

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning committee **DATE:** 5th July 2017

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WARD(S): ALL

PART I

FOR DECISION

RESPONSE TO READING DRAFT LOCAL PLAN 2013-2036 CONSULTATION **(REGULATION 18) May 2017**

1. Purpose of Report

The purpose of this report is to seek Members endorsement of the response to the Reading Draft Local Plan 2013-2036 consultation (Regulation 18).

2. Recommendation(s)/Proposed Action

That Committee is requested:

- a) To agree the responses to the Reading Draft Local Plan (May 2017) set out in this 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:

1. *Protecting vulnerable children*
2. *Increasing life expectancy by focusing on inequalities*
3. *Improving mental health and wellbeing*
4. *Housing*

3b. Five Year Plan Outcomes

Ensuring that other local authorities meet their own needs will help Slough contribute to the following Outcomes:

- *Our children and young people will have the best start in life and opportunities to give them positive lives.*

- Our people will become healthier and will manage their own health, care and support needs.
- Slough will be an attractive place where people choose to live, work and visit.
- Our residents will have access to good quality homes.
- Slough will attract, retain and grow businesses and investment to provide jobs and opportunities for our residents

4. Other Implications

(a) Financial

There are no financial implications.

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the Committee remain aware of local plan consultations from other boroughs	Failure to respond to consultation could impact on the 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 Following on from the Issues and Options consultation in May 2017, Reading Borough Council has now produced a Draft Plan for consultation.
- 5.2 The consultation period finished on the 14 June and so Officers have submitted a holding response which is set out in this report for Member endorsement.
- 5.3 The Draft Plan contains a Vision, Objectives, policies and proposals. The key strategic elements of the plan that could affect Slough are set out below.

Spatial Strategy

- 5.4 The Spatial Strategy is as follows:

3.2.1 The constrained nature of Reading Borough dictates the spatial strategy to some extent. Significant development can only occur where sites are available, which inevitably means a considerable focus on the centre and south of Reading. Opportunities for large-scale expansion of the town onto greenfield sites within the Borough are virtually non-existent, with the small rural areas within the boundaries subject to significant flood

risk. This means a need to look within the existing urban area for opportunities, and to ensure efficient use of land. The spatial strategy for Reading consists of the following elements:

- **Central Reading as the focus for meeting much of the identified development needs at a medium and high density;**
 - **South Reading as a location for meeting much of the remainder of the development needs,**
 - **and the enhancement of links from the centre to South Reading and to major development locations beyond;**
 - **Some new development within identified district and local centres, including more diversity of services and facilities and some increase in densities;**
 - **Limited reallocation of some areas of employment to housing and supporting uses;**
 - **Increasing densities where appropriate in other areas with high levels of accessibility by public transport, walking and cycling;**
 - **Ensuring that urban extensions or garden villages close to the Reading urban area are provided with adequate facilities including infrastructure links into Reading.**
- 5.4 It is considered that Slough should supports the principles of the spatial strategy summarized in 3.2.1 as the most sustainable approach to meeting development needs, and their policy response in CC6 (accessibility and the intensity of development); CC7 (design and the public realm); and CC8 (safeguarding amenity).

Meeting Objectively Assessed Housing Need

- 5.5 Joint work has been carried out on identifying housing needs up to 2036 across Berkshire. The six Berkshire authorities (Reading Borough Council, Bracknell Forest Borough Council, Slough Borough Council, West Berkshire Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council) together with the Thames Valley Berkshire Local Enterprise Partnership produced a Berkshire (with South Bucks) Strategic Housing Market Assessment in February 2016
- 5.6 This study identified the Housing Market Areas within which the Berkshire authorities should work, and set out levels of housing need between 2013 and 2036.
- 5.7 Berkshire SHMA defined a Western Berkshire Housing Market Area (HMA), of which Reading Borough is part, alongside the unitary authorities of West Berkshire, Wokingham and Bracknell Forest. Slough Windsor and Maidenhead and South Bucks are defined as within the Eastern Berkshire HMA
- 5.8 Within this area, an objectively assessed need is identified for a total of 2,855 new homes every year up to 2036. Reading's share of this need is 699 homes per year, or a total of 16,077 between 2013 and 2036.
- 5.9 Work has been produced on a West of Berkshire Spatial Planning Framework, which was published by all four authorities in December 2016. This is not a development plan, and carries no statutory weight, but is intended to guide the

authorities in pulling their plans together by identifying some key opportunities for major delivery of new development, particularly for housing, and the level of infrastructure provision required.

