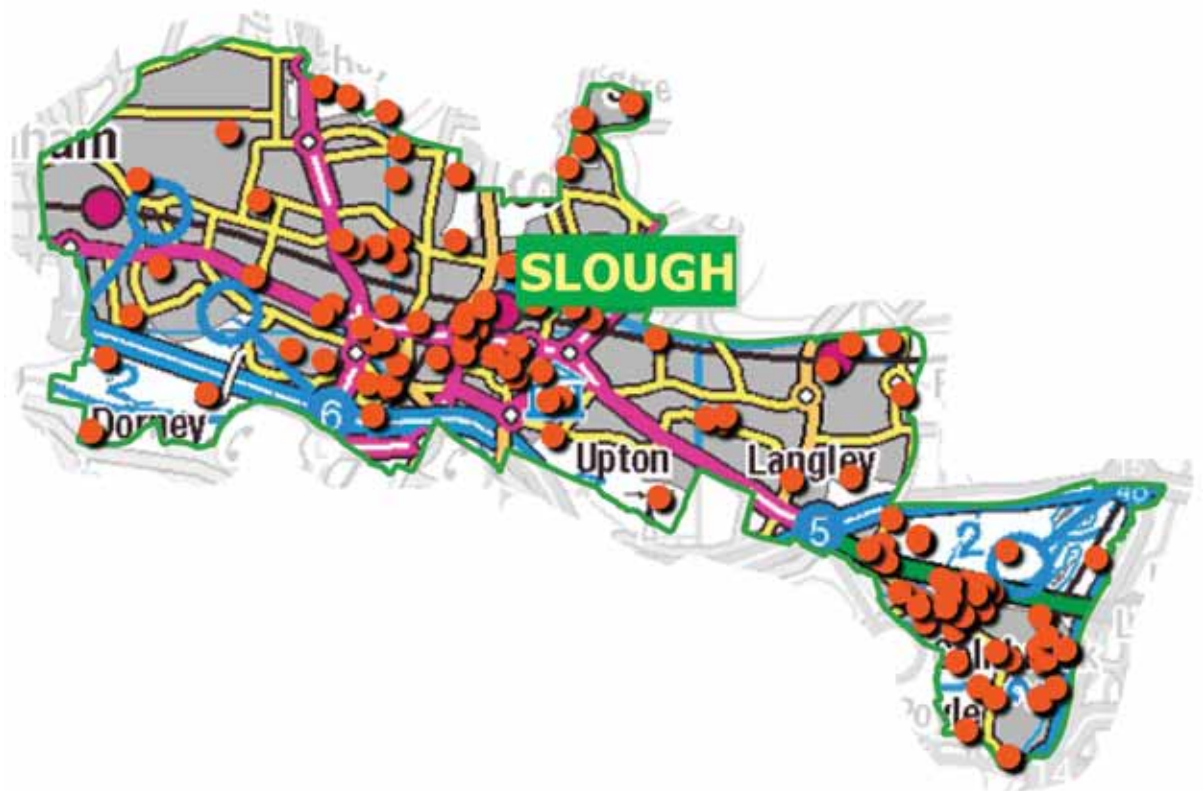


# Review of the Local Plan for Slough

Consultation on the Call for Sites  
and other potential Local Plan sites  
3 June to 15 July 2016





## Executive summary

The purpose of this consultation is to find out what people think about the various proposals that have been submitted for the future use of sites in Slough.

These have come forward as a result of a "Call for Sites" exercise which the Council carried out at the beginning of the year. That asked landowners, developers, organisations and members of the public whether they knew of any sites which could potentially be allocated for development in the new Local Plan. It made clear that although there is a particular shortage of land for housing, the consultation also sought suggestions for a range of uses such as employment, open space or community uses as these are also important for Slough's communities.

In order to allow the widest possible level of engagement, the Council has not sought to pre judge the acceptability of any of these proposals. As a result every site that was submitted has been included in the consultation.

It is important to note that this means that the inclusion of a site or a proposal in the document does not give it any planning status.

Around 130 proposals were put forward by 45 people or organisations. These range from suggested new footpath links through to major residential and commercial developments. There are proposals within all parts of the Borough with a particular concentration in the Colnbrook and Poyle area.

One of the reasons for carrying out the consultation exercise at this stage is that we will be able to feed the results into the review of the Local Plan for Slough. This is looking at how Slough could be developed in the next twenty years up to 2026.

In addition to the proposals submitted by the public we are also seeking views on some proposals that have been put forward by the Planning Department. It should be noted that these proposals have not been endorsed by the Council as the Local Planning Authority and so do not carry any weight at this stage.

In order to help people understand some of the context of what is happening in Slough we have also included information about the major infrastructure schemes that could come forward.

Finally, in order to complete the picture, this document also contains in the Appendix a list of the outstanding sites that have already been approved in the Site Allocations Development Plan Document (published in 2010). We are not seeking views on these sites at this stage.

During the consultation period (2nd June to 15th July 2016) details of how to respond and an interactive location map are available online from the link at [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan)

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## 1. Details of the consultation

### **1.1. How to participate**

The consultation period will last for six weeks from the 3rd June to the 15th July (midnight).

During the consultation period an interactive map with a 'drop down' information menu will be available online from a link at [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan)

It is important to be aware that the information in the site schedules contained in Chapter 3 has come direct from the information submitted to the Call for Sites exercise and is intentionally presented here without any planning assessment: the site location plans and areas are approximate. Where additional information has been submitted this is presented in Appendix C.

If you have any views about any of the proposals or sites in the this document please fill in the Comments Form online from the link at [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan)

In order to register and consider your response we require you to state the site you wish to comment on using the unique reference number given in the indexes below. In addition please provide your contact details in case we wish to clarify any of your comments.

You can request and submit a version in a different format using the contact details below:

Email:

[planningpolicy@slough.gov.uk](mailto:planningpolicy@slough.gov.uk)

Postal:

Planning Policy Section  
3FW SMP  
51 Bath Road  
SL1 3UF

The online form is designed to generate an automatic acknowledgement. If you do not receive this please contact us as staff resources mean no other acknowledgement will be sent.

The Council will analyse the results of the public consultation and feed these into its local plan process.

