

## **SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Planning Committee      **DATE:** 3<sup>rd</sup> October 2018

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**WARD(S):** ALL

### **PART I** **FOR DECISION**

#### **ANNUAL MONITORING REPORT 2017/18**

1. **Purpose of Report**

The purpose of this report is to inform Members about the key results of the latest Annual Monitoring Report (AMR) 2017/18 which will be published on the Council's website. This will form important part of the evidence base for the review of the Local Plan for Slough.

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

The Committee is requested to resolve:

- a) That the key results from the Annual Monitoring Report 2017/18, which are highlighted in this report, be noted.
- b) That a full version of the Annual Monitoring Report 2017/18 be published on the Council's website.

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:

2. Increasing life expectancy by focusing on inequalities
3. Improving mental health and wellbeing
4. Housing

3b. **Five Year Plan Outcomes**

The Annual Monitoring Report will help deliver the following Five Year Plan's 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>
That the Committee approve the Annual Monitoring Report for publication as it is a statutory requirement.	Failure to publish the Annual Monitoring Report would not meet statutory requirements.	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 Annual Monitoring report is produced within the existing planning policy team work programme.

#### 5. **Supporting Information**

- 5.1 The Annual Monitoring Report is a crucial part of the 'feedback loop' in the policy making process. It highlights the main achievements of 2017/18, the progress of planning policies and records development trends in Slough.
- 5.2 The statistical basis for the report is the financial year from April 2017 to March 2018, but additional information has been included where relevant. A copy of the full AMR 2017/18, which is summarised in this report, will be made available on the Slough Borough Council website.
- 5.3 The Localism Act 2011 made changes to way monitoring is carried out. The regulations (Town and Country Planning 2012) stated that there is still a statutory duty to produce a monitoring report for local people but they don't have to be submitted to the Secretary of State. The local authority has more flexibility to decide what goes into the report. However it needs to be made available at council offices and on the website.
- 5.4 The main content of the full document will be as follows:
  - Introduction to the Borough, including key contextual characteristics, issues and challenges facing the area;

- Progress in the preparation of local development documents against the timetable in the Local Development Scheme;
- Duty to cooperate
- Extent to which saved policies from the Local Plan for Slough and Core Strategy 2006-2026 are being implemented;
- Indicators on housing, employment, retail number of appeals
- Statistics on Development control and enforcement statistics.
- The identification of any trends and changes from the previous AMR;
- Extent to which the SPZ is achieving its purpose;
- Implementation of Site Allocations

5.5 The key results from this year's Monitoring Report can be summarised as follows:

#### Housing

5.6 The monitoring report shows that 846 net additional dwellings were completed in Slough in 2017/18. There were actually 861 new homes (gross) last year but 15 were lost due to demolitions or change of use. This is the highest figure for many years as can be seen in Table 1 below. The average net completions over the last 5 years is over 600 homes.

Table 1: Housing completions 2006-1018

<b>Year</b>	<b>Past Completions</b>
<b>2006/07</b>	409
<b>2007/08</b>	849
<b>2008/09</b>	595
<b>2009/10</b>	275
<b>2010/11</b>	249
<b>2011/12</b>	246
<b>2012/13</b>	182
<b>2013/14</b>	396
<b>2014/15</b>	507
<b>2015/16</b>	789
<b>2016/17</b>	521
<b>2017/18</b>	846

