

# **Slough Housing Delivery Action Plan**

**July 2019**

## **1. Introduction**

- 1.1. In 2018 the "Housing Delivery Test" (HDT) was introduced into the planning system as part of the new National Planning Policy Framework. This Action Plan has been produced in order to investigate ways in which the supply of housing in Slough could be increased so that in future it will be able to meet the Housing Delivery Test.
- 1.2. The scope and nature of an Action Plan is not fully prescribed by national policy or guidance but the advice is that it should relate to local circumstances and needs.
- 1.3. The role of an Action Plan, as set out in Planning Practice Guidance, is to:  
  
*"Identify the reasons for under-delivery, explore ways to reduce the risk of further under-delivery and set out measures the authority intends to take to improve levels of delivery."*
- 1.4. This Action Plan therefore includes an analysis of housing delivery and barriers to delivery in Slough and recommends actions that could increase delivery in the future.

## **2. Housing Delivery Test**

- 2.1. The Housing Delivery Test (HDT) measures net additional dwellings provided in a local authority area against the homes required. The methodology for calculating the Housing Delivery Test measurement is set out in the Housing Delivery Test Measurement Rule Book, and the Ministry of Housing, Communities and Local Government (MHCLG) will publish the HDT result for each local planning authority in England annually in November.
- 2.2. The results of the 2018 Housing Delivery Test which were published in February 2019 show that over the previous three years Slough delivered 86% of the required housing. Where delivery is below 95% of the Local Planning Authorities requirement it has to prepare an Action Plan in line with national guidance.

## **3. Action Plan**

- 3.1. An Action Plan is intended to be a practical document aimed at increasing delivery that is locally specific, and underpinned by local evidence and research.
- 3.2. The Action Plan contains four main parts. The first is a "housing delivery analysis" which sets out the data for the factors that are affecting delivery. The second part is a "Root Cause" analysis which examines the data and the extent that the Council can influence these factors.
- 3.3. The third part proposes "key actions" and responses that should be taken to try to ensure a quicker and higher level of housing delivery. The final section sets out the monitoring arrangements and how the actions in this plan will be implemented, and monitored. A review of the Action Plan will take place when the results of the annual Housing Delivery Test are published.

3.4. It should be noted that whilst this Action Plan seeks to support an increase in housing delivery, it cannot guarantee it. Local Planning Authorities do not control the operation of the housing market. There may be other factors why sites do not come forward at a particular time, which are beyond the control of the Council.

#### **4. Housing Delivery Analysis**

4.1. This section looks at the causes of the 'under delivery' of new homes in Slough.

##### *Slough Local Plan status and increased housing need*

4.2. The Development Plans in Slough include the Core Strategy 2006-2006 which was adopted in December 2008 and the "saved" policies from the Local Plan (2004). The housing target in the Core Strategy is 315 per annum.

4.3. As part of the preparation of the new Local Plan and Strategic Housing Market Assessment was produced in 2015 which showed that Slough objectively assessed housing need was 915 per annum.

4.4. This was a massive increase from 315 per annum. As a result we adopted an interim housing target of 550 per annum which was in line with the Council's Five Year Plan. Table 1 below shows how we have used the targets of 315 a year and 550 a year between 2013 and 2017.

##### *New Standard Methodology*

4.5. Housing targets for Local Plans and 5 year land availability purposes are now required to be calculated using the new standard methodology published in the National Planning Policy Framework and Planning Guidance. This takes account of household projections and affordability ratios published by the Government.

4.6. The latest Local Housing Need figure for Slough is 893 per annum for April 2019. This is the figure that we are currently planning to meet in the review of the Local Plan as shown in Table 1.

##### *Slough emerging Local Plan*

4.7. The starting point for the review of the Local Plan for Slough was the Issues and Options consultation that we carried out in 2017.

4.8. This has produced an agreed Vision for Slough in 2036 and a set of Objectives for the Local Plan. The overall strategy is to deliver balanced cohesive growth which meets local needs as far as possible given all of the constraints to development. Our ambition is for Slough to become a place where people want to "*live, work, rest, play and stay*".

4.9. The emerging Preferred Spatial Strategy has the following five key elements:

- ***Delivering*** major comprehensive redevelopment within the "Centre of Slough";
- ***Selecting*** other key locations for appropriate development;

