Agenda Item 7

Slough Local Plan Consultation on Proposed Spatial Strategy



Spatial Strategy

- The Spatial Strategy is an important part of the Local Plan that sets out what the pattern, scale and nature of development will be in Slough.
- It has to make provision to meet housing, employment and other needs, whilst conserving the natural, built and historic environment.
- It will not contain any policies but will set out the **principles** for what will be required to deliver the Strategy and help to mitigate any impacts. Environmental issues, and the need to deal with climate change, are embedded in the choices made in the Spatial Strategy as to "what goes where" in the most sustainable way.



Technical Basis for the Spatial Strategy

- There is a need for 15,460 houses over a 16 year period at an average of 966 a year;
- There is a significant need for affordable and family housing;
- We need to create 15,000 jobs for our growing workforce;
- There is a general demand for land for warehousing;
- ☐ There will be a **significant reduction** in the amount of **retailing** in Slough town centre which will no longer be a sub-regional centre;
- Slough centre will become an increasingly important transport hub;
- There is a shortage of open space;



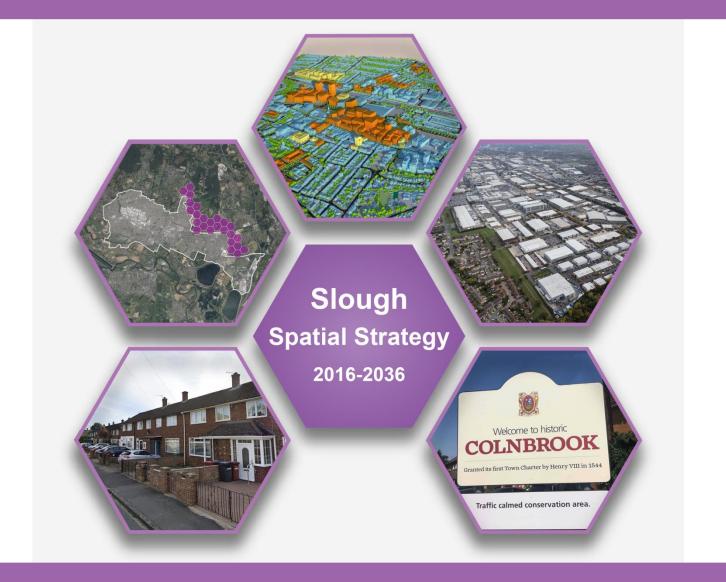
Guiding Principles

- We should aim to meet as many of our needs as possible in Slough, or as close as possible to where the needs arise.
- Development should be located in the most accessible locations, which have the greatest capacity to absorb growth and deliver social and environmental benefits.
- We should promote inclusive growth with more of the wealth generated in Slough staying in Slough.

Slough should be a place where people want to "work rest play and stay"



