1.10 The National Planning Policy Framework (NPPF) was published in March 2012 as a 'streamlined' document that replaced Planning Policy Statements and Guidance (PPSs and PPGs)<sup>2</sup>. It sets out the Government's planning policies for England, providing guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
- 1.11 The NPPF has been accompanied by a range of other measures that aim to deliver the Government's aspirations to deliver its 'view of what definition of sustainable development means in practice for the planning system [and] speed up planning decisions' (See <https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively>).
- 1.12 Planning law requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicated otherwise. The NPPF is a material consideration in planning decisions. PAS produced their checklist to help Local Planning Authorities assess the content of their local plans against requirements in the NPPF.

### ***Slough Local Development Plan***

- 1.13 There are currently a number of plans which together form the adopted Local Development Plan for Slough. These are the Core Strategy (2008) and Site Allocations (2010) Development Plan Documents (DPDs) together with the "saved" policies from the Local Plan for Slough (2004), Replacement Minerals Plan for Berkshire (2001) and Waste Local Plan for Berkshire (1998).

- 1.14 The Core Strategy and its Spatial Strategy of "concentrating development" have proved to be robust, the Council can still demonstrate it has a five and 15 year housing supply, and the comprehensive regeneration schemes promoted in the Site Allocations DPD are being delivered.
- 1.15 As such Slough Borough Council agreed at its Planning Committee on 17th October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan for Slough should all be republished in a single 'Composite Development Plan' for Slough.
- 1.16 The Council does however need to consider its Development Plan as a whole with the National Planning Policy Framework (NPPF) because from March 2013 the transitional arrangements will cease to operate, and adopted plans will only be given weight according to their degree of consistency with the new Framework (paragraph 208-219).
- 1.17 A review of Local Plan policies was carried out alongside the assessment process to identify which are sufficiently superseded by the NPPF to no longer be 'Saved' for Development Control purposes.
- 1.18 The initial conclusions from this exercise suggest that with one or two exceptions the policies in Slough's Plans perform well when compared with the NPPF. In the interests of Localism the Self Assessment is being published for professionals and the wider public to comment on the conclusions drawn. The Council can then make a more informed decision about the content of the proposed Composite Development Plan for Slough.

<sup>2</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))

## Chapter 2: Consistency of Slough Development Plan with the NPPF

- 2.1 A detailed Self Assessment table is provided in Chapter 3 but the key points are summarised below; NPPF paragraph references are given in brackets.
- 2.2 Comments are sought solely on the written review of the Policies not the policies themselves, because as set out in the previous section the Council does not consider a full scale review of Slough's Development Plan is currently necessary.
- 2.3 A review of their conformity with the NPPF is considered beneficial to assist in the assessment of planning applications, and in light of the end of the transitional arrangements in March 2013.

### ***Presumption in favour of Sustainable Development***

- 2.4 At the heart of the National Planning Policy Framework (paragraph 14) is a "presumption in favour of sustainable development" which should be seen as a golden thread running through both plan making and decision taking.
- 2.5 In practice, to demonstrate a commitment to deliver this "presumption", plans that have been approved since the NPPF came in to force have had a 'model policy' inserted at the beginning.

- The basis of the model policies is one produced by Planning Inspectorate<sup>3</sup>, and which states that the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 2.6 Slough's Development Plan, having been adopted prior to the NPPF, does not include this model policy. The Council considers this does not necessarily mean that it does not comply with the NPPF, and Decision Notices issued by Slough Borough Council do include reference to how the presumption and NPPF have been considered. The policy is effectively a statement of intent and so it would be possible for the Council to agree to this without it being part of adopted planning policy.
- 2.7 Other key points for plan making in the NPPF (14) are :
- Local planning authorities should positively seek opportunities to meet the development needs of their area and
  - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

<sup>3</sup> National Planning Policy Framework - Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

([http://www.planningportal.gov.uk/wps/portal!/ut/p/c4/04\\_SB8K8xLLM9MSSzPy8xBz9CP0os3gjtXBnJydDRwP3IA8LA0\\_ngJALwt\\_YwMjI\\_2CbEdFACgDI6k!/?PC\\_7\\_2FTCBB1A004810IIHTVFM010C5000000\\_WCM\\_CONTEXT=/wps/wcm/connect/portal2liveenvironment/portal2site/planning/planninginspectorate/presumption](http://www.planningportal.gov.uk/wps/portal!/ut/p/c4/04_SB8K8xLLM9MSSzPy8xBz9CP0os3gjtXBnJydDRwP3IA8LA0_ngJALwt_YwMjI_2CbEdFACgDI6k!/?PC_7_2FTCBB1A004810IIHTVFM010C5000000_WCM_CONTEXT=/wps/wcm/connect/portal2liveenvironment/portal2site/planning/planninginspectorate/presumption))

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| <p>2.8 All of Slough’s strategic policies which deal with needs are set out in the Core Strategy which is in compliance with the allocations in the South East Plan. Whilst the Council continues to monitor development and update its evidence base, it is not considered necessary to carry out a review of the underlying assumptions behind the strategic policies in the Core Strategy.</p> <p>2.9 As a result the “Self Assessment” has not sought to reassess Slough’s needs. The main focus of the exercise is therefore to identify how the policies can be applied with sufficient flexibility to adapt to any identified changes in circumstances.</p> <p>2.10 At the same time, as explained above, it is not considered necessary to review the existing Spatial Strategy of concentrating development in the town centre.</p> <p>2.11 In order to implement the spatial strategy it is necessary to have some strategic place shaping policies which seek to direct development to appropriate locations. These comply with the NPPF in that they are in accordance with one of the core planning principles in the Framework (17) which states that we should have a plan led system which empowers local people to shape their surroundings.</p> <p>2.12 Having set out the general principles as to how the Self Assessment should work, each of the various topics areas are considered in detail below.</p> | <p>2.15 The housing supply figures are based upon the requirement set out in the South East Plan which represents the latest objective assessment of housing need for the area which is consistent with the policies in the Framework.</p> <p>2.16 The Core Strategy also complies with the NPPF (50) in that it has identified that affordable housing is needed in Slough and set out a policy for meeting this need. Core Policy 4 requires between 30 and 40% of housing to be affordable on sites with 15 units or more. The NPPF allows this minimum threshold to be reduced but it is not intended to review this at this stage.</p> <p>2.17 A recent assessment of housing needs shows the scale of demand for affordable units is still very high in Slough. The Council will take into account viability when deciding upon the proportion of affordable housing that should be provided, but only on a site by site basis.</p> <p>2.18 Several developments have been approved since the start of the economic down turn that include a substantial amount of affordable housing which indicates that the existing policy, as currently applied, is workable in many cases. As a result it is not considered that the affordable housing policies need to be reviewed in order to comply with the NPPF.</p> <p>2.19 The Core Strategy also complies with the NPPF (50) in that it has identified the type of housing that is required in particular locations but directing flats to the town centre and only allowing predominantly family housing elsewhere.</p> |
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***Housing***

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- 2.13 The NPPF (49) makes it clear that policies should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.14 Slough has a good record of housing delivery. The latest Housing Trajectory in the Annual Monitoring Report shows that we have a five and fifteen year supply of housing in Slough. This takes account of the need for an additional buffer of 5% as required by the NPPF (47).