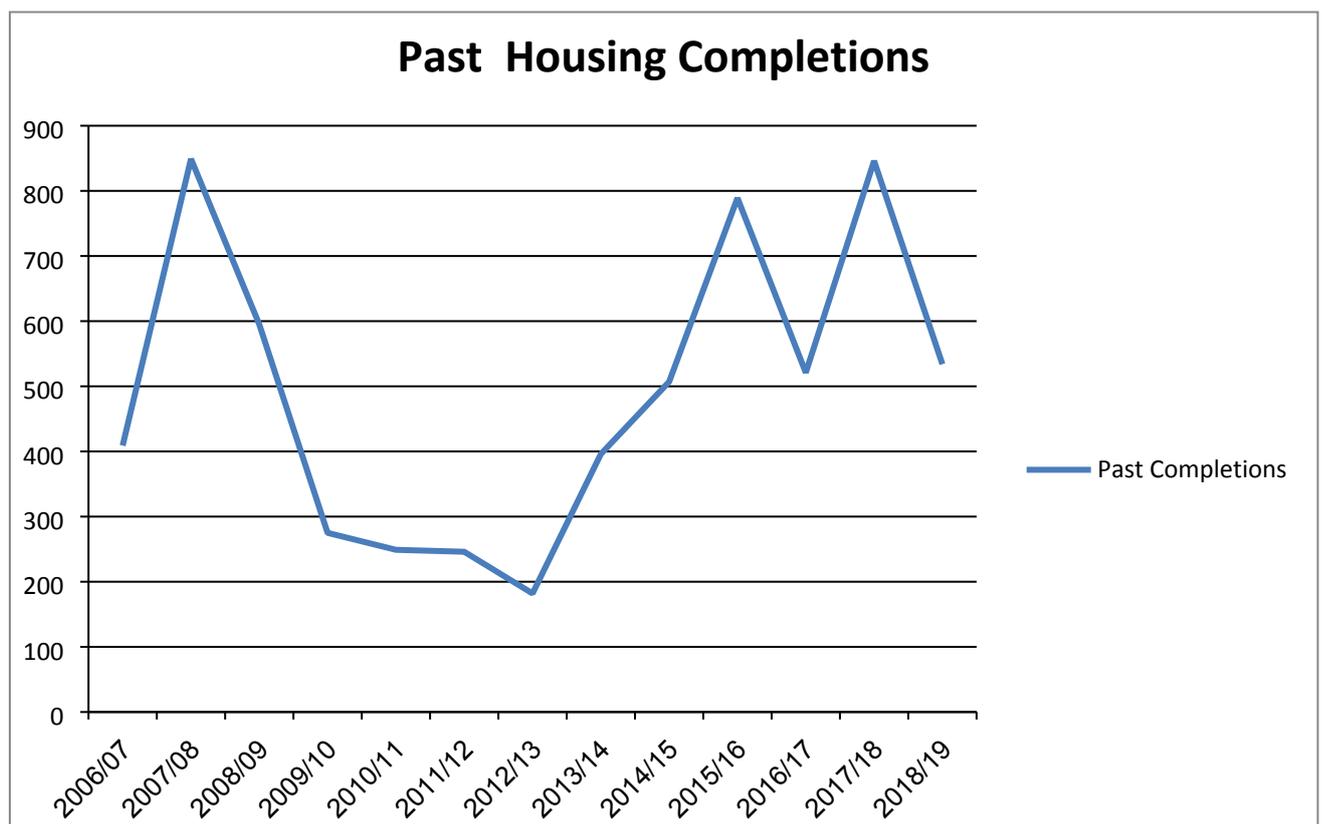
- **Protecting** the built and natural environment of Slough including the suburbs;
- **Accommodating** the proposed third runway at Heathrow and mitigating the impact;
- **Promoting** the northern expansion of Slough in the form of a “Garden Suburb”;

## 5. Local housing performance

### *Past Housing completions*

5.1. Table 1 shows how Slough has delivered against its housing targets. This shows how we have had a successful record of delivery against the Core Strategy target of 315 and subsequent interim target of 550 (introduced voluntarily by the Council). This meant that up until last year we were able to show that we had a Five Year Land supply as demonstrated in the Annual Monitoring Report. Last year's under delivery of housing has come about as a result of the adoption of the much higher housing needs figure.

Figure 1: Past Housing Completions from 2006/07-2018/19



5.2. The table below and graph above shows Slough past housing completions (net additional new homes). On average the number of homes delivered over the last 10 years is 455 per annum. These figures reflect the post 2008 economic down turn but it should be noted that the annual average completions in the last 3 years is 633 per annum.

5.3. The 846 completions in 2017/18 was the highest since 2007/08 when 849 were completed. The lowest level of housing completions, 182 was in 2012/13.

Table 1: Past Housing Completions from 2006/07-2018/19

<b>Year</b>	<b>Past Completions</b>	<b>Housing target</b>
<b>2006/07</b>	409	315
<b>2007/08</b>	849	315
<b>2008/09</b>	595	315
<b>2009/10</b>	275	315
<b>2010/11</b>	249	315
<b>2011/12</b>	246	315
<b>2012/13</b>	182	315
<b>2013/14</b>	396	315
<b>2014/15</b>	507	315
<b>2015/16</b>	789	550
<b>2016/17</b>	521	550
<b>2017/18</b>	846	550
<b>2018/19</b>	534	893

#### *Housing in the Pipeline*

5.4. At 1st April 2019, there was a pipeline of 2155 homes with planning permission of which 1297 units were not started and 858 were under construction. This shows that there is a significant amount in the pipeline in the short term including major and minor housing developments.

5.5. The Council's Housing Trajectory, which includes all potential housing sites and not just those with planning permission, shows that approximately 1100 housing units are in the pipeline.

#### *Small Sites*

5.6. Completions for small sites for the last 10 years can be seen in Table 2 below. On average there is around 60 small site completions a year.

5.7. Small sites account for a relatively small percentage of housing supply- eight percent of homes in schemes completed in 2015-2019 were from small sites (sites

less than 10 dwellings). This shows that in Slough small site completions do not have a significant impact on housing delivery.

