

# Review of the Local Plan for Slough

Issues and Options

Consultation

16 January - 27 February 2017

**Housing Capacity Study - RLP18 - January 2017**

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## 1. Introduction

- 1.1.1. This topic paper has been published as part of the Slough Borough Council Consultation on the Issues and Options for the emerging Local Plan 2016-2036. The purpose of this topic paper is to present the background evidence for the housing capacity elements of the Review of the Issue and Options Consultation Document.
- 1.1.2. One of the main local plan issues to be addressed is the high demand for housing which according to the Strategic Housing Market Assessment (SHMA) carried out by Nathaniel Lichfield and Partners (NLP) will reach a total of around 21,000 homes for the period 2013-2036 – the Objectively Assessed Need (OAN). The Issues and Options consultation document addresses this issue. Together with the Housing topic paper this paper provides supporting information associated with how Slough can accommodate more homes. It has the objective of producing a broad estimate of the capacity of Slough to take more homes based upon certain assumptions. It outlines the sources of information and methodology used to calculate the capacity.
- 1.1.3. Potential development sites or broad locations have been identified, assessed for their suitability for residential development, likelihood of development in the future and their development potential, i.e. capacity has been estimated.
- 1.1.4. The capacity study has been carried out in broad accordance with the Government policy and guidance on strategic housing land availability. This topic paper will be followed by a full Strategic Housing Land Availability Assessment (SHLAA) which will contain a more detailed assessment of sites.
- 1.1.5. The core part of the study has been carried out based on two scenarios. The first part estimates the housing capacity of major development sites based on current planning policies i.e. The Core Strategy 2008 and saved policies from the Local Plan 2004 (table 2). The second part (table 15 in Appendix E) estimates additional capacity based on the spatial options (within the Borough of Slough) outlined in the Issues and Options Consultation Document (SBC, 2017).
- 1.1.6. The inclusion of land within this topic paper does not in itself determine that it is suitable for development, or that the land is necessary available for development. Assessments made are indicative only and do not prejudice assessments made through the Local Plan or the planning application process. There can be no presumption that the estimated capacity of sites will be acceptable when a full assessment is made through the planning application process.

## 2. Summary

- 2.1.1. The National Planning Policy Framework requires planning authorities to identify objectively assessed housing need (the OAN) and to prepare a Strategic Housing Land Availability Assessment (SHLAA) to show how this need can be met. The requirement also entails ensuring a range of homes are available to meet differing needs of the population. This housing capacity study has been carried out in broad accordance with the principles of the Assessment process but is intended to support the Issues and Options document produced as part of the review of the Local Plan for Slough.
- 2.1.2. Potential housing sites have been identified from planning records, statutory planning documents and analysis of the town and a 'call for sites' – an invitation for site owners or promoters to identify potential residential housing sites. The capacity of sites has been assessed based upon density assumptions and characteristics or location of the site. Calculation of overall capacity has taken account of accepted practice regarding the likelihood or speed of development (lapse rate and build out rates).
- 2.1.3. An initial assessment of sites that are compliant with current planning policies plus an allowance for windfall sites does not result in sufficient homes to meet the OAN. Windfall sites comprise mainly conversion of offices to homes and development on unidentified small sites (under 10 homes). A second assessment has been carried out of sites based upon spatial options, within the town, in the Issues and Options document. The second assessment assumes some development that does not comply with current planning policy such as development of green belt sites, redevelopment of some employment sites. Also assessed are the scope for additional homes as a result of redeveloping some Council housing estates – estate renewal; plus scope for intensification of the suburbs (involving comprehensive infill on extended gardens between existing rows of homes).
- 2.1.4. The estimated capacity of the town to take more homes, based upon the combined initial and second assessments is 15,225 inclusive of completions since 2013. The latter are included so as to be comparable with the Objectively Assessed Need (OAN) for housing in Slough for the period 2013 to 2036. The 21,320 homes OAN has been identified in the Berkshire Strategic Housing Market Assessment. Table 1 below shows the breakdown of the overall assessment.
- 2.1.5. To summarise the estimated potential capacity of approximately 15,000 new homes for the period 2013 to 2036 is 6,000 homes short of the objectively assessed housing need figure of 21,000.

- 2.1.6. As there is evidence that the need cannot be met locally it will be necessary to consider how needs might be met in other parts of the housing market area and if necessary in areas beyond this, in accordance with the duty to cooperate. This is outlined in the Issues and Options consultation document.

**Table 1: Final capacity figure**

<b>Source</b>	<b>Total (Dwellings)</b>
<b>Completions 2013/14 to 2015/2016</b>	<b>1,692</b>
<b>Major development sites compliant with current local policies. (table 13)</b>	<b>6,994</b>
<b>Windfall Sites total (table 4 and 6):</b>	<b>2,192</b>
<b>Intensification of Suburbs</b>	<b>0</b>
<b>Estate Renewal</b>	<b>900</b>
<b>Major development sites not compliant with policy (table 15)</b>	<b>3,447</b>
<b>Total (using 2013 base date of OAN)</b>	<b>15,225</b>

### 3. National Planning Policy

3.1.1. The National Planning Policy Framework (NPPF) (DCLG, 2012) requires that local planning authorities identify objectively assessed housing need (the OAN). How this has been done is outlined in the Housing Topic Paper. Paragraph 159 of the NPPF states that the Local Planning Authority (LPA) should subsequently prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Paragraph 161 of the NPPF also advises that local planning authorities should assess the existing and future supply of land available for economic development.