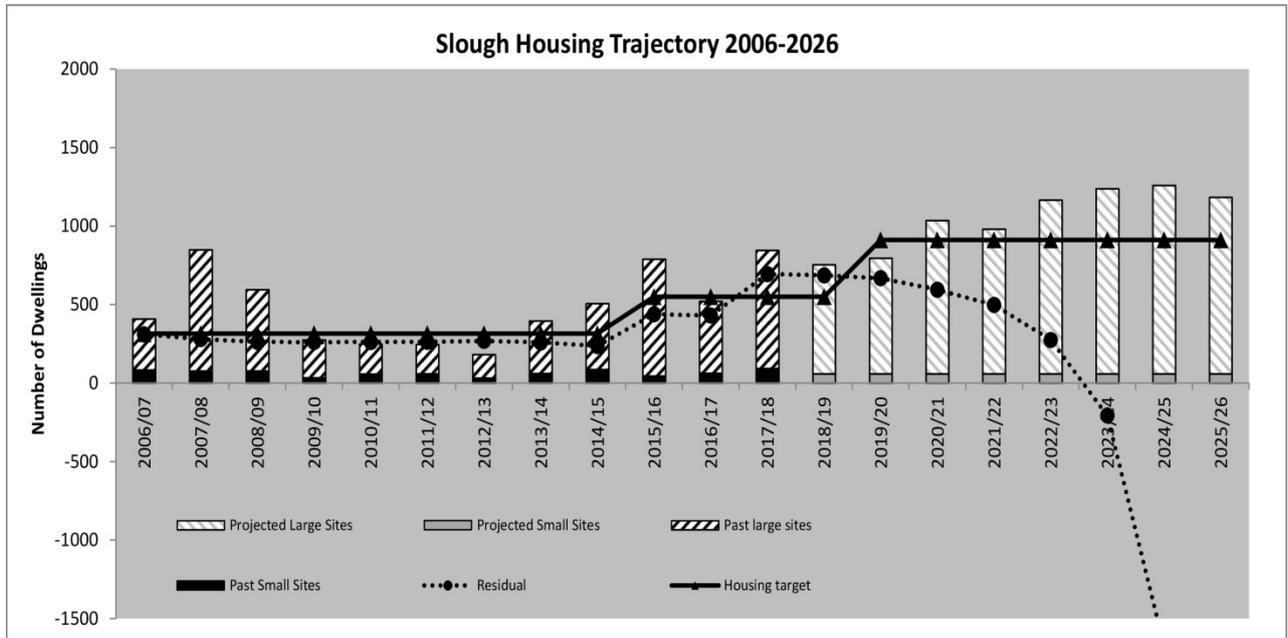
5.7 There are a large number of housing schemes in the pipeline with 865 under construction and 1,140 not started as at 1<sup>st</sup> April 2018. However is unlikely that all of these will be built out or started next year.

#### Five Year Housing supply

5.8 A report on the Five Year Housing Supply was presented to Planning Committee on 1<sup>st</sup> August 2018. This showed that using the new standard methodology as the

target for the rest of the Local Plan period up to 2026 we have a 6.5 years supply. This is shown in Graph A.

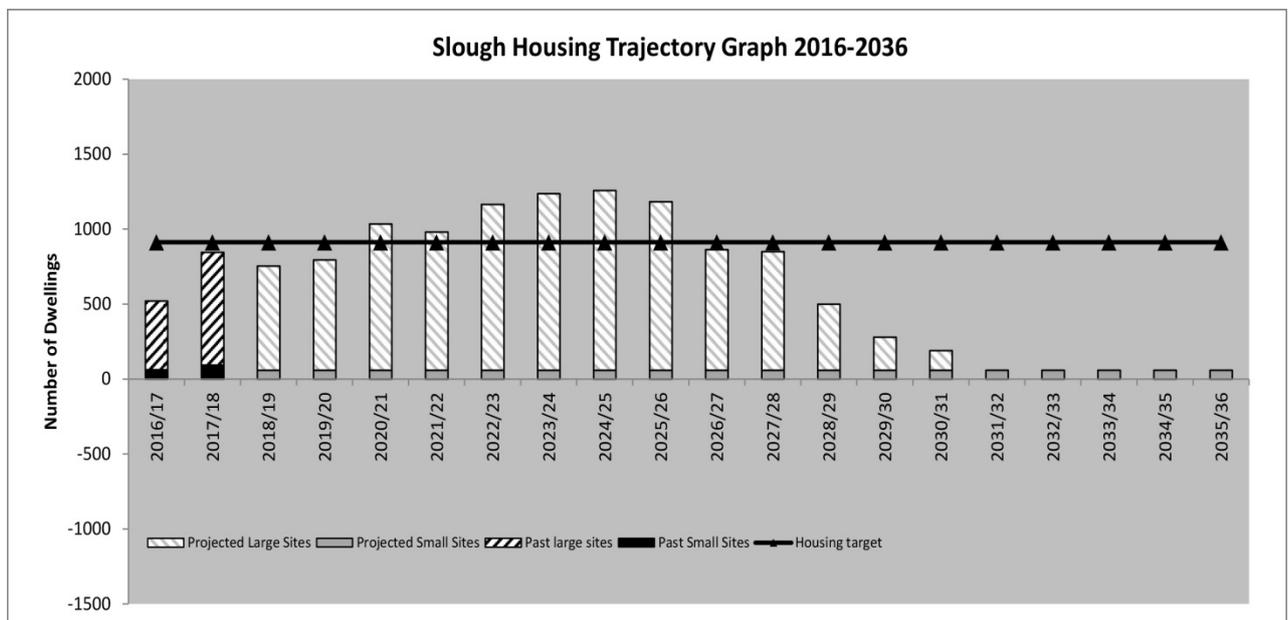
Graph A- Slough Housing Trajectory 2006-2026



