

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 31st July 2019

CONTACT OFFICER: Paul Stimpson, Planning Policy Lead Officer
(For all Enquiries) (01753) 87 5820

WARD(S): All

PART I **FOR DECISION**

INTERIM PLANNING FRAMEWORK FOR THE CENTRE OF SLOUGH

1. Purpose of Report

- 1.1 The purpose of this report is to seek Member's approval for the Interim Planning Framework for the Centre of Slough which will be used to guide the comprehensive regeneration of the area.

2. Recommendation(s)

The Committee is requested to resolve:

- (a) That the Interim Planning Framework for the Centre of Slough in Appendix 1 be adopted and approved for publication;
- (b) Delegated powers be given to the Planning Policy Lead Officer to make minor changes to the document prior to publication;

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

3a. Slough Joint Wellbeing Strategy Priorities

The Interim Planning Framework 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

Ensuring that development is properly planned in the Centre of Slough will 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 approves the recommendation.	Failure to agree the Interim Planning Framework will reduce the Council's ability to plan the way in which the Centre of Slough is developed.	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 As part of the preparation of the Local Plan the Council has produced a Preferred Spatial Strategy. The five key elements of this are:

- ***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";

- 5.2 The Council's Five Year Plan requires us to produce a comprehensive masterplan "to encourage and influence high quality design and development throughout the town centre."
- 5.3 As a result we have produced an Interim Planning Framework for the Centre of Slough which starts this process. This is basically a "land use" framework which sets out how sites could come forward for development in a comprehensive way.
- 5.4 It recognises that the town centre is currently failing as a shopping centre and only has a limited leisure offer. It still suffers from a poor image and has problems with congestion and other environment issues. It also takes on board the need for major residential and employment growth.
- 5.5 The Interim Framework takes account of other strategies such as the Council's Transport Vision. It does not, however, seek to resolve all of the big policy issues at this stage.
- 5.6 The document will be made available for comment but not subject to full public consultation until it has been subject to more testing. It will need to be updated in due course but in the meantime can be used in negotiations with developers and landowners.
- 5.7 The Framework seeks to bring together existing planning policy and practice in Slough as it currently applies to the town centre. It can be used to inform planning decisions but does not have the weight of planning policy.
- 5.8 The Interim Framework promotes an "activity" led strategy which seeks to maximise the opportunities for everyone to use the centre for a range of cultural, social, leisure and employment activities which are unique to Slough.
- 5.9 It explains that the main elements for developing such a strategy are already in place. The centre can become a world class transport hub, it has the potential to be a thriving business area and can accommodate a large amount of new housing. It also recognises the aspiration to create a new cultural hub in Slough.
- 5.10 All of these will generate the footfall and spending power that can be captured by a regenerated and revitalised shopping and leisure centre.
- 5.11 The Framework promotes the redevelopment of the Queensmere and Observatory shopping centres in a way which "rediscovers the High Street" and makes it the focal point.
- 5.12 This means that new retail and leisure uses should front onto the High Street rather than looking inwards. It also proposes to create a new pedestrian street which links the High Street to the station via Mackenzie Square and Brunel Way. This will help to break down the barrier that is currently formed by amount of traffic on the A4 Wellington Street and start to knit the centre back together.

- 5.13 It recognises that there is an important role for some “meanwhile” uses in the centre in order to maintain its vitality and viability.
- 5.14 The Framework is not over prescriptive as to what will happen to individual sites recognising that more detail Master Planning work is required. It does, however, set out the broad principles for how the centre should look in terms of building heights, street patterns, key linkages and design quality.
- 5.15 The Framework aims to direct development to key areas and sites and ensure new development is coordinated to ensure it ties in with transport objectives and contributes to an improved image of the town through good quality design and placemaking. Whilst the strategy supports growth and redevelopment there is not intended that all parts of the centre of Slough being redeveloped.. It therefore identifies the areas that will remain as they are.
- 5.16 The overall strategy is illustrated in the Figure below.

