

## OVERVIEW & SCRUTINY COMMITTEE - THURSDAY, 10TH SEPTEMBER, 2020

### SUPPLEMENTARY PAPERS

The following presentations were tabled at the meeting:

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
6.	Centre of Slough Regeneration Framework Masterplan	1 - 32	All
7.	Slough Local Plan Consultation on Proposed Spatial Strategy	33 - 52	All

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Page 1

# SLOUGH REGENERATION FRAMEWORK MASTERPLAN

PRESENTATION FOR OVERVIEW + SCRUTINY (10 September 2020)



AGENDA ITEM 6

# Slough Regeneration Masterplan

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## Preparing the Regeneration Framework

# REGENERATION FRAMEWORK PURPOSE

- Set out a **clear vision and spatial framework** for development and regeneration of Slough's Square Mile
- Identify the **opportunities for growth and transformation** on a site specific and area wide basis
- **Identify linkages** and opportunities for improved movement, transport and access in particular for people travelling by foot, bicycle and public transport
- Establish **design principles and development parameters and potential development quantum**s contributing to housing growth targets and employment generation
- Provide a **strategic delivery plan** setting out project phasing, priorities, timescales, delivery approaches

# Slough Regeneration Masterplan

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## Vision for Slough's Square Mile

# GROWING A PLACE OF OPPORTUNITY AND AMBITION

1. Slough children will grow up to be happy, healthy and successful
2. Our people will be healthier and manage their own care needs
3. Slough will be an attractive place where people choose to live, work and stay
4. Our residents will live in good quality homes
5. Slough will attract, retain and grow businesses and investment to provide opportunities for our residents

Page 5



***The Regeneration Framework takes these priorities as a starting point for the spatial vision for Slough's Square Mile.***

# 1

## TO DELIVER a **21<sup>st</sup> century town centre** that is accessible + enhances health and well being



### PRINCIPLES

- Prepare a **coherent strategy** that recasts the centre as a focus for entrepreneurial activity, jobs, shopping and culture throughout the day and evening
- **Plan for the long-term** ensuring that the town benefits from **digital infrastructure** and provides an attractive and green place to invest, establish a business or live a healthy and happy life
- Encourage a **shift to sustainable modes** to reduce carbon emissions and improve air quality
- Introduce **urban greening** to increase biodiversity and enhance mental health
- Deliver **fantastic buildings and architecture, public spaces and streets** that utilise sustainable construction methods and materials



# 2

## TO DEVELOP an expanded **Central Business District** to the south of the railway station



### PRINCIPLES

- Deliver a **vibrant new office quarter** that takes full advantage of the enhanced access brought by the Elizabeth line and offers a high quality-working environment in the heart of the town
- Provide **accommodation for a range of businesses from established multi-national companies to new digital start-ups**
- Provide **a focus for jobs in the town centre**, that reflects the town's strong entrepreneurial and industrial past and builds on the towns status as 'the best place in which to work' in the UK

# 3

## TO REVITALISE the **shopping and leisure offer** in the town centre



### PRINCIPLES

- Promote redevelopment of the town's shopping centres with these replaced with a **street based shopping environment** as part of mixed-use development
- Focus on the quality of visitor experience with enhanced leisure, **cultural and food and drink offer**. This to include a town centre cinema and potential for street markets, events and meanwhile use
- Extend activity into the evening and establish a **strong evening economy** in the town
- Draw on the cultural diversity of Slough's residents to offer a **distinctive independent offer**

# 4

## TO DELIVER a range of new homes in the Square Mile



### PRINCIPLES

- Deliver a **significant proportion of the Council's housing need** within a highly accessible location
- **Increase the catchment population** to support a range of services in the town centre
- Deliver a **range of housing types and tenures** (including affordable homes), in response to the specific location and context of residential sites
- Higher density apartments close to the station and on central sites; more family accommodation on peripheral town centre sites
- Ensure that appropriate **community infrastructure** is provided to meet future needs



## PRINCIPLES

- Deliver **new cultural facilities and spaces** as part of a stronger cultural offer that will enhance the standing of the town and its cultural identity
- Build on Slough's **multi-cultural and diverse community** and its grass roots arts and cultural organisations
- Invest in **education, innovation and life long learning**
- **Link cultural facilities** to complement the existing town centre offer including 'The Curve'
- Provision of **affordable studios and start-up spaces** for creative industries

# TO CREATE a **people focused public realm**



## PRINCIPLES

- Enhance the attractiveness of the town centre through a **unified public realm** that seamlessly links different parts of the town centre with one another
- Deliver a **network of connected streets and spaces** providing a focus for events and activities within the town centre
- Ensure that the main streets, including Wellington Street, William Street, Windsor Road and Stoke Road, are easy to cross for pedestrians

# 7

## TO IMPROVE **connections** between the town centre and Slough's neighbourhoods and the wider area



Page 12



### PRINCIPLES

- Create a **network of attractive and legible routes** linking the town centre with residential neighbourhoods, employment areas and leisure attractions including the significant open spaces that surround the town
- Promote and **deliver transport solutions that favour walking, cycling and public transport** (including MRT) as a means to access the town centre over the use of motor vehicles
- Take advantage of the excellent public transport accessibility provided by the railway station and **the Elizabeth line**
- Ensure that walking and cycling into the town centre, and from the centre to employment sites and leisure destinations, becomes a realistic and healthy choice

# TO DELIVER a **step change in the quality of design and architecture** in the Square Mile



## PRINCIPLES

- Establish **clear principles for the layout, scale and massing of development** that reinforce the network of routes and spaces in the town
- **Respect and celebrate the town's history and heritage**, and assess views to and from the town when considering the form, layout and scale of new development
- Promote **new buildings that positively respond to streets and spaces** whilst concealing servicing, parking and other non-active street frontages wherever possible
- Locate buildings of civic importance in prominent locations and celebrate these through their architecture **to aid legibility**
- Utilise the **roofscape to deliver urban greening** and to take advantage of views to the wider countryside and to Windsor Castle

# 9

## TO PROVIDE the **right amount of car parking** in the right locations

Page 14



### PRINCIPLES

- Deliver an appropriate level of car parking to meet the needs of the town whilst recognising the need to reduce car borne trips
- Locate public parking at **convenient locations** on the approaches into the centre
- Ensure that the car **parking strategy is flexible** and can embrace future changes in mode share
- Encourage a switch **to electric vehicles** and promote **car club** schemes
- Consider longer term use of **park and ride** in order to reduce trips into the centre



# 10

## TO DELIVER **small interventions, events and early wins**

Page 15



### PRINCIPLES

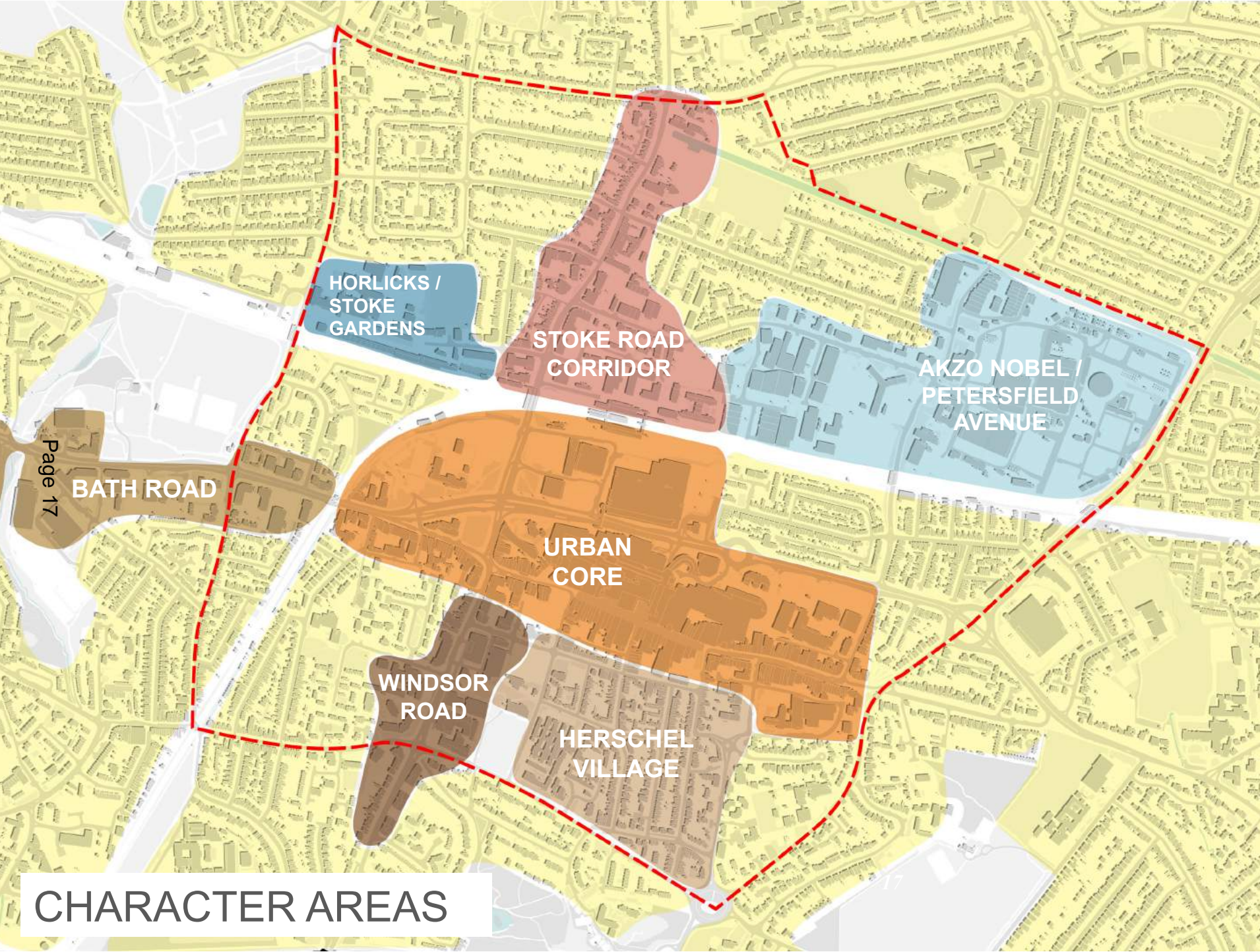
- Identify a programme of small interventions **that complement the larger scale development** opportunities including temporary uses, public realm or shop-front improvements or arts installations
- Celebrate the town's culture and community through **events and activities** that bring life to the town centre
- Encourage **community initiatives and activities** that bring greater pride and ownership in the town