Figure 2: Past Small Site Housing Completions from 2006/07-2018/19

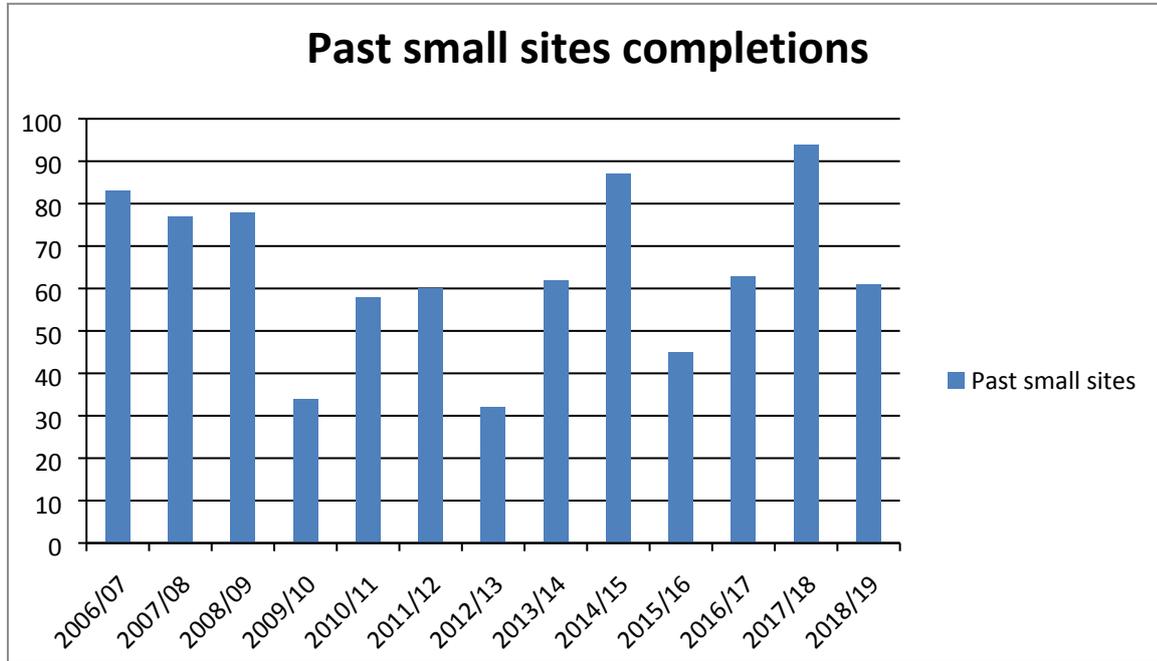


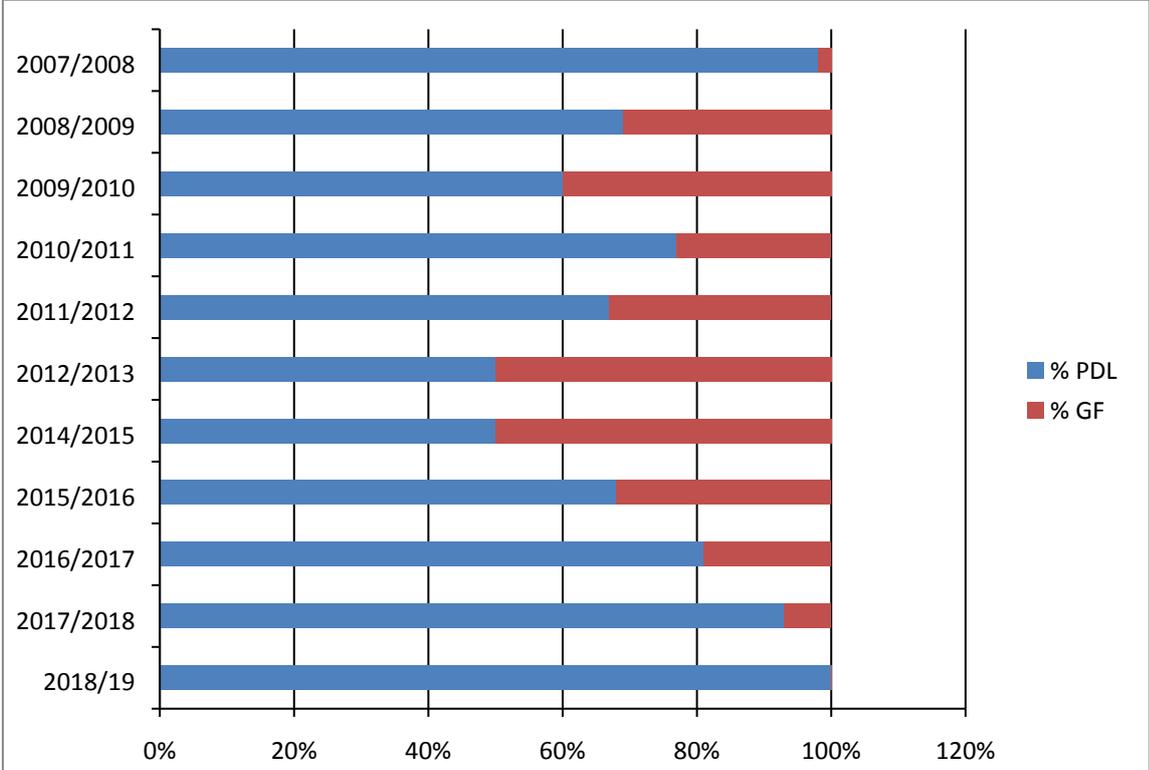
Table 2: Small site completions

Year	Past small sites	Year	Past small sites
<b>2006/07</b>	83	<b>2013/14</b>	62
<b>2007/08</b>	77	<b>2014/15</b>	87
<b>2008/09</b>	78	<b>2015/16</b>	45
<b>2009/10</b>	34	<b>2016/17</b>	63
<b>2010/11</b>	58	<b>2017/18</b>	94
<b>2011/12</b>	60	<b>2018/19</b>	61
<b>2012/13</b>	32		

*Percentage of housing on Previously Developed Land/ Greenfield*

5.8. Table 3 below shows that in the last few years the majority of the housing delivered has been on previously developed land. In 2018/19 100% was on previously developed land. The table shows that in the past up to half of completions have come from greenfield sites.