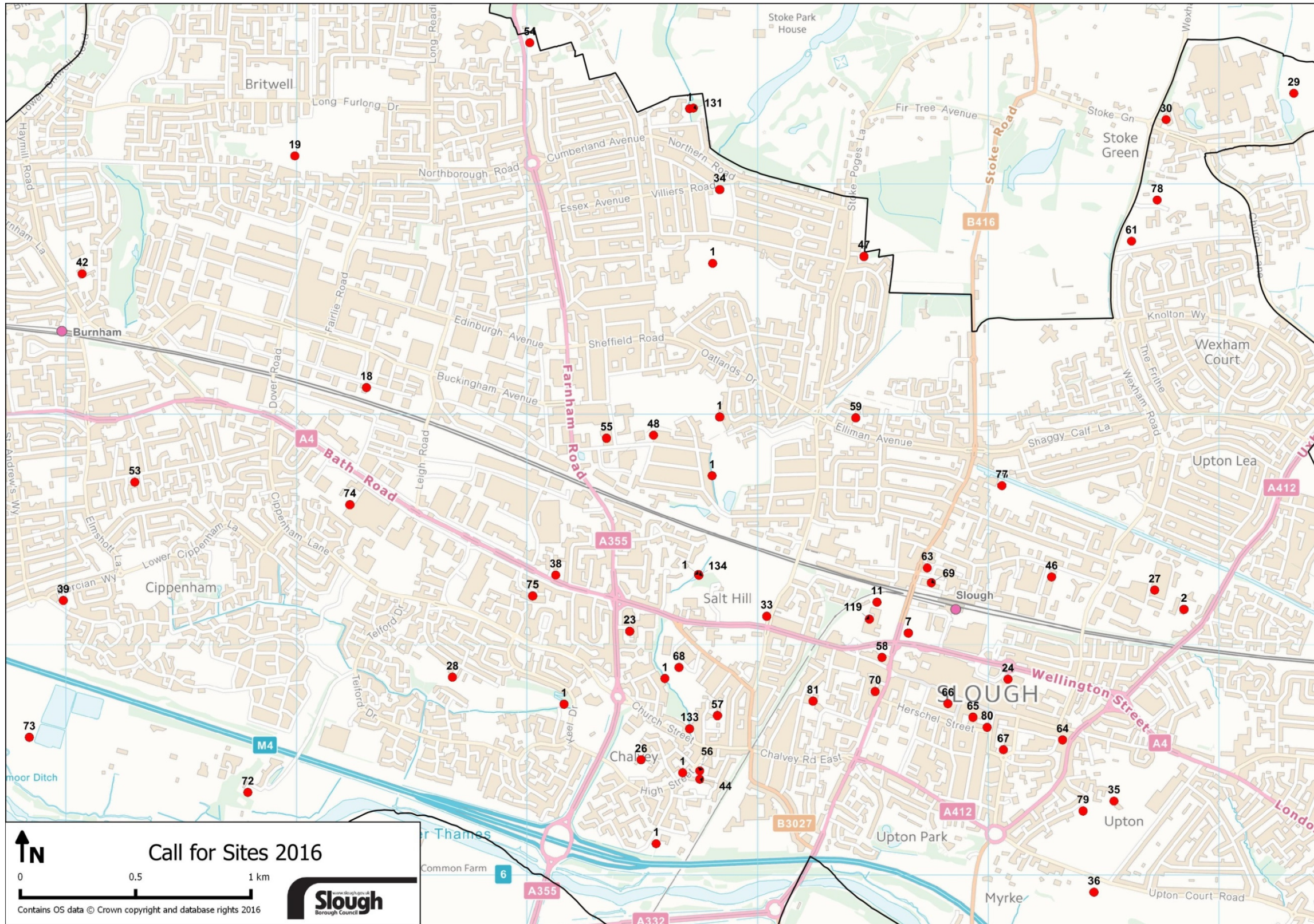
If you wish to be kept informed about progress on the Local Plan please send your details to us using the contact details above.

The Planning Policy section can also be contacted by phone on 01753 477341 or 01753 875863