3.1.2. Paragraph 161 advises that local planning authorities should assess the existing and future supply of land available for economic development. Detailed guidance on how local planning authorities should undertake housing and economic land availability assessments is set out in the Planning Practice Guidance (PPG) (DCLG, 2014). In particular it states an assessment should:

- Identify sites and broad locations with potential for development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

3.1.3. The PPG sets out 5 stages of the assessment, as below, and these have been used to carry out this capacity study :

1. Identification of sites and broad locations

2. Site/broad location assessment
3. Windfall assessment
4. Assessment review
5. Final evidence base

3.1.4. A flow chart containing detail for each of the stages set out in the PPG is at Appendix A.

3.1.5. As part of the NPPF requirement to identify a supply of housing at paragraph 50 it specifically requires Local Planning Authorities “To deliver a wide choice of high quality homes and widen opportunities for home ownership and create sustainable, inclusive and mixed communities “. This involves providing for the needs of different groups in the community and taking account of the “size, type, tenure and range of housing in particular locations, reflecting local demand “. These requirements are particularly relevant to application of different housing density assumptions for identified sites, the distribution of identified sites across the Borough and consequent effect on capacity.

3.1.6. The NPPF, at paragraph 47, requires Authorities to identify firstly a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing and secondly identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. This work is associated with this capacity study and results in a housing trajectory. The graph at Appendix G (Fig. 7) summarises the current housing trajectory 2016 - 2023. See para 9.1 for the 5 year housing land supply.

## 4. Sources and methods

4.1.1. The capacity study has taken account of the broad principles for preparing housing land availability set out in the Government’s Planning Practice Guidance plus the Berkshire Housing and Economic Land Availability Assessment Methodology November 2016 (the Berkshire Methodology) (Reading et al., 2016). The latter document has been agreed by the five Berkshire local authorities. It expands upon the standard methodology in the PPG providing additional clarification of the approach. The Berkshire Methodology provides for individual authorities to vary from it were justified (Para 1.7 and 3.5). A full Strategic Housing Land Availability Assessment (SHLAA) is due to be carried out. This capacity study is sufficient as evidence for the Issues and Options.

4.1.2. Housing development includes:

- Dwelling houses.
- Housing provided for older people including residential institutions.

- Housing provided for travellers.
- Student housing.

4.1.3. The identification of sites focuses on major development sites i.e. those with an estimated capacity of 10 or more homes. The Berkshire Methodology suggests 5 dwellings as the cut off point for identification of sites but also provides for individual authorities to vary from it. Slough's normal monitoring of development and estimates of supply uses 10 homes as a threshold and sites under this level are treated as small sites and estimated from past trends and broad assessment of small site availability. Consequently to tie in with this established method this capacity study uses the same threshold with small sites covered under Windfall Sites below.

4.1.4. The base date for the capacity study is 1<sup>st</sup> April 2016 to tie in with the Council's annual monitoring of development. It should be noted the objectively assessed need figure has a base date of 2013 as the Berkshire SHMA assessment period is based on the period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2036 – 23 years. This has been taken account of in the assessment review stage by including housing completions up from April 2013 to 31<sup>st</sup> March 2016.

4.1.5. The conclusion of the capacity study is stage 5 referred to above under National Planning Policy. This is summarised in Table 1 above.

## 4.2. Density Assumptions

4.2.1. The Governments Planning Policy Guidance advises that development potential of sites should be guided by existing or emerging planning policy. The Berkshire Methodology states that individual local authorities will set out locally suitable approaches within their individual HELAA report. This capacity study provides a preliminary assessment of site development potential; the forthcoming Strategic Housing Land Availability Assessment will include a more comprehensive capacity study. The PPG states that relevant existing development schemes can be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints. Factors to be taken into account for sites will include:

- Adopted planning policy;
- Emerging planning policy;
- Recent planning history;
- Location and accessibility;
- Nearby character and density;
- Infrastructure requirements.



- 4.2.2. In addition to ensure the mix of housing identified in the SHMA (See Housing Topic Paper Table 9) capacity estimates take account of the need to have a range of housing densities to ensure a range of different types and size of home can be provided to meet identified need.
- 4.2.3. It should be noted capacity estimates do not determine that any particular site is suitable for the stated number of homes. Figures are indicative and do not prejudice assessments made through the Local Plan or planning application processes.
- 4.2.4. The capacity figures for the sites and office conversions identified have densities that will result in approximately 80% of the capacity being flats. This is partly balanced by mainly edge of town green field sites that, because of their location and surrounding character, are generally suitable for lower densities. Such densities allow for primarily houses rather than flats to meet the need for family homes referred to in para. 4.2.2. It also allows for a range of house type (e.g. detached, semi, terraced or townhouse) and sizes (3 to 6 bedroom) to meet identified need.
- 4.2.5. Where available capacity figures are taken from planning applications, planning permissions or details provided by owners or promoters of sites through the Call for Sites exercise. The latter have been adjusted in some cases if thought unrealistic. For the remaining sites capacity has been estimated by application of density figures to net site areas as outlined below. Net figures exclude non residential uses, large or strategic open spaces, major distributor roads etc. and large areas of undevelopable land.
- 4.2.6. The Council have a current policy (Core Strategy policy 4) of 37 dwellings per hectare (net) as a minimum for most new build housing. This is quite high compared to many other local authorities. The average density for UK new addresses in 2015 is 30 – 35 dph (Milton Keynes Density Report 2016). 37 dph provides for most major development sites (above 50 homes) to be all houses, but mostly terraced, with typical gardens of 9 – 12 metre length and car parking ratios of between about 1.5 and 2 cars per home. Alternatively it can provide a mixture of low rise flats and some semi or detached homes. 37 dwellings per hectare (dph) has been applied to most of the greenfield sites in the study to ensure a range of family homes can be provided with some edge of town sites assessed at 30 dph to achieve detached homes or to deal with obvious site constraints or because of the character of the surrounding area (see 4.2.10 below).
- 4.2.7. The Core Strategy also has indicative density ranges of Town Centre – 70 + dph; Urban locations – 40 – 75 dph; Suburban 37 – 55 dph. But application of these rates is dependent upon circumstances of each site. These guide the capacity estimates.