***Retail and Town Centres***

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- 2.20 The key thrust of the NPPF (23) is that planning policies should positively promote competitive town centre environments as well as a hierarchy of other centres. The spatial strategy of concentrating development in the town centre which is set out in the Core Strategy and implemented through the Site Allocations DPD is entirely consistent with the Framework.

- The “saved” Local Plan policies set out the development control type policies that the NPPF requires.
- 2.21 The main policy tool for promoting town centres set out in the NPPF (24) is the application of the sequential test for main town centre uses. Core Policy 6 sets out a sequential test for retail uses which is broadly in line with the NPPF. The main difference is that the Core Strategy states that developers will be required to demonstrate that there is a “need” for the development. The Framework does not include this as a requirement but states that the “impact” of the proposed development on existing or proposed investment in the centre needs to be assessed. In Slough these assessments cannot be carried out without establishing what the overall demand for retail floor space will be. As a result, although it will no longer be treated as a policy requirement, the question of need will remain as a key consideration in the quantification of retail impact.
- 2.22 The NPPF (23) requires plans to allocate sites to meet the scale and type of retail, leisure, commercial, cultural, community and residential development needed in town centres. This has been done through the Site Allocations DPD which has allocated sites in Slough town centre, the Farnham Road and at Langley.

### ***Business and Employment***

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- 2.23 The NPPF (19) makes it clear that the Government is committed to ensuring that the planning system does everything that it can to support sustainable economic growth and that authorities should plan proactively to meet the development needs of business and support the economy (20).
- 2.24 The Core Strategy sets out a clear economic vision and strategy for Slough in accordance with the NPPF (20). There are no restrictions upon the amount of development that can take place.

- 2.25 The Core Strategy and ‘Saved’ Local Plan policies control the location of where different types of employment should go in accordance with the Spatial Strategy. They identify areas for economic regeneration, strategic employment sites, infrastructure provision and environmental enhancement in accordance with the Framework (21).
- 2.26 The Site Allocations DPD expanded the Town Centre boundary, the area within which business uses are considered suitable (22). It also allows for the regeneration of the Slough Trading Estate which offers a diversity of business and employment opportunities.

### ***Green Belt***

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- 2.27 The NPPF (87) has not introduced any significant changes to Green Belt policy and retains the presumption against inappropriate development unless there are very special circumstances.

### ***Minerals***

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- 2.28 It is recognised that the strategy within the Replacement Minerals Plan for Berkshire (2001) is completely out of date. As a result the only policies that have been “saved” for continued use are the development control type policies that the NPPF (143) states are required.
- 2.29 As a result there is no allocation for Slough and no policy to ensure that there is sufficient supply of material to meet needs. The NPPF (142) acknowledges, however, that minerals can only be worked where they are found. The position in Slough is that virtually all available mineral resources have been dug. The Minerals Plan identifies two Preferred Areas for mineral extraction which effectively constitute Slough’s entire potential supply.

2.30 Whilst it is acknowledged that there is a strategic policy gap as far as minerals planning in Slough are concerned, it is considered that the “saved” policies in the Minerals Local Plan continue to provide the necessary development control policies that are needed. The only one which may not comply with the presumption in favour of sustainable development in the NPPF is Policy 10 which sets out a presumption against minerals extraction outside of the Preferred Areas. As a result this policy may be recorded in the Annual Monitoring Report as no longer used for development control purposes. This would not, however, make any difference in practice because, as explained above, there is little scope for minerals extraction outside of these areas.

### ***Promoting Healthy Communities***

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2.31 The NPPF uses this term as an umbrella for the role planning has in facilitating community cohesion and wellbeing. It states that planning policies and decisions should:

- aim to achieve places which promote safe and accessible environments and developments which address crime and the fear of crime (69).
- deliver the social, recreational and cultural facilities and services the community needs. This includes guarding against the unnecessary loss of valued facilities including schools, local shops, sports venues, cultural buildings and places of worship (70).
- protect existing open spaces, playing fields, public rights of way and access (74,75).

2.32 While these issues are not grouped together in one policy in the Core Strategy or Local Plan, there are policies which cover and are fully compatible with the NPPF objectives to deliver healthy, inclusive communities.

These include Core Policy 2 (Green Belt and Open Spaces), Core Policy 10 (Infrastructure), Core Policy 11 (Social Cohesiveness), Core Policy 12 (Community Safety) and EN5 (Design and Crime Prevention), Core Policy 6 (retail, leisure and community facilities).

### ***Transport***

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2.33 The Council’s existing policies are in general conformity with the NPPF. The new Framework has removed the requirement to have maximum car parking standards but it is considered that the parking cap for commercial development in Core Policy 7 should be retained because it is an integral part of the Council’s transport strategy and a key tool for ensuring Spatial Strategy of concentrating development in the town centre. It is also consistent with the NPPF policy of supporting a pattern of development that facilitates the use of sustainable modes of transport.

### ***Natural and Built Environment and Flood Risk***

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2.34 It is considered that the Council’s policies for the built environment, natural and historic environment, including design, biodiversity and measures to adapting to climate change, conform with the NPPF.

2.35 The Council has an up to date flood risk management strategy, and is working on measures to address flooding from all sources across the borough.

2.36 Energy efficiency in existing buildings that is not covered by building control can be addressed in supplementary guidance.

### ***Other Topics***

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2.37 The NPPF does not cover Waste issues and Gypsies and Travellers are subject to a separate exercise. As a result these have not been included in the Self Assessment.

## Chapter 3: The NPPF Self Assessment Checklist

### Index of policies and checklist table reference

This table sets out where in the NPPF checklist the policies in Slough Development Plan are referenced. The text of policies referred to is included in the supporting document.