Location plans : Call for Sites

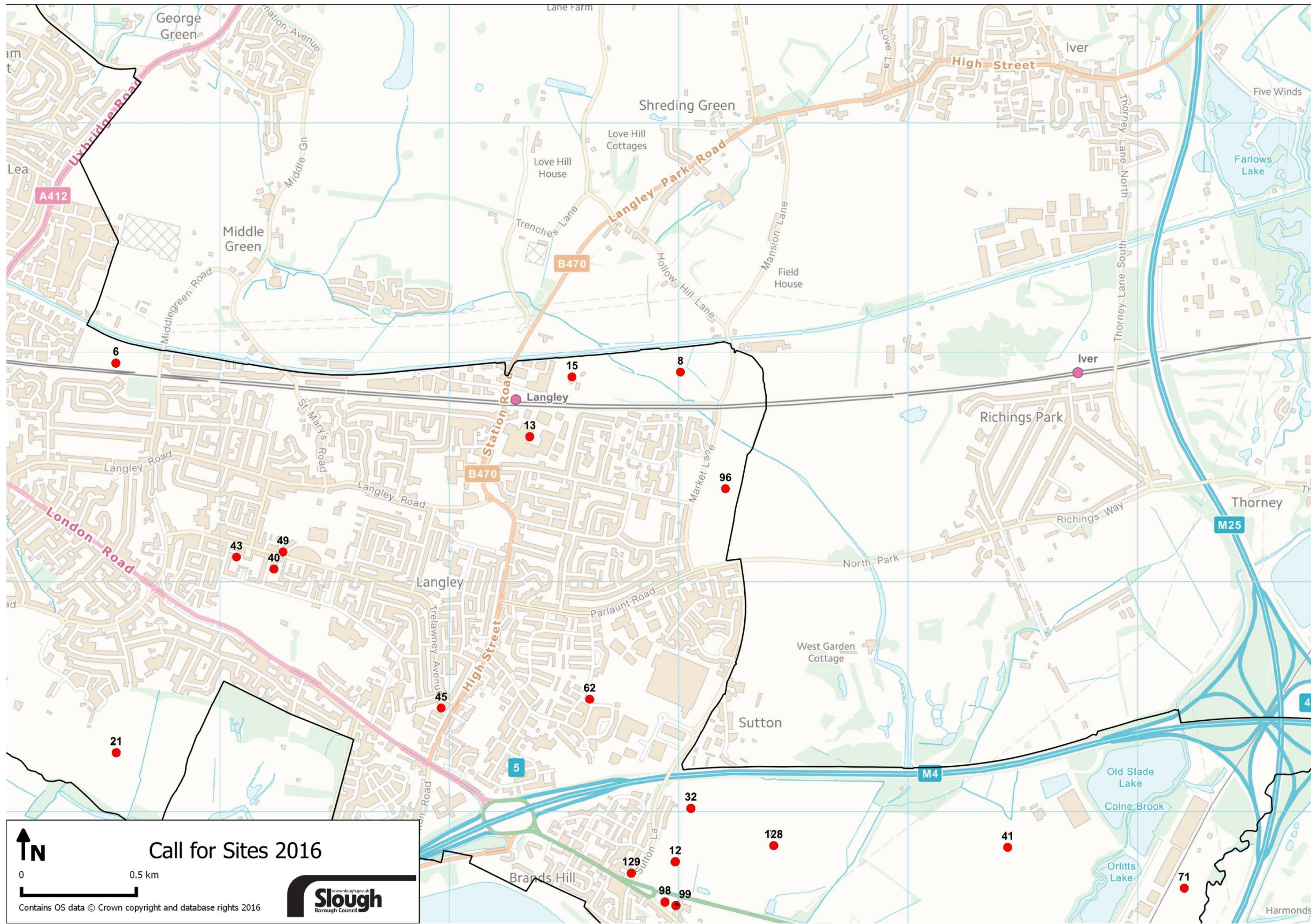
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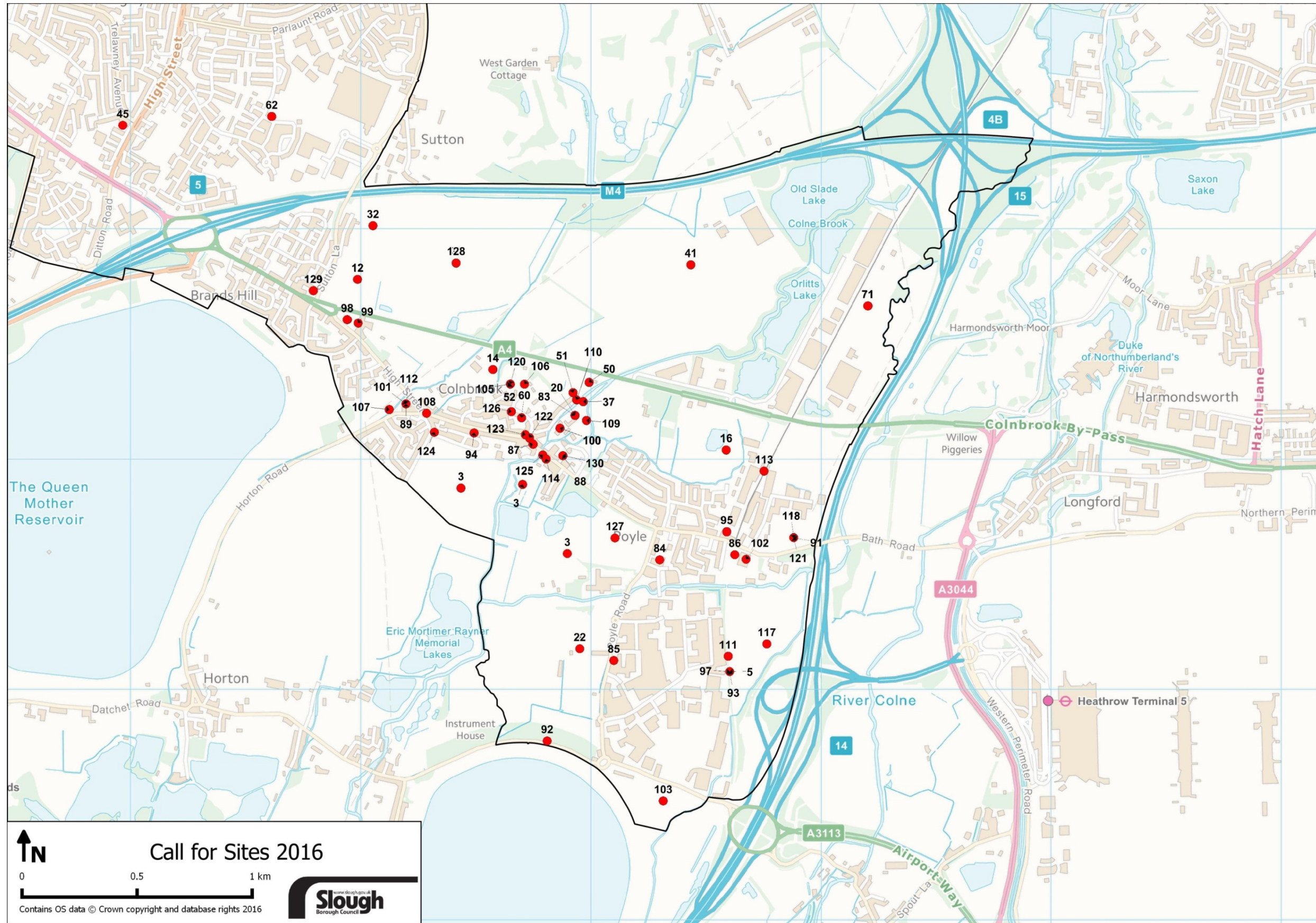