- 5.10 The Reading Draft Local Plan therefore sets out a policy for the provision of housing which states:

H1: PROVISION OF HOUSING

Provision will be made for at least an additional 15,134 homes (averaging 658 homes per annum) in Reading Borough for the period 2013 to 2036.

- 5.11 Reading objectively assessed housing need is 16,077, Policy H1 above states that only 15,134 can be delivered in Reading Borough. Delivering this level of housing set out in policy H1 will mean there is a shortfall of 943 dwellings.
- 5.12 It is considered that Slough should support this approach which recognises that Reading is a very tightly defined urban area, and sites for new development are limited. This means that, like Slough there is not enough land to meet the objectively assessed housing needs within the Borough.
- 5.13 The Reading draft local plan states that the need will be accommodated elsewhere within the Western Berkshire Housing Market Area. It is considered that Slough Borough Council should support this approach.

Meeting Employment Needs

- 5.14 A Functional Economic Market Area (FEMA) has been identified, which covers a slightly different area than the HMA, namely the areas of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead.
- 5.15 An Economic Development Needs Assessment (EDNA) for Central Berkshire was carried out in 2016, which identified the level of need for additional office and industrial or warehouse space between 2013 and 2036. The results of the EDNA showed that Reading needs to plan for between 2013 and 2036 52,775 of office floorspace; and 148,440 sq m of industrial and warehouse floorspace.
- 5.16 Slough Borough Council agree with the results of the 2016 EDNA , including that Reading falls within a different functional economic area (FEMA) to Slough; that Windsor and Maidenhead falls within both the Central and Eastern FEMAs; and Slough forms the Eastern FEMA with Windsor and Maidenhead .
- 5.17 Policy EM1 below sets out the employment development that can be accommodated in Reading borough.

EM1: PROVISION OF EMPLOYMENT DEVELOPMENT

Provision will be made for an additional 53,000-119,000 sq. m of office floorspace and 148,000 sq m of industrial and/or warehouse space in Reading Borough for the period 2016 to 2036.

- 5.18 This policy identifies that Reading can accommodate its full employment needs. It is considered that Slough should support Reading's commitment to meet its industrial and warehousing need in full, but notes that it will provide an additional supply of offices. Slough has no objection to this provided that this does not result in impacts on the Eastern FEMA.

- 5.19 Slough would also seek to ask via the Duty to Cooperate if Reading has capacity to provide additional B1- B8 as Slough is anticipating it will not be able to meet its need in full.

Retail and Leisure Needs

- 5.20 A Retail and Leisure Study was prepared to identify the need for additional retail and leisure development .The Study It found a need for comparison goods floor space of 64,000 sqm by 2036, In terms of convenience goods, an overprovision was identified of 19,000 sqm by 2036.
- 5.21 Policy RL2 sets out below that there will be additional 44,600 sqm of retail and leisure facilities

RL2: SCALE AND LOCATION OF RETAIL, LEISURE AND CULTURE DEVELOPMENT

Provision will be made for up to 44,600 sqm of retail and related facilities in Reading to 2036, together with new leisure facilities.

- 5.22 The Retail and Leisure Study also identified a need for entertainment uses including bowling and ice skating and additional cinema provision.
- 5.23 The identified retail and leisure need is directed to the centre of Reading, the hub for retail and employment development. 40,000 sqm of the retail floor space is mainly planned for in the site allocations and major opportunity areas (CR11, CR12 and CR13) in centre of Reading.
- 5.24 It is considered that Slough Borough Council should not object to the additional retail floor space being developed as majority of this is committed development that helps support the regeneration of Reading town centre, around the train station, edge of town and district centres.

6. Conclusion

- 6.1 Reading Borough has to deal with many of the issues in its Draft Local Plan which is similar to those in Slough. In particular it has not been able to meet its housing need in full because of its constrained boundaries. As a result the un-met need will be met elsewhere in the Western Housing Market Area.
- 6.2 It is not considered that the proposals in the Draft Reading plan will have any significant impact upon Slough and so can be supported.

7. Background Papers

'1' Reading Draft Local Plan 2013-2036 (Regulation 18) May 2017-

'2' Reading Retail and Leisure Study -