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<b>1. Slough Core Strategy</b>	
Spatial Vision	1A,1B-1
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Core Policy 1 Spatial Strategy and core strategic spatial policies	1A,1B-2,1B-4, 1B-6, 1B-9, 1B-10
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Policy H3 Additional Housing Sites	
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Policy H9 Comprehensive Planning	
Policy H11 Change of Use to Residential	
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Policy H17 Conversion of Garages to Habitable Rooms	1B-6
Policy H18 Granny Annexes	1B-6
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Policy EMP7 Slough Trading Estate	
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Policy EMP12 Remaining Existing Business Areas	
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Policy S3 Major Non-Food Retail Development	
Policy S4 Warehouse Clubs	
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Policy S11 Late Night Uses in Slough Town Centre	
Policy S12 Change of Use A1 to A3	
Policy S13 Pavement Cafes	
Policy S14 Amusement Centres	
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Policy EN1 Standard of Design	1B-7
Policy EN2 Extensions	1B-7
Policy EN3 Landscaping Requirements	1B-7
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Policy EN6 Interference with Telecommunication Signals	
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Policy EN11 Advertisements on Commercial Buildings	
Policy EN17 Locally Listed Buildings	1B-12
Policy EN22 Protection of Sites with Nature Conservation Interest	1B-11
Policy EN23 Areas of Local Nature Conservation Interest	1B-11
Policy EN24 Protection of Watercourses	1B-10, 1B-11
Policy EN34 Utility Infrastructure	
<b>Chapter 6: Open Space, Community, Leisure and Educational Facilities</b>	
Policy OSC1 Protection of Public Open Space	1B-8
Policy OSC2 Protection of School Playing Fields	1B-8
Policy OSC3 Protection of School Playing Fields Declared Surplus to Educational Requirements	1B-8
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Index of Plans and policies	NPPF Table reference
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Policy CG4 Slough Arm of the Grand Union Canal	1B-8, 1B-11
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Policy 2 Prevention of sterilisation	
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Policy 6 General considerations for sand and gravel extraction	
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Policy 29 Importing aggregates to plant sites	

1A Achieving sustainable development: The presumption in favour of sustainable development and core planning principles (paragraph 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).	Does the plan positively seek opportunities to meet the development needs of the area?	<p>The NPPF (6) states that the purpose of the planning system is to contribute to the achievement of sustainable development and has an economic, social and environmental role (7).</p> <p>The Core Strategy has a positive "Spatial Vision" and "Strategic Objectives" which are reflected in the spatial strategy.</p> <p>None of the policies in the Core Strategy seek to limit the quantum of development that can take place.</p> <p>The Site Allocations Development Plan Document (DPD) has proactively identified key sites for comprehensive redevelopment which meet the specific needs of local communities.</p>	There are no conflicts with the NPPF.
	Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in paragraph 14)?	<p>All of Slough's strategic policies which deal with needs are set out in the Core Strategy. This was prepared upon an assessment of the needs at the time. It is also in compliance with the South East Plan.</p> <p>The Council is not carrying out a review of its plans and so it is not considered necessary to carry out a review of the underlying assumptions behind the strategic policies in the Core Strategy.</p> <p>The Council continues to monitor development and update its evidence base as required but it is not considered necessary to carry out a complete review of development needs as part of this "Self Assessment" exercise.</p> <p>Flexibility is built into the Core Strategy policies.</p> <p>For example the housing allocation set out in Core Policy 3 (Housing Distribution) is expressed as a minimum and was adjusted to take account of the increase in Slough's allocation in the South East Plan.</p> <p>The Housing Trajectory shows that the Council is not treating this figure as a maximum in that it has already approved or allocated sites for a much higher number of dwellings.</p> <p>In selected key locations Core Policy 1 (Spatial Strategy) allows for "some relaxation of policies and standards where this can be justified by the overall environmental, social and economic benefits that will be provided to the wider community".</p> <p>Those policies which are not positively framed, such as the protection of the Green Belt, are the type of policies which the Framework recognizes should either be restrictive (14) or should actively manage patterns of growth (17).</p> <p>This is explained in more detail in the assessment of individual topics set out below.</p>	<p>The Slough Plans met the objectively assessed needs at the time that they were prepared and have sufficient flexibility to meet changes in circumstances. As a result they are compatible with the NPPF.</p>

1A Achieving sustainable development: The presumption in favour of sustainable development and core planning principles (paragraph 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p>	<p>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</p>	<p>Because all of the plans that cover Slough pre-date the NPPF, none of them contain the recommended model policy which sets out the presumption in favour of sustainable development.</p>	<p>None of the plans contain the "model policy". This is effectively a statement of intent that in applying policy the Council will work proactively with applicants to approve applications where possible. As a result it would be possible to adopt this statement of intent even though it is not currently part of the statutory development plan.</p>
		<p>The core planning principles set out in the <b>NPPF (17)</b> include the requirement that planning should:</p> <ul style="list-style-type: none"> <li>• Be plan-led, empowering local people to shape their surroundings;</li> <li>• Proactively support sustainable economic development;</li> <li>• Secure high quality design and good amenity;</li> <li>• Take account of the different roles and character of different areas;</li> <li>• Protect the Green Belt;</li> <li>• Support the transition to a low carbon future</li> <li>• Conserve and enhance the natural environment and reduce pollution;</li> <li>• Encourage the use of brownfield land;</li> <li>• Promote mixed use developments;</li> <li>• Conserve heritage assets;</li> <li>• Make fullest possible use of public transport, walking and cycling, focus significant development in sustainable locations;</li> <li>• Improve health, social and cultural wellbeing.</li> </ul> <p>It is considered that the combination of the <b>Core Strategy DPD, Site Allocations DPD</b> and the "Saved" policies in the <b>Local Plan</b> implement these core planning principles.</p> <p>The extent to which individual policies comply with the NPPF is examined in the relevant sections below.</p>	<p>There are no conflicts with the NPPF.</p>

1B Delivering sustainable development: 1. Building a strong, competitive economy (paragraphs 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).		<p>The NPPF (18) states that the Government is committed to securing economic growth in order to create jobs and prosperity.</p> <p>The Core Strategy Spatial Vision includes a number of economic elements. These include encouraging, "... the comprehensive redevelopment of parts of the town centre so that it can fulfill its role as a regional hub and maintain its position as an important regional shopping, employment and transport hub."</p> <p>It also states that, "The existing business areas in Slough will have an important role in maintaining a thriving local economy and providing a range of jobs for an increasingly skilled workforce."</p> <p>The Spatial Vision and Strategic Objectives are reflected in Core Policy 5 (Employment) which promotes office development in the town centre and parts of Slough Trading Estate; directs other employment generating uses to the Existing Business Areas; and major warehousing and distribution developments to the eastern part of the Borough.</p> <p>Detailed development control requirements are set out in Local Plan Policy EMP 2 (Criteria for Business Developments) and specific policies for the specific business areas are set out in Policies EMP6 to EMP8.</p>	There are no conflicts with the NPPF.
	Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) paragraph (22)?	<p>The Site Allocations DPD has been proactive in meeting the development needs of business by identifying priority areas for economic regeneration, infrastructure and environmental enhancement in accordance with the NPPF (21).</p> <p>As a result it is not considered that the employment planning policies in the Slough Plans are an impediment to encouraging sustainable growth.</p> <p>There are no new sites allocated for employment use. The only sites protected for employment use are the Existing Business Area which are already fully developed and well established. As a result there are no new allocations that need to be reviewed in accordance with paragraph 22 of the NPPF. There is no policy restriction to the alternative use of other commercial sites, where redevelopment or change of use applications will be treated on their merits. (22)</p>	