**Figure 3: Percentage of Housing Completions on Previously Developed Land (PDL) and Greenfield (GF) land .from 2006/07-2018/19**



**Table 3: Percentage of Housing Completions on Previously Developed Land (PDL) and Greenfield (GF) land .from 2006/07-2018/19**

<b>YEAR</b>	<b>% PDL</b>	<b>% GF</b>
<b>2018/19</b>	100%	0%
<b>2017/2018</b>	93%	7%
<b>2016/2017</b>	81%	19%
<b>2015/2016</b>	68%	32%
<b>2014/2015</b>	50%	50%
<b>2012/2013</b>	50%	50%
<b>2011/2012</b>	67%	33%
<b>2010/2011</b>	77%	23%
<b>2009/2010</b>	60%	40%

<b>2008/2009</b>	69%	31%
<b>2007/2008</b>	98%	2%

*Housing Types: Flats and Houses*

5.9. Figure 4 and Table 4 below show the percentage of house and flats built in Slough over a 5 year period. This shows that 65% of dwellings delivered in the last five years have been flats. The graph also shows a general decline in the number of houses built.

Figure 4: Percentage of Housing Completions from Flats or Houses from 2014/15 - 2018/19

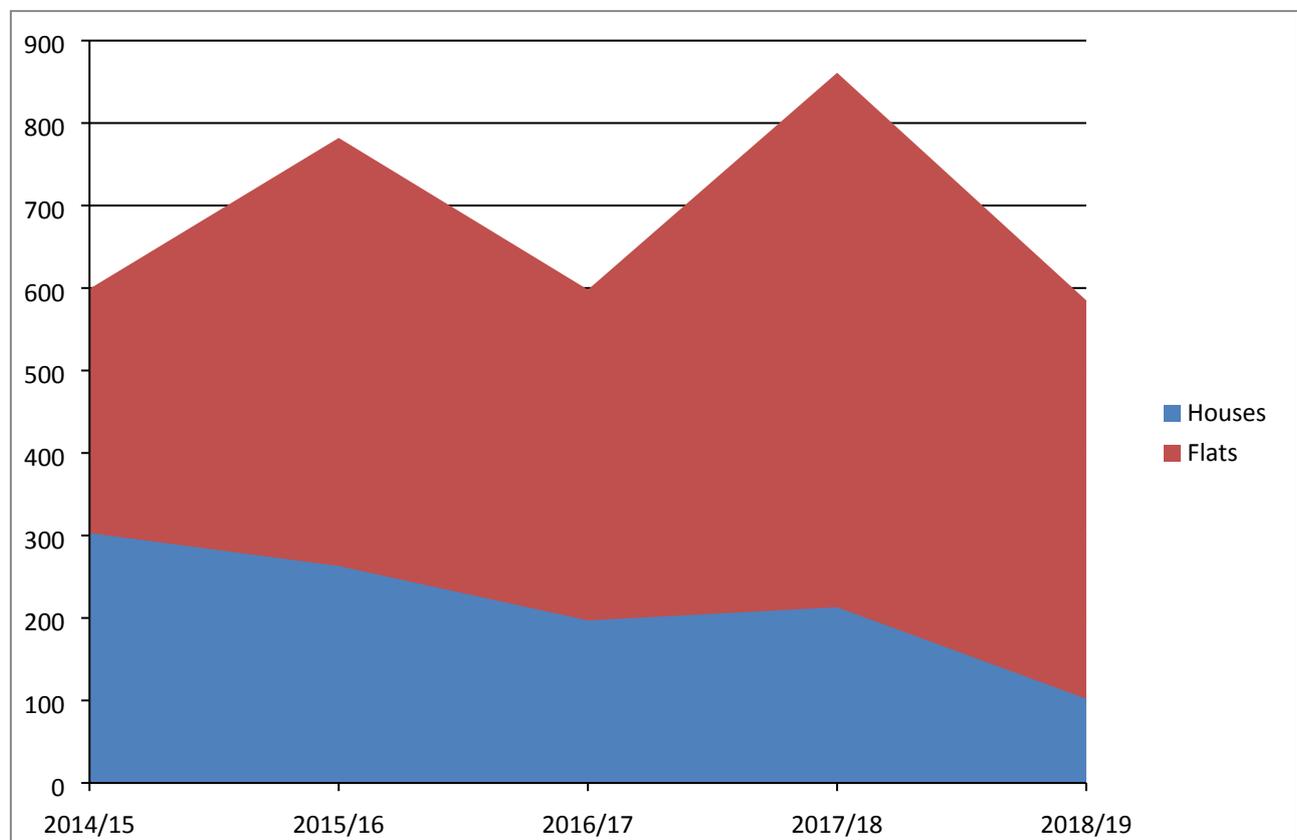


Table 4: Total Housing Completions from Flats and Houses from 2014/15 -2018/19

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
<b>Houses</b>	303	263	197	213	102
<b>Flats</b>	296	519	401	648	483

*Housing statistics on conversions, Change of Use (COU) and New Build*

5.10. Table 5 below shows the number of conversions and change of use to residential over a five year period. The majority of the change of use completions has been the result of Prior Approval applications from offices to residential use. The peak was 452 completions from changes of use from offices to residential in 2015/16. This has increased housing supply significantly. However, the table shows the number of conversions from office to residential has been gradually declining.

