

SLOUGH BOROUGH COUNCIL

REPORT TO : Cabinet **DATE:** 15 September 2014

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WARD(S): Chalvey

PORTFOLIO: Neighbourhoods & Renewal - Cllr Swindlehurst
Community & Leisure – Cllr Carter

PART I **KEY DECISION**

CHALVEY REGENERATION STRATEGY UPDATE

1 Purpose of Report

- 1.1 The purpose of this report is to provide an update to Cabinet and discuss progress on the projects included in the second phase of the strategy.

2. Recommendation

Cabinet is requested to resolve that the progress made with the various projects since March 2014, as set out below, be noted:

- (a) Slough Regeneration Partnership submitted the full planning application for the 73 unit redevelopment of Ledgers Road in August 2014, which is scheduled to be considered by the Planning Committee in October 2014.
- (b) The owners of the former petrol station site have refined their proposals following a pre-application meeting and intend to submit a full planning application for a 26 unit development by October 2014.
- (c) Positive feedback has been received from the Clinical Commissioning Group (CCG) in relation to the proposed integrated health facility. As a consequence the full planning application will be submitted by October 2014.
- (d) The proposed Multi-Use Games Area (MUGA) has been completed.
- (e) Work to provide changing rooms at Chalvey Recreation Ground are already underway and will be completed by November 2014.
- (f) A survey has been undertaken and a budget set to resolve drainage problems at Chalvey Recreation Ground within the current calendar year.
- (g) Discussions have commenced with the partial owner of the Crosskeys site regarding a collaborative approach to redevelop the site.

3. Corporate Plan

The potential outcomes of the Chalvey Regeneration Strategy have evolved through consultation with internal departments, public and private sector stakeholders. It has the potential to contribute to the key objectives of the Corporate Plan, as follows:

Health & Wellbeing – The introduction of a new integrated GP practice would provide improved access to healthcare services for local residents in an area that has been highlighted as being in greatest need within Slough.

Housing – New housing would increase quality, improve choice and stimulate the local economy.

Regeneration & Environment – The introduction of improved public realm space would transform land that is currently a blight on the landscape and creates a negative perception of the area.

4 **Joint Strategic Needs Assessment**

Since October 2013 it has been clarified that there is strong support from GPs and the Clinical Commissioning Group to introduce a new integrated health facility in Chalvey. Discussions have also commenced about the potential for the Council to enter into a partnership with a third party to introduce a new build 60 apartment extra care facility. Subject to ensuring that the projects are viable, the scope and objectives of the plan will:

- Bring together the Council’s and partners investment programmes,
- Create the conditions for integrated investment and service delivery, and
- Assist in the realisation of shared socio-economic objectives.
- Extra care would provide a preventative model of housing that would support independence, avoid admissions to residential care and create efficiencies.

5 **Other Implications**

(a) Financial

There are no additional financial implications linked to this report. .

(b) Risk Management

Risk	Mitigating action	Opportunities
Flood Risk	Undertake a flood risk assessment for each project	
Traffic Congestion	Early discussions with Highways and Transport to establish potential congestion issues and commissioning of an independent Transportation survey.	
Ownership – Owners do not wish to sell	Consider use of CPO powers on Regeneration or Housing grounds.	
Human Rights	None	
Employment	None	

(c) Human Rights Act and Other Legal Implications

None

(d) Equalities Impact Assessment

None

e) Legal

Slough Borough Council has the power to acquire land by compulsion under a range of existing legislation. Most relevant to this report, the Town and Country Planning Act 1990 – the 2004 Act amends section 226 and provides for the power to acquire land, with the authority of the Secretary of State, to secure the carrying out of development, redevelopment or improvement in circumstances where this is likely to contribute to the economic, social or environmental wellbeing of the area.

f) Land and Property Implications

The potential to enter into a lease agreement for the proposed 60 apartment Extra Care Housing Development will be subject to the approval of a robust business case.

6. Supporting Information

Current Projects

6.1 The former petrol station at Chalvey Road East

The derelict Chalvey Road East filling station site is owned by a private developer and is located at the eastern gateway of Chalvey (Appendix A). It has remained undeveloped due to viability issues associated with acquisition and remediation costs.