- 4.2.8. Regarding analysis of densities on recently developed sites for those with less than 50 homes (but more than 10) the average density is 38 dph. This includes some flats and flatted schemes. (Source : Density of new dwellings in Appendix of Slough Borough Council Annual Monitoring Reports 2010/11; 2012/13; 2013/14). Sites with 50 or more homes have an average of 92 homes dph but the period concerned had a large number of major flatted schemes on small sites and considered useful as a rate to apply to all future large developments.
- 4.2.9. For some of the largest sites the net development area is 80% of the site area to allow for neighbourhood community uses, key distributor roads, non-residential uses or major constraints. This applies to CFS 27 Akzo Nobel and CFS 2 National Grid sites (estimates by promoters) and large green belt sites Rochfords Gardens (east boundary) – power cables and Market Lane. For the later a further 25 % is discounted because of a flood zone.
- 4.2.10. Green belt sites where 30 dph has been applied are Muddy Lane, Market Lane, Land rear Opal Court, St. Anthony's Field.
- 4.2.11. Some sites are 'broad locations' meaning not all the site is likely to be redeveloped; some unidentified small sites within the area identified are those of interest. Consequently it is not appropriate to apply a density to the area. In these cases estimates based on similar redevelopment areas are used. Some of the OTH sites overlap with sites identified by land owners in the call for sites – the quoted capacity of the latter is excluded from the estimate for the former. The 'broad location' sites concerned are :
- Oth 150 Waterside Drive
  - Oth 143 Albion Close
  - SKL01 Trade Sales and Bath Rd Cippenham
  - Oth 146 High Street South Side, Church Street
  - Oth 147 High Street South Side, Alpha St
  - Oth 141 Mill Street South

### **4.3. Build Out Rates**

- 4.3.1. The trajectory of potential housing development sites over 20 years estimates when completions may take place. For the next few years estimates are based upon information from developers or Planning Department local knowledge of the sites and judgement of when sites might be ready for development. How quickly sites might be build out is based upon developer information, where known, or estimates based upon local experience or guides used by the development industry.

- 4.3.2. Regarding local evidence a study of NHBC/Building Regulation records and planning statistics indicates that in recent years, on major development sites, an average of much greater than 1 dwelling per week is completed.
- 4.3.3. Information in a study 'Start to Finish' by Nathaniel Lichfield and Partners Nov 2106 provides information on factors that influence start and build out rates and it states typical build out rates. Based on this report one home completion per week per active development or sales site is reasonable average estimate at national level. This includes affordable housing. Very large development sites often have more than one sales outlet so the build out rate (for the entire site) will be more than 1 per week. However it is not clear over what period figures in the Start to Finish study apply to.
- 4.3.4. Development industry figures quoted by Barratt Homes in Property Week magazine indicate 0.7 private sales per week per active site. This is a national figure with no information on how the sales period is defined and it excludes affordable housing.
- 4.3.5. The Slough trajectory assumes approximately 1 or 2 home completions per week. It should be noted that types of development not reliant on sales of individual homes can complete at faster rates in particular affordable housing bulk sales to a housing association, build to rent schemes, private sale apartments where blocks are completed in one go.

#### **4.4. Lapse Rate**

- 4.4.1. The Government Planning Practice Guidance (PPG) indicates future housing supply should take account of some identified sites not coming forward. Based upon a comparison, over 10 years, of yearly completions with the Council's estimate of that year in the preceding year, 17% of estimated dwellings do not get built in the identified year. This does not define the number of homes that never get built which is the true lapse rate. Whilst some identified sites may not come forward in following years in many cases sites are built out at a later date. As the capacity study does not result in the target 21,000 homes figure being achieved application of a lapse rate to the OAN 23 year period would result in a higher number of homes than the stated shortfall.

### **5. Stage 1 Identification of sites and broad locations**

- 5.1.1. Sites and broad locations for major residential development have been identified from Planning Records; the Development Plan for Slough, the Call for Sites 2016 exercise and specific research. This is in line with the Berkshire Methodology (para 3.6 and 3.7). The sources are listed in more detail below :

- Planning Records
  - current undecided planning applications
  - planning permissions unimplemented
  - pre-application submissions
  - recent lapsed, refused or withdrawn planning permissions
  - Note : Permissions/Applications includes Prior Approvals (for office to residential conversion)
- Development Plans
  - Site Allocations 2010 (including Proposals Map 2010)
- Specific Research
  - Study of Ordnance Survey plans, aerial photos, local knowledge of Council officers to identify potential development or redevelopment sites including vacant land, underutilised land, sites with redevelopment or infill potential, Local Authority estate renewal.
- Call for Sites exercise 2016
  - Sites submitted by landowners, developers, interested parties
  - (this includes Council and other public body owned sites; they were approached about surplus land as part of the Call for Sites)
  - Sites put forward by the Council Planning Section (included in Call for Sites Consultation document)

5.1.2. Vacant property has not been analysed in detail. This will be done as part of the forthcoming SHLAA. Some of the sites identified are vacant but in general, because of the demand for property in Slough, it is most unlikely that vacant property would form a substantial supply of homes in the future. The Windfall Sites section covers potential office to residential conversions some of which are vacant.

## 5.2. Sites not assessed further

5.2.1. In line with PPG sites from the above sources that have been assessed against national policies and designations (Table 4 of the Berkshire Methodology) to establish which have a reasonable potential for development and should be included in the site survey. In accordance with PPG and Table 4 of the Berkshire Methodology sites that fall within the following categories are not assessed further and not included in the final assessment review capacity figure.