Table 5: Number of Completions from Conversions from 2014/15 -2018/19

<b>Conversions, COU</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
<b>Dwellings demolished</b>	6	4	74	4	38
<b>Change of use to dwelling (not including prior approvals)</b>	86	216	83	77	3
<b>Change of use to dwelling (prior approvals and others)</b>	124	452	296	267	185
<b>Change of use to non dwelling</b>	0	0	0	0	0
<b>Dwellings before conversion (subdivision or merging)</b>	2	0	3	11	13
<b>Dwellings after conversion (subdivision or merging)</b>	4	0	17	27	29

*Status of Site Allocations*

5.11. Table 6 shows the progress of allocated sites since the adoption of the Site Allocations DPD in 2010. The majority of these sites have been completed (6) or are progressing (4). For two of the sites owners have not made much progress but are still likely to be developed in the future.

5.12. However as the table shows some of these sites have not been developed. This shows that even if the Council promotes sites for residential use it does not mean it will be delivered. Three sites promoted for residential use with the support of the landowner have subsequently gone for an alternative use.

Table 6: Progress on Site Allocations and Issues and Options Allocations

<b>Ref no.</b>	<b>Proposal Address</b>	<b>Proposed Use</b>	<b>Progress July 2019</b>
<b>SSA2</b>	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open space	Complete in 2016/17, 184 net additional units
<b>SSA3</b>	Newbeech, Long Readings Lane, Elderly Persons	Residential (family housing) and or community use	Complete 12/13, 10 net additional units

<b>Ref no.</b>	<b>Proposal Address</b>	<b>Proposed Use</b>	<b>Progress July 2019</b>
	Home and day centre		
<b>SSA7</b>	Cippenham Phase 4	Residential (family housing)	Complete 2012/13, 161 net additional units
<b>SSA11</b>	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution	Completed school and residential complete in 2017/18. 73 additional units
<b>SSA13</b>	Heart of Slough	Comprehensive regeneration for residential, offices, hotel, bus station, library, retail, restaurants and cafes, drinking establishments, education, leisure, associated changes to the road network, improvements to the public realm and parking.	Planning permission granted. Transport improvements completed and bus station complete 11/12. New Library complete. Some offices under construction.  Hotel and flats not started in 2018/19 on former library site.
<b>SSA14</b>	Queensmere and Observatory Shopping Centres	Mixed use: retail, leisure, residential	Agreed in principle.
<b>SSA15</b>	Upton Hospital, Albert Street	Medical and Healthcare, residential	No progress to date
<b>SSA16</b>	Post Office Sorting Office, Wellington Street	or mixed use: business and residential	No progress to date
<b>SSA17</b>	Slough Canal Basin, Stoke Road	Residential, hotel, retail, business and public open space	Pre application discussions, not started
<b>SSA18</b>	Former Arbour Vale School, West Wing, St. Joseph's playing field, Stoke Road	Community, residential, playing fields	School and football stadium complete , no residential development
<b>SSA19</b>	Play Area off Moray Drive	residential development	Complete.
<b>SSA22</b>	BT Site and 297 Langley Rd	Residential	Complete 2019, 129 additional units
<b>SKL1</b>	Sites at Bath Road, Cippenham	Residential and mix use	Pre-app discussions on residential

Ref no.	Proposal Address	Proposed Use	Progress July 2019
<b>SKL2</b>	Chalvey High Street, Chalvey	Retail and Residential	School and community building under construction. No residential.
<b>SKL4</b>	Former Langley Oil Terminal	Residential	Going to flood storage as part of the Western Rail

### *Local Plan –Issues and Options site allocations*

5.13. As part of the review of the Local Plan more strategic sites for residential development have been identified as part of the Issues and Options. The table indicates progress on those expected to progress in the short term – these will supply at least 2,000 homes. Other strategic sites have been identified for the medium term. Whilst the Akzo Nobel site is now owned by a warehousing/industrial developer their current proposals include some homes.

Table 7: Issues and Options Site Allocations: Progress report

Proposal Address	Proposed Use	Progress July 2019
<b>Horlicks</b>	Residential	Planning application in
<b>Langley Business Centre</b>	Residential	Pre-app proposals for alternative employment use
<b>Akzo Nobel</b>	Residential	Pre-app proposals for warehousing and residential
<b>Montem leisure centre</b>	Residential	Pre-app for residential expected soon
<b>Tuns Lane</b>	Residential	Pre-app for residential
<b>Tower and Ashbourne</b>	Residential	Approved subject to S106

## **6. Site Delivery**

### *Implementation of Planning Permissions*

6.1. The timescale for the implementation of a planning permission is generally not considered to be a significant issue within the Borough. Development is usually started within the permission period. However, there are a few some instances where permissions lapse without being replaced with a new permission.

6.2. Some developments have been unusually slow being completed. 28 units were stalled as at 1st April 2019 – meaning work has stopped on site. But 22 of those may have restarted since. For 136 units, construction has started but progress appears to be very slow for the size of development (i.e. no completions reported for two years). For 20 units demolition has occurred, which keeps a planning permission live, but no construction work has taken place over two reporting periods. The appendix headed ‘stalled sites’ shows a combination of stalled and slow to complete developments. The former Rogans garage now called Heathrow Gateway in Colnbrook (61 homes) is an unusual example of site that had stalled, in the recession, but construction has been very slow since work restarted. Local planning authorities have limited influence over delivery once planning permissions have been granted.

### *Planning Service Performance*

6.3. The performance of decision making in the Council’s Planning Service is not considered to be a barrier to delivering new homes. On the whole, planning applications are being processed within the statutory timeframes.