The owners met with the Council's Planning Department in June 2014 to discuss proposals for a 26 unit development that would include 24 (two person) flats and 2 town houses. The developer advises that they will submit a full planning application by October 2014 that addresses feedback from planning, including parking provision.

In the short-term, the developer has advised that environmental improvements will be undertaken pre-development.

6.2 Site of Former Cross Keys Public House

This cleared site is located in a prominent location on Chalvey High Street and is the site of the former Cross Keys public house and adjoining car park (Appendix B). The Council owns circa one-third of the site, with the balance owned by a third party that has planning permission for 8 townhouses (on their proportion of the site). Due to the nature of the site it is impractical and a poor use of land for either party to develop in isolation.

At present, both owners have competing objectives:

Council	Developer
Bring the site back into use promptly with appropriate development	Maximise capital receipt for the sale of their proportion of land.
Minimise future liability/exposure	Avoid realising a loss by selling the site at an inopportune time
Achieve best value for the Council's proportion of the site	

The most likely option that could be agreeable to both parties relates to bringing the two separately owned but physically adjoined properties together to gain a favourable planning consent and market the combined site as a package to a potential third party developer.

The Council is in discussions with the owner regarding the potential for a collaborative approach that would involve the proceeds being split pro-rata in relation to land input.

If the Council is unable to reach a mutually satisfactory agreement the use of CPO powers remains an option.

6.3 Chalvey Halt

Introducing improved access to public transport for Chalvey was one of the messages drawn from the public consultation in 2009.

The Council remains in discussion with Network Rail and First Great Western about the feasibility of this project, which could be combined with the Slough to Windsor Fast Tram project, which aims to improve conditions for movement between Slough and Windsor. This project is the subject of discussion by the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) Strategic Infrastructure Group.

6.4 Redevelopment of land at Ledgers Road

This project is on the site of the former Town Hall annexe (Appendix C) and is will be the first major housing project to be brought forward by Slough Regeneration Partnership (LABV). The scheme comprises 73 units, including 23 affordable properties that will be acquired by SBC upon completion.

The planning application for this development was submitted on 14 August and is scheduled to be considered by the Planning Committee in October 2014.

6.5 New Changing Facilities & MUGA

The introduction of new changing facilities was identified as a key requirement for the local community. Works commenced on 18 August 2014 to remodel the internal layout of the former nursery building to provide the changing facilities. It is anticipated that this project will be completed by 7 November.

The new Multi Use Games Area (MUGA) has been introduced in Chalvey Recreation Ground

Following requests from local football teams a surface and drainage assessment was undertaken in on 31 March 2014. The survey found that the:

- Drainage outflows were blocked by litter and debris and need to be cleared.
- Existing secondary drainage system is buried under 50mm of compacted silt and will need to be replaced.
- Percentage of grass cover across the pitch was very changeable – linked to excessive use and areas of poorer drainage.

A budget of circa £15,000 has been approved to resolve drainage and surface requirements, with works scheduled within the current calendar year. Consideration is also being given to converting the senior pitch into 2 junior pitches to reflect changing patterns of use.

6.6 Former SSE Depot

In March 2014 it was reported that a local GP had acquired this 1.28 acre site (Appendix D) and that discussions had commenced with SBC regarding the potential to introduce a mixed development that would include an integrated health facility and either a) a 60 apartment Extra Care Housing (ECH) facility, or b) 18 general needs housing units.

The current position is:

- The Clinical Commissioning Group has agreed that a new purpose built surgery should be opened in Chalvey.
- The planning application for the health facility will be submitted before the end of October 2014.
- Subject to planning, works will commence on the new health facility in the current financial year.
- The preferred option for the associated housing is Extra Care Housing.
- The Council has entered into detailed discussions with the GP about leasing a purpose built ECH Housing facility.
- Following planning consultation a full planning application will be submitted in October 2014.

Emerging Projects

- 6.7 Workshop premises are currently available for letting subject to an existing lease to April 2018 in Chalvey Road East (Appendix E) that provides a 5 bay workshop with detached two storey ancillary offices with a possible retail area. The premises are the location of a former car repairs workshop but now have a restrictive covenant to preclude future use for automotive repairs. Discussions have commenced with the agent to explore potential uses for this site.
- 6.8 A feasibility study has been commissioned to establish options to introduce residential accommodation at the garage site on Turton Way (see cross-hatched area on Appendix D). These could be either general needs family houses or specialist accommodation linked to the proposed Extra Care housing development on the SSE site.