# Slough Regeneration Masterplan

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Page 16

## Spatial plan



BATH ROAD

HORLICKS /  
STOKE  
GARDENS

STOKE ROAD  
CORRIDOR

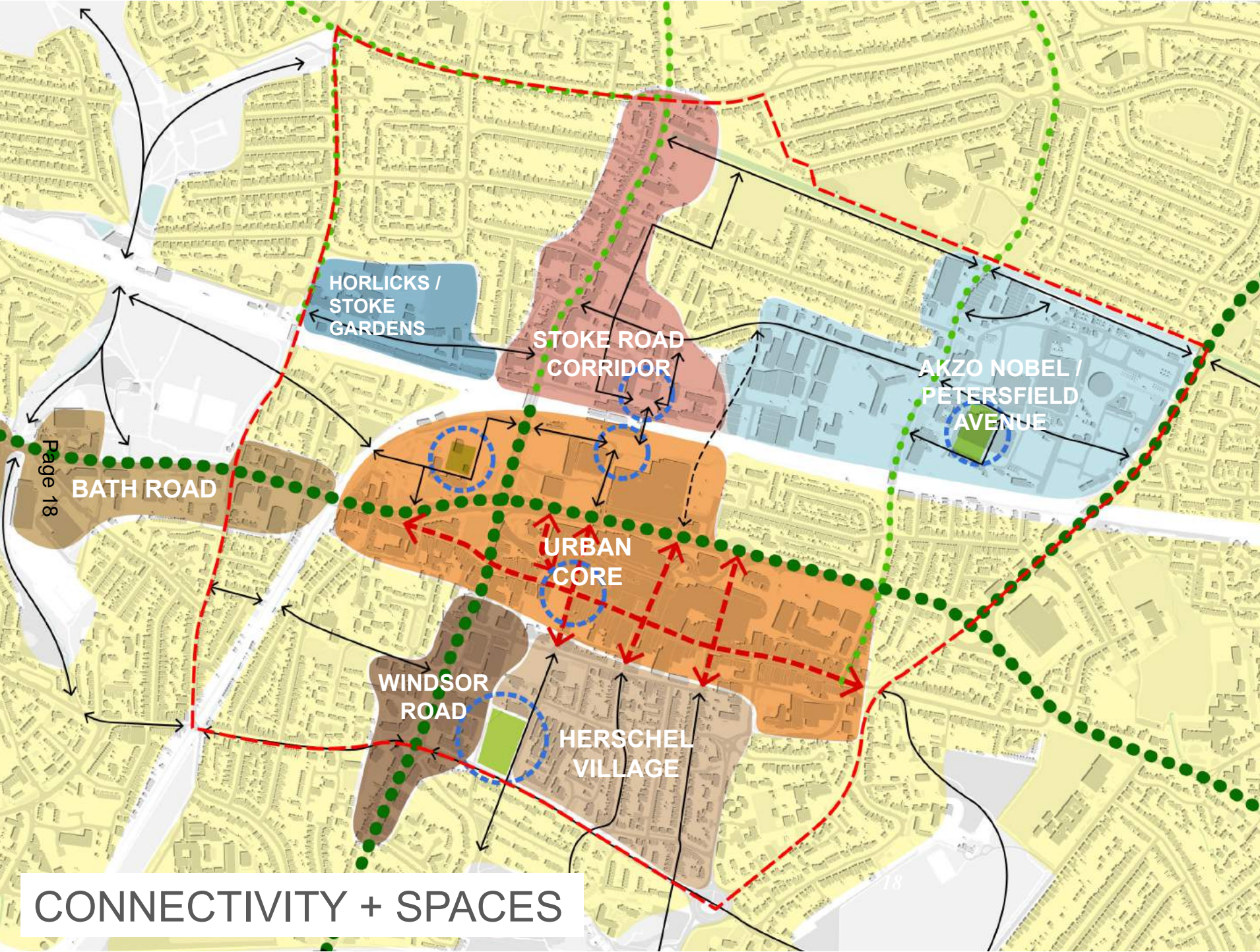
AKZO NOBEL /  
PETERSFIELD  
AVENUE

URBAN  
CORE

WINDSOR  
ROAD

HERSCHEL  
VILLAGE

CHARACTER AREAS



HORLICKS /  
STOKE  
GARDENS

STOKE ROAD  
CORRIDOR

AKZO NOBEL /  
PETERSFIELD  
AVENUE

BATH ROAD

URBAN  
CORE

WINDSOR  
ROAD

HERSCHEL  
VILLAGE

CONNECTIVITY + SPACES

Page 18

18



# ILLUSTRATIVE MASTERPLAN



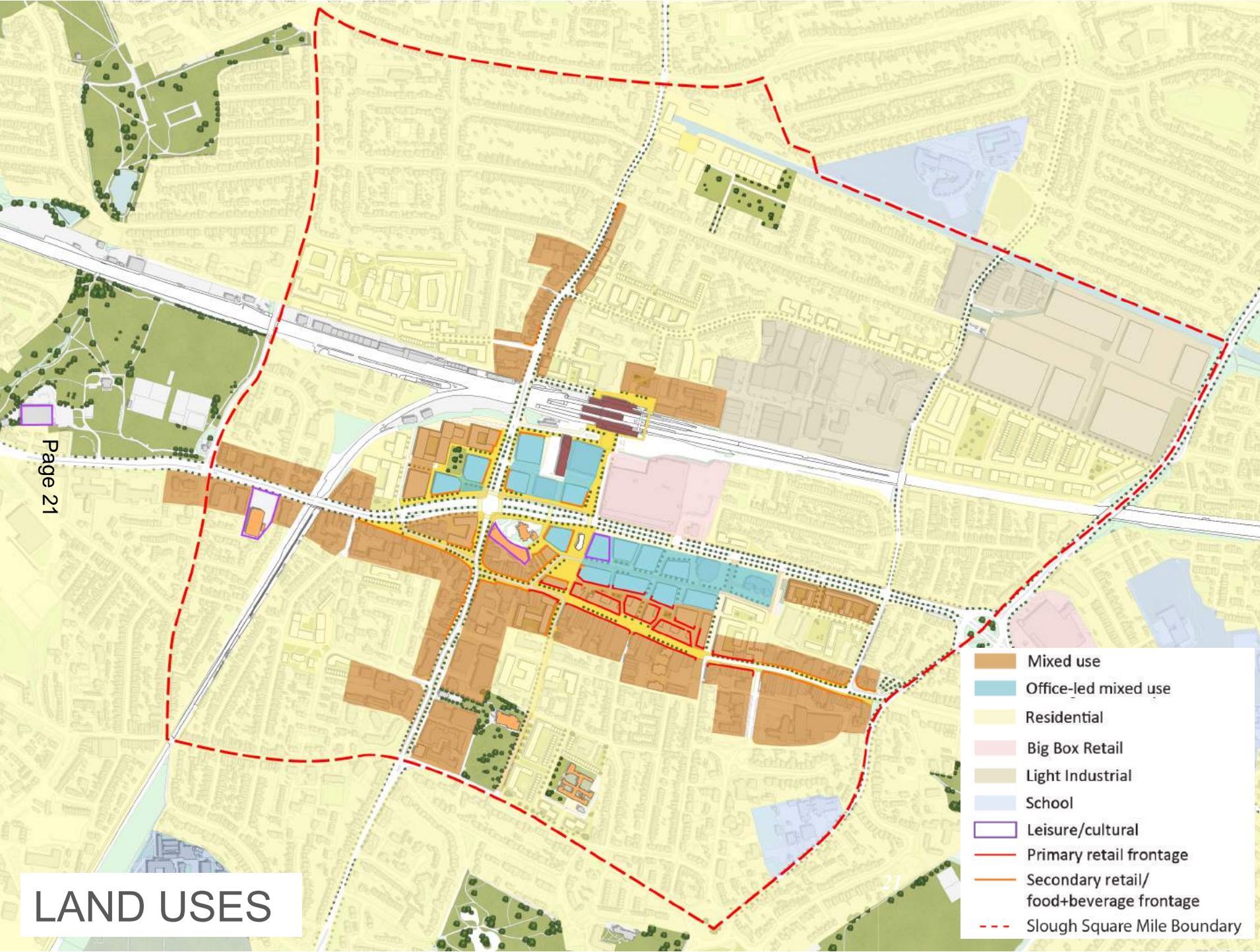
### DEVELOPMENT POTENTIAL

- 115 – 280,000m<sup>2</sup> office floorspace
- 14 – 15,500m<sup>2</sup> retail floorspace
- 6,700m<sup>2</sup> leisure / cultural floorspace
- 5,000m<sup>2</sup> education / innovation floorspace
- 48,000m<sup>2</sup> B8 industrial floorspace
- 7,400 new homes