- National Policies and Designations:
  - Flood Zone 2 or 3
  - Airport Safety Zone (existing and likely future ones)
- Local Policy and assessment of suitability

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- Green Belt – where sites make a high contribution to the purpose of the Green Belt.
- Conflict with proposed or committed regional infrastructure e.g. rail link to Heathrow.

5.2.2. Sites listed in Table 2 conflict with these categories and are not considered further. Codes for the reasons for not assessing further are :

- GB : Green Belt
- FP : Flood Plain
- SAF : Airport safety zone (Existing and proposed for third runway)
- INF : Regional Railway Infrastructure proposal

Table 2: Sites not assessed further

Site Ref	Address				Reason	Note
<b>CFS 8</b>	Land to the west of Hollow Hill Lane	Between Railway and Grand Union Canal	Langley	SL3 6EG	INF; FP	
<b>CFS 12</b>	Land adjacent to Trent Road		Slough	SL3 8AB	SAF	
<b>CFS 14</b>	Land at Speedway Farm	Colnbrook By-Pass	Slough	SL3 0RD	FP	
<b>CFS 15</b>	Former Oil Depot	Station Road	Langley	SL3 6EG	INF	If the infrastructure project does not go ahead this site could become a residential development site. Site Allocation SKL04
<b>CFS 17</b>	Land at Manor Farm	Common Road	Slough	SL4 6PX	GB	
<b>CFS 20, 37 and 83</b>	McArdles Offices	Tanhouse Way and Mill Street	Colnbrook	SL3 0JP	FP	
<b>CFS 25, 104 and 128</b>	Land between M4 and Colnbrook Bypass	Colnbrook Bypass	Slough	SL3 0LS	SAF	
<b>CFS 32</b>	Land adjacent to Sutton Lane	Sutton Lane	Slough	SL3 8AE	SAF	
<b>CFS 34</b>	Manor Park	Villiers Road	Slough	SL2 1NP	FP	
<b>CFS 72</b>	Land at Wood Lane	Wood Lane	Slough	SL1 9EA	GB	
<b>CFS 89, 101 and 112</b>	BP garage	London road	Slough	SL3 0NP	FP	

## 6. Stage 2: Site/broad location assessment

- 6.1.1. The PPG advises that development potential of sites should be guided by the existing or emerging planning policy, including locally determined policies on density. Factors to be taken into account include those listed in para 3.17 of the Berkshire Methodology.
- 6.1.2. Regarding assessing suitability of sites for residential development PPG indicates this should be guided, at this stage, by the development plan, emerging plan policy and national policy, market and industry requirements in the local housing market. The Berkshire Methodology outlines a general approach (para 3.21 to 3.31 and Appendix C). Key factors are location, Green Belt, Employment, Public Open Space, Local Green Space, Historic Parks and Gardens, Agricultural Land. The stage 2 assessment is effectively policy compliant development sites. These are listed in Table 13 (in Appendix B).
- 6.1.3. Regarding availability of the sites for development the sites in Table 13 (in Appendix B) are all considered available in terms of advice in PPG. A substantial number of the sites are owned by developers or are promoted, via the Call for Sites, by willing sellers. Some sites are Council owned and have been identified for development. Most of the sites are within the 5 year housing land supply (see Para 9.1 below).
- 6.1.4. Subdivision of suitability and availability classification as indicated in the Berkshire Methodology (para 3.32, 3.34) has not been done at this stage. Lack of subdivision will not alter the conclusion of the capacity study that the Borough cannot accommodate the 21,000 home target within its boundaries.
- 6.1.5. A full assessment of achievability has not yet been carried out as this a 20 year capacity study and not a full housing supply study. For the policy compliant sites listed in Table 13 (in Appendix B) there is a reasonable prospect of development within 15 years at least. This is based upon information from applicants, land owners, a broad assessment of site access, local infrastructure capacity or scope for improvement and local knowledge of the development market and typical development constraints.
- 6.1.6. Regarding deliverability and developability these criteria are primarily used to assess what sites for a five year land supply and not a capacity study for a 20 year period.
- 6.1.7. However most of the sites are deliverable as defined by the NPPF (footnote 11 re para 47 “....sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years and in particular that development of the site is viable. “ As stated above most sites have a permission. Those sites that do not comply fully with definition and are not in the 5 year land

supply (see below) have a reasonable prospect of being deliverable within the 20 year plan period.

- 6.1.8. Regarding developability this defined in the NPPF as “ sites should be suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged”. As for ‘deliverability’ some sites fall into this category being in the 5 year supply. For other sites in the list there is a reasonable prospect of this criteria being met over a 20 year period. Suitability of the sites is referred to above.
- 6.1.9. Site housing capacity figures have been taken from the relevant planning application or pre application details or, where schemes have not reached that stage details have come from ‘call for sites’ respondent’s details or are estimates (see Density assumptions above)
- 6.1.10. Table 13 (in Appendix B) shows the housing capacity from every major site compliant with current local policies. The total capacity is 6,994 dwelling units.

## **7. Stage 3 Windfall assessment**

- 7.1.1. Windfall sites are usually previously developed sites that have unexpectedly become available. It is likely that some completions will occur on sites that are not identified or known about at present. However over the next five years it is unlikely that a significant number of new build homes will come from this source. Large sites are usually known about some years in advance of any completions. Consequently no allowance has been made for new build homes from this source within the next five years other than from small sites (1,200) – see below. However an allowance of 992 dwelling units has been made for homes converted from existing office space (Permitted Development via the Prior Approval process). How this figure has been estimated is below. This figure is in addition to any office to residential conversions under Permitted Development not already included in the capacity study – i.e. those with an F prefix in Table 13 (in Appendix B).