7 Conclusion

- 7.1 Significant progress has been made with several projects since March 2014. In addition to the proposed redevelopment of Ledgers Road, the potential exists for planning applications to be submitted for both the new health facilities on the former SSE site and the former petrol station site at Chalvey Road East before the end of October 2014. Added to the completion of planned works to promote health and wellbeing, the strategy is delivering on key outputs and outcomes linked to the Corporate Plan.

8 Appendices Attached

- A - The former petrol station at Chalvey Road East
- B – Land at the former Crosskeys Public House
- C - Redevelopment of land at Ledgers Road
- D - Former SSE Depot
- E – Light Industrial Units at Chalvey Road East

9 Background Papers

None.

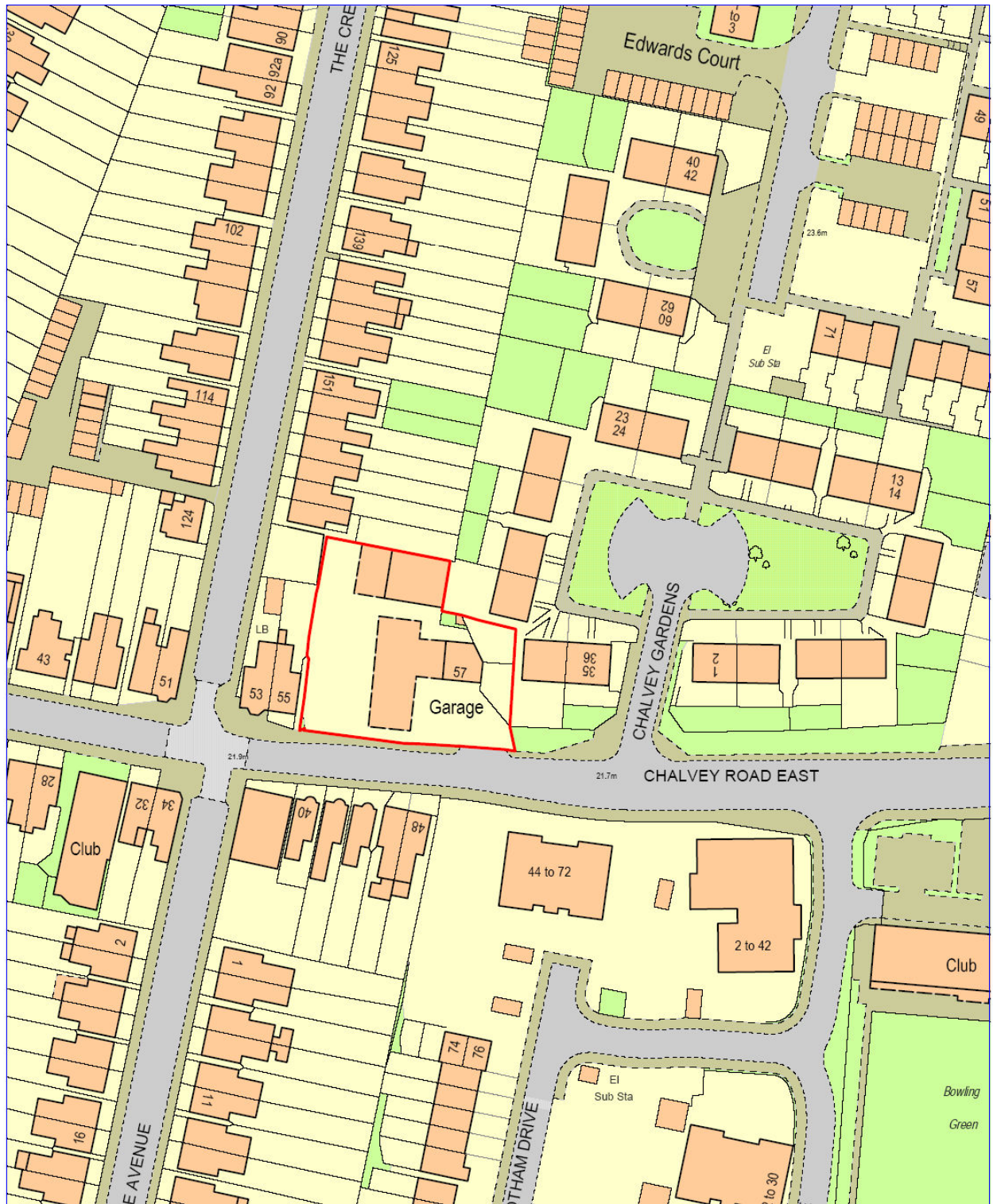
Appendix A - The former petrol station at Chalvey Road East