# ILLUSTRATIVE MASTERPLAN

# LAND USES

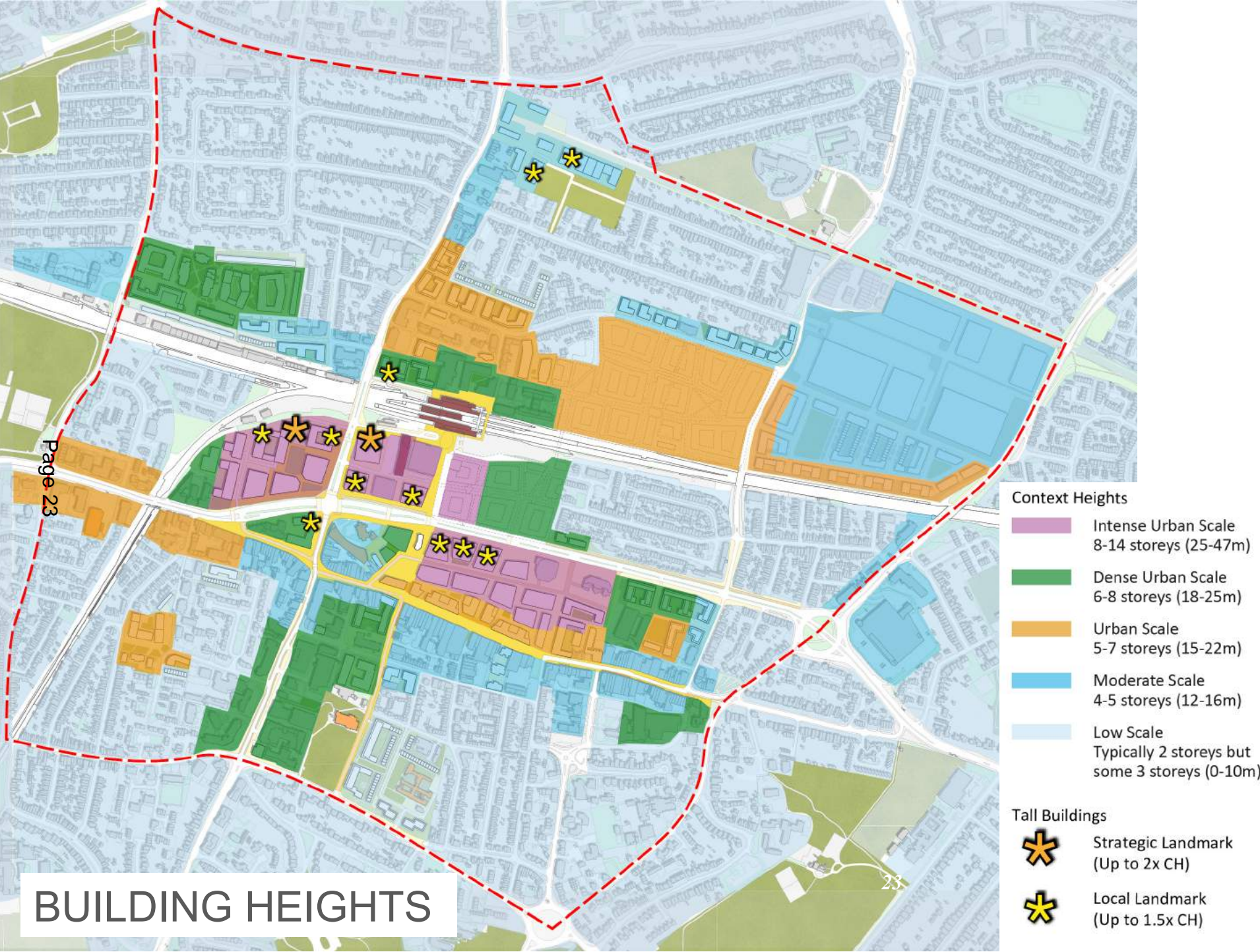
- Mixed use
- Office-led mixed use
- Residential
- Big Box Retail
- Light Industrial
- School
- Leisure/cultural
- Primary retail frontage
- Secondary retail/food+beverage frontage
- Slough Square Mile Boundary





# MODELLING BUILDING HEIGHTS







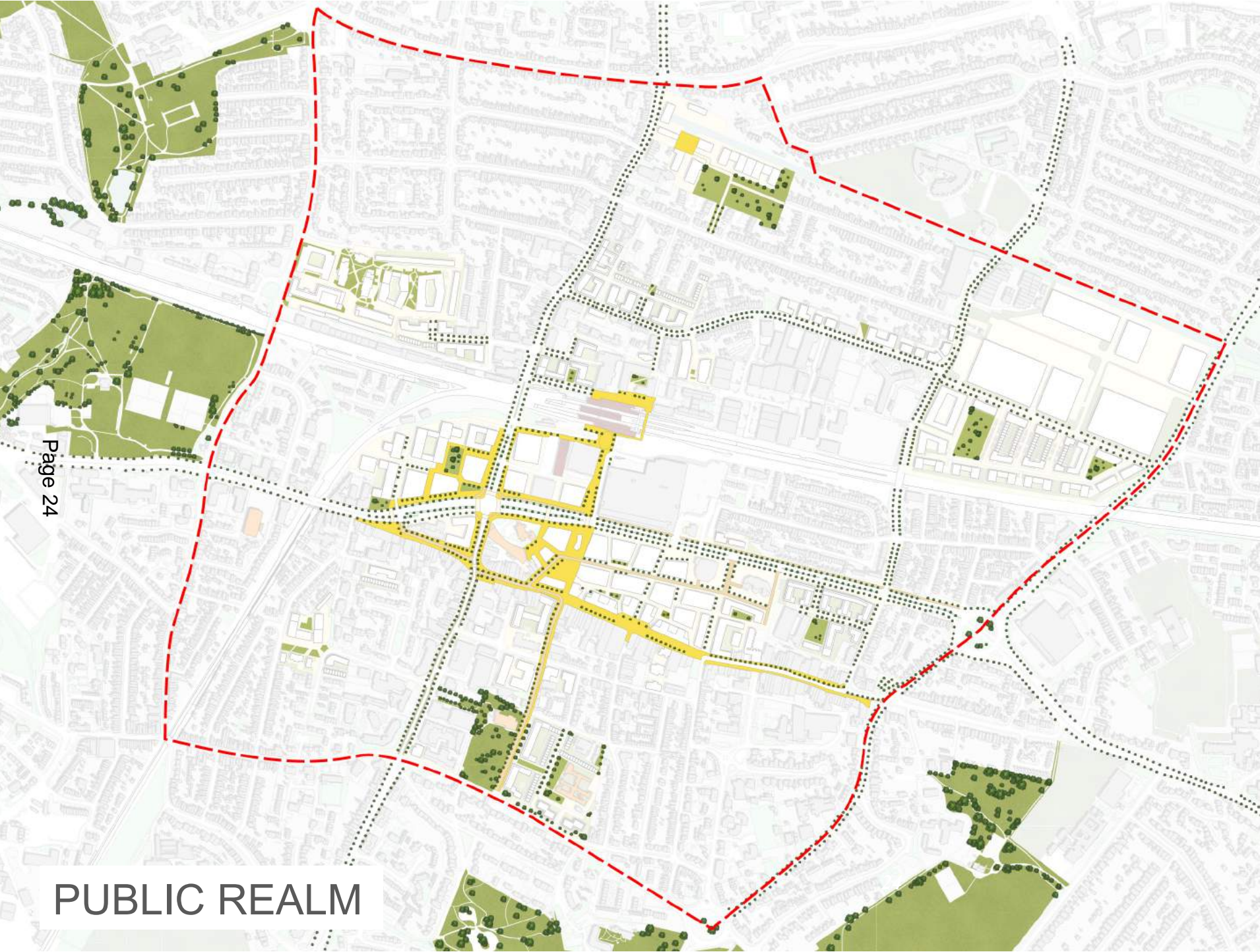
Context Heights

-  Intense Urban Scale  
8-14 storeys (25-47m)
-  Dense Urban Scale  
6-8 storeys (18-25m)
-  Urban Scale  
5-7 storeys (15-22m)
-  Moderate Scale  
4-5 storeys (12-16m)
-  Low Scale  
Typically 2 storeys but  
some 3 storeys (0-10m)