### **7.2. Permitted development: offices to residential**

- 7.2.1. The General Permitted Development Order 2015 allows the change of use from offices to residential under the permitted development process also known as ‘prior approval’. Since this option was introduced in 2015, 274 flats have been completed, 279 are under construction and 189 are permitted but not started not counting flats from planning permissions that were preceded by permitted development. This scale of development will not continue in the future. It was created by a combination of the permitted development option being time limited, a large stock of secondary office space and residential values rising more than office values. The time

limit has now been removed, the large stock of secondary office stock has reduced significantly and demand for office space has increased. Some permitted schemes are not being completed quickly or have not started. This may be evidence of reduced interest in conversions. Few new applications have been received. It should be noted that some prior approvals for conversions are associated with a planning permission for extension of the same building, however only 30 extra dwelling units have been approved through this process of prior approval plus planning applications.

7.2.2. Most of the office stock that remains is good quality, well located and occupied. Consequently it is less likely to be viewed by owners or developers as viable for conversion to residential. This source of new homes is not likely to be significant but an allowance for some completions has been included in the windfall sites referred to in the section above. (it is in addition to those office to residential conversions already known about and included in the figures in Table 13 (in Appendix B). The calculation of this allowance is below. The loss of much more office floorspace is likely to hinder economic regeneration objectives of the Council.

7.2.3. To calculate the capacity of homes from future permitted office conversions the following steps were taken:

- All possible office building locations were obtained from Local and Land Property Gazetteer data with BLPU use class 'C' and 'CO01' which are the codes for commerce/office and office.
- Any non-office building was removed from list.
- Offices with permission for conversion were removed (they are included in major or small sites).
- Footprints of office buildings were extracted from Ordnance Survey's mastermap.
- Volume of office buildings were obtained from LIDAR data. This volume counts also for roof space in cases where buildings do not have flat roof.
- Gross office floorspace was calculated dividing volume by a constant floor height of 3 meters.
- Shopping areas at first floor were removed from the floorspace counting.
- Area smaller than 550sqm were removed (as this would count as a small site which is dealt with elsewhere).
- Total housing capacity was calculated as 70% of gross office area divided by a constant of 55sqm per dwelling unit. This value is an average of the minimum gross internal floor areas for 1 storey dwelling of 1 and 2 bedrooms from the nationally described space standard (DCLG, 2015). Table 3 shows how this average was obtained.
- Possible housing capacity was calculated as 15% of total housing capacity from Permitted development: offices to residential.



7.2.4. Table 4 shows that 992 dwellings can be produced if 15% of the current office floorspace is changed to residential use but this implies a reduction of 7.8 ha of employment floorspace in Slough. Table 14 (in Appendix C) shows a full list of office buildings and the calculated capacity for those.

**Table 3: Average of minimum gross internal floor areas.**

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings
<b>1b</b>	1p	39
	2p	50
<b>2b</b>	3p	61
	4p	70
<b>Average</b>		55

*Data Source: DCLG, 2015.*

**Table 4: Housing capacity from permitted development.**

Gross office floorspace (ha)	Net office floorspace (70% Gross) (ha)	Total Housing capacity from offices (55sqm dwellings)	15% Housing capacity from offices (55sqm dwellings)	Gross loss of employment floorspace (ha)
<b>51.98</b>	36.38	6615	992	7.80

### 7.3. Small sites compliant with current local policies

7.3.1. The housing capacity coming from small sites was estimated based on completion of developments with less than 10 dwellings over the last 10 years. Table 5 shows that from 2006 to 2016 the average of dwellings from small sites is 61.6. Based on this average, it was estimated 60 dwellings per year from small sites for the period 2016 to 2036 which accumulates to 1200 units. These small sites are part of the housing trajectory of Slough for 2016. Because of the demand for homes in Slough this estimate is considered reasonable. Some of the past completions have been the result of the Council developing homes on small redundant garage sites in its ownership. This source of supply is planned to continue as sites have been identified for at least 50 more homes.

**Table 5: Housing completions from small sites period 2006-2016**

Period	2006 2007	2007 2008	2008 2009	2009 2010	2010 2011	2011 2012	2012 2013	2013 2014	2014 2015	2015 2016	Average
<b>Dwellings from small sites</b>	83	77	78	34	58	60	32	62	87	45	61.6

**Table 6: Housing estimates from small sites period 2016-2036.**

Period 2016-2036	Annual estimate	Total
Dwellings from small sites	60	1200

## 8. Stage 4 Assessment Review

8.1.1. Based on the initial assessment of sites and broad locations through Stages 1 to 3, an indicative figure for housing capacity is 9,186 dwelling units for the period 2016 to 2036 as set out in Table 7.

Table 7: Stage 1 to 3 of initial assessment of housing capacity

Source	Dwelling Units	Subtotals	Total
<b>Completions 2013/14 to 2015/2016</b>	1,692	1,692	<b>1,692</b>
<b>Major development sites compliant with current local policies (table 13).</b>	6,994	6,994	
<b>Windfall - Permitted development: offices to residential (table 4)</b>	992		
<b>Windfall - Dwellings from small sites (table 6)</b>	1,200		
<b>Windfall Sites total :</b>		2,192	
<b>Total (initial assessment)</b>			<b>9,186</b>
<b>Total (using 2013 base date of OAN)</b>	<b>10,878</b>	<b>10,878</b>	<b>10,878</b>

8.1.2. The stage 1-3 capacity figure needs to be set against the 21,320 homes of the Objectively Assessed Need (OAN) but taking account of home completions 2013 to 2016 (1,692) to be comparable. The estimated capacity figure inclusive of completions is 10,878 and is insufficient to meet the OAN. So Stages 1 to 3 have been revisited, in particular, existing local strategic policy and housing density assumptions, to increase housing capacity.