6.4. For 2018-2019, 97% of major planning applications were processed within the statutory 13-week period as shown in the table below. This is above the national target of 60%. For minor applications, where the statutory time period to process an application is 8 weeks, 75% were processed within this timeframe, national target of 65%.

6.5. These statistics demonstrate the speed of decision making by the Planning Service. The processing of planning applications is not preventing the granting of planning permissions and in turn the delivery of new homes.

**Table 8: Planning Application Performance Statistics  
Scale of Housing Development Applications 2018-2019**

<b>Application Type</b>	<b>Number of Decisions</b>	<b>Number Granted</b>	<b>Percentage Granted</b>	<b>Speed of Decision*</b>
<b>Major</b>	23	20	87%	97%
<b>Minor</b>	61	43	70.5%	75%
<b>Total</b>	84	63	75%	86%

### *Appeals*

6.6. On those sites where planning permission is refused, the Planning Service appeal’s performance is good. The Council has continued to win appeal decisions.

6.7. Over the last five years we have refused 26 applications for additional housing units which equates to only 65 houses. This is on average around 13 a year, which shows that we have only refused a small number of applications for housing.

- 6.8. This statistic demonstrates the soundness of decision making by the Planning Service and that unsound decisions are not leading to unnecessary delays and costs to the delivery of new homes

### *Council Development*

- 6.9. The Council as land owner and Housing Authority has been active in housing supply. It has reviewed its land holdings to dispose of surplus sites for housing or build new homes itself. It also works with partner housing associations to assist them purchasing, from private developers, affordable housing required as part of the grant of planning permission (Sec. 106 planning obligations).
- 6.10. There is a continuing programme of building new Council homes on surplus sites within housing estates and redeveloping parts of some estates at higher density. A joint venture partnership with the private sector, Slough Urban Renewal, is providing new homes on surplus Council land – private and affordable housing. Regeneration of part of Britwell housing estate was achieved by providing land to a developer for private and Council affordable housing. The Council has its own housing company to develop or purchase new homes. The Council will take advantage new borrowing powers to increase Council house building.

## **7. Root Cause Analysis**

- 7.1. Once data has been gathered, there will then need to be an assessment of what it is saying about local delivery. This is called this the 'Root Cause Analysis' and it uses the information set out above in order to extract potential trends, issues, implications or factors influencing local delivery.

### *Housing Target*

- 7.2. Table 1 shows that housing target for Slough has increased significantly in Slough from 315, to 550 and now 893. This change obviously takes time to plan for. The Local Plan Issues and Options consultation showed that there was no reasonable option or combination of options that would allow Slough to meet its housing and employment needs within the Borough. We have produced an Emerging Spatial Strategy which seeks to address this. One of the key elements involves promoting the Northern Expansion of Slough as a new garden suburb within South Bucks Green Belt. The Council is working with South Bucks, Chiltern and Windsor & Maidenhead on a joint Wider Area Growth Study which is looking at where unmet housing needs could best be met. Stage 1 of this study, which defines the areas of search has been completed. Stage 2 has not yet been commissioned.
- 7.3. There is the option of meeting some of Slough's housing needs in South Bucks. This will, however, take time to agree and for development to take place so it will not increase the supply of housing in the short term.
- 7.4. In the meantime we need to plan to meet our Local Housing Needs figure of 893 dwellings a year.

### *Past Completions*

- 7.5. Table 1 also shows that the number of completions in Slough are significantly affected by the housing market. Only 182 houses were built in 2012/13 in the aftermath of the economic crash and it has taken a while for the market to recover.
- 7.6. It should be noted that, even with the peak years of 2007/8 and 2017/18, the average number of completions is not close to the new housing need figure of 893 per year.

#### *Future Supply*

- 7.7. The Council has a two and a half year's supply of housing with planning permission. Government expect Council's to show a five years supply. 858 of the current supply were under construction in April this year. However, taking account of all identified development sites, the Council's Housing Trajectory shows that there are approximately 11,000 housing units in the pipeline. And over the next five years sites are identified for close to 5,000 homes. Allowing for some sites to not deliver in that timescale there is scope for delivery at close to the annual average target of 893.
- 7.8. One of the key actions is to try to encourage land owners to bring forward as many of these sites as possible and identify more sites. The Council as land owner and Housing Authority can assist in supply.

#### *Small Sites*

- 7.9. Table 2 shows that there is a fairly consistent supply of around 60 dwellings a year on sites with less than 10 units. This does not appear to be so affected by market conditions and so it is assumed that they will continue to come forward at this rate and that there are no significant planning interventions that can be made to increase the supply which comes from a variety of sources.
- 7.10. Small sites represent only around 13% of past completions (2006 -2018) and it is not considered that this is likely to change significantly in the future. As a result actions to increase the overall supply of housing in Slough need to focus upon major sites. These sites tend to be more complex.

#### *Brownfield and Greenfield*

- 7.11. One of the main reasons why achieving an increased supply of housing will become more complicated is that the supply of relatively easily developed greenfield sites (in terms of construction) is drying up. After making major Green Belt releases in successive Local Plans, there are very few developable greenfield sites left in Slough. The future of these will be addressed in the review of the Local Plan but even if development on them is agreed completion of new homes will be many years away.
- 7.12. Table 3 shows that Slough has relied upon greenfield sites for a significant amount of its housing supply in the past. This also shows that the amount of development taking place on greenfields is drying up with no completions on greenfield sites in 2018/19. The lack of sites means that there is not likely to be many completions from this source in the near future.