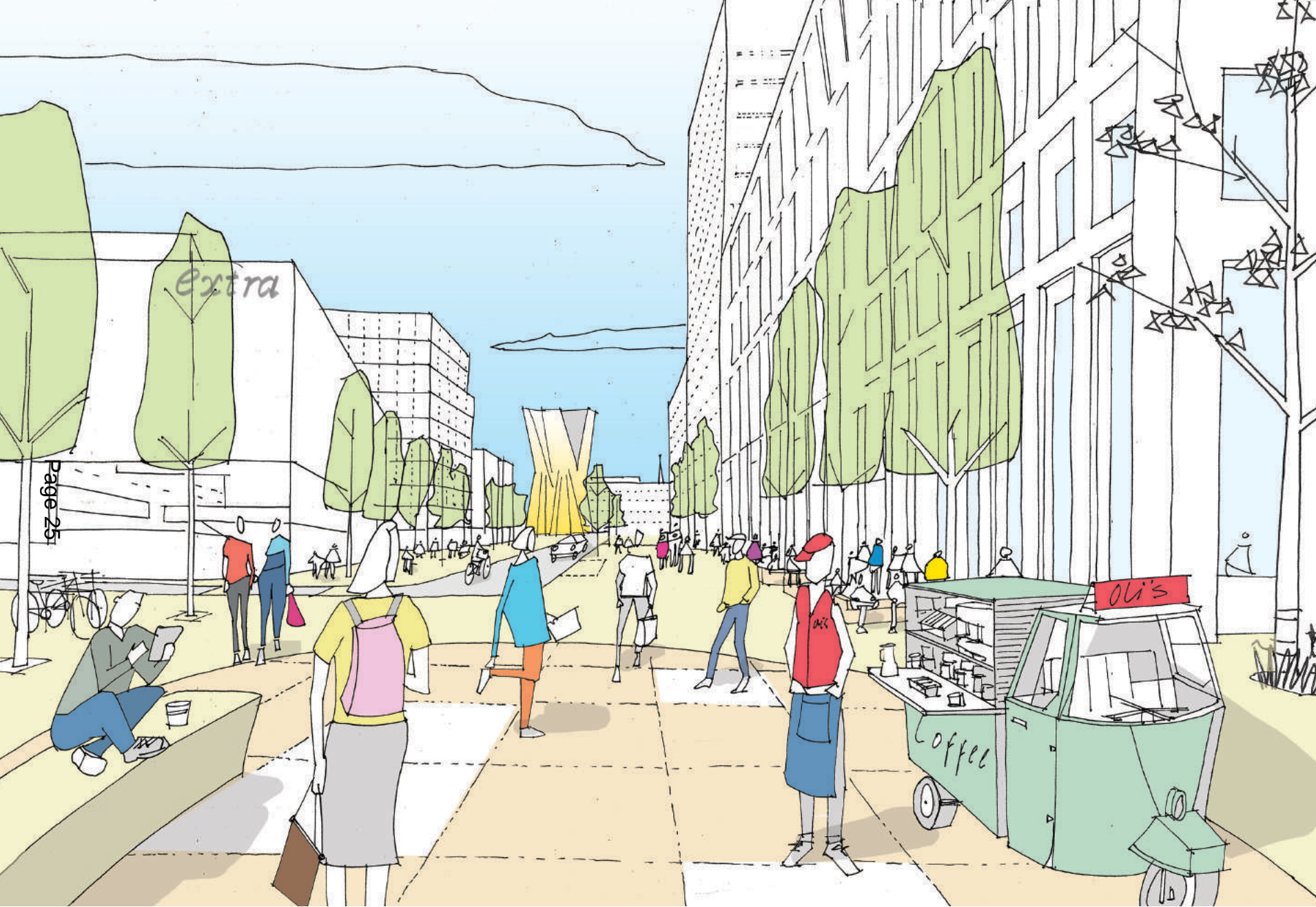
Tall Buildings

-  Strategic Landmark  
(Up to 2x CH)
-  Local Landmark  
(Up to 1.5x CH)