Asset Management Resources

Scale 1: 1,000



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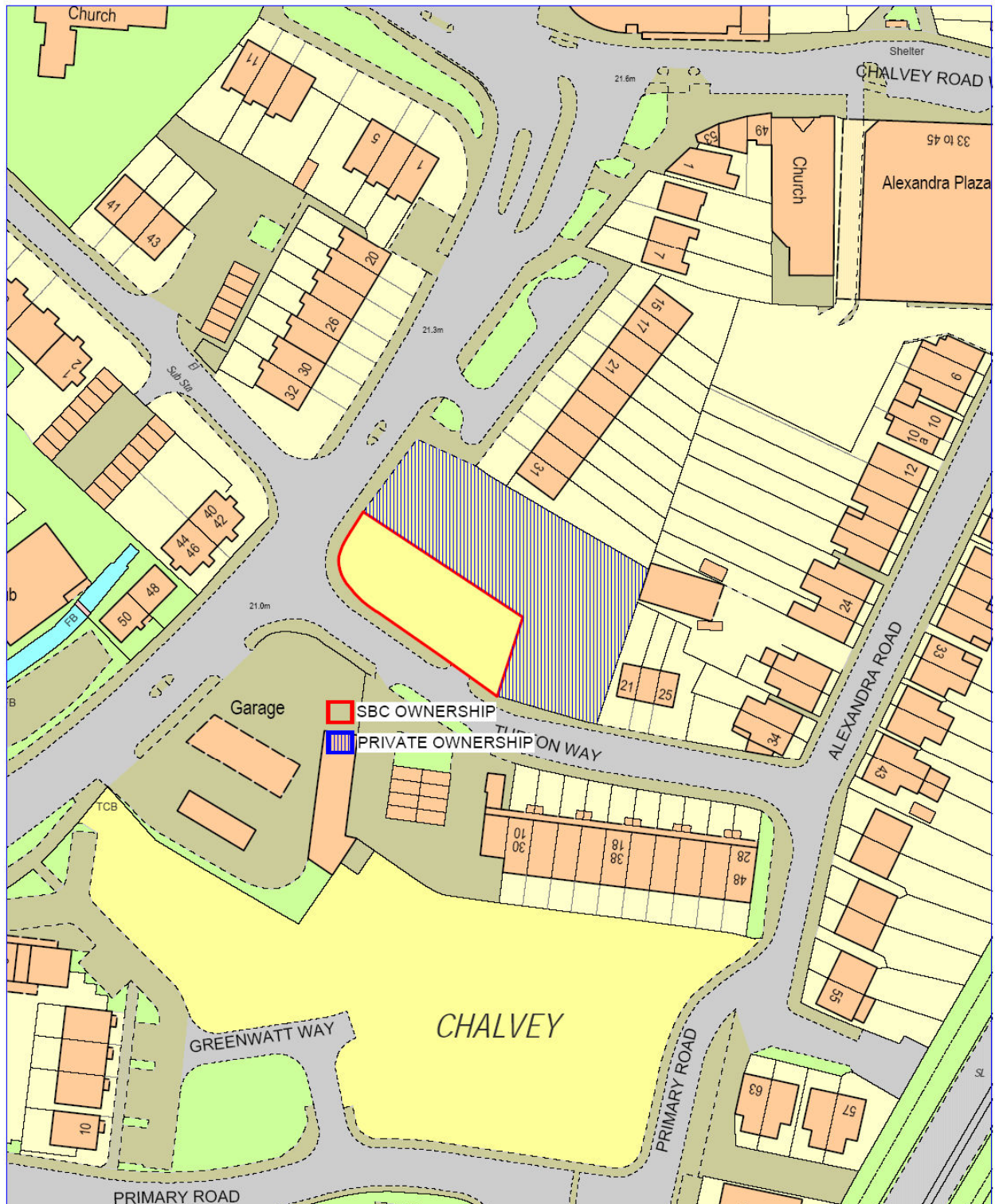
Appendix B - Land at former Crosskeys Public House