8.1.3. Based upon the Spatial Options in the Issues and Options Document that relate to 'within' Borough options the following have been assessed as part of the second assessment :

- Intensification of the suburbs
- Estate renewal
- Major sites not compliant with current local policies
- Redevelopment of employment sites (existing business areas)
- Release land from the Green Belt (edge of Slough)

The latter two categories are for the purpose of this study included in the above 'Major sites' option.

### 8.2. Intensification of the suburbs

8.2.1. Suburbs in Slough might have the potential for infill to provide a greater number of homes than existing. This relates to Spatial Option F in the Issues and Option Consultation Document. This intensification process must be carefully measured and planned to prevent it leading to negative outcomes such as loss of trees, overcrowding, bad design or poor living conditions.

- 8.2.2. Wycombe District Council's Housing Intensification Supplementary Planning Document 2011 was used as a guide to estimate the housing capacity from intensification in Slough. The guide was designed to raise the quality of new development built within existing residential areas and since 2005 it has been nationally recognised as an example of best practice.
- 8.2.3. The guide contains a set of questions designed to exclude sites too constrained for development. Those questions come in three groups, the first regarding the site selection, the second related to site feasibility and a third related to site design.
- 8.2.4. This study is interested in identifying sites where infilling development is possible and therefore only question 2.1 about physical dimensions is being considered.
- 8.2.5. Question 2.1 looks at the distance between the back of existing houses and depending on the available space a new development could be fitted in. Based on this guide, the following categories were defined:
- Depth between dwellings is smaller than 60m: no type of intensification is possible.
  - Depth between dwellings is between 60m to 80m: possible new perpendicular street or mew.
  - Depth between dwellings is between 80m to 100m: possible new two sided street.
  - Depth between dwellings is larger than 100m: possible new short cul-de-sac.
- 8.2.6. To calculate this capacity the following steps were performed:
- Residential blocks in Slough were defined.
  - For every block:
    - All distances between residential buildings were calculated.
    - All distances across existing roads were ignored; only distances across rear gardens were used.
    - Blocks were classified using the categories above.
  - All areas in green belt were excluded.
- 8.2.7. Table 8 shows that only 3.80 % of the blocks in Slough could potentially be intensified and most of this intensification will come in the form of mews type development. Considering the low potential, no specific housing capacity figure for this option is included in the overall capacity assessment total. Any sites that do come forward would be treated as windfall sites or small sites that are accounted for in the overall capacity study assessment.

**Table 8: Housing capacity from Intensification of the suburbs**

<b>Depth Category</b>	<b>Blocks</b>	<b>%</b>
<b>D&lt;60m: no intensification</b>	658	96.20
<b>60m&lt;D&lt;80m: new perpendicular street or mew</b>	23	3.36

<b>80m&lt;D&lt;100m: new two sided street</b>	1	0.15
<b>D&gt;100m: new short cul-de-sac</b>	2	0.29
<b>Total</b>	684	100

### 8.3. Estate renewal

- 8.3.1. Spatial Option E proposes the principle of regeneration of some existing Council owned housing estates to increase the capacity and quality of homes. This option is estimated to produce 900 additional homes.
- 8.3.2. The Council's existing stock of homes for rent is approximately 7,100 rental and 1,700 leasehold homes as a result of 'right to buy'. The Housing Strategy states the Council intend to maximise the development potential on its own land within the Housing Revenue Account (HRA). It is estimated that a net gain of approximately 1,000 new homes can be achieved on HRA land. This would be primarily through redevelopment of some existing Council housing. A new HRA Business Plan will determine the future of existing homes and estates over the next 15 to 20 years. An options appraisal will be carried out when the current stock condition survey is complete. This will clarify opportunities and numbers of homes involved. Taking account of known HRA redevelopment sites already in the capacity study a figure 900 homes is identified as a possible net gain capacity. This figure will be reviewed when more information is available.

### 8.4. Major sites not compliant with current local policies

- 8.4.1. Major development sites are those with an estimated capacity of 10 or more homes. Sites in the Green Belt or in existing business areas in the Site Allocations/Proposals Map 2010 are referred to above and are not dealt with in this section.
- 8.4.2. The remaining major development sites have been taken from the Call For Sites 2016 exercise consultation document. It includes those identified by land owners or promoters plus some identified through local knowledge of planning officers and review of old planning permissions. The list is in table 15 (in Appendix E) below and provides an estimates 3,447 homes.
- 8.4.3. Site housing capacity figures have been taken from Call for Sites respondent's details or are estimates. (see Density Assumptions above).
- 8.4.4. For the sites listed in table 15 (in Appendix E) the relevant policies not complied with are as follows :
- Development with flats outside town centre – against current Core Strategy policy 4 requiring predominantly houses outside the town centre. This option assumes there is scope for some sites outside the town centre in the Call For Sites 2016, to be flats rather comply with the current houses only policy.

- Loss of community facilities – against current Core Strategy policy 6. This assumes some sites put forward proposing such loss will be accepted. It is relevant to an emerging rationalisation of community facilities across the town and provision of new multi purpose facilities.
- Development on contaminated land/former landfill. Land south Kennedy Park is highly contaminated and development would be against current policy. There is scope to investigate a redevelopment option that includes removal of or making safe the contamination. Probably options are grant funding, application of modern decontamination techniques or capping of the site.
- Loss of public open space – against current Core Strategy policy 8. This option assumes it would be acceptable for partial development of secondary open space in residential areas with adequate access to open spaces/countryside and where the remainder of open space would benefit from significant enhancement. Bloom Park site.
- Loss of Local Wildlife Site – against current Core Strategy policy 9. This assumes it is acceptable to develop a site with biodiversity value. The wildlife value is likely to be assessed as low. The site linked to a key infrastructure proposal. Railway Triangle site OTH 145 and cycle link to Landsdowne Ave. INF 137.
- Loss of high grade agricultural land – is not fully compliant with NPPF Para 109
- Development of green field site/loss of private recreation space - this assumes the loss would be acceptable. There is a possibility of relocation of the private recreation facility. The site has the benefit of being very close to the railway station and town centre and provides an opportunity to provide a direct pedestrian cycle link to Stoke Poges Lane from the town centre. Horlicks OTH 137.