# BUILDING HEIGHTS



# PUBLIC REALM



Page 251

Extra

Oli's

Coffee

# BRUNEL WAY

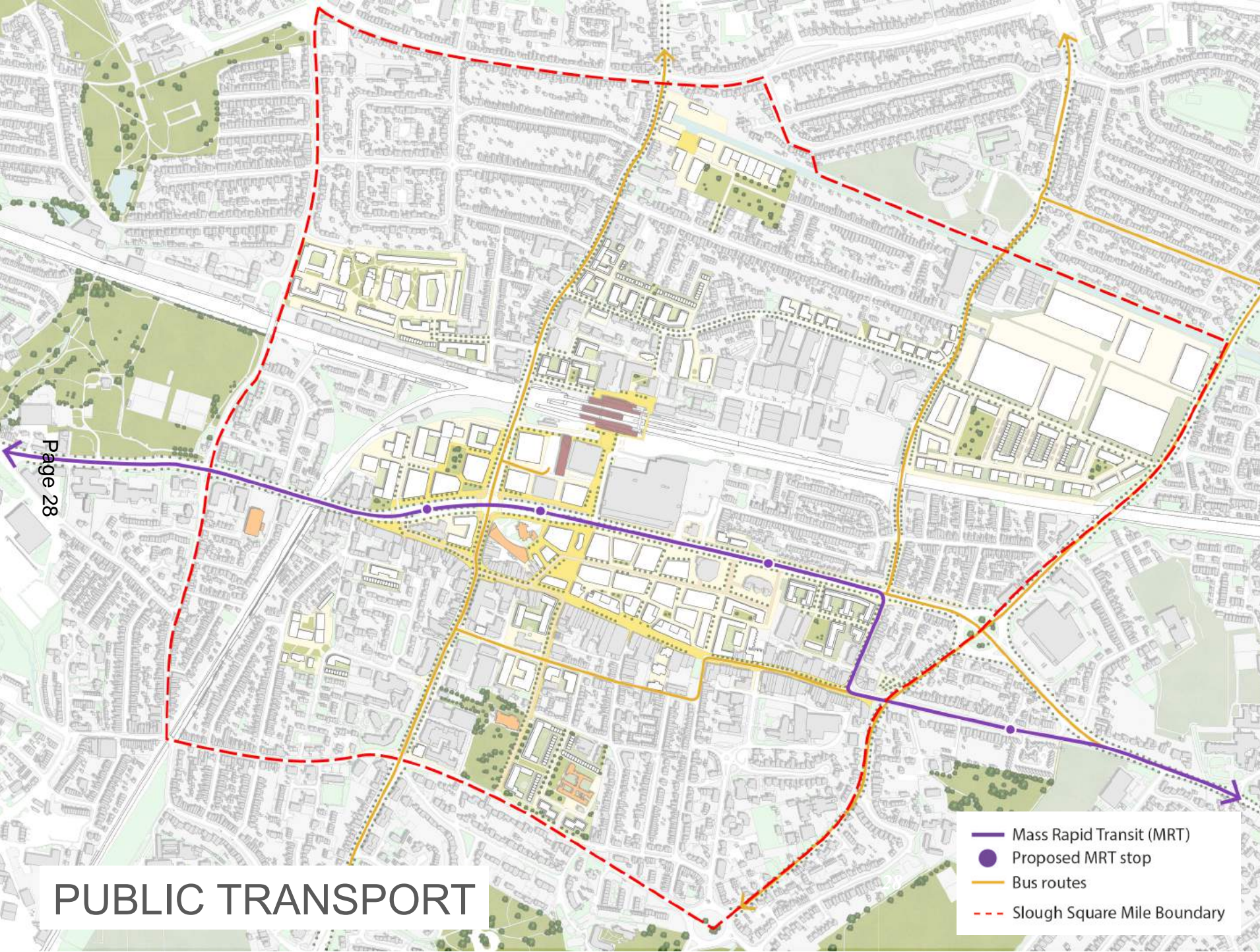


# HIGH STREET EAST



Page 27

# HIGH STREET WEST



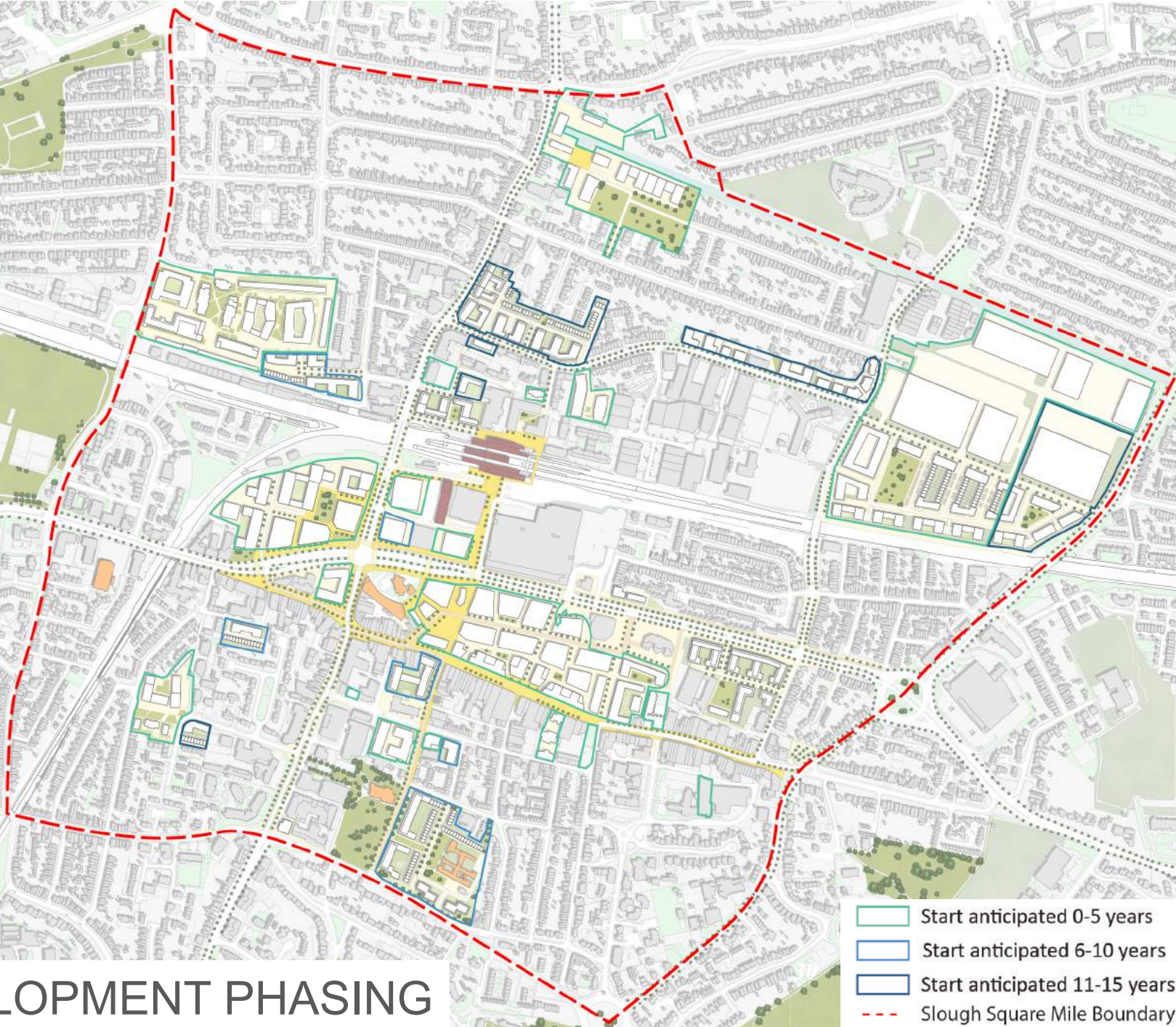
# PUBLIC TRANSPORT





- Mass Rapid Transit (MRT)
- Proposed MRT stop
- Bus routes
- - - Slough Square Mile Boundary



# WELLINGTON STREET

# DEVELOPMENT PHASING



-  Start anticipated 0-5 years
-  Start anticipated 6-10 years
-  Start anticipated 11-15 years
-  Slough Square Mile Boundary



- Six development under construction in the Square Mile
- Two further proposals with prior approval (office conversion to residential)
- Seven other proposals with planning permission including the Horlicks site and Akzo Nobel
- Larger sites anticipated to be delivered over next 15 years

SITE	1-5 years	6-10 years	11-15 years	16-20 years
North West Quadrant	Phase 1	Phase 2	Phase 3	
Former Horlicks site	Phase 1	Phase 2		
Former Akzo Nobel	Commercial Residential Ph 1	Residential Ph 2	Residential Ph 3	
Slough Central	Phase 1	Phase 2	Phase 3	Phase 4
Buckingham Gateway				

## DEVELOPMENT PHASING

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# Agenda Item 7

## Slough Local Plan Consultation on Proposed Spatial Strategy

# Spatial Strategy

- ❑ The Spatial Strategy is an important part of the Local Plan that sets out what the **pattern, scale and nature of development** will be in Slough.
- ❑ It has to make provision to meet **housing, employment and other needs**, whilst conserving the natural, built and historic environment.
- ❑ It will not contain any policies but will set out the **principles** for what will be required to deliver the Strategy and help to mitigate any impacts. Environmental issues, and the need to deal with climate change, are embedded in the choices made in the Spatial Strategy as to “**what goes where**” in the most sustainable way.

# Technical Basis for the Spatial Strategy

- ❑ There is a need for **15,460 houses** over a 16 year period at an average of **966 a year**;
- ❑ There is a significant need for **affordable and family housing**;
- ❑ We need to create **15,000 jobs** for our growing workforce;
- ❑ There is a general demand for **land for warehousing**;
- ❑ There will be a **significant reduction** in the amount of **retailing** in Slough town centre which will no longer be a sub-regional centre;
- ❑ **Slough centre** will become an increasingly important **transport hub**;
- ❑ There is a **shortage of open space**;

# Guiding Principles

- We should aim to **meet** as many of **our needs** as possible in Slough, or as close as possible to where the needs arise.
- Development should be located in the **most accessible locations**, which have the greatest **capacity to absorb growth** and deliver **social and environmental benefits**.
- We should promote **inclusive growth** with more of the wealth generated in Slough staying in Slough.

Slough should be a place where people want to “*work rest play and stay*”

