

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 4th October 2017
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PART I

FOR INFORMATION

ATKINS REPORT ON THE NORTHERN EXTENSION OF SLOUGH

1. **Purpose of Report**

The purpose of this report is to for Members to note the Atkins report on a proposed Slough northern extension; and the covering note by South Bucks and Chiltern District Councils.

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

The Committee is requested to resolve that the report on the Slough Northern Extension produced by Atkins be noted.

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

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

This will have an impact upon the following SJWS priorities:

4. Housing

3b. **Five Year Plan Outcomes**

A northern extension of Slough would deliver the following Five Year Plan outcomes:

- 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>
The Committee is requested to resolve that the report on the Slough Northern Extension produced by Atkins be noted.	Noting the report gives the opportunity for interested and affected parties to be informed of the proposals, and clarity over the status and intent of the draft report.	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

(e) Workforce

This report was produced jointly with Slough Borough Council Planning policy department and the consultants Atkins.

5. **Supporting Information**

- 5.1 As part of the Review of the Local Plan for Slough 2013 -2036 Slough Borough Council produced an Issues and Options Document which was the subject of public consultation in January and February 2017.
- 5.2 That document recognised that even if all of the spatial options proposed were implemented it would not be possible to accommodate all of Slough's housing and employment needs within the Borough in a sustainable manner. As a result a number of options were included which involved building elsewhere.
- 5.3 One of these, Option J1, involved the northern expansion of Slough into South Bucks in the form of a "garden suburb". A broad area of search was identified from Burnham to Richings Park but no further details were provided at that stage.
- 5.4 A large number of objections were received from local residents and organisations, many of whom were opposed to the principle of development on land designated as Green Belt.
- 5.5 Respondents were not, however, able to identify a reasonable option or combination of options which would enable all of Slough's housing and employment needs to be met sustainably within the Borough. As a result the Council has chosen to continue to consider options such as the northern expansion.
- 5.6 In order to help with discussions about this and begin to test whether this is a realistic sustainable option, the Council commissioned Atkins to produce a high level spatial plan to illustrate how the proposed garden suburb could be developed.

- 5.7 Atkins' draft proposals for the Slough Northern Extension are set out in the appendix. It should be noted that the report has been published for discussion purposes only at this stage and has not been endorsed by the Council.
- 5.8 The preface recognises that the proposed urban extension would be in the Green Belt and so development could not go ahead unless it can be demonstrated that there are sufficient exceptional circumstances to justify this (Atkins have not been asked to address this).
- 5.9 It is also recognised that the proposed urban extension is in South Bucks District Council area which means that Slough Borough Council is not the Planning, Transport or Education Authority or for the area. This means that it could only be implemented through the Chiltern and South Bucks Local Plan or a review of that Plan.
- 5.10 South Bucks and Chiltern District Council are not supportive of the proposals and have requested that a covering note written by them be included (unedited) before the main report to provide readers of the report with a better understanding of their view of its planning context. Slough has agreed to do this.

6. **Conclusion**

- 6.1 Members are requested to note the report on the Slough Northern Extension, and note, in the interest of Duty to Co-operate, the preface and cover not

7. **Appendices**

A. Atkins Report on the Slough Northern Extension (September 2017)

(A3 colour, hard copies are available to members for inspection from their Group Office)

8. **Background Papers**

1. Slough Issues and Options Consultation Document (January 2017)