Housing Trajectory up to 2036

5.9 Officers have produced an updated Housing Trajectory for the review of the Local Plan period from 2016 to 2036 which is shown in Graph B below. This shows that there is likely to be a shortage of major housing sites coming forward from 2030 onwards. This is why the emerging Preferred Spatial Strategy is promoting the northern expansion into South Bucks in order to enable us to meet local housing needs as close as possible to where they arise.

Graph B- Slough Housing Trajectory 2016-2036



## Other Housing Indicators

- 5.10 93% of housing completions in 2017/18 were on previously developed land (known as brownfield) and 5% on greenfield land. This is higher than in previous years when the average was 73%. A high figure is likely to continue in the near future as the supply of greenfield land runs out.
- 5.11 There were 114 affordable housing completions in 2017/18, which is higher than the 37 we provided in 16/17.
- 5.12 The supply of affordable homes has been affected by viability issues and our inability to get contributions from office conversions that have come forward under the Prior Approval process.
- 5.13 There is now a duty on local councils in England to keep and have regard to a register of people who are interested in self build or custom build projects in their area. There are 68 individuals on the Self-Build List at 1<sup>st</sup> September 2018.
- 5.14 The results of monitoring for 2017/18 showed that 75% of residential completions were flats. This is partly due to the high number of prior approvals for conversions from offices to flats that have come forward as well as planning permissions.
- 5.15 This trend is likely to continue in the future. It reflects the effectiveness of the policy in the Core Strategy that seeks to direct new development to the town centre and other urban areas where flats are acceptable whilst ensuring that development in the suburban areas predominantly consists of family housing.
- 5.16 Housing mix is a new indicator that we started to monitor again in last year's AMR. The breakdown by bedroom size for housing completions 2017/18 for developments that were granted planning permission is:
- 5% four bed
  - 15% 3 bed,
  - 30% 2 bed
  - 50% 1 bed or bedsit.
- 5.17 It should be noted that 32% of new home completions came via the Prior Approval process. The above figures do not reflect homes completed under this process as information on the housing mix is not always known. It is likely that most of these homes would have been 1 or 2 bedroom units including bedsits.

## Employment

- 5.18 The monitoring shows that unlike in previous years there was a net gain of 11,312 square metres of employment floor space in 2017/18. This was mainly due to the completion of the two new office blocks in Brunel Way with a combined floorspace of around 40,000 m<sup>2</sup>. This off set the continuing loss of commercial premises where we have seen a net loss of around 80,000 m<sup>2</sup> in the last three years. Much of this has been the result of the change of use of offices to residential.

- 5.19 Despite this, the Thames Valley Office Market Report for 2017/2018 produced by Lambert Smith Hampton shows that Slough has 8 years supply of office space when compared to average take up. This is the highest amount for any major centre in the country. Recent interest in taking offices in Slough means that the prime rent has, however, increased to almost £35 per sq ft.
- 5.20 The majority of office space available in Slough is good quality Grade A or B. There is only a limited supply of grade C office space mainly because this has been converted to residential.
- 5.21 The Loss of employment space needs to be monitored and is an issue that will have to be addressed through the review of the Local Plan.

#### Retail and Leisure

- 5.22 The total amount of completed gross retail and leisure development within Slough was 6,000 m<sup>2</sup> in 2017/18. This is in line with past trends in that 25,693 m<sup>2</sup> of additional retail and leisure floorspace has been completed in the last five years.