# The Plan

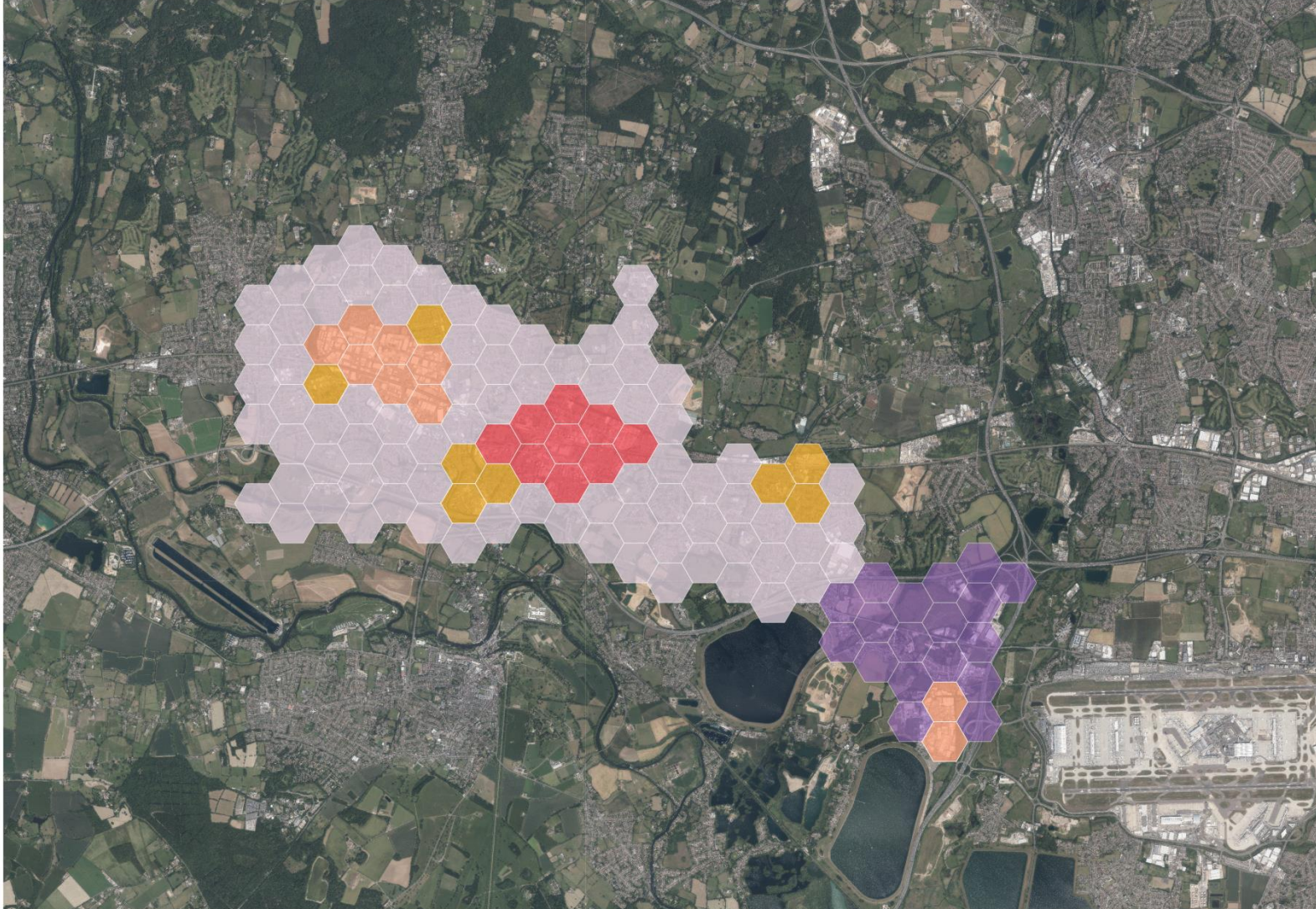


# The Five Key Components





# Dividing the Borough up



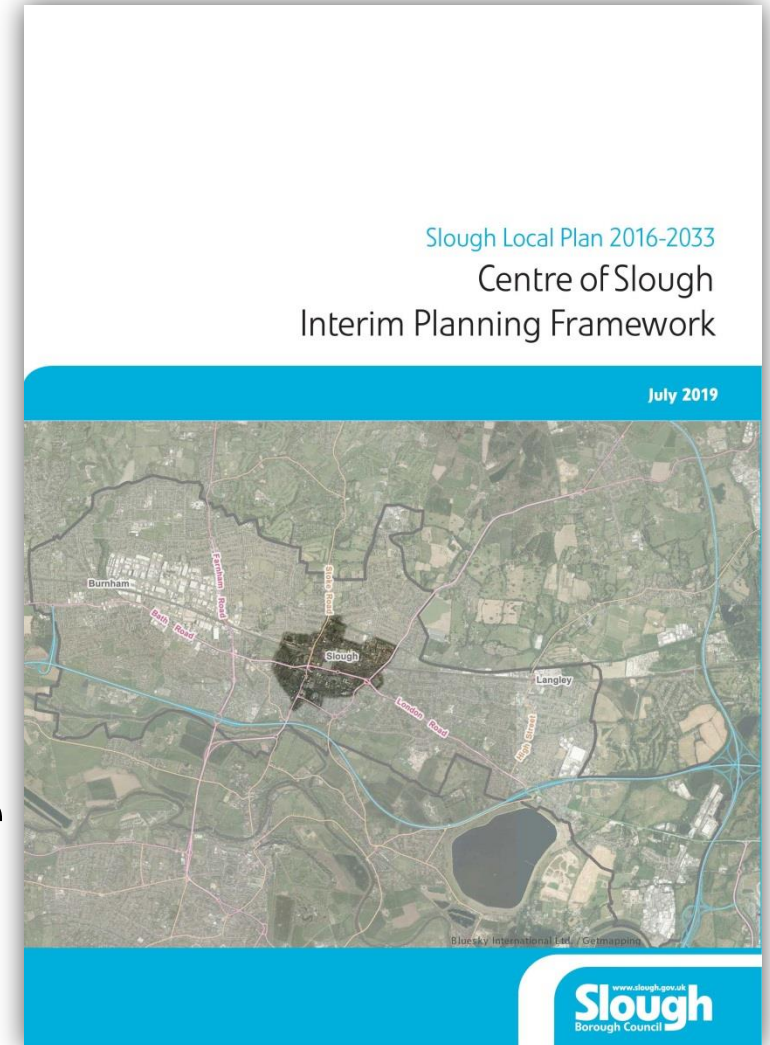
# Centre of Slough

Concentrate development in the “Square Mile”

Have an “**activity led**” strategy based upon the transport hub, an expanded business area, new cultural facilities and range of housing sites linked to the centre. Also create a new pedestrian link from the station to a “**rediscovered High Street**”

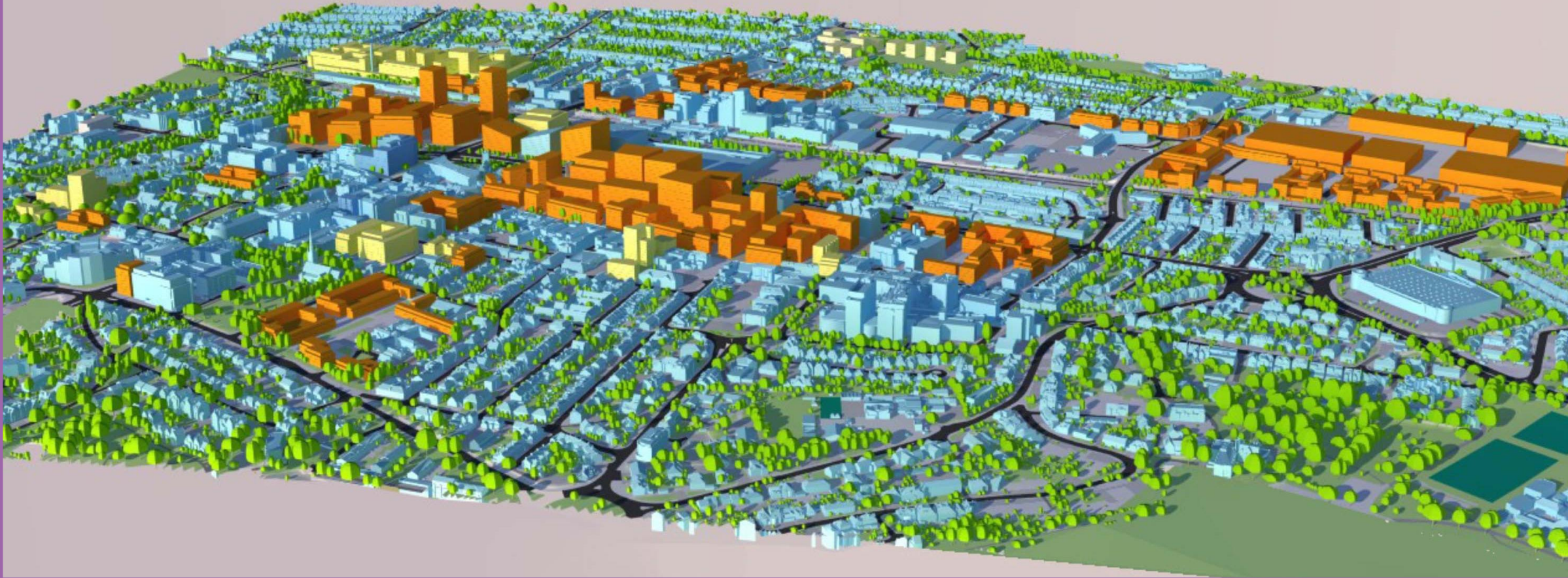
Use the **Regeneration Framework for the Centre of Slough** and it’s Master Plan to show how all of the major sites can be linked together in a comprehensive way.

Page 40



# Proposed development in the Centre of Slough

- **9,000 homes** in the centre including the 7,400 identified in the Regeneration Framework. Four largest are Horlicks, North West Quadrant, Akzo Nobel and Queensmere/ Observatory.
- **90,000 m2 of new offices** in the expanded Central Business Area south of the railway station. Possibility of between 50,000m2 and 200,000m2 on Queensmere/Observatory.
- A smaller but revitalised retail and leisure centre with a **rediscovered High Street.**
- A better connected centre with an **improved environment and image**