1B Delivering sustainable development: 2. Ensuring the vitality of town centres (paragraphs 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out policies for the management and growth of centres over the plan period (23).		<p>The NPPF (23) states that planning policies should promote competitive town centre environments and support their viability and vitality.</p> <p>There is general support for the town centre through the Core Strategy <b>Spatial Vision, Strategic Objectives and Core Policies</b> which support the vitality, viability and growth of the centres over the plan period.</p> <p>The Spatial Strategy for Slough can be summarized as being one of concentrating development but spreading the benefits to help build local communities'. This identifies the town centre as being the key location for major change.</p> <p><b>Core Policy 1 (Spatial Strategy)</b> states 'proposals for high density housing, intensive employment generating uses, such as major retail or leisure will be located in the appropriate parts of the town centre'. This recognizes town centres as the heart of the community and supports their viability and vitality (23).</p> <p>Core policy 6 (Retail, Leisure and Community Facilities) states 'all new major retail, leisure and community developments will be located in the shopping areas of Slough town centre'. This supports the town centre first approach.</p> <p>This is implemented through the use of a sequential test set out in <b>Core Policy 6 (Retail, Leisure and Community Facilities)</b> which is in accordance with the <b>NPPF (24)</b> in all respects apart from the fact that the Core Policy requires developers to demonstrate that there is a "need" for the development.</p> <p>The NPPF does not include a requirement to demonstrate need but it does require an assessment of the impact of the proposed development on existing, committed and planned investment and an assessment of the impact on the vitality and viability of town centres (26). These assessments cannot be carried out without establishing what the overall demand for retail floorspace will be and so the question of need remains a key consideration in the quantification of retail impact.</p>	<p>The part of Core Policy 6 (Retail, Leisure and Community Facilities) which requires developers to demonstrate the need for an out of centre retail development is not fully compatible with the NPPF. There are no other conflicts with the NPPF.</p>

1B Delivering sustainable development: 2. Ensuring the vitality of town centres (paragraphs 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?	<p><b>Slough Town Centre</b></p> <p>The need to expand Slough town centre was considered whilst producing the <b>Core Strategy</b>. This resulted in the designated as Town Centre Area being expanded northwards and westwards in order to accommodate more town centre type uses. The Town Centre Shopping Centre inside the Town Centre Area was also expanded to include the Tesco Store in recognition that it had become an integral part of the centre.</p> <p>A decision not to enlarge the Town Centre Shopping Centre beyond this has drawn on monitoring which has shown that the town centre has continued to decline; there is an 8% retail vacancy rate and the key retail scheme on the High Street with planning permission has not been implemented.</p> <p>Retaining the existing retail boundary elsewhere will help implement the <b>Core Strategy</b> which concludes that there is a need to consolidate the existing centre and improve the quality, scale and range of new retail facilities within it to enable it to provide for its existing catchment rather than expand it.</p> <p>This will be encouraged through the redevelopment and reconfiguration of the Queensmere and Observatory shopping centres promoted in the Site Allocations DPD. It is therefore considered that the need for retail development can be met in full within Slough town centre in accordance with the <b>NPPF (23)</b> without the need to expand the town centre boundary.</p> <p><b>Langley and Farnham Road District Centres</b></p> <p><b>Local Plan Policy S1 (Retail Hierarchy)</b> identifies the Farnham Road and Langley Village as District Centres. The Core Strategy identified the need to enlarge the anchor supermarkets in the Farnham Road and for a new supermarket adjoining the Harrow Market centre in Langley.</p> <p>These improvements are being implemented through the <b>Site Allocations DPD</b> which also enlarged the size of the Farnham Road shopping centre.</p> <p>It is not considered there is sufficient need to justify expanding the boundaries of these centres further.</p>	
	Have you identified primary and secondary shopping frontages?	<p><b>Local Plan Policy S8 (Primary and Secondary Frontages)</b> identifies primary and secondary shopping frontages in the town and district centres and sets out which uses are permitted in each location. To protect the retail functions of the town centre core primary shopping frontages are restricted to predominately retail use with the exception of banks, building societies, restaurants and cafés .</p>	

<b>1B Delivering sustainable development:</b>			
<b>3. Supporting a prosperous rural economy (paragraph 28)</b>			
<b>What NPPF expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what NPPF expects</b>	<b>Does your local plan address this issue and meet the NPPF's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).	Do your policies align with the objectives of paragraph 28?	Slough does not have any significant rural areas and so there are no policies in the plans which deal with the rural economy.	There are no conflicts with the NPPF.
<b>1B Delivering sustainable development:</b>			
<b>4. Promoting sustainable transport (paragraphs 29-41)</b>			
<b>What NPPF expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what NPPF expects</b>	<b>Does your local plan address this issue and meet the NPPF's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).  Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).		The NPPF (29) states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. The Spatial Strategy of concentrating development in the town centre is intended to ensure that intensive trip generating uses are located where the need to travel will be minimised and the use of sustainable transport modes maximized in accordance with the NPPF (34). This facilitates sustainable development but also contributes to wider sustainability and health objectives as required by the Framework (29). Other policies support the provision and protection of pedestrian, cycle and bus routes (Saved policies T7 Rights of Way, T8 Cycling Network and facilities, and T9 Bus Networks and facilities) (35). Policies also promote other measures for transport solutions: Core Policy 7 requires Travel Plans for major trip generating uses to implement mitigation measures (36), and these may include the use of technologies to promote and monitor alternative modes of transport (29).	There are no conflicts with the NPPF.

1B Delivering sustainable development: 4. Promoting sustainable transport (paragraphs 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>If local (car parking) standards have been prepared, are they justified and necessary? (39)</p> <p>(The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude LPAs from doing so if justified by local circumstances).</p>	<p>The control of parking is an important tool for the implementation of the Spatial Strategy. As a result <b>Core Policy 7 (Transport)</b> states that no overall increase in parking will be allowed for commercial redevelopment, unless required for safety or operational reasons, and maximum restraint will be applied to residential schemes in the town centre.</p> <p>Elsewhere, the Core Strategy parking policy does not in general set a maximum but the policy requires appropriate provision to be made taking into account local conditions.</p> <p>The principle of parking restraint is set out in <b>Saved Policy T2 (Parking Restraint)</b>. The detailed parking standards were originally included in Appendix 3 of the Local Plan but are now set out in supplementary guidance.</p> <p>It is considered that these local parking standards comply with the NPPF (39) in that they take account of the type of development and its accessibility.</p> <p>The parking policies continue to apply maximum standards for non-residential development. This continues to be justified in order to meet the Core Strategy Spatial Strategy and Strategic Objectives of focusing development in accessible locations and supporting the Local Transport Plan's aim of reducing car based modes of travel and increasing non car modes of travel.</p> <p>The parking policies are also consistent with the <b>NPPF (30 and 32)</b> which support of a pattern of development that facilitates the use of sustainable modes of transport.</p>	
	<p>Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (34).</p>	<p>Slough is an urban area with no large rural areas requiring a different approach to travel.</p>	
	<p>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</p>	<p>Neither the Core Strategy nor the Local Plan propose car based highway infrastructure that affects adjacent authorities.</p> <p>The other transport infrastructure referred to in <b>Core Policy 7 (Transport)</b>, such as the development of Slough as a Regional Transport Hub, improved links to Heathrow, improvements to the railway station and the creation of a transport hub within Slough Trading Estate, have been the subject of discussion with the relevant parties. Some of these have also been subject to more detailed consultation through the <b>Site Allocations DPD</b>.</p> <p>The Council has worked with a range of partners to secure the funding for a new passenger rail link to Heathrow airport.</p>	