Asset Management Resources

Scale 1: 1,000



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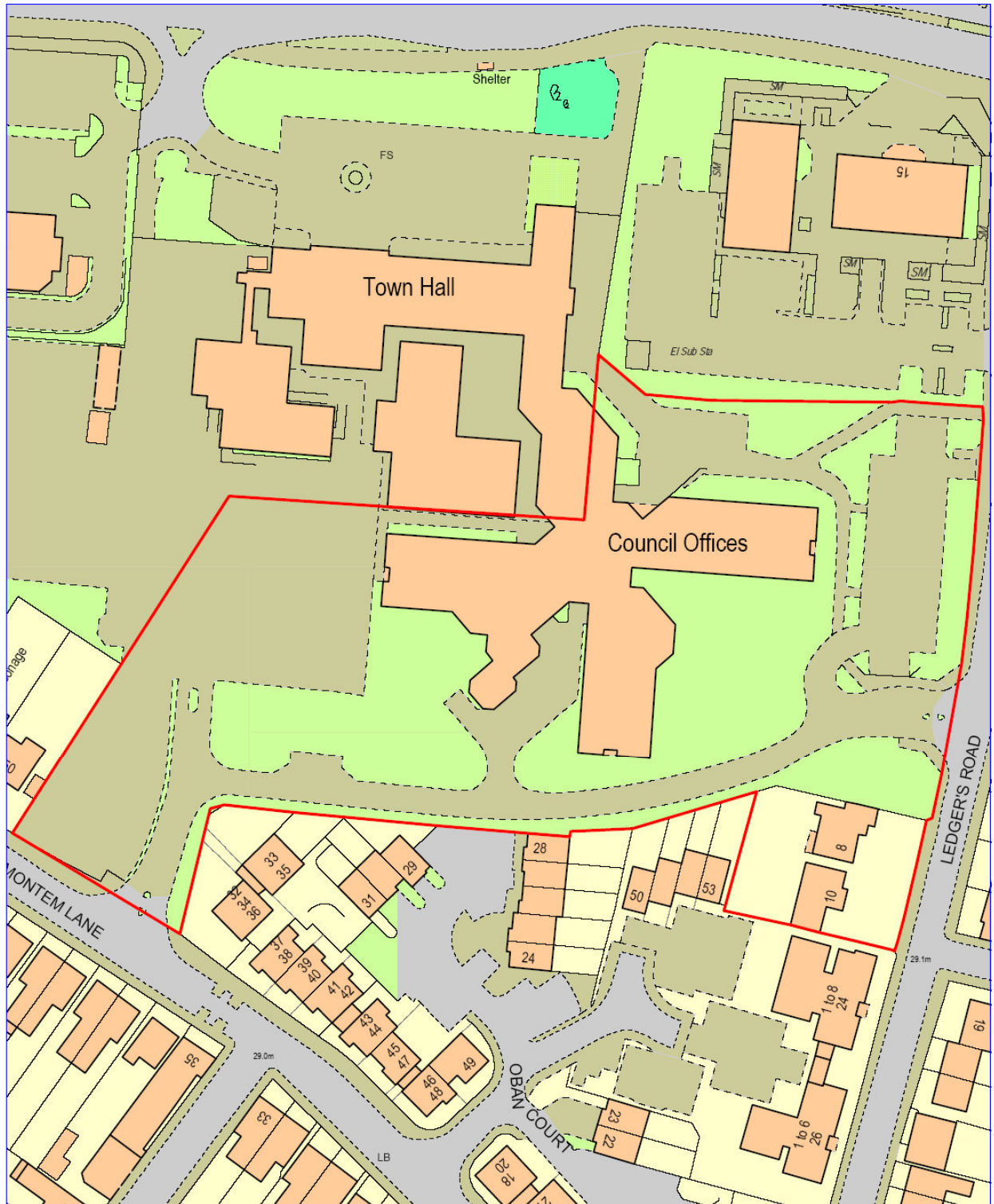
Appendix C - Redevelopment of land at Ledgers Road