7.13. Consequently brownfield sites are expected to continue to be the main source of new build housing supply in the near future. However there is less certainty about when and how such sites come forward because of competing uses, viability, site assembly and risk for developers. The value of existing or alternative uses can be higher than residential values. Business use values are currently close to residential values in Slough. Assembling sensible redevelopment sites carries risk and uncertainty for developers; existing owner's expectations of development value can be unrealistic. Contamination prevalent under brownfield sites can be expensive or unknown when developers are bidding for sites.

#### *Type of Housing*

7.14. Table 4 shows that in the last 5 years 68% of all completions have been flats. There has been a steady decline in the number of houses built from 300 to 100 a year. This reflects the fact that most development is now taking place on high density brownfield sites.

7.15. One option for increasing housing numbers would be to encourage a different mix of housing with more flats and fewer houses. Bearing in mind flats already dominate housing supply this would not meet the range of needs identified in the Strategic Housing Market Assessment in particular family homes of various sizes..

#### *Change of Use*

7.16. Table 5 shows that in the past five years 1,787 completions have come from changes of use. Once again this reflects the nature of Slough and the fact that it has had a surplus of office space. The introduction of the Prior Approval system, whereby planning permission is not needed for the change of use of offices, resulted in a surge of activity with over half of completions in 2015/16 coming from this source.

7.17. The Council has not sought to control this through the use of an Article 4 Direction even though some good quality relatively new office buildings have been lost and a concern about the living conditions for residents in some conversions.

7.18. The figures in Table 5 show that the supply of units from Prior Approvals is reducing and it is likely that it will begin to dry up as the supply of suitable offices reduces and the demand for office use increases. This is not something that the Planning Authority has any control over.

#### *Allocated Sites*

7.19. The Council has been proactive in promoting sites through the production of the Site Allocations DPD (2010) and carrying out the Issues and Options Consultation (2017) which identified new strategic sites. It has also carried "Call for Sites" exercises inviting owners and developers to put forward sites. Selection of some of these sites together with allocated sites and identification by planning officers of longer term potential development sites has informed the Housing Trajectory list of future development capacity. This is updated annually.

7.20. Table 6 shows that the progress to date on allocated sites has been mixed. It should be noted that three of the sites allocated for residential are now going for other uses. Two of these are now schools, the other is needed for the proposed Western Rail Link to Heathrow. This shows that there are competing uses for land in Slough and that sites allocated for residential may not be developed for this purpose.

### *Implementation of Planning Permissions*

7.21. Even when sites come forward and are granted planning permission there is no guarantee that they will actually be built. The scale of the problem is outlined above.

7.22. The lack of development viability for many brownfield sites is a problem in Slough where remediation and demolition costs can be high, there are competing uses and construction costs may be high compared to residential values. Construction costs are probably close to those in London but residential values are a lot less than London.

7.23. Evidence of this can be seen from the high proportion of major applications that are accompanied by a Viability Assessment and the fact that very few provide the level of affordable housing to meet the Local Plan policy.

7.24. The Council has not introduced a Community Infrastructure Levy (CIL) because it is not currently viable. It would also be likely to have an adverse effect on the supply of affordable housing via the planning system and lack of flexibility for negotiation on contributions linked to the specific circumstances of individual development sites. Retention of Section 106 planning obligations has hopefully contributed to the supply of new housing.

7.25. In addition to those sites that are not implemented, there are some sites which start but then stall, or take a long time to build out. The associated homes do eventually complete in most cases so this does not affect overall supply and the numbers involved are low. But awareness of the reasons for slow progress and scope for intervention might help in reducing this problem in the future. The Rogan's Garage site in Brands Hill is an unusual example of slow progress where the blocks of flats have been under construction since 2008 and they are still not completed.

## **8. Key actions**

8.1. The root cause analysis highlights that there are many different factors affecting the delivery of housing. Also some of the issues are not within the Council's control. The timescales that are required will vary for different key actions and responses. For example, some could be achieved in the short term, but others may be medium or long term.

8.2. The following list are key actions to support development:

- Continue with preparation of the review of the Local Plan and associated policies to increase the supply of housing within the Borough.
- Continue to promote the Northern Expansion of Slough within South Bucks in order to increase the supply of housing in the market area.

- Review published planning policy and guidance to give confidence and certainty to land owners and developers. (For example – comprehensive guidance, clarity, up to date, accessible (web site)).
- Carrying out a new Call for Sites and prepare a preliminary site allocations in advance of the Local Plan.
- Promote development where owners do not appear interested in redevelopment in areas needing regeneration. (For example development briefs, feasibility studies, outline viability study, contact owners direct, seek out suitable potential developers in particular for land assembly to create comprehensive development sites).
- Review what comparable Councils are doing to increase housing supply.
- Continue the Council's joint partnership with Slough Urban Renewal SUR to deliver housing sites.
- Continue to liaise with Asset Management and Housing regarding use of its land holdings to supply new homes in accordance with the Council's planning policies.
- Continue to use S106 agreements instead of introducing the Community Infrastructure Levy. This provides more flexibility to maximise developer contributions and assist provision of affordable housing.
- Continue to use Planning Performance Agreements. Review resourcing to ensure comprehensive and timely communication of key issues to applicants.
- Continue the pre-application discussions process. Review resourcing to ensure comprehensive and timely communication of key issues to applicants.
- Engaging regularly with landowners and developers to obtain up-to-date information on development progress, build-out rate of current sites, identify any barriers to development and discuss how these can be addressed.