<b>1B Delivering sustainable development:</b>			
<b>5. Supporting high quality communications infrastructure (paragraphs 42-46)</b>			
<b>What NPPF expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what NPPF expects</b>	<b>Does your local plan address this issue and meet the NPPF's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.		The NPPF (43) states that local planning authorities should support the expansion of electronic communications networks. There are no blanket bans on telecommunications equipment which are prohibited in the NPPF (44).	There are no conflicts with the NPPF.
<b>1B Delivering sustainable development:</b>			
<b>6. Delivering a wide choice of high quality homes (paragraphs 47-55)</b>			
<b>What NPPF expects local plans to include to deliver its objectives</b>	<b>Questions to help understand whether your local plan includes what NPPF expects</b>	<b>Does your local plan address this issue and meet the NPPF's expectations?</b>	<b>How significant are any differences? Do they affect your overall strategy?</b>
Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47). Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47).	What is your record of housing delivery?	The NPPF (47) states that local planning authorities should significantly boost the supply of housing. Slough's housing requirement is based upon Core Policy 3 (Housing Distribution) which states that "a minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026". The policy also allows for a higher amount of housing to take place in accordance with the South East Plan. That requires a minimum of 6,300 dwellings to be delivered in Slough between 2006-2026, which equates to 315 new dwellings per year. This will continue to be the housing target for Slough even though the Localism Act provides for the Regional Spatial Strategy to be abolished. Completions over the first 5 years of the Core Strategy period have averaged 437 a year which is significantly above the required average of 315 per annum.	There are no conflicts with the NPPF.

1B Delivering sustainable development: 6. Delivering a wide choice of high quality homes (paragraphs 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>Have you identified:</p> <p>a) five years or more supply of specific deliverable sites;</p> <p>b) an additional buffer of 5% (moved forward from later in the plan period), or</p> <p>c) if there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Paragraph 47].</p> <p>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion?(48)</p> <p>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</p>	<p>The latest housing trajectory and 5 year land supply assessment in the AMR 11/12 (August 2012) show there are 5 and 15 year supplies of specific deliverable sites in accordance with the <b>NPPF (47)</b>. Slough also has 5 year housing land supply when the need for an additional 5% buffer is taken into account <b>(47)</b>. As explained above, Slough has exceeded its housing allocation in the first 5 years of the plan. As a result it does not have a record of persistent under delivery and does not have to identify a buffer of 20% additional housing in accordance with the <b>NPPF (47)</b>. Nevertheless the latest housing trajectory shows that even if a 20% buffer was required Slough still has a five year land supply.</p> <p>Slough's housing delivery assessment methodology does not include an allocation from windfall sites. As a result it complies with the <b>NPPF (48)</b> and while it is reasonable that sites could come forward from this source within the plan period there is currently no need to include them, or therefore provide justification to do so.</p> <p><b>Core Strategy - Core Policy 1</b> states 'all development will take place in the built up area, predominately on previously developed land'. <b>Core policy 3 (Housing Distribution)</b> recognizes, however, that there will be major Greenfield developments in the form of urban extensions. The latest Annual Monitoring Report shows that 66% of dwellings were built on previously developed land. It is expected that this figure will increase once the Greenfield sites have been completed. There are no policies which prevent the development of garden land, which has now been reclassified as brownfield. As a result it is not considered that the removal of national and regional brownfield targets will have an impact on housing land supply in Slough.</p>	

1B Delivering sustainable development: 6. Delivering a wide choice of high quality homes (paragraphs 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (paragraph 159)		<p>Core Strategy Strategic Objective C is 'to provide housing in appropriate locations which meets the needs of the whole community, is of an appropriate mix, type, scale and density: is designed and built to high quality standards and is affordable: The housing figures in the Core Strategy are consistent with the South East Plan which took account of objectively assessed needs.</p> <p><b>Core policy 3 (Housing distribution)</b> sets out that a minimum of 3000 dwellings will be built in the town centre, urban extensions around 750 dwellings, major sites in other urban areas around 1,350 dwellings and small sites within the urban area around 600 dwellings.</p> <p><b>Core Policy 4 (Type of Housing)</b> states that "high density housing should be located in Slough town centre" and that in the urban areas outside the town centre "new residential development will predominantly consist of family housing". This policy allows a mix of housing to come forward which caters for different groups within the community.</p> <p>To maintain our housing stock and the high demand for family housing <b>Core Policy 4 (Type of Housing)</b> states that there 'is no net loss of family accommodation as a result of flat conversions. Change of use or redevelopment'</p> <p>The combination of these policies will therefore provide a mix of housing for current and future demographic and market trends (50)</p>	
	<p>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold?</p>	<p>A key element of Strategic Objective C of the Core Strategy is to provide housing that is affordable.</p> <p>Affordable housing policy is set out in <b>Core Policy 4 (Type of Housing)</b> which states that "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". More information on the breakdown of forms of affordable housing and how this policy is to be implemented is provided in the Developers Guide (available online).</p> <p>The Core Strategy reduced the minimum threshold for affordable housing from 25 units to 15. This approach was tested and accepted at the Core Strategy EIP and it is not intended to review this threshold at present.</p>	

1B Delivering sustainable development: 6. Delivering a wide choice of high quality homes (paragraphs 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	Is your evidence for housing provision based on up to date, objectively assessed needs	The assessment of need that informed the Core Strategy shows that the demand for affordable housing is great enough for there to be a requirement of between 30 and 40%. A recent update (2012) of that assessment shows the scale of demand for affordable units still exists. The Core Strategy refers to viability being a factor when deciding upon the proportion of affordable housing. Supplementary guidance in the form of the Developers Guide Part 2 makes it clear that viability of new development will be considered when applying affordable housing policy on a site by site basis. Several developments have been approved since the start of the economic downturn that include a substantial amount of affordable housing indicating that the existing policy, as currently applied, continues to be workable. The housing mix and the number of affordable homes are monitored through the Annual Monitoring Report.	
In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).	Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?	There are no significant rural areas in Slough and so this issue does not apply.	
	Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary) (paragraph 53)	There is no policy in the Core Strategy to specifically resist the development of residential gardens, however Saved Policies such as H13 backland/ infill development, H14 Amenity Space and H18 Granny Annexes sufficiently address the issues.	
In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.	Examples of special circumstances to allow new isolated homes listed at paragraph 55 (note, previous requirement about requiring economic use first has gone).	There are no significant rural areas in Slough and so this issue does not apply.	