Asset Management Resources

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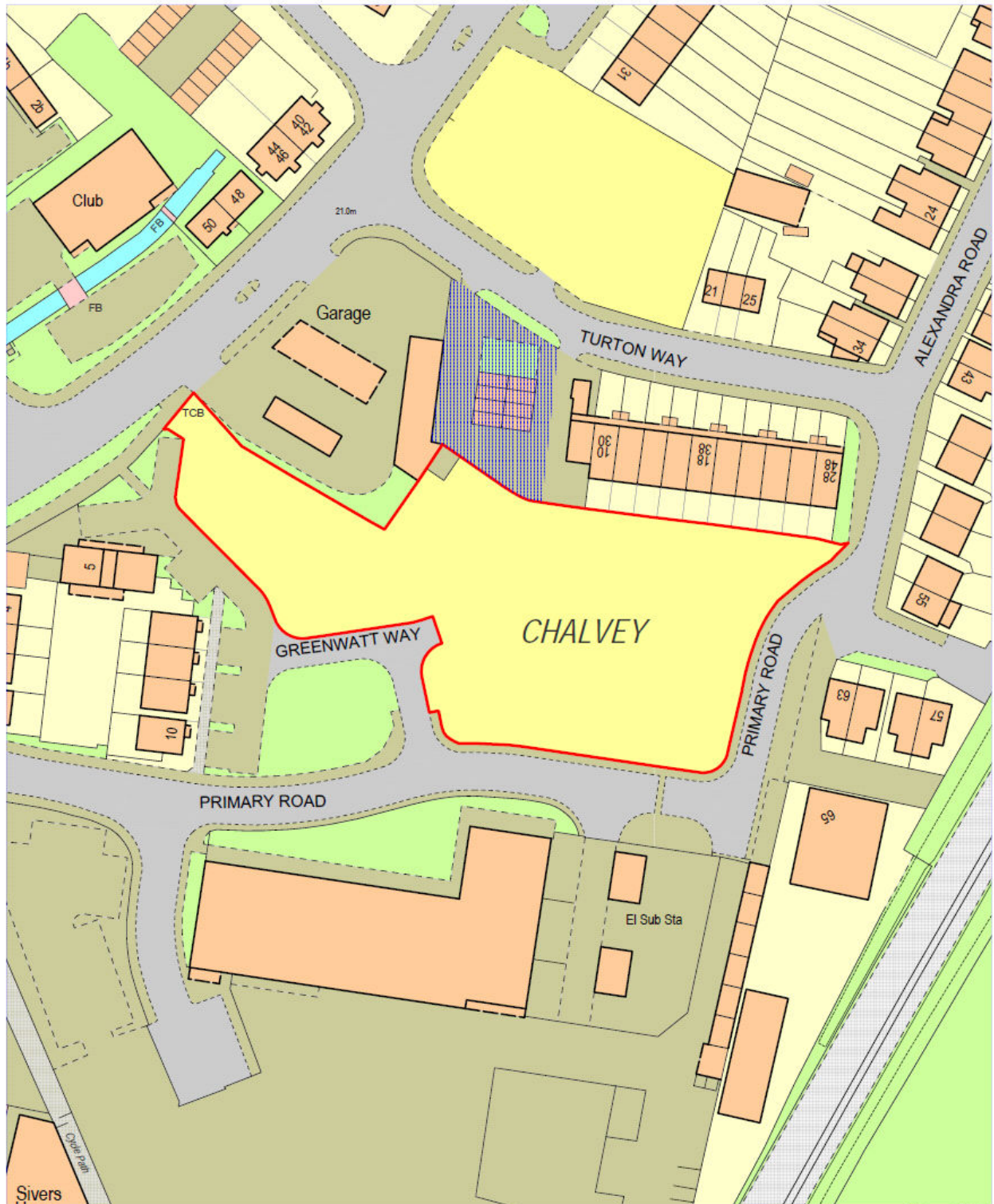
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Appendix E – Light Industrial Units at Chalvey Road East