## **9. Monitoring**

- 9.1. The Action Plan will not be a one-off piece of work. Some elements could take time to implement and take effect.
- 9.2. The 'Actions' will be implemented, managed and monitored by the Planning Policy Team. That Team will continue to undertake annual analysis of housing completions and produce annual Housing Trajectories.
- 9.3. It is intended that the Action Plan and its impact on housing delivery will be monitored, with the plan updated and taken back for formal review and approval on an annual basis.

## Appendix: Sites stalled or with slow progress as at April 2019

Reference	Address	Decision date	Development description
P/00731/032	26-40, Stoke Road, Slough, Berkshire, SL2 5AJ	07/02/2018	Demolition of garage building and redevelopment to provide 117 residential units with associated parking and landscaping
P/01163/006	Rogans Garage, 585, London Road, Colnbrook By Pass, Colnbrook, SL3 8QQ	11/02/2015	Development of site to provide 61 residential units in 3 separate blocks in a part 5 / part 4 / part 3 storey development on a podium above a semi basement car park providing for 75 car spaces (part retrospective).
P/00988/015	BMW House, Petersfield Avenue, Slough, SL2 5EA	14/03/2018	Demolition of the existing B8 and B1 office and warehouse and the construction of a part 4, part 3 and part 2 no. Storey residential building comprising of 24 no apartments, with a semi basement car park.
P/12934/009	Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS	08/03/2016	Redevelopment of site to provide 22no. Flats contained within one 5 storey and 4 storey blocks together with access parking and landscaping.
P/16122/000	Driving Standards Agency, Driving Test Centre, Grays Place, Slough, SL2 5AF	23/11/2015	Construction of 3.5 storey high building to provide 14no. Flats (including accommodation in the roof space) plus landlord's office and basement to provide storage and facilities for residents, on-site parking for 10 no. cars and 14 bicycles plus refuse store.
P/01049/021	370-386, FARNHAM ROAD, SLOUGH, BERKSHIRE, SL2 1JD	25/05/2016	Alteration, extension and conversion of existing building to provide a food supermarket plus erection of mezzanine and new second floor to provide 7 no. Two bedroom flats and 6 no. One bedroom flats plus associated parking and servicing via Essex Avenue
P/16250/000	1a, St. Pauls Avenue, Slough, SL2 5EX	08/11/2016	Construction of 8 no. X 2 bed flats contained within one three storey building and one part three storey/part two and half storeys building and 1 no. Detached three bedroom house together with car parking and landscaping.

Reference	Address	Decision date	Development description
P/10382/003	86-90, Dolphin Road, Slough, Berkshire	14/02/2008	Demolition of 3 houses and construction of a two and half storey block of flats containing 6 two bedroom flats and 3 three bedroom flats with 24 parking spaces.
P/00393/007	388-390, FARNHAM ROAD, SLOUGH, BERKSHIRE, SL2 IJD	07/09/2015	Demolition of existing building and erection of part three storey / part single storey building comprising 2 no retail units at ground floor (class A1) and 8no two bedroom flats (class C3) above with new access road to side with associated car parking to rear and cycle storage.
S/00714/000	The Lynch Pin, Long Furlong Drive, Slough, SL2 2PJ	17/02/2016	Demolition of public house and construction of 6no. Semi-detached (3no.bedrooms) houses with associated amenity and car parking and associated works.
P/08848/007	Land R/O 34 - 38 Dolphin Road, Slough, SL1 1TD	23/04/2015	Erection of two pairs of semi-detached three bed room dwellings with rooms in roof space to the rear of 34-38 dolphin road and formation of access road between 36 and 38 dolphin road.
S/00721/000	54-66, Brook Path, Cippenham, Slough, Berkshire, SL1 5EN	09/06/2016	Construction of 3 new build bungalows with associated parking and fences and external areas.
S/00732/000	324, Trelawney Avenue, Langley, Slough, SL3 7UD	03/02/2017	Construction of 3no. 3 bedroom houses.
P/00373/005	76, Cippenham Lane, Slough, SL1 5BN	04/07/2011	Conversion of flats to form a three bedroomed dwelling and construction of an additional three bedroomed dwelling
P/04275/002	38, Dolphin Road, Slough, SL1 1TD	17/12/2014	Demolition of existing dwelling and redevelopment to provide a pair of 2.5 storey semi - detached houses with parking.
P/02702/014	Land rear of 10-18, Chalvey Rd West, Slough, SL1 2PN	30/07/2013	Demolition of existing single storey unit and erection of 2 X semi - detached dwellings

Reference	Address	Decision date	Development description
P/03538/008	Land R/O, 22-24, Wexham Road, Slough, SL1 1UB	24/10/2013	Erection of a detached 3 bedroom bungalow with flat roof and rear courtyard garden. Reconfiguration of existing car park including the laying out of 11 no car parking spaces and landscaping.
P/14516/001	23, Pearl Gardens, Slough, SL1 2YS	22/05/2012	Application for a new planning permission to replace extant planning permission reference p/14516/000 dated 27/04/2009 for erection of an attached two bedroom dwelling
P/03809/006	Land Adj, 1, Eastbridge, Slough, Berkshire	01/08/2007	Erection of a three storey three bedroom dwelling house
P/15464/000	80, Doddsfield Road, Slough, SL2 2AH	16/04/2013	Erection of a two bedroomed detached dwelling.
P/08338/002	LAND R/O, 5-9, ELLIMAN AVENUE	31/01/1992	Details of detached house submitted pursuant to conditions of permission ref. P/ 08338 dated 23.05.89. (amended plans dated 07.01.92)