#### Retail Vacancies

- 5.23 Retail vacancy survey was undertaken in February 2018. This showed that 11% of units in Slough High Street were vacant, 12% in the Queensmere and 8% in the Observatory Shopping Centres. This does not take account of recent closures or reflect the quality of the retail offer.
- 5.24 Retail Vacancy survey was undertaken at the Farnham Road District Centre, Langley. This showed a vacancy rate of 5% for Farnham Road and no retail vacancies for Langley. These are healthy centres and have a range of shops that meet the daily needs of the local residents.

#### Planning Applications

- 5.25 We received 1,187 planning applications in 2017/18 but actually determined 1,437 in the same period because we were dealing with a backlog.
- 5.26 We approved 1,253 and refused 184 which is around 13% of the applications determined. We also issued 29 Enforcement Notices which is the highest for five years.

#### Appeal Decisions

- 5.27 The AMR also has to look at whether there are any lessons to be learnt from appeal decisions. There were 24 appeals against the refusal of planning applications in Slough in the 12 months from April 2017. This is a comparatively low number of appeals.
- 5.28 9 appeals (38%) were allowed by Inspectors which is higher than previous years. Generally 20% or lower have been allowed in past years. It should be noted that nearly all of the appeals that were allowed related to design, character of the area or amenity which tend to be subjective judgements.

5.29 None of the appeal decisions are considered to indicate that there is a need to review any policies. Two recent appeals were dismissed by the Inspectors on the grounds that they would result in a net loss of family accommodation, and would therefore fail to accord with Core Strategy Core Policy 4. This shows that our policy to protect the suburbs is working effectively.

#### Local Development Scheme (LDS)

5.30 A Local Development Scheme was produced for the review of the Slough Local Plan. We have met the milestones in producing an Issues and Options consultation document and a draft emerging Preferred Spatial Strategy.

5.31 Although we will continue to progress the preparation of the Local Plan there no timetable for the submission of the plan for examination because we have been advised that this will have to wait until after a decision has been made about the proposed third runway at Heathrow.

5.32 The Annual Monitoring report will contain details on the progress that we have made in reviewing the Local Plan. A number of reports have been made to the Planning Committee.

5.33 The “emerging” Preferred Spatial Strategy, as agreed at the November 2018 Planning Committee, can be summarised as one of:

- ***Delivering*** major comprehensive redevelopment within the “Centre of Slough”;
- ***Selecting*** other key locations for appropriate development;
- ***Protecting*** the built and natural environment of Slough including the suburbs
- ***Accommodating*** the proposed third runway at Heathrow and mitigating the impact;
- ***Promoting*** the northern expansion of Slough in the form of a “Garden Suburb”;

5.34 An update on how the emerging Preferred Spatial Strategy is compliant with the revised National Planning Policy Framework was reported to the last meeting and further updates will follow before the end of the year.

#### Duty to Cooperate

5.35 Effective joint work is important and so we have been engaging with adjoining authorities on review of Slough Local Plan and their own Local Plans.

5.36 We have signed four Memorandums of Understanding with Spelthorne, Runnymede, Wycombe and the Berkshire Local Authorities.

5.37 We objected to the Royal Borough of Windsor & Maidenhead Borough Plan on the grounds that they had failed the Duty to Cooperate by not engaging with us on the need for a policy on affordable housing for rent.

5.38 In order to overcome the issues that have arisen between ourselves, RBWM and South Bucks/Chiltern in the preparation of our Local Plans we have agreed to carry out a Joint Growth Study which has been funded by central government. The first stage of this, which is about to commence, is to determine what the Housing Market Area is and what the area of the Growth Study should be.

5.39 We are also working collaboratively with all of the authorities and organisations that are part of the Heathrow Strategic Planning Group in order to try to provide a coordinated response to the proposals for the third runway. This has included commissioning research and will eventually lead to the preparation of a non-statutory strategic plan for the area.

## 6. **Conclusion**

Members' approval is being sought for the production of an Annual Monitoring Report 2017/18 as summarised above, so that it can be published on the council's website to meet statutory requirements.

## 7. **Background Papers**

'1' Residential and Employment Planning Commitments 2005-2018

'2' Annual Monitoring Reports 2005-2018