<p><b>1B Delivering sustainable development:</b>  <b>7. Requiring good design (paragraphs 56-68)</b></p>			
<p><b>What NPPF expects local plans to include to deliver its objectives</b></p> <p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>	<p><b>Questions to help understand whether your local plan includes what NPPF expects</b></p>	<p><b>Does your local plan address this issue and meet the NPPF's expectations?</b></p> <p>The NPPF places great importance upon the need to achieve a high quality of design for all development (57) and states that permission should be refused for development of poor design that fails to take the opportunities available for improving an area's character and quality (64).  <b>Core Policy 8 (Sustainability and the Environment)</b> fully reflects this objective with an emphasis upon development reflecting the street scene and the local distinctiveness of an area. This is supplemented by the Residential Extensions Guidelines SPD.                      More detailed design criteria are set out in the Saved Local Plan Policies. These include <b>Policies EN1 (Standard of Design), EN2 (Extensions), EN3 (Landscaping Requirements) and EN5 (Design and Crime Prevention)</b>.                      There are no new or significantly different issues raised by the NPPF on design.</p>	<p><b>How significant are any differences? Do they affect your overall strategy?</b></p> <p>There are no conflicts with the NPPF.</p>
<p><b>1B Delivering sustainable development:</b>  <b>8. Promoting healthy communities (paragraphs 69-78)</b></p>			
<p><b>What NPPF expects local plans to include to deliver its objectives</b></p> <p>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</p>	<p><b>Questions to help understand whether your local plan includes what NPPF expects</b></p> <p>Does the plan include a policy or policies addressing community facilities and local services?</p>	<p><b>Does your local plan address this issue and meet the NPPF's expectations?</b></p> <p>The NPPF (69) states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities through the connected themes of safe and accessible environments; social, formal and informal recreational facilities, cultural facilities and services.                      Strategic Objective F of the Core Strategy is "To maintain and provide for community services and facilities in appropriate locations that are easily accessible."  <b>Core Policy 11 (Social Cohesiveness)</b> states that "The development of new facilities which serve the recognized diverse needs of local communities will be encouraged."</p>	<p><b>How significant are any differences? Do they affect your overall strategy?</b></p> <p>There are no conflicts with the NPPF.</p>

1B Delivering sustainable development: 8. Promoting healthy communities (paragraphs 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</p>	<p>The <b>Site Allocations DPD</b> makes provision for new community facilities as part of the comprehensive regeneration of key areas.</p> <p><b>Core Policy 12 (Community Safety)</b> allows for provision of facilities to be laid out and designed to create safe and attractive environments, and is supported by <b>Local Plan policy EM5 (Design and Crime Prevention)</b>.</p> <p><b>Core Policy 10 (Infrastructure)</b> includes health, leisure and community facilities as necessary infrastructure, and requires new development will only be permitted where it is supported by existing or new infrastructure. Where existing provision is insufficient the developer will be required to provide the necessary educational, health, leisure, community and cultural services.</p> <p>This requirement is also set out in <b>Local Plan Policy OSC15 (Provision of Facilities in New Residential Developments)</b>.</p> <p>The quality and location of non-family housing provision to meet community needs is provided for in <b>Saved Policies H20 (Houses in Multiple Occupation), Policy H22 (Elderly Persons, Nursing and Care Homes), Policy H23 (Residential Children's Homes), Policy H24 (Bed and Breakfast Accommodation)</b>.</p> <p><b>Core Strategy Core Policy 6 (Retail, leisure and community facilities)</b> also states that "all community facilities/services should be retained. In exceptional circumstances, it is agreed that that community facilities/services may be lost or reduced in size to accommodate new development; developers will be required to contribute towards new or enhanced community facilities/services locally."</p> <p><b>Core Policy 2</b> provides strategic protection for public open spaces, and <b>Local Plan policies OSC1, OSC9 and OSC17</b> also cover the need to protect open spaces, allotments and community or religious facilities. <b>Policy OSC5</b> sets out Public Open Space requirements for housing developments.</p> <p><b>Local Plan Policies CG1 (Colne Valley Park); Linear Park (CG2); CG4 (Slough Arm of the Grand Union Canal) and T7 (Rights of Way)</b> all provide for the protection and enhancement of opportunities for informal recreation.</p>	

1B Delivering sustainable development: 8. Promoting healthy communities (paragraphs 69-78)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – 'Local Green Space' (76-78).	Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in paragraph 77).	<p>The NPPF (77) states that local communities should be able to designate land as Local Green Space where new development will be able to be ruled out. Land outside of the urban area is already designated as Green Belt and all significant open space within the urban area is protected by <b>Core Policy 2 (Green Belt and Open Space)</b> which states that "existing private and public open spaces will be preserved and enhanced".</p> <p>Further protection is set out in the following Local Plan policies:</p> <ul style="list-style-type: none"> <li>• <b>OSC 1 Protection of Public Open Space</b></li> <li>• <b>OSC 2 Protection of School Playing Fields</b></li> <li>• <b>OSC 3 Protection of School Playing Fields declared surplus</b></li> <li>• <b>OSC 4 Protection of Private Playing Fields and Courts</b></li> <li>• <b>OSC 8 Green Spaces</b></li> <li>• <b>OSC 9 Allotments</b></li> </ul> <p>As a result it is unlikely that it will be necessary to designate land in Slough as Local Green Space.</p>	