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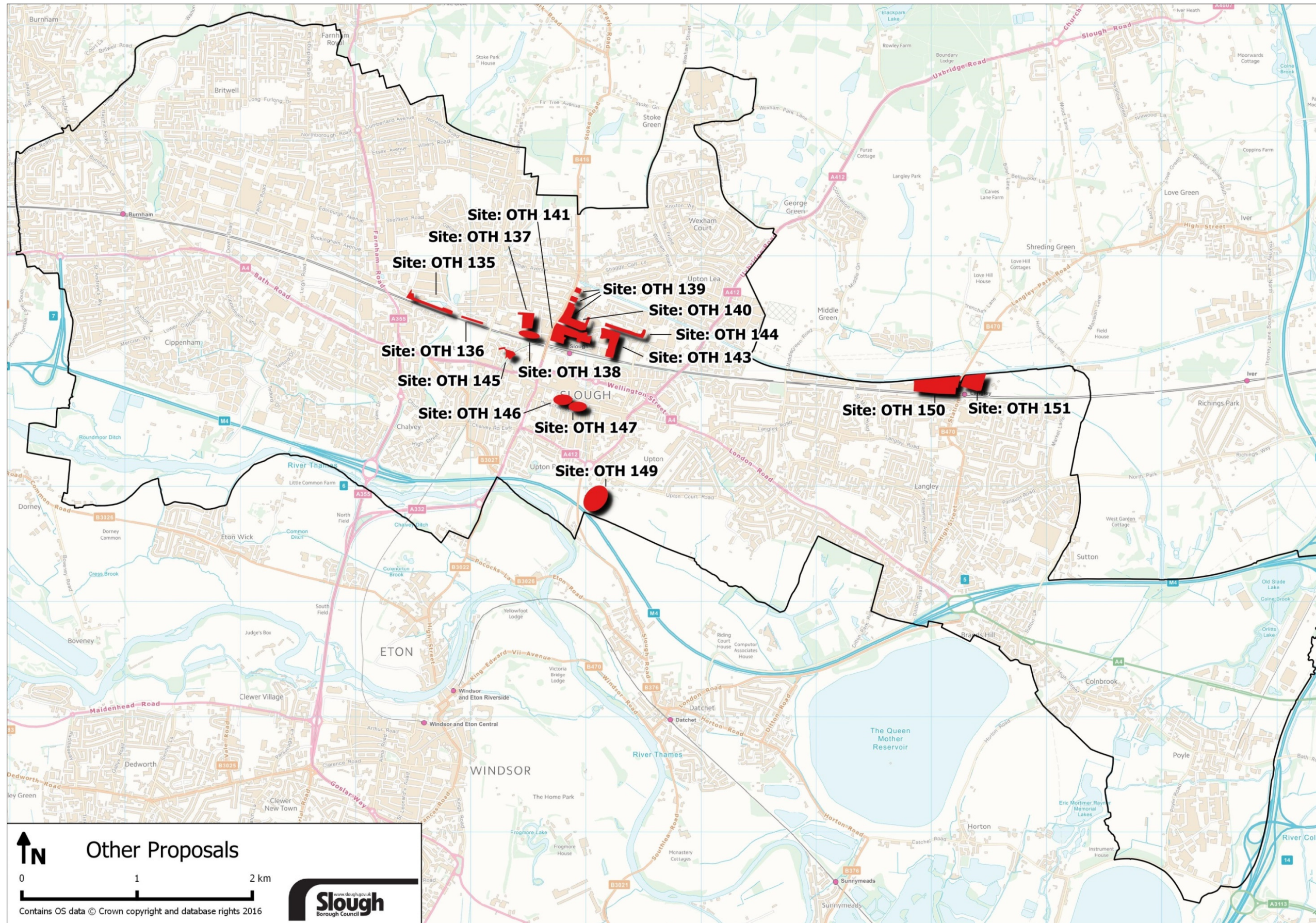
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Location plans: Other Proposals (Section 4)



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### 1.3 Index of Proposals

- 1.3.1 These are provided in the three sections below and link to the location plans above.
- 1.3.2. Separate from the Call for Sites proposals are the other potential Local Plan sites. These are made up of (ii) other proposal sites (prefixed with OTH) described in Section 4 and (iii) sites for infrastructure (prefixed with INF) described in Section 5.

#### i Call for sites (no prefix)

Proposals submitted in response to the 'Call for Sites' exercise held by the Council in early 2016.

#### ii Other proposal sites (prefixed 'OTH')

Proposals put forward for comment by the Planning Department. These have no planning status from the Council as the Local Planning Authority.

#### iii Sites proposed for infrastructure

(prefixed 'INF') Key proposals for the future infrastructure linked to non-car modes of travel.

### i Call for Sites

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
1	(additional information in Appendix b)	The Salt Hill stream and its tributaries, Slough, SL1 3PP	Blue/green wildlife corridor with enhanced habitat, reduced flooding, co-designed, created, managed by locals to improve resident's quality of life.	0.78
2	SN135312 (additional information in Appendix b)	National Grid, Uxbridge Road, Slough, SL2 5NA	Redevelopment of site in medium term for residential purposes.	3.88
3	SN135033	Land South of Colnbrook, Colnbrook, Slough, SL3 0LQ	Agricultural arable land with some landfill and restoration. Commercial operation involved in heavy earthworks equipment. Large gravel workings yard.	31.55
4	SN135019	Poyle Manor Farm, Poyle Road, Colnbrook, SL3 0BL	Industrial and Warehousing development, or alternatively a distribution centre	5.66
5		Bath Road, Colnbrook/ Poyle, Slough, SL3 0FG	To create a path/narrow linear park on the former railway line to open onto Horton Road, Poyle connecting	2.22

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
			to the southern trail to Stanwell Moor.	
6	SN134978	Bloom Park, Middlegreen Road, Langley, SL2 5NP	Mixed Tenure Residential	1.58
7	SN134916	Brunel Place, Wellington Street, Slough, SL1 1XN	A residential-led, mixed use development with a proportion of retail use.	0.17
8	SN134881 (additional information in Appendix b)	Land to the west of Hollow Hill Lane, Between Railway and Grand Union Canal, Langley, SL3 6EG	Allocate part of the site for residential so that the remaining part can be identified for biodiversity improvements (as shown on the attached plan).	9.67
9	SN134692	St John the Baptist Church, Stoke Poges Lane, Slough, SL1 3LW	Church uses on the front of the site (rebuilt church and hall and a new vicarage). New much needed housing on the remainder of the site.	0.35
10	SN134694	St Michael's Church, Whitby Road, Slough, SL1 3DW	Redevelopment of site for much needed housing.	0.19
11	SN135142	Slough West Car Park and Maintenance Yard, William Street, Slough, SL1 3QE	A mixed use redevelopment of this site and adjacent land to south is proposed including residential, commercial and a hotel.	0.94
12	SN135120	Land adjacent to Trent Road, Trent Road, Slough, SL3 8AB	The current use is agricultural arable land which has poor agricultural value.	5.02
13	SN135358 (additional information in Appendix b)	Langley Business Centre, Station Road, Langley, Slough, SL3 8DS	The site is currently occupied by 18 commercial buildings of various sizes and configurations. The site has been in use for a range of B Class uses.	6.82
14	SN135354	Land at Speedway Farm, Colnbrook By-Pass, Slough, SL3 0RD	Storage and Distribution (Class B8) with ancillary offices.	2.31
15	(additional information in Appendix b)	Former Oil Depot, Station Road, Langley, Slough, SL3	Residential. Please refer to appendix.	7.66