### Redevelopment of employment sites (existing business areas)

- 8.4.5. The initial assessment includes several employment sites put forward for redevelopment for residential use. Some more existing employment sites in Slough could be redeveloped for housing. The areas selected below come from the Call for Sites 2016, or where owners have expressed interest in redevelopment or from Planning Department knowledge of employment sites.
- 8.4.6. This kind of development can be a way to remove employment areas that are underperforming, not suited for new ways of production, or simply in poor condition. Some sites are particularly suited to sustainable residential development, for example near railway stations or community facilities, such that it may be beneficial for business to move to new locations. On the other hand, unrestricted development on employment sites can reduce the overall stock of employment land at a time when more employment opportunities are needed for the future population of Slough.
- 8.4.7. Policy 5 of the Slough Core Strategy seeks retention of employment uses in existing employment areas defined on the Proposals Map 2010. Loss of uses would not be compliant with existing policy. Irrespective of this any potential loss needs to be considered alongside the

implications for addressing economic growth objectives of the Review of the Local Plan. Table 9 is a list of sites and broad locations that are defined as existing business areas on the Proposals Map 2010 and identified for potential redevelopment in whole or part (for the latter the term 'Broad Location' is used below) for residential use as part of the second assessment. The reason for selection is provided if not already outlined in the Spatial Options or promoters description in the Call for Sites consultation document. Most of the sites are also related to one of the site or area based Spatial Options.

- 8.4.8. Regarding the relationship of the capacity study assessment to Spatial Option G – Redevelop Existing Business Areas for housing - it should be noted there is an overlap. Option G is an overarching option referring to all identified Existing Business Areas on the Proposals Map 2010. This capacity exercise identifies certain sites within Existing Business Areas as listed in Table 9.

Table 9: Potential development sites and broad locations in existing business areas

Site Ref	Location		Reason for consideration.
<b>Sites not promoted by owners/agents etc. through Call for Sites exercise - sites are suitable</b>			
Oth 150	Waterside Drive	BL	part of Spatial Option B
Oth 151	Canal Wharf		part of Spatial Option B
Oth 144	Petersfield Ave (part of north side)		Much vacant property; close to railway station; on route between Akzo Nobel site (major housing site under Spatial Option C) and rail station – desire to improve image. Adjacent to site Oth 143 (see below).
Oth 138	Stoke Gardens		Area of mixed uses not visually attractive close to town centre/rail stn. Adjacent to a green field site (Horlicks play field) CFS 137 identified for development
Oth 143	Albion Close	BL	Some vacant property; close to railway station; on route between Akzo Nobel site (major housing site Spatial Option C ) and rail station – desire to improve image of this route. Petersfield Ave site Oth 144) (see above). Scope for mixed use redevelopment – better quality employment use buildings.
			Applies to Oth 138, 143, 144 above – linked to town centre expansion (spatial Option A); develop near transport nodes; scope for high density development including some town houses; variety of ownerships and small sites; some signs of redevelopment interest; but multiple ownerships and small sites - risk of small scale poor quality development each trying to do their own thing. Comprehensive approach to achieve good quality and improve image/raise values; get more development.
<b>Sites promoted by owners/agents etc. via the Call For Sites 2016 which are ‘suitable’ and ‘available’.</b>			
CFS 27			Akzo Nobel Spatial Option C
CFS 2			National Grid Spatial Option C
CFS 13			Langley Business Centre) Spatial Option B Langley Centre
CFS 46			G White Albion Close (See Albion Close above)
CFS 75			Wellcroft – planning application submitted post April 2016
CFS 63			Stoke Rd – 18-24
CFS 84			Old Air India Offices, Matthison Way
<b>BL - Broad Location (partial redevelopment)</b>			

### **Release land from the Green Belt (edge of Slough)**

- 8.4.9. Green Belt sites for residential development assessed are those identified by land owners or promoters in the 'Call for Sites' or identified in the Call for Sites exercise consultation document. In accordance with NPPF, PPG, the Berkshire Methodology the degree of contribution to the purpose of the Green Belt is a key factor in determining suitability for development. Most of the sites have a low contribution to the purpose of the Green Belt being small and adjacent to the built up area or partly surrounded by built up development or major infrastructure. One, Upton Court Farm, is substantially previously developed land. Land south of Castlevue Road and Land East of Wexham Park Hospital; land rear of Opal Court, land East of Market Lane are large sites and whilst adjacent to the built up area make a reasonable contribution to the purpose of the Green Belt. However in the context of sub regional sustainable locations they are close to existing facilities and infrastructure and consequently suitable for consideration.
- 8.4.10. Green Belt sites in the Call for Sites 2016 south of the M4 motorway make a high contribution to the purpose of the Green Belt are therefore have not been assessed further. One is also partly in a flood zone. Those in Colnbrook have not been assessed further primarily because of technical reasons – they are in flood zone 2 or 3 or airport safety zones.
- 8.4.11. The estimated capacity of Green Belt sites taken forward in the assessment is 680 homes but subject to detail testing. These sites are listed in both table 16 (in Appendix F) and as part of the 'non compliant' major sites in table 15 (in Appendix E). This capacity takes account of the edge of town location i.e. lower density residential development in the adjacent areas; general planning objective of respecting the character of the area and providing a soft edge to the adjacent open areas. In addition the capacity takes account of the need to achieve, across the town, a mix of dwelling types and sizes to provide choice and meet need identified in the SHMA. In particular the overall outcome of site capacity studies shows densities suitable either only for flats or high density/terraced housing on many sites. The number of flats is above the identified need for small homes in the SHMA. See Housing Topic paper Table 9. The identified Green Belt sites provide an opportunity to help balance the housing mix imbalance through development at a density that will provide mainly family homes and a range of family home types.