1B Delivering sustainable development: 9. Protecting Green Belt land (paragraphs 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example: LPAs should plan positively to enhance the beneficial use of the Green Belt. Beneficial uses are listed in paragraph 81. PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Paragraph 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted. Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p>	<p>The NPPF (79) states that the Government attaches great importance to green Belts. This is reflected in planning policy in Slough. Following a major review of Green Belt in the Local Plan, <b>Core Strategy Policy 2 (Green Belt and Open Spaces)</b> states that opportunities will be taken to designate additional areas as Green Belt which have no development potential. A review of potential sites was carried out through the Site Allocations DPD which identified the areas of land to be put back into the Green Belt. As a result the plans have established the extent of the Green Belt in Slough using permanent physical features as boundaries in accordance with <b>NPPF (83)</b>.</p> <p>The only policy requirement set out in <b>Core Policy 1 (Spatial Strategy)</b> is that all development will take place within the built up area "unless there are very special circumstances that would justify the use of Green Belt land". This was the test set out in PPG2 which is repeated in paragraph 87 of the NPPF. There are no detailed development control type policies Local Plan or Core Strategy that deal with Green Belt. As a result there is no conflict with the policies in the NPPF which have replaced PPG2. The <b>Core Strategy Policy 2 (Green Belt and Open Spaces)</b> states that Wexham Park Hospital and Slough Sewage Works will continue to be designated as Major Existing Developed Sites within the Green Belt but once again there are no development control policies relating to these in the plans. As a result the omission of any reference to Major Existing Developed Sites in the NPPF does not create any conflict in policy. The Strategic Gap part of <b>Core Policy 2</b> is derived from the Spatial Strategy in <b>Core Policy 1</b> and supported by <b>Saved Policy CG9 Strategic Gap</b>. As a result it is a place making policy which is needed to help implement the Spatial Strategy of "concentrating development". The Strategic Gap policy has been found by the Courts to be an additional layer of policy restraint over and above that of Green Belt and a very high bar to development. As a result the Green Belt policy set out in the NPPF is not applicable to the Strategic Gap and Colne Valley Park elements of <b>Core Policy 2</b>.</p>	<p>There are no conflicts with the NPPF.</p>

1B Delivering sustainable development: 9. Protecting Green Belt land (paragraphs 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>Does it allow for the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building? (89). PPG2 previously referred to dwelling. Original building is defined in the Glossary.</p> <p>Does it allow for the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces? (89) PPG2 did not have a separate bullet point - replacement related to dwellings rather than buildings.</p> <p>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</p> <p>(PPG2 referred to 'major existing developed sites') Change from 'Park and Ride' in PPG2 to local transport infrastructure and the inclusion of 'development brought forward under a Community Right to Build Order' in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>	<p>There are no detailed development control policies in the Local Plans which deal with alterations or the replacement of buildings, infilling or the development of park and rides in the Green Belt. Local Plan policies on the protection of the Green Belt were not saved in order to avoid duplication with the then national Planning Policy Guidance. As a result there is no conflict with the policies in the NPPF</p>	

1B Delivering sustainable development: 10. Meeting the challenge of climate change flooding and coastal change (paragraphs 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).	Have you planned new development in locations and ways which reduce greenhouse gas emissions?	<p>Slough is highly urbanized and experiences flooding from fluvial and surface water sources.</p> <p>Core Strategy Strategic Objective J sets out the Council's intention to reduce areas subject to flooding, and control the location of development to protect people and their property from the effects of flooding.</p> <p><b>Core Policy 8 (sustainability and the Environment)</b> states that "development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding" and "must manage surface water arising from the site in a sustainable manner which will reduce the risk of flooding and improve water quality".</p> <p>The quality of watercourses is protected under <b>Local Plan Policy EN24</b> which requires development measures to avoid detriment, and where possible to enhance watercourses.</p> <p>The <b>Core Strategy spatial strategy (CP1)</b> requires all development to be in the built up area and for development to be concentrated in the town centre or accessible locations. This reduces travel demand and encourages use of non car modes of travel thus reducing emissions.</p> <p>The Site Allocations Development Plan Document promotes the development of key sites in order to implement the Core Strategy.</p> <p><b>Core Strategy Policy 8 (Sustainability and the environment)</b> requires all development to be sustainable and address the impact of climate change. Consequently the policy does not conflict with the NPPF.</p>	There are no conflicts with the NPPF.
	Does your plan actively support energy efficiency improvements to existing buildings?	<p><b>Core Policy 8</b> also requires new development to include measures that minimize the consumption of energy. The Strategy does not specifically refer to improvements to existing buildings. However the policy could be implemented in such a way as to ensure that applications for extensions to buildings include overall energy efficiency improvements to the entire building. New developments where there is limited scope for incorporating practical renewable energy installations could be required to fund off site energy efficiency improvements in existing buildings.</p>	

1B Delivering sustainable development: 10. Meeting the challenge of climate change flooding and coastal change (paragraphs 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
	When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)	The opportunity for the planning system to influence changes in existing buildings where no planning application is made is limited. The funding of off site works referred to above is likely to be part of the future Allowable Solutions aspect of Government's Zero Carbon Homes standard from 2016 (residential) and 2019 (non residential). In terms of building owners wishing to introduce energy efficiency measures on existing buildings that require planning permission (such as exterior cladding) the implementation of the Council's design policies can be altered to take account of these measures. There is no need to change the Core Strategy policy. Supplementary guidance can explain how the policy is to be implemented such that energy efficiency improvements to existing buildings are supported. The stated method of implementation of <b>Core Policy 8</b> (re design and construction of development) is to use nationally described standards - BREAM, Code for Sustainable Homes and CEEQUAL.	
Help increase the use and supply of renewable and low carbon energy (97).	Do you have a positive strategy to promote energy from renewable and low carbon sources?  Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)	<b>Core Strategy Policy 8 (Sustainability and the environment)</b> requires all development, where feasible, to include measures to generate energy from renewable resources. The stated method of implementation of the policy makes it clear that 'low carbon' energy is also included as does supplementary guidance (The Developers Guide Parts 2 and 4). The supplementary guidance can be altered to specifically refer to opportunities to draw energy from decentralised energy sources in accordance with the <b>NPPF (97)</b> .  Because of the small size of the Borough and the extent of built development the Core Strategy does not specifically identify areas suitable for renewable or low carbon energy.	

1B Delivering sustainable development: 11. Conserving and enhancing the natural environment (paragraphs 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Planning policies should minimise impacts on biodiversity and geodiversity (paragraph 117).</p>		<p>The <b>NPPF (109)</b> states that the planning system should enhance the natural and local environment. Objective H of the Core Strategy is "to protect, enhance and wherever practically possible increase the size of the Borough's biodiversity, natural habitats and water environment." <b>Core Policy 9 (Natural and Built Environment)</b> requires that development should "enhance and preserve the natural habitats and biodiversity of the Borough" and "protect and enhance the water environment and its margins." <b>Local Plan Policy EN22 (Protection of Sites with Nature Conservation Interest)</b> requires the impacts of development on identified and potential wildlife heritage sites or areas with ecological value to be minimized and addressed. <b>EN24 (Protection of Watercourses)</b> recognises and protects watercourses with ecological value. <b>Policies such as EN23 (Areas of Local Nature Conservation Interest) CG1 (Colne Valley Park) CG2 (Linear Park) CG4 (Slough Arm of the Grand Union Canal)</b> all refer to the amenity value these sites have, including visual and informal recreational.</p>	<p>There are no conflicts with the NPPF.</p>
	<p>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (paragraph 117)?</p>	<p>The Council has not formally identified any Nature Improvement Areas. The Site Allocations DPD has, however identified seven potential Non-Statutory Informal Nature Reserves where it is proposed to enhance biodiversity.</p>	
<p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (114 &amp; 117).</p>		<p>Paragraph 4.56 of the <b>Site Allocations DPD</b> recognises the importance of the regional 'Biodiversity Areas of Opportunity' in and adjoining Slough that are promoted in the South East Biodiversity Action Plan. <b>Core Policy 9 (Natural and Built Environment)</b> sets out a requirement to protect and enhance biodiversity of the Borough, including corridors between biodiversity rich features. <b>Core Policy 2 (Green Belt and open spaces)</b> and <b>Local Plan CG1 (Colne Valley Park)</b> provide protection for the part of the Regional Park that runs through Slough. They recognise its multifunctional role, including its nature conservation value.</p>	