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		6EG		
16	SN135207 (additional information in Appendix b)	Land South of Colnbrook By-pass, Poyle, Slough, SL3 0NJ	B2/B8 development of up to c.25,000 sq m, or other mixed-uses including potentially residential.	1.99
17	SN135226	Land at Manor Farm, Common Road, Slough, SL4 6PX	Residential	2.5
18	SN135346	Slough Trading Estate, Slough, Slough	Uses permitted under Site Allocation SSA4 i.e. A1, A3, B1a, B1b, B1c, B2, B8, C1, C2, C3, D1, D2 and Sui Generis	161.54
19	SN135336 (additional information in Appendix b)	Land South of Kennedy Park, Slough, Slough	Residential (C3)	2.95
20	SN135246	Land at McArdle Way, Colnbrook, Slough, SL3 0RG	The proposed change of use is from office/light industrial to residential dwellings on the site.	1.4
21	(additional information in Appendix b)	Land South of Castleview, Slough, Slough	102-119 new homes (30-35dph). Land available for a primary school. 4.5ha of publically accessible open space. 1.4ha of structural planting	11.85
22	SN135284	Poyle Manor Farm, Colnbrook, Slough, SL3 0BL	Distribution warehousing (B8) with ancillary offices (B1) targeted on the logistics sector.	5.66
23	SN135259	Land to east of Tunns Lane, Tunns Lane, Slough, SL1 2XA	Residential, flatted development, in excess of 100 units	1.32
24	(additional information in Appendix b)	Land adjacent to former Longitude House, 50 Wellington Street, Slough, SL1 1YL	Residential (C3)	0.1
25	SN135208	Land between M4 and Colnbrook Bypass, Colnbrook Bypass, Slough,	Commercial operation involved in heavy earthworks equipment.	29.47

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		SL3 0LS	Large gravel workings yard.	
26	SN135103	Chalvey Rec and Community Centre, The Green, Slough, SL1 2SP	Education	3.86
27	SN135198	Akzo Nobel, Wexham Road, Slough, SL2 5DS	Residential led development, to include employment and community uses.	12.73
28	SN135101	Open Space, Weekes Drive, Slough, SL1 9HW	Education	2.59
29		Land to the rear of Opal Court, Park Hospital, Wexham street, Slough, SL2 4HL	Residential Development	2.64
30		Site of the School of Nursing, Wexham Park Hospital, Wexham street, slough, SL2 4HL	Redevelop for residential use.	0.63
31	SN135042	3 fields north of St Anthony's Church, Farnham Road, (A355), Slough, SL2 3AW	Mixed residential, social, 1st time buyer, Extra Care, & retirement and quality homes.	0.6
32	SN135036	Land adjacent to Sutton Lane, Sutton Lane, Slough, SL3 8AE	The current use is agricultural arable land which has poor agricultural value.	1.54
33	SN133841	28 Bath Road, Slough, Slough, SL1 3SR	Residential	0.04
34	SN133842	Manor Park, Villiers Road, Slough, SL2 1NP	Residential	0.42
35	SN133844	Lacelles Depot, Lacelles Park, Slough, SL1 2AF	Residential	0.18
36	SN133845	Upton Court Park Changing Rooms, Upton Court Park, Slough, SL3 7LU	Residential	0.04
37	SN133744	various parcels of land, A4 Colnbrook By-Pass,	A mixture of residential, Commercial, Care Home, and Leisure development would sit	8.95

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		Colnbrook, SL3 0JR	very well on the overall site.	
38	SN133788	150 - 160 Bath Road and Ancillary Land, Bath Road, Slough, SL1 3XS	Small private residential flatted scheme.	0.11
39	SN133725	The Lodge and Adjacent Land, Mercian Way, Slough, SL1 5NA	Mixed Tenure Housing	0.29
40	SN133706	Merrymakers and adjoining sites, Langley, SL3 7TY, SL37QA	Mixed use community provision and affordable housing	0.51
41	SN133713	Land north of A4 (Colnbrook Bypass), Colnbrook, Slough, SL3 0FE	Strategic Rail Freight Interchange	58.42
42	SN133722	Haybrook College, Burnham Lane, Slough, SL1 6LZ	Mixed Tenure Housing	1.33
43	SN132165	Garage compound, Fox Road, Langley, SL3 7SG	ex garage compound	0.18
44	SN132166	Garage Compound, Turton Way, Chalvey, SL1 2ST	Currently a garage compound	0.09
45	SN133701	Langley Police Station and adjoining garage site, High St, Langley, SL3 8NF	Housing scheme unit size and tenure yet to be determined.	0.24
46	SN132196	Former George White Motors, Albion Close corner, Slough, SL2 5DT	I think this site would be ideal for either a small housing project or the development of flats/apartments	0.2
47	SN131804	St John The Baptist Church, Stoke Poges Lane, Slough, SL1 3LW	Replacement of the Church and hall, provision of a vicarage with the rear lane being available for residential housing	0.35
48	SN131803	St Michael's Church, Whitby Road, Slough, SL1 3DW	Residential housing	0.19
49	SN132160	324 Trelawney Ave,	Previous uses include a small doctors surgery	0.06

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		Langley, Slough, SL3 7TY	and more recently a courier firm.	
50	SN134424	Riverside Cafe, Colnbrook By-pass, Colnbrook, SL3 0EA	Proposed commercial use	1.05
51	SN134425	2 New Cottage, Mill Street, Colnbrook, SL3 0JW	Proposed Residential or Commercial Use	0.21
52	SN132366	former George Public House playing field, off Vicarage Way, Colnbrook, SL3 0RD	Residential - housing	1.3
53	SN133779	Maria Cowland Hall, Bower Way, Slough, SL1 5HX	Small flatted residential scheme.	0.17
54	SN133782	St Anthony's Field, Farnham Road, Slough, SL2 34E	Residential Development	0.6
55	SN133792	Rotunda Club and Community Centre, Northampton Avenue, Slough, SL1 3BP	Mixed tenure residential.	0.39
56	SN133797	Former Cross Keys PH Car Park, High Street, Chalvey, Slough, SL1 2RU	Private residential.	0.06
57	SN133803	Community Centre and Day Centre, Davills Lane, Slough, SL1 2PH	Private residential housing.	0.46
58	SN131733	Slough Central Library, 85 High St, Slough, SL1 1EA	2 no. Hotels, Offices and Restaurants	0.26
59	SN133853	Elliman Resource Centre, 27 Pursers Court, Slough, SL2 5DL	Residential	0.12
60	SN133859	Vicarage Way Car Park, Colnbrook, Slough, SL3 0RF	Residential	0.13
61	SN133849	Wexham Phase 3, Wexham Road, Slough, SL2 5QP	Residential	0.81