# Birdseye View

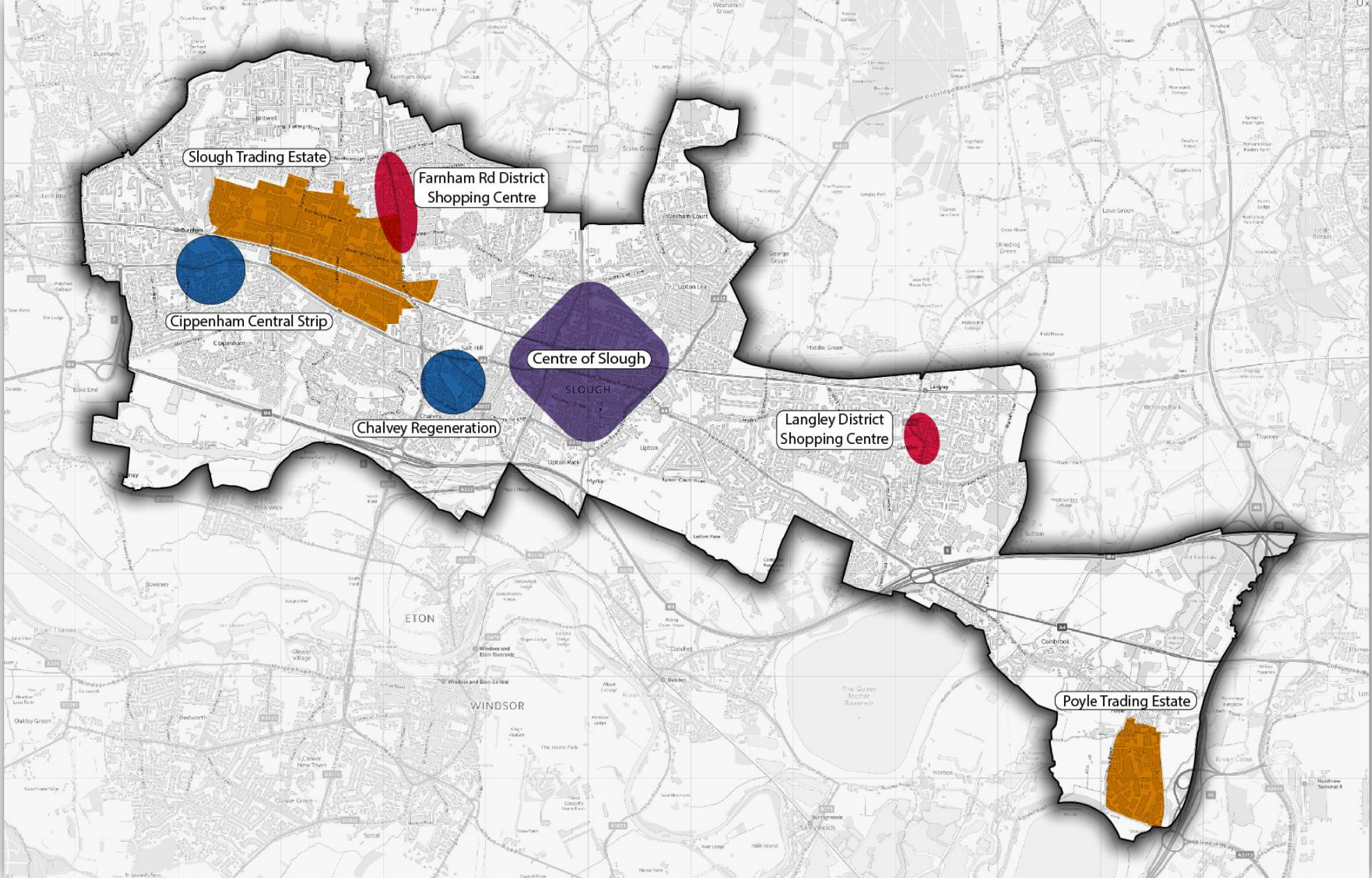
# Other Selected Locations

Manage the on going transformation of **Slough Trading Estate** and **Poyle Trading Estate**

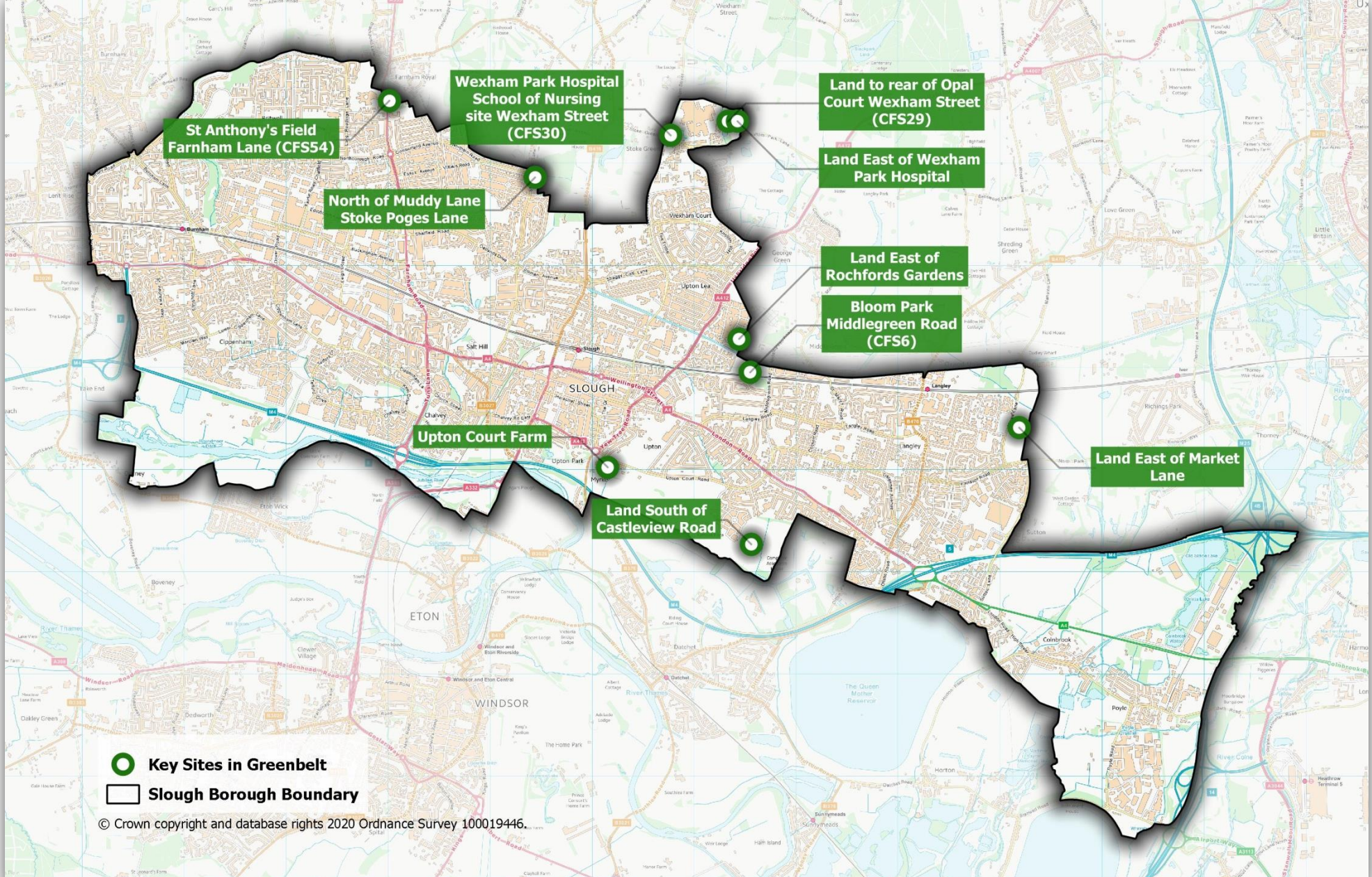
Promote new housing at Bath Road **Cippenham** and complete **Chalvey** regeneration.

Support the **Farnham Road** and **Langley** centres.

Consider the need to release greenfield/**Green Belt** sites on the edge of Slough for housing.



# Selecting Key Locations



# Potential Green Belt Releases in Slough

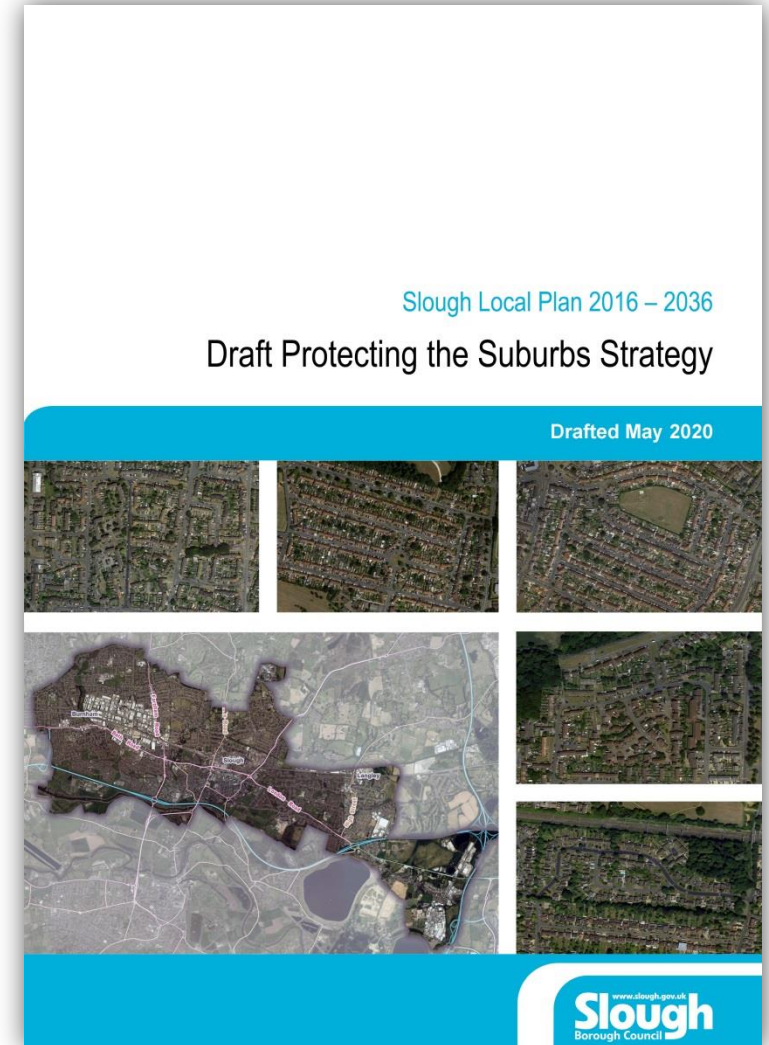
# Enhancing the suburbs and neighbourhood centres

The **Protecting the Suburbs** report has shown that it is not practical, viable, sustainable or desirable to allow our family housing to be redeveloped. It is also important that the **open spaces** and Conservation Areas are protected.

