

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Planning Committee **DATE:** 5<sup>th</sup> October, 2016

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**WARD(S):** All

### **PART I** **FOR INFORMATION**

#### **REVIEW OF THE LOCAL PLAN FOR SLOUGH – PROPOSED SPATIAL OPTIONS**

##### **1 Purpose of Report**

The purpose of the report is to provide an update on the proposed Spatial Options for the Review of the Local Plan which could be included in the Issues & Options consultation document.

##### **2 Recommendation(s)/Proposed Action**

The Committee is requested to note the report.

##### **3 The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan**

###### **3a. Slough Joint Wellbeing Strategy Priorities**

Ensuring that local needs are met within Local Plans will have an impact upon the following SJWS priorities:

- *Health*
- *Economy and Skills*
- *Regeneration and Environment*
- *Housing*
- *Safer Communities*

###### **3b. Five Year Plan Outcomes**

Ensuring that development is properly planned in Slough will contribute to the following Outcomes:

- 4 *Slough will be the premier location in the South East for businesses of all sizes to locate, start, grow and stay.*
- 2 *There will be more homes in the borough with the quality improving across all tenures to support our ambition for Slough.*
- 3 *The centre of Slough will be vibrant, providing business, living and cultural opportunities.*

#### 4 **Other Implications**

##### (a) Financial

There are no financial implications of the proposed action in this report which can be achieved within existing budgets.

##### (b) Risk Management

It is considered that the risks can be managed as follows:

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the Committee remain aware of work on the preparation of Issues and Options for the Local Plan.	Failure to be aware of the Issues and Options could affect progress on the Review of the Local Plan for Slough.	Agree the recommendations.

##### (c) Human Rights Act and Other Legal Implications

There are no Human Rights Act Implications as a result of this report.

##### (d) Equalities Impact Assessment

There are no equality impact issues.

#### 5 **Supporting Information**

##### Introduction

- 5.1 The previous report to this Committee highlighted what the key issues are considered to be for the Review of the Local Plan. It also included some possible Spatial Options which could be the subject of public consultation. The purpose of this report is to set out in more detail what we think these options should be.

- 5.2 Any comments that Members may have about the proposed options will be taken into account prior to the production of a draft of the Consultation document. There will be a Member workshop on 27<sup>th</sup> October to discuss key issues and a further report will be made to this Committee on 2<sup>nd</sup> November. Final approval of the Issues and Options plan will be sought from Cabinet on 21<sup>st</sup> November.
- 5.3 The final document, and supporting documentation, will then be the subject of a six week consultation period in January.

#### Development of the Spatial Options

- 5.4 The previous report included a draft Vision for the Review of the Local Plan for Slough and identified some of the key issues that it will have to address.
- 5.5 The critical issue is how much growth the plan is going to provide for given the shortage of land for development, the problem of congestion, and potential impact of development upon the quality of the environment.
- 5.6 The key factor is the scale of population growth that is likely to happen in Slough because of the demographics of our existing population. Since this population will have to be accommodated somewhere, it is considered that our overall objective should be to aim to plan to meet housing needs within Slough or as close as possible to where these needs arise.
- 5.7 It is also important that we make sure that Slough's economy continues to grow in a way which provides jobs, creates wealth and builds on the strengths of our existing successful business areas and potential in the town centre. As a result it is considered that we should plan to meet the number of new jobs that we need in Slough.
- 5.8 In planning for growth we should aim to enhance the built and green environment and mitigate against any environmental impacts. A Sustainability Appraisal is being carried out for the plan to ensure that it finds the best balance between the social, economic and environmental pressures facing Slough.
- 5.9 From all of the work that we have done so far it is considered that any proposed spatial options will have to consider the following key issues:

- How can we meet as much of our Objectively Assessed Housing Need of 927 dwellings a year as close as possible to where these needs arise?
- How we can continue to provide affordable housing for people in the greatest need?
- How we can facilitate the creation of an additional 15,000 jobs in Slough and maintain its role as an economic “powerhouse”?
- How we can revitalise Slough town centre as a major retail, leisure and commercial centre?
- How can we get the maximum benefits out of the growth of Heathrow airport and mitigate for any adverse environmental benefits?
- How can we enable our suburban areas to continue to absorb the growth in population without losing the distinctive character of individual neighbourhoods?
- How can we deal with the problems of traffic congestion to ensure that people can get around Slough?
- How can we enhance the quality of the built and green environment in Slough and improve the overall image of the town?

### The Spatial Options

- 5.10 Having established what the strategic issues are for the Local Plan it is necessary to consider how these can be addressed and how development could be distributed around the Borough.
- 5.11 As a result we have produced a number of strategic spatial options for the Review of the Local Plan. Whilst these have not been fully worked up at this stage it is considered that they are realistic and meaningful options which can be used for public consultation.
- 5.12 The options have been set out in a logical order but this does not necessarily imply that there is a preference for any one of them at this stage. It should also be noted that it may not be possible to carry all of them out because they may not be compatible and there may be cumulative impacts which would have to be addressed. Some Options are outside of the control of this Council.
- 5.13 The Spatial Options that it is proposed to put forward for public consultation are as follows:
- A** Expand the centre of Slough (upwards and outwards)
  - B** Expand the Langley Centre
  - C** Create a new residential neighbourhood on the Akzo Nobel and National Grid sites west of the Uxbridge Road
  - D** Regeneration of the selected areas:
    - D1 - Canal basin
    - D2 - Trade Sales, Bath Road
    - D3 – Chalvey regeneration
  - E** Estate Renewal

- F** Intensification of the suburbs
- G** Redevelop existing business areas for housing
- H** Release land from the Green Belt for housing (edge of Slough)
- I** Release land from the Green Belt for employment (Heathrow related development in Colnbrook and Poyle)
- J** Northern expansion of Slough (new “Garden Suburb” within South Bucks)
- K** Build in other areas outside of Slough
- L** Do nothing

5.14 Details of most of these options, or sub options, are set out in Appendix 1. This will form the basis of the Issues and Options report that will go out for public consultation in January.

5.15 The generic options of “estate renewal”, “intensifying the suburbs” or “releasing employment land for housing” do not contain specific sites and have not been included in the Appendix.

5.16 All of the other options have been worked up in order to illustrate how they could be implemented. This includes identifying some of the key sites that could come forward for development as part of the option

5.17 Where possible, a broad indication as to how much additional housing each option could produce has been provided. These figures are provided to help the public consultation exercise and should not be taken as a definitive assessment at this stage.

5.18 It should be noted that the options that involve building in other districts cannot be delivered through the Review of the Local Plan for Slough. As a result they would have to be progressed through the Duty to Cooperate process. It would not be appropriate to identify specific sites at this stage but the “northern expansion” option does show an area of search so that the implications for Slough of pursuing such an option can be considered in the Review of the Plan.

5.19 The consultation document will also contain a “do nothing” option for people to comment upon which will set out what the implications of this would be.

## **6 Conclusion**

6.1 This report sets out the Spatial Options that are intended to be included in the Issues and options report. Any comments that Members may have about these draft options can be considered prior to them being approved for public consultation purposes.

## **7 Background Papers**

Core Strategy DPD (2008)

Site Allocations DPD (2010)

Call for Sites Consultation (3 June- 15 July 2016)

Sustainability Appraisal Draft Scoping Report for the Local Plan (October 2016)

## **8     Appendices**

1.    Schedule of Proposed Spatial Options.