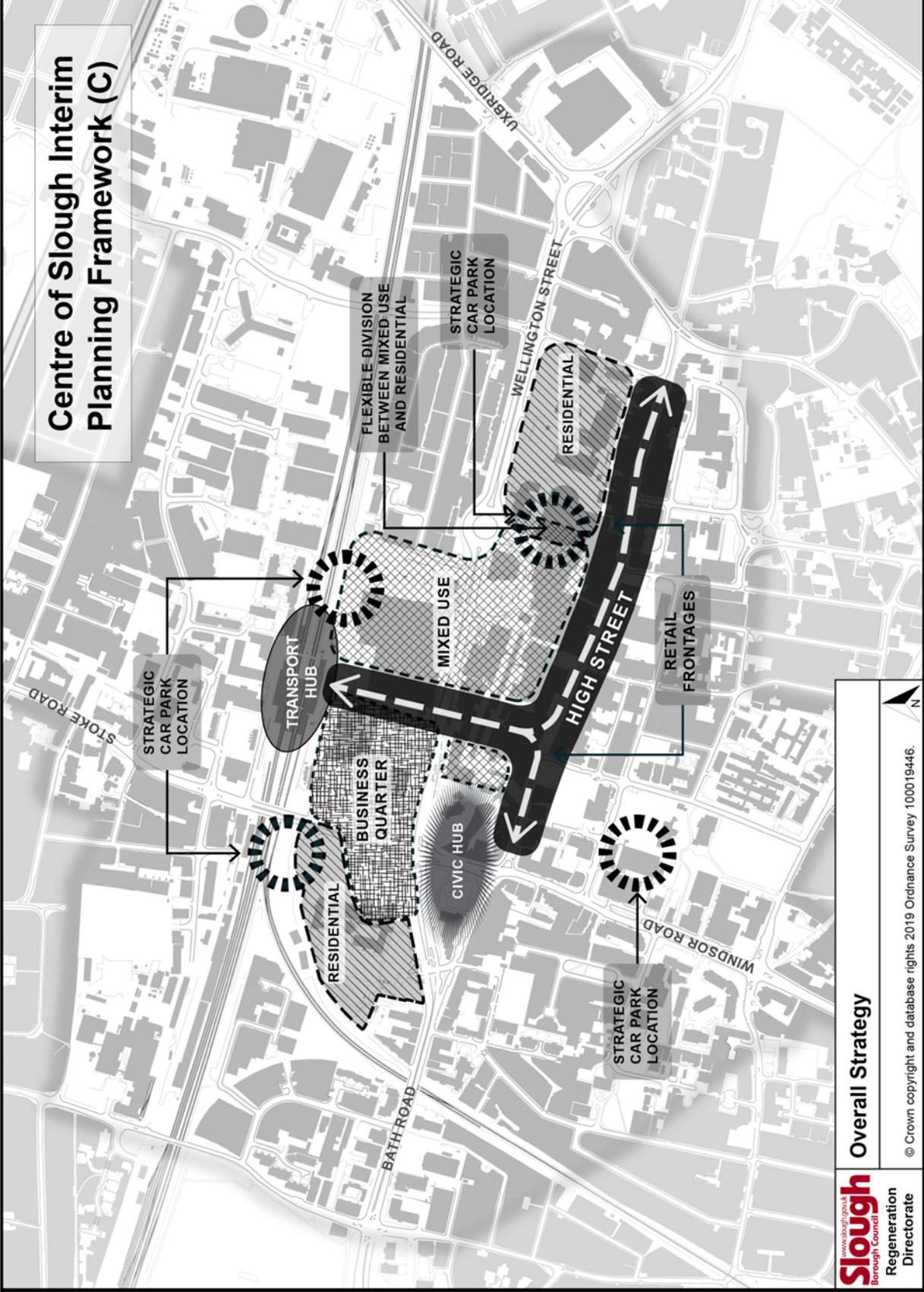
6. **Conclusion**

- 6.1 The Interim Planning Framework for the Centre of Slough is an important part of the Local Plan. It will provide the basis for further detailed masterplanning work to be carried out which will lead to the comprehensive regeneration of the centre.

7. **Appendices Attached**

- ‘1’ - Draft Interim Planning Framework for the Centre of Slough.

Centre of Slough Interim Planning Framework (C)



Overall Strategy

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