The Plan



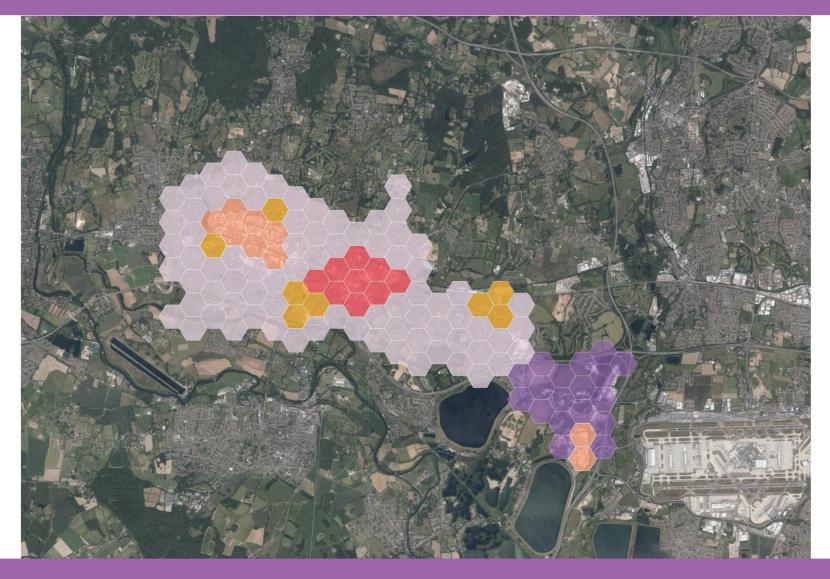


The Five Key Components





Dividing the Borough up



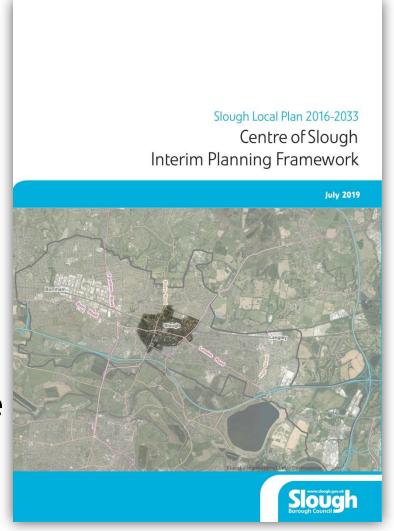


Centre of Slough

Concentrate development in the "Square Mile"

Have an "activity led" strategy based upon the transport hub, an expanded business area, new cultural facilities and range of housing sites linked to the centre. Also create a new pedestrian link from the station to a "rediscovered High Street"

Use the **Regeneration Framework for the Centre of Slough** and it's Master Plan to show how all of the major sites can be linked together in a comprehensive way.





Proposed development in the Centre of Slough

- **9,000 homes** in the centre including the 7,400 identified in the Regeneration Framework. Four largest are Horlicks, North West Quadrant, Akzo Nobel and Queensmere/ Observatory.
- 90,000 m2 of new offices in the expanded Central Business Area south of the railway station. Possibility of between 50,000m2 and 200,000m2 on Queensmere/Observatory.
- A smaller but revitalised retail and leisure centre with a rediscovered High Street.
- A better connected centre with an improved environment and image









Other Selected Locations

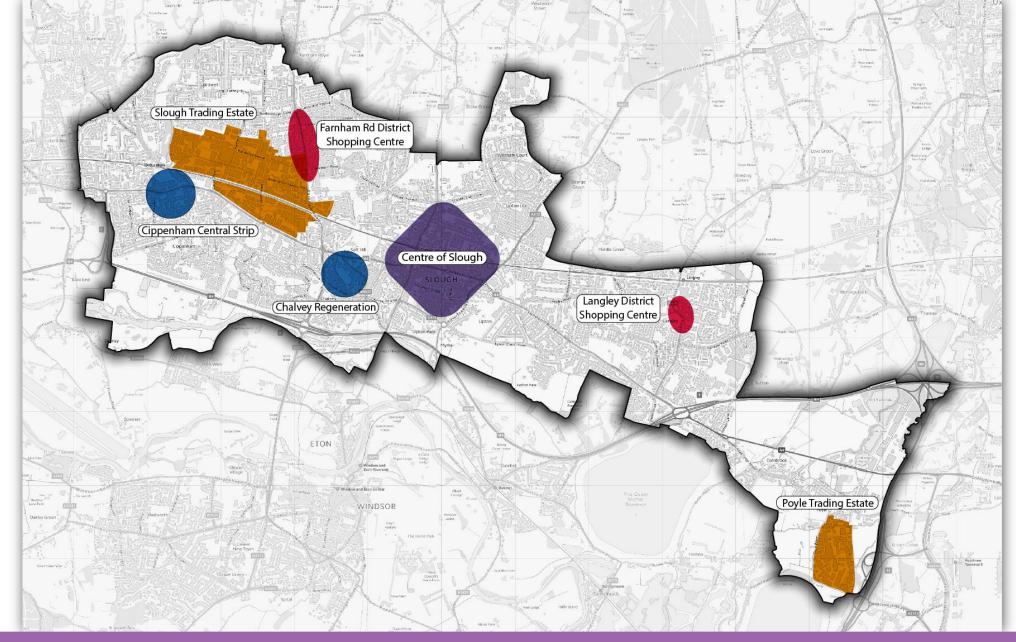
Manage the on going transformation of **Slough Trading Estate** and **Poyle Trading Estate**

Promote new housing at Bath Road **Cippenham** and complete **Chalvey** regeneration.