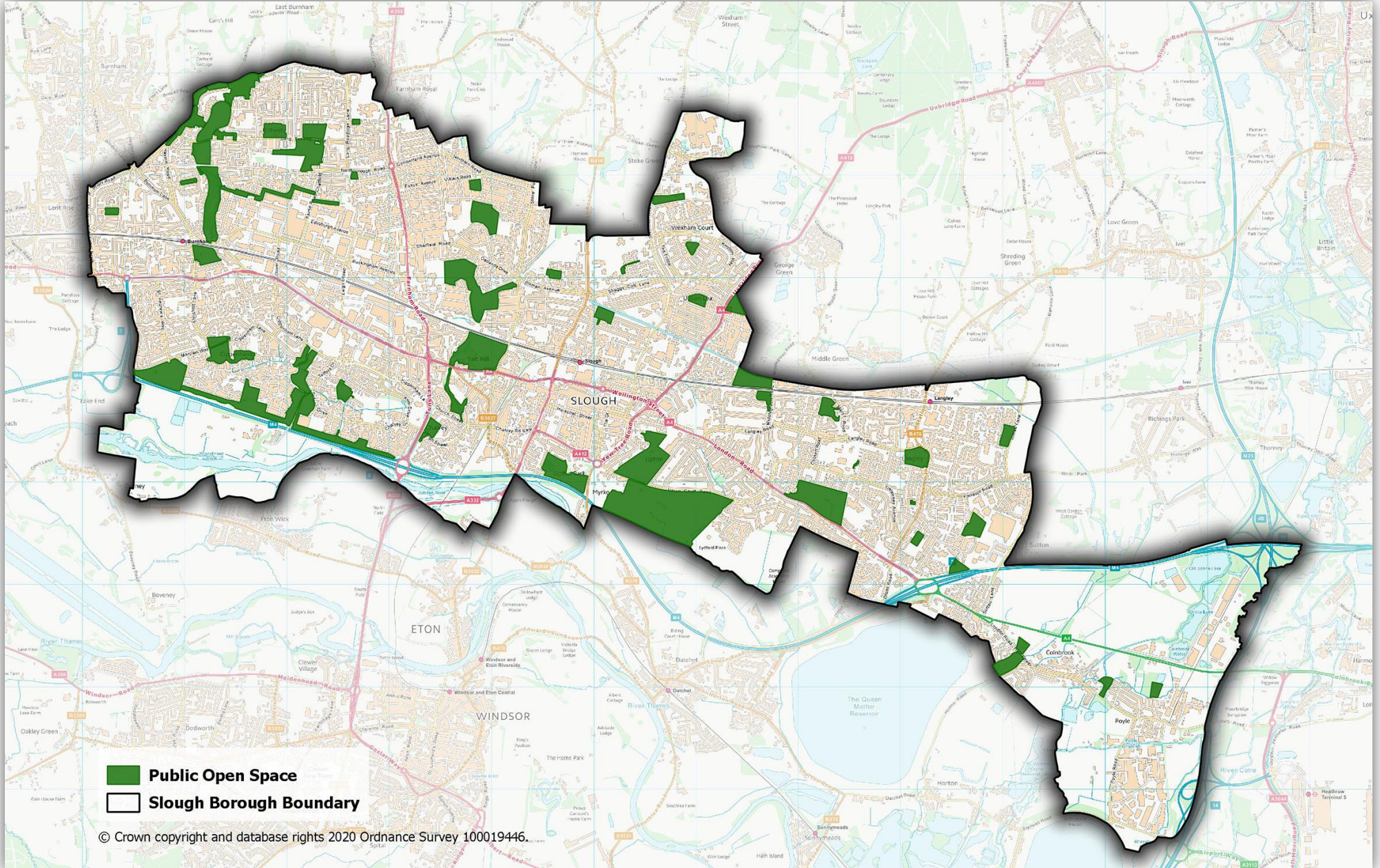
There is still scope for new housing in garage courts and other brownfield sites.

We want to enhance the range of facilities within the **neighbourhood centres** so that people are able to “**live locally**” without the need to travel.

Page 46



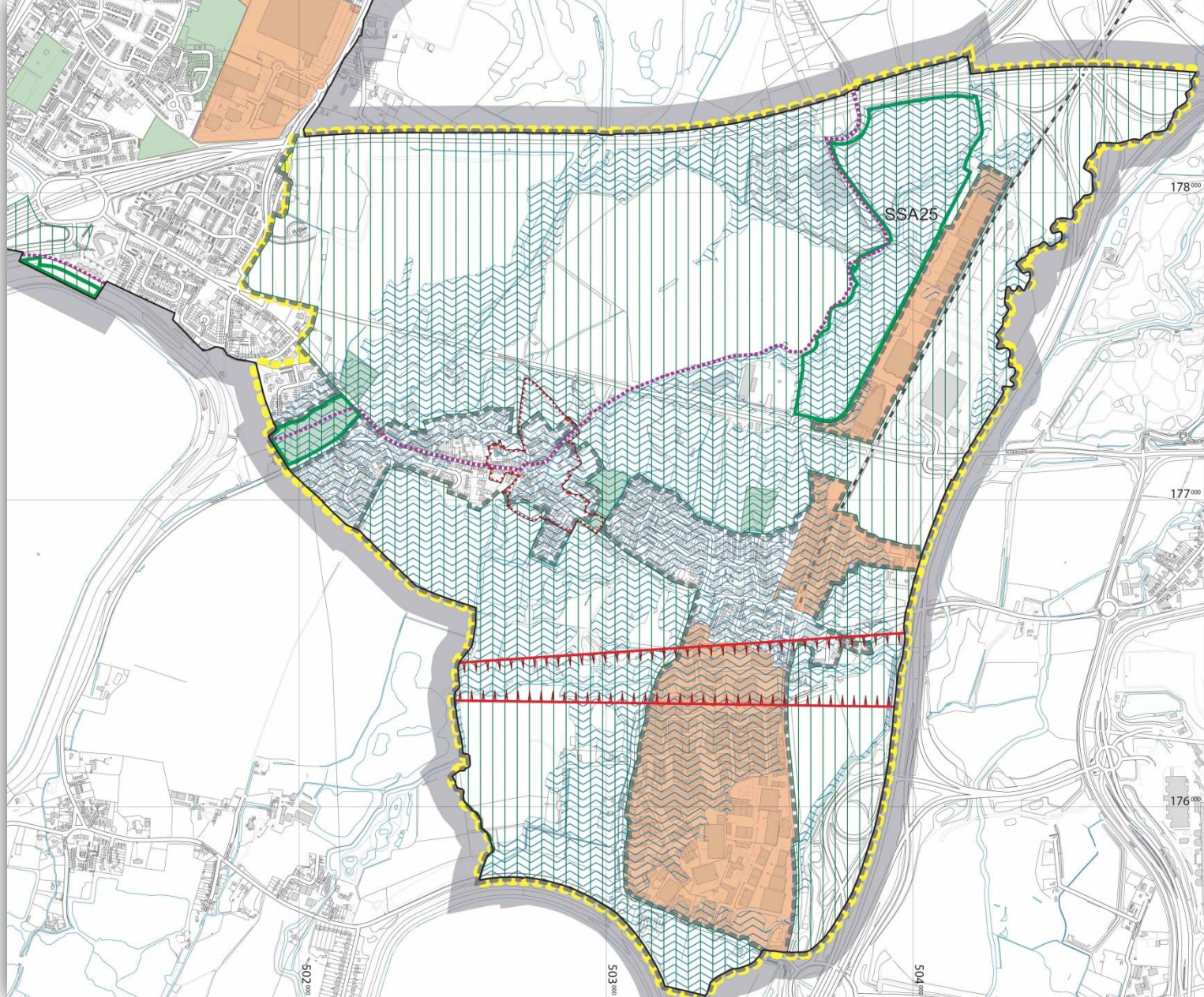




# Public Open Spaces

# Protecting the Strategic gap in Colnbrook and Poyle

- ❑ The Spatial Strategy is no longer seeking to accommodate the expansion of Heathrow but we do not want to preclude this happening.
- ❑ Previous proposals for development in the area were all to facilitate the proposed third runway. It is not considered that there is sufficient need to justify any airport related development now.
- ❑ As a result we will have to continue to apply policies which protect the Green Belt, Colne Valley Park and Strategic Gap between Slough and London.



# Colnbrook and Poyle restraint policies

# Meeting unmet housing needs

- Guiding principle is that we should aim to meet as many of our needs as possible in Slough, or as close as possible to where the needs arise.
- The shortage of land in the Borough means that the Spatial Strategy has a shortfall of **5,000 houses** in Slough.
- Lack of family housing.
- Need for a balanced housing market.
- Already a shortfall in southern Buckinghamshire

# Cross border expansion of Slough

- ❑ The promotion of the **northern expansion** of Slough in the form of a new garden suburb remains the **preferred option** for meeting its unmet housing needs and balancing the housing market.
- ❑ We have jointly commissioned the **Wider Area Growth Study** along with RBWM and Bucks. Part 2 of this will recommend where the best locations are for meeting unmet needs.
- ❑ Still a need for housing in northern expansion even if Slough's housing need figure comes down
- ❑ The issue of unmet housing needs will have to be met through further joint working.

# Next Steps

- ❖ Cabinet 12<sup>th</sup> October
- ❖ Six week public consultation 2<sup>nd</sup> November to 11<sup>th</sup> December