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
62	SN133851	Harvey Park Dressing Room, Longwood Avenue, Slough, SL3 8GB	Residential	0.02
63	SN134339	18 to 24, Stoke Road, Slough, SL2 5AG	Proposed change of use and conversion from office to residential.	0.21
64	SN134305	Upton Lodge, Yew Tree Road, Slough, SL1 2AQ	Approximately 90 residential units and associated commercial use	0.18
65	SN134190	202-208 High Street, Slough, Slough, SL1 1JS	Ground floor retail with residential above.	0.26
66	SN134202	174 - 178 High Street, Slough, Slough, SL1 1JP	Mixed Use - ground floor retail with residential above.	0.16
67	SN133868	The Grove Car Park, The Grove, Slough, SL1 1QP	Residential	0.12
68	SN133873	Montem Pleasure Ground, Montem Lane, Slough	Residential	5.04
69	SN133862	Stoke Road Bus Depot, Stanley Cottages, Slough, SL2 5AQ	High Density Residential	0.54
70	SN133864	22-26 Windsor Road, Slough, Slough, SL1 2EJ	Residential and Commercial	0.05
71	SN135341 (additional information in Appendix b)	Colnbrook Logistics Centre, Colnbrook By-Pass, Slough, SL3 0EE	Light Industry (Class B1c) / General Industry (Class B2) / Storage and Distribution (Class B8) with ancillary offices.	20.38
72	SN135224	Land at Wood Lane, Wood Lane, Slough, SL1 9EA	Residential	0.37
73	SN135225	Land to the West of Slough STW, Slough STW, Slough, SL4 6QN	Industrial	17.32
74	SN135352	225 Bath Road, Slough, Slough, SL1 4AU	Employment - B1a, B1b, B1c, B2, B8 and Sui Generis. Trade Park Uses - A1, A3, C1, D1, D2. Residential C3 (on backland),	4.89

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
75	SN135240	10, 11 & 12, Wellcroft Road, Slough, SL1 4AQ	Residential use.	0.48
76		Slough Canal Basin, Stoke Road, Slough	Residential use.	3.61
77		Slough Canal Basin, Stoke Road, Slough	Environmental conservation and residential	3.61
78		Wexham Nursery, Wexham Road, Slough	Residential use.	3.33
79		Gurney House, Upton road, slough, SL1 2AE	Residential use.	0.37
80		Car Park, Alpha Street North, Slough, SL1 1PA	Residential use.	0.05
81		Tower & Ashbourne House, Chalvey Park, Slough	Residential use.	1.12
82		Rear The Centre, Farnham road, Slough, SL1 3BP	Residential use.	0.39
83		McArdles Offices, Tanhouse Way and Mill Street, Slough, SL3 0JP	Residential use.	1.4
84		Old Air India Offices, Matthison Way and Poyle Road, Slough, SL3 0HF	Residential use.	0.45
85		Pertemps Offices, Poyle Road, Slough, SL3 0AA	Residential use.	0.15
86		Either side of Railway footpath, Old Bath Road, Slough, SL3 0FG	Residential use.	0.25
87		The Old Function Rooms, Bridge Street, Slough, SL3 0JQ	Listed building	0
88		Colnbrook Conservation Area, Colnbrook, Slough	Conservation area	14.44
89		BP garage, London road, Slough, SL3 0NP	Residential use.	0.54



Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
90		Heathrow Gateway, London road, Slough, SL3 8QG	Residential use.	0.26
91		Golf Driving Range, Colnbrook, Slough, SL3 0EN	Leisure use.	2.4
92		Poyle Poplars, Colnbrook, Slough, SL3 0BN	Leisure use.	2.99
93		Railway footpath, Colnbrook, Slough	Footpath	2.22
94		Colnbrook Doctors Surgery, Colnbrook, Slough, SL3 0JX	Medical services	0.05
95		Colnbrook Court, Colnbrook, Slough, SL3 0NN	Residential and Commercial	0.31
96	SN138207	Land east of Market Lane, Langley, Slough, SL3 8BQ	Extension of park on the western side of Market Lane	12.57
97	SN138183	Old Bath Road, Colnbrook, Slough, SL3 0FG	Informal Nature Reserve with public access route (Public Right of Way (PRoW) dedication)	2.22
98	(additional information in Appendix b)	Heathrow Gateway, Colnbrook, Slough, SL3 8QG	Residential use.	0.26
99	(additional information in Appendix b)	Gibtel Transport Café, Colnbrook, Slough, SL3 8QG	Residential use.	0.28
100	(additional information in Appendix b)	Tanhouse Farm/McArdle Site, Colnbrook, Slough, SL3 0JP	Residential use.	0.71
101	(additional information in Appendix b)	Golden Cross service Station, Colnbrook, Slough, SL3 0NP	Residential use.	0.54
102	(additional information in Appendix b)	Aramex warehouse, Colnbrook, Slough, SL3	Residential use.	0.62