## **9. Stage 5 Final Evidence Base**

- 9.1.1. Based on the combined initial and second assessment of sites and broad locations identified for potential development through Stages 1 to 4, an indicative figure for housing capacity is



15,225 dwelling units for the period 2013 to 2036; see Table 10 below. This figure takes account of home completions 2013 to 2016 (1,692) as outlined at para 8.1.2. As outlined in Stage 3 above the combined assessment capacity figure needs to be set against the 21,320 homes of the Objectively Assessed Need (OAN). The capacity figure inclusive of completions of 15,225 is insufficient to meet the OAN. There is a potential shortfall of 6,000 homes.

**Table 10: Final capacity figure**

<b>Source</b>	<b>Total (Dwellings)</b>
<b>Completions 2013/14 to 2015/2016</b>	<b>1,692</b>
<b>Major development sites compliant with current local policies. (table 13)</b>	<b>6,994</b>
<b>Windfall Sites total (table 4 and 6):</b>	<b>2,192</b>
<b>Intensification of Suburbs</b>	<b>0</b>
<b>Estate Renewal</b>	<b>900</b>
<b>Major development sites not compliant with policy (table 15)</b>	<b>3,447</b>
<b>Total (using 2013 base date of OAN)</b>	<b>15,225</b>

- 9.1.2. As indicated in Section 4.4 if a lapse rate is applied this shortfall increases to 7,870. (1775 added - 17% of 10,441 (6,994 from table 13 in Appendix B and 3,447 from table 15 in Appendix E). But if an allowance is made for some windfall sites coming forward other than those accounted for in Stage 3 the additional shortfall is likely to be cancelled out.
- 9.1.3. To summarise the estimated potential capacity of approximately 15,000 new homes for the period 2013 to 2036 is 6,000 homes short of the objectively assessed housing need figure of 21,000.
- 9.1.4. As there is evidence that the need cannot be met locally it will be necessary to consider how needs might be met in other parts of the housing market area and if necessary in areas beyond this, in accordance with the duty to cooperate. This is outlined in the Issues and Options consultation document.

## **10. Related Matters**

### **10.1. Five Year Land Supply**

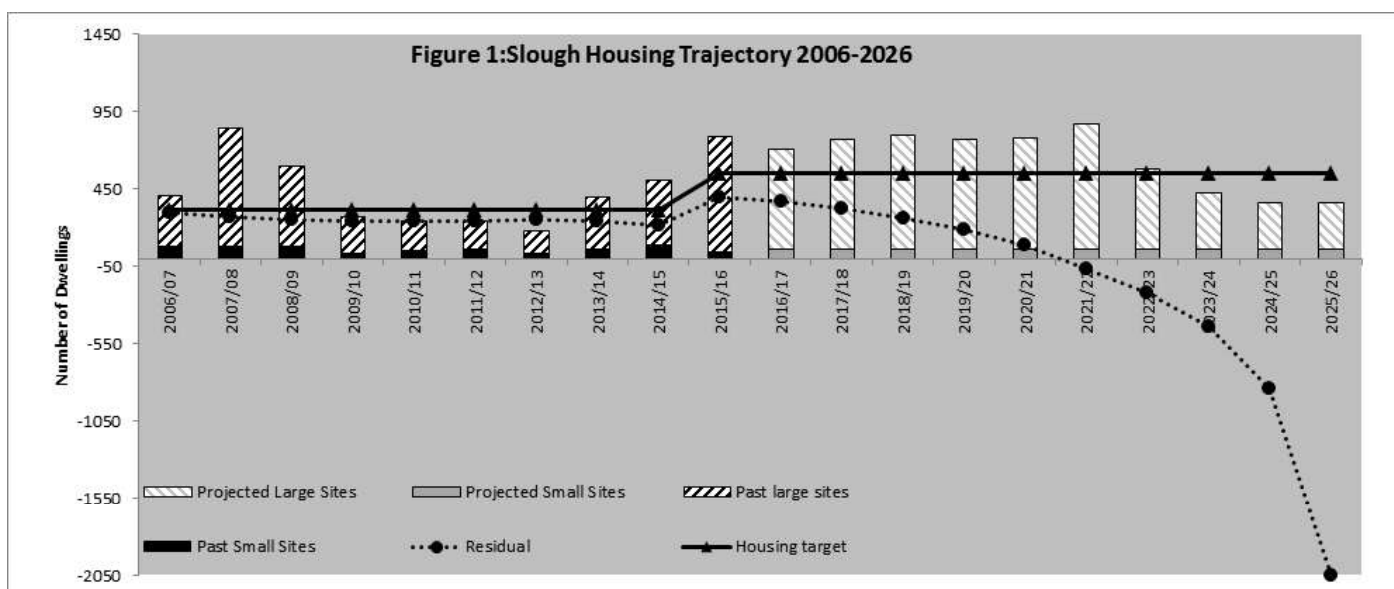
- 10.1.1. This is included for context as it relates to the capacity study but the criteria for calculating the 5 year supply is different. Under the NPPF planning authorities must demonstrate