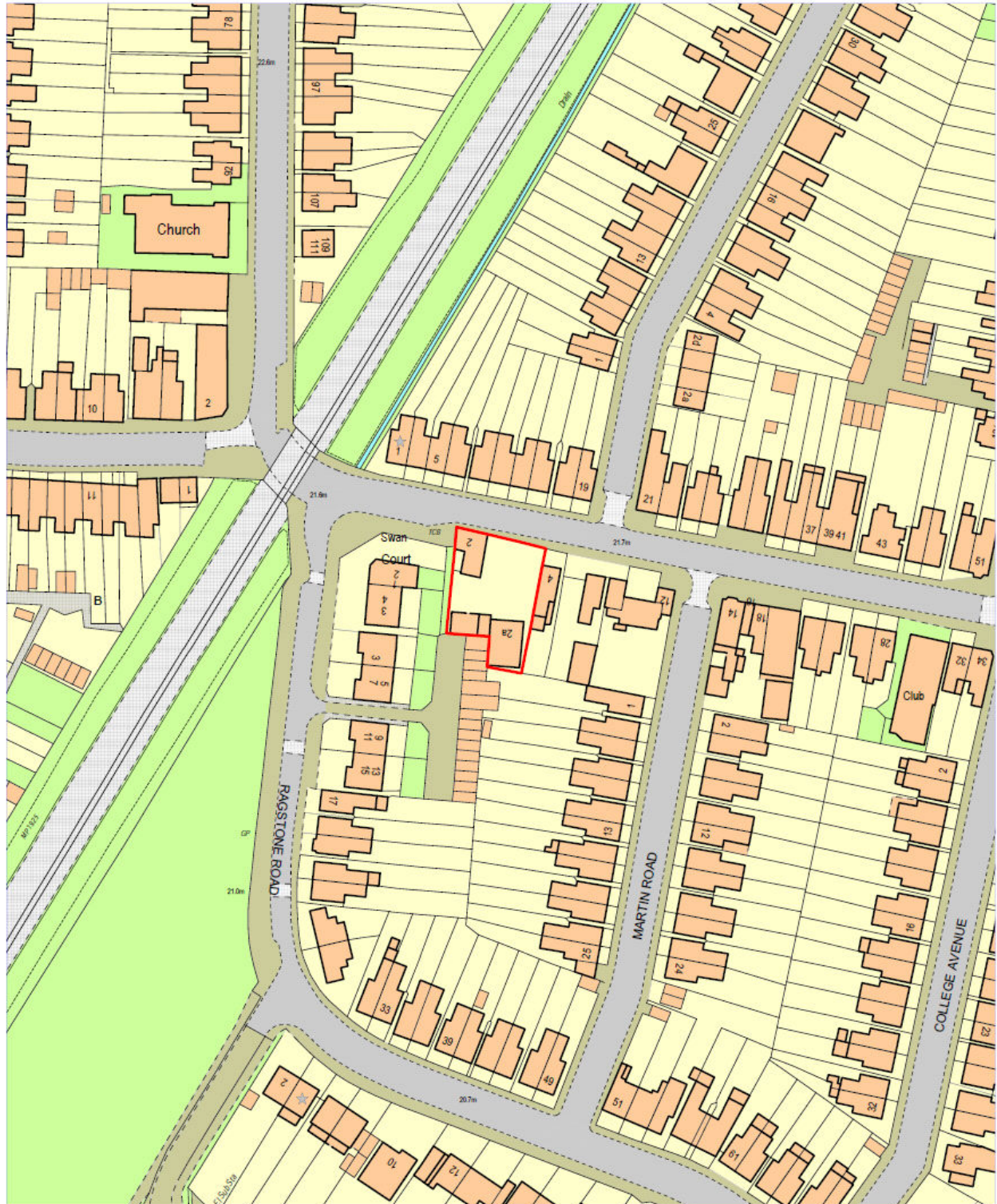
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