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		ONS		
103	(additional information in Appendix b)	Poyle Place, Colnbrook, Slough, SL3 0AT	Industrial use	4.73
104	(additional information in Appendix b)	land north of the Colnbrook By-pass, Colnbrook, Slough, SL3 0ED	Leisure use.	29.47
105	(additional information in Appendix b)	George meadow, Colnbrook, Slough, SL3 0RD	Leisure use.	1.3
106	(additional information in Appendix b)	Land south of Imperial Coaches, Colnbrook, Slough	Leisure use.	0.36
107	(additional information in Appendix b)	London Road to Horton Road, Colnbrook, Slough, SL3 0LJ	New road link	0
108	(additional information in Appendix b)	High Street at Market Place, Colnbrook, Slough, SL3 0NG	New road link	0
109	(additional information in Appendix b)	A4 at Colnbrook, Colnbrook, Slough	New road link	0
110	(additional information in Appendix b)	Mill street, Colnbrook, Slough	New road link	0
111	(additional information in Appendix b)	Longford Roundabout to Poyle trading estate, Colnbrook, Slough	New road link	0
112	(additional information in Appendix b)	Golden Cross, Colnbrook, Slough, SL3 0NP	Car Parking	0.54
113	(additional information in Appendix b)	Colnbrook, Colnbrook, Slough, SL3 0NJ	Rail Station (location is only illustrative)	0
114	(additional information in Appendix b)	Former Star & Garter public house, Colnbrook, Slough, SL3 0JF	Community buildings	0.02
115	(additional information in Appendix b)	Former Olympic VIP Coach Park Site, Colnbrook,	Industrial, commercial or emergency services	4.73

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		Slough, SL3 0AT		
116			Number not used	
117		Off New Poyle Cottages, Bath Road, Slough, SL3 0NU	Enhance the natural quality of the site creating wild planting, engaging with local community volunteers to maintain a rich bio-diverse environment.	10.35
118		Golf Driving Range, Galleymead Road, Slough, SL3 0EN	Enhance site boundary with tree and shrub planting for wildlife. Provide sport facility for youth / young adults.	2.4
119	SN136867 (additional information in Appendix b)	Former University of West London site, Corner of William Street & Wellington Street, Slough, SL1 1YG	The development proposals will deliver a comprehensive residential led mixed use regeneration scheme in the heart of Slough.	4.57
120		George meadow, Colnbrook, Slough, SL3 0RD	Leisure use.	1.3
121		Golf Driving Range, Colnbrook, Slough, SL3 0EN	Leisure use.	2.4
122		Budgens lawn, Colnbrook, Slough, SL3 0JH	open space	0.03
123		Old George and Colnbrook Grill, Colnbrook, Slough, SL3 0LX	open space	0.02
124		land on the corner of Drift Way & Rayners Close, Colnbrook, Slough, SL3 0HD	open space	0.04
125		The Old Smithy, Colnbrook, Slough, SL3 0HS	Community buildings	0.01
126		land next to CVH, Colnbrook, Slough, SL3	Community buildings	0.04

Site Ref	Web Reference (additional information in Appendix)	Given Address	Given Proposed Use	Site Area Ha (approx..)
		ORF		
127		land on the corner of A4 / Poyle Road, Colnbrook, Slough, SL3 0FF	Educational use	5.95
128		The old Biffa infill site, Colnbrook, Slough, SL3 0ED	Leisure use.	29.47
129		plot on the corner of A4 and Sutton Lane, Colnbrook, Slough, SL3 8XE	Leisure use.	0.17
130		Colnbrook, Colnbrook, Slough	Conservation area	14.44
131		Penn Road, Penn Road, Slough	Land set aside for flood defences.	4.65
132			Number not used	
133		Newbery Way, Newbery Way, Slough, SL1 2PE	Flood defences.	0.28
134		Salt Hill Park, Bath Road, Slough	Flood defences.	3.37

## ii Other Proposal Sites

Site Number	Location	Proposal
OTH 135	Railway land off Frank Sutton Way	Business/industrial development/uses
OTH 136	Railway land at Simpsons Way	Business/industrial development/uses
OTH 137	Horlicks Playing Field; Plough Lees Lane.	Residential development with open space and pedestrian/cycle link from Stoke Poges Lane to Stoke Gardens.
OTH 138	Stoke Gardens	Residential led mixed use comprehensive redevelopment
OTH 139	Stoke Road east side (south of Canal Basin and North of Mill Street)	Residential led comprehensive redevelopment including pedestrian/cycle link north south from Canal basin redevelopment site towards Slough Station
OTH 140	Mill Street (north side)	Review potential for comprehensive redevelopment for business and residential development including pedestrian/cycle link north south from Canal basin towards Slough Station.
OTH 141	Mill Street (south side) and Grays Place.	Residential led comprehensive redevelopment and enhanced access to station.
OTH 142	Number not used	
OTH 143	Albion Close and adjacent business premises on Petersfield Ave.	Review potential for comprehensive redevelopment for business and residential development plus and street-scene enhancement.
OTH 144	Petersfield Ave (north side) existing commercial buildings.	Residential led redevelopment and street-scene enhancement
OTH 145	Railway Triangle (rear of Lansdowne Ave/Stranraer Gardens).	Residential development with east- west cycle link.
OTH 146	Southside of High Street (Church St to Park Street)	Review potential for comprehensive redevelopment for retail and residential development.
OTH 147	Southside of High Street (Park Street to Alpha St North)	Review potential for comprehensive redevelopment for retail and residential development
OTH 148	Number not used	
OTH 149	Land west of Upton Court Park	International Information and Technology Centre
OTH 150	Waterside Drive, Langley	Residential redevelopment of some employment use buildings.
OTH 151	Canal Wharf; Langley	Residential led redevelopment.

### iii Sites proposed for infrastructure

Site Number.	Location	Proposal
INF 152	Burnham Station	Improve access to and the appearance of the approach to the station.
INF 153	Path Cippenham Lane to Bath Road (adjacent to Westgate School)	Foot/Cycle path improvements and realignment
INF 154	Baylis Road/Salt Hill Park	Improve pedestrian/cycle link (alignment and appearance).
INF 155	Lansdowne Ave to former university site	Create pedestrian/cycle link over railway
INF 156	Slough Station North forecourt	Access and appearance improvements
INF 157	Slough Station (east side)	Bridge over railway (pedestrian/cycle access from Mill Street to town centre)
INF 158	Slough Station east car park; Brunel Way	Multi-storey car park
INF 159	Langley Station	Improve access to and the appearance of the approach to the station.
INF 160	Langley Station; land east of.	Western Rail Link to Heathrow
INF 161	Junction 5 and Colnbrook by-pass	SMART Phase Two – rapid transit
INF 162	Alexandra Road (south end)	New railway station (Chalvey Halt)