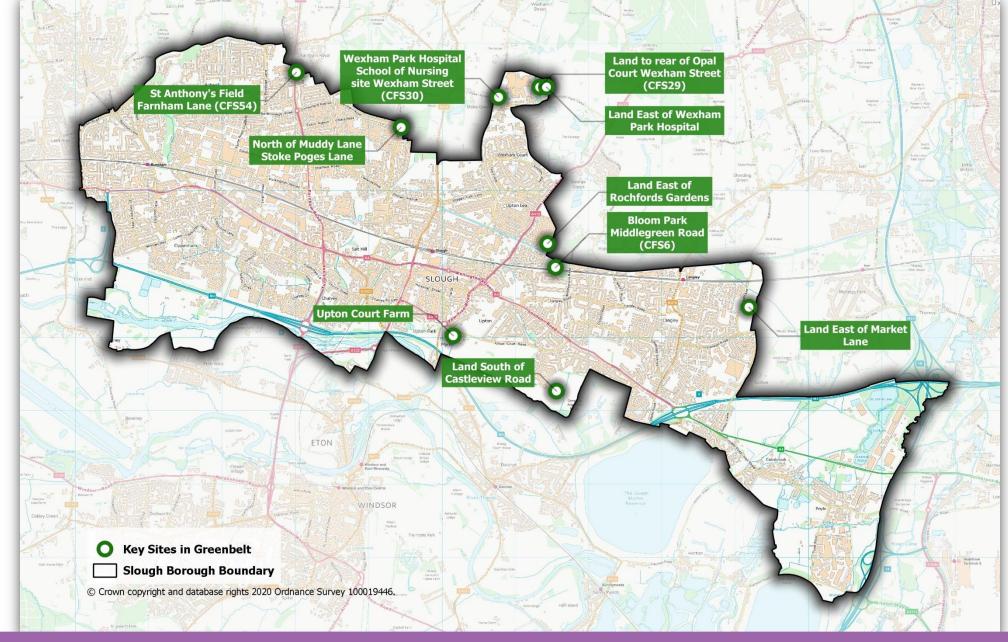
Support the Farnham Road and Langley centres.

Consider the need to release greenfield/**Green Belt** sites on the edge of Slough for housing.









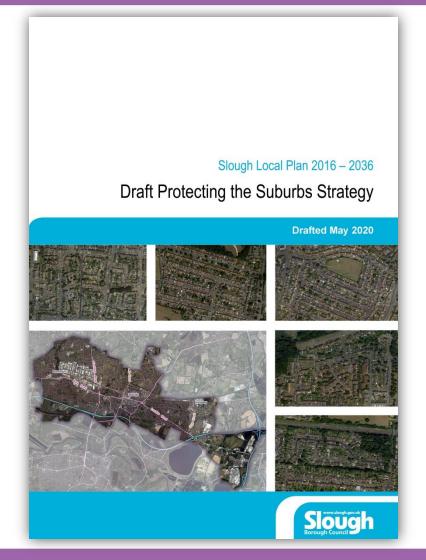


Enhancing the suburbs and neighbourhood centres

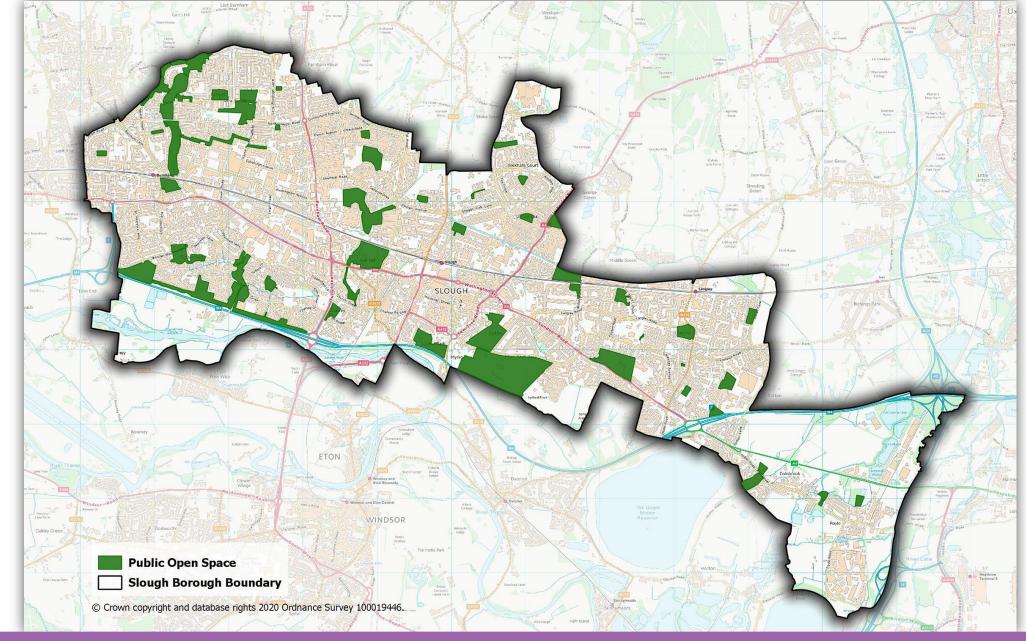
The **Protecting the Suburbs** report has shown that it is not practical, viable, sustainable or desirable to allow our family housing to be redeveloped. It is also important that the **open spaces** and Conservation Areas are protected.

There is still scope for new housing in garage courts and other brownfield sites.

We want to enhance the range of facilities within the **neighbourhood centres** so that people are able to "**live locally**" without the need to travel.





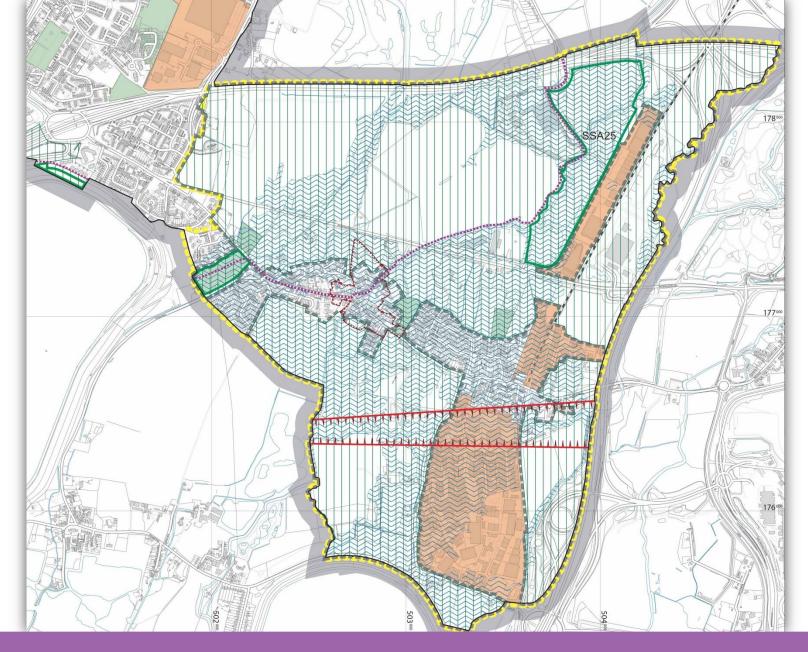




Protecting the Strategic gap in Colnbrook and Poyle

- The Spatial Strategy is no longer seeking to accommodate the expansion of Heathrow but we do not want to preclude this happening.
- Previous proposals for development in the area were all to facilitate the proposed third runway. It is not considered that there is sufficient need to justify any airport related development now.
- As a result we will have to continue to apply policies which protect the Green Belt, Colne Valley Park and Strategic Gap between Slough and London.









Meeting unmet housing needs

- Guiding principle is that we should aim to meet as many of our needs as possible in Slough, or as close as possible to where the needs arise.
- The shortage of land in the Borough means that the Spatial Strategy has a shortfall of **5,000 houses** in Slough.
- Lack of family housing.
- Need for a balanced housing market.
- Already a shortfall in southern Buckinghamshire



Cross border expansion of Slough

- ☐ The promotion of the **northern expansion** of Slough in the form of a new garden suburb remains the **preferred option** for meeting its unmet housing needs and balancing the housing market.
- We have jointly commissioned the **Wider Area Growth Study** along with RBWM and Bucks. Part 2 of this will recommend where the best locations are for meeting unmet needs.
- ☐ Still a need for housing in northern expansion even if Slough's housing need figure comes down
- ☐ The issue of unmet housing needs will have to be met through further joint working.



Next Steps

- Cabinet 12th October
- Six week public consultation 2nd November to 11th December