1B Delivering sustainable development: 12. Conserving and enhancing the historic environment (paragraphs 126 – 141)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.		<p>The NPPF states that Local Planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment (126).</p> <p><b>Core Policy 9 (Natural and Built Environment)</b> sets out the principle that development will not be permitted unless it enhances and protects the historic environment and local designations.</p> <p>These local designations are set out in <b>Local Plan Policies EN13, (Conservation Areas), EN17 (Locally Listed Buildings), TC2 (Slough Old Town) and H12 (Residential Areas of Exceptional Character)</b></p> <p>Further guidance on the protection of the historic environment was not included in the Local Plan in order to avoid duplication with the then national Planning Policy Guidance. As a result there is no conflict with the policies in the NPPF.</p>	There are no conflicts with the NPPF.

1B Delivering sustainable development: 13. Facilitating the sustainable use of minerals (paragraphs 142-149)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p>		<p>The NPPF states that it is essential that there is a sufficient supply of minerals to meet the country's needs (142) and that Local Plans should plan for a steady and adequate supply of aggregates (145). It is recognized that the strategic policies in the <b>Replacement Minerals Local Plan</b> for Berkshire, which deal with the supply of aggregates is completely out of date. As a result there is no minerals allocation for Slough.</p> <p>This is however not necessarily an issue because, as the <b>NPPF (142)</b> acknowledges, minerals can only be worked where they are found. The situation in Slough is that after years of minerals extraction virtually all of the resources have been dug. The <b>Minerals Local Plan</b> identifies two remaining "Preferred Areas" which effectively constitute Slough's entire potential supply.</p> <p><b>Policy 10 (Outside Preferred Area)</b> of the Minerals Plan sets out a presumption against minerals extraction outside of Preferred Areas based upon previous calculations that there was an adequate supply of minerals in Berkshire. Since the current policy vacuum means that it is not possible to assess whether there still is an adequate supply in Berkshire or Slough, it is not considered appropriate to continue to apply Policy 10.</p> <p>This would mean that there would no longer be any policy restrictions that would prevent a sufficient supply of aggregates coming forward in Slough. As a result, although there is a policy gap, it is not considered that there is a conflict with the NPPF. The remaining "saved" policies in the <b>Replacement Minerals Plan</b> meet all of the development control type requirements of the <b>NPPF (143)</b>. These include:</p> <ul style="list-style-type: none"> <li>• Safeguarding of sand and gravel deposits</li> <li>• Identified Preferred Areas for Sand and Gravel</li> <li>• Transport of Minerals</li> <li>• Safeguarding of Rail Depots</li> <li>• Oil and Gas</li> </ul>	<p>There is no current minerals allocation for Slough which means that the plan does not fully meet the requirements of the NPPF.</p> <p>It is also considered that the presumption against minerals extraction outside of Preferred Areas in the Minerals Local Plan policy 10 is not compatible with the NPPF.</p> <p>Apart from this there are no conflicts with the NPPF.</p>
	<p>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</p>	<p>There are no policies for the extraction of peat.</p>	

## Appendix 1: Sample Response Sheet

### Contact details

Name	
Organisation	
Email address	
Telephone number	
Postal address	

### Comment

Table reference	Table Number	Column number (s)	
Nature of response	Comment	Agree	Disagree
Reference e.g. NPPF paragraph, Slough Policy or text response relates to	e.g. EN24, NPPF para. 117, 'Policies EN23, CG1, refer to amenity value'		
Comment			

## Appendix 2: Supporting Document: contents

A document of supporting information has been produced which contains information about the plans and policies referred to in the main document and NPPF checklist table.

The contents list is shown below for information (the front cover is also shown on the front cover of this document). This document is also available online.

### Contents

Index of Policies and checklist table reference

1. Slough Core Strategy DPD Spatial Vision, Strategic Objectives and Core Policies
2. Site Allocations DPD Policies
3. Slough Local Plan
  - Saved local plan policies no longer being implemented
  - Saved local plan policies being used for development control purposes
4. Joint Replacement Minerals Local Plan for Berkshire
  - Policy 10
  - List of extant saved policies

This document can be made available on audio tape, braille or in large print, and is also available on the website where it can easily be viewed in large print.

## Consistency of the Slough Local Development Plan with the National Planning Policy Framework

If you would like assistance with the translation of the information in this document, please ask an English speaking person to request this by calling 01753 477340.

यदि आप इस दस्तावेज़ में दी गई जानकारी के अनुवाद कए जाने की सहायता चाहते हैं तो कृपया किसी अंग्रेजी भाषी व्यक्ति से यह अनुरोध करने के लिए 01753 477340 पर बात करके कहें.

ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਵਿਚਲੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਕਰਨ ਲਈ ਸਹਾਇਤਾ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਸੇ ਅੰਗਰੇਜ਼ੀ ਬੋਲਣ ਵਾਲੇ ਵਿਅਕਤੀ ਨੂੰ 01753 477340 ਉੱਤੇ ਕਾਲ ਕਰਕੇ ਇਸ ਬਾਰੇ ਬੇਨਤੀ ਕਰਨ ਲਈ ਕਹੋ।

Aby uzyskać pomoc odnośnie tłumaczenia instrukcji zawartych w niniejszym dokumencie, należy zwrócić się do osoby mówiącej po angielsku, aby zadzwoniła w tej sprawie pod numer 01753 477340.

Haddii aad doonayso caawinaad ah in lagu turjibaano warbixinta dukumeentigaan ku qoran, fadlan weydiiso in qof ku hadla Inriis uu ku Waco 01753 477340 si uu kugu codsado.

اگر آپ کو اس دستاویز میں دی گئی معلومات کے ترجمے کے سلسلے میں مدد چاہئے تو، براہ کرم ایک انگریزی بولنے والے شخص سے 01753 477340 پر کال کر کے اس کی درخواست کرنے کے لئے کہیں۔