## 2. Introduction

### **2.1. *Background to the call for sites***

- 2.1.1. The work that has been carried out in reviewing the Local Plan for Slough has shown that there is a huge demand for housing and the schools, jobs, transport and leisure facilities in Slough but a shortage of land on which to build or provide them.
- 2.1.2. As a result the Council decided that it should try to tap into local and professional knowledge to help tackle this challenge.
- 2.1.3. In order to do this it carried out the first stage of the "Call for Sites" exercise in January this year. This asked landowners, developers, organisations and members of the public whether they knew of any sites which could potentially be allocated for development in the new Local Plan. It also sought suggestions as to whether there were any sites that would benefit from a change of use or from improving what was already there.
- 2.1.4. It was made clear that although there is a particular shortage of land for housing it would also welcome suggestions for a range of uses such as employment, open space or community uses.
- 2.1.5. All that people were required to do was to provide a plan showing where the site was, include information about what they knew about its current use, and explain what they thought it could be used for.
- 2.1.6. Around 130 proposals were put forward by 44 people or organisations during the initial stage. These ranged from suggested new footpath links through to major residential and commercial developments. There are proposals within all parts of the Borough with a particular concentration in the Colnbrook and Poyle area.
- 2.1.7. In order to allow the widest possible level of engagement, the Council decided to put all the sites out for comment without any pre judgement about their acceptability. As a result every site that was submitted has been included in this document for public consultation at this stage so everyone will have the opportunity to comment on other people's ideas.
- 2.1.8. In addition to the proposals submitted by the public we are also seeking views on some proposals that have been put forward by the Planning Department. It should be noted that these proposals they have not been endorsed by the Council as the Local Planning Authority and so do not carry any weight at this stage.
- 2.1.9. In order to help people understand some of the context of what is happening in Slough we have also included information about the major infrastructure schemes that could come forward.
- 2.1.10. Finally, in order to complete the picture, this document also contains in the Appendix a list of the outstanding sites that have already been approved in the Site Allocations Document (published in 2010). We are not seeking views on these sites at this stage.

## **2.2 Local plan**

- 2.2.1. The results of the "Call for Sites" exercise will feed into the review of the Local Plan for Slough.
- 2.2.2. The new Local Plan will cover the period up to 2036 and replace all of the existing plans which include the "saved" parts of the Local Plan for Slough (2004) the Core Strategy (2008) and Site Allocations (2010).
- 2.2.3. The first part of the plan making process has involved collecting the evidence that is needed to guide the plan making process. This has included the preparation of a Strategic Housing Market Assessment (SHMA) and a Functional Economic Market Assessment (FEMA). The results of these studies show that there is a very high Objectively Assessed Need for housing and an anticipate a need for more employment generating land in the Borough. Further details can be found at [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan)
- 2.2.4. The Council will be producing more reports in due course, including a Green Belt Study which will look at the extent to which individual parcels of land continue to fulfil a Green Belt function.
- 2.2.5. The next formal stage in the preparation of the plan will be the production of an Issues and Options report for public consultation at the end of the year. Further information when available can be found at [www.slough.gov.uk/localplan](http://www.slough.gov.uk/localplan)
- 2.2.6. One of the biggest problems facing Slough is the shortage of land for development. The previous Local Plan released Green Belt land for housing in the previous Local Plan and in many areas development has now taken place right up to the Borough boundary. Elsewhere there are physical barriers, such as the M4 motorway, which means that scope for the expansion of Slough is limited.
- 2.2.7. This means that consideration will have to be given to developing areas outside of Slough's boundary. The Council has made representations to Chiltern/South Bucks Councils that they should consider a northern extension of Slough in the form of a new "garden suburb". This is, however, likely to be required to meet the housing needs arising in South Bucks rather than from Slough.
- 2.2.8. The Council has taken steps to increase the amount of residential development in the Borough by increasing the housing target for Slough from 315 dwellings per year to 550. Sufficient sites have come forward to ensure that we have a Five Year Land supply when measured against the higher target but there is likely to be a shortage of land for housing in the medium to long term.
- 2.2.9. A significant amount of the residential development that has taken place in Slough has been on employment land. This has come about through building on former industrial areas and the conversion of offices to flats. There is, however, a need for more jobs in Slough and a demand for more land for large developments such as warehousing. As a result a balance will have to be drawn between the provision of new housing and employment.
- 2.2.10. New development also brings with it the need for more supporting infrastructure. The rapidly growing population has meant for example that we have had to significantly increase the amount of school places in Slough and there is still a need for another four secondary schools in the Borough. This all adds to the shortage of land.
- 2.2.11. The need for development also puts pressure upon the existing open spaces and green areas in the town.
- 2.2.12. All of this means that in planning for the future it is all the more important that we make the best use of all available land. The "Call for Sites" exercise is therefore one of the first steps that we have taken in the Review of the Local Plan so that we can get as much information as possible about where development could take place in the most sustainable way.



## **2.3 Next stages**

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- 2.3.1. The Council will analyse all of the proposals that have been submitted and any comments or suggestions that have been made about them. It is anticipated that many of them will then come forward as planning applications in the normal way. Other proposals will be considered for inclusion in the Local Plan.
- 2.3.2. All appropriate residential schemes will be fed into the Housing Capacity Study that we are carrying out. This is a high level assessment of how much housing is likely to be built in Slough based upon past trends and the development of known sites in accordance with current planning policies.
- 2.3.3. All outstanding sites will then be considered for inclusion in a Housing and Economic Land Availability Assessment (HELAA) which will involve a more detailed assessment of sites to determine whether they are suitable for development and the likelihood of them coming forward.
- 2.3.4. Some of the proposals put forward in the Call for Sites are in the Green Belt. The Council will be carrying out a Green Belt Study to assess the extent to which individual parcels of land still fulfil a Green Belt function and assess what impact that development would have upon the Green Belt. It should be noted that this this does not imply that there will be any relaxation in Green Belt policy which will continue to be applied until formal decisions have been made about the review of the Local Plan.
- 2.3.5. The results of this consultation exercise will also feed into developing the "Issues and Options" for the Local Plan. It is anticipated that this will which is due to go out for public consultation by the end of the year. This will be a high level look at what the spatial options for the future development of Slough are and what strategic policy choices there are for trying to meet all of the needs for development in the Borough.
- 2.3.6. The Council will then produce a "Preferred Option" for the Local Plan which could include some of the proposals that have come though the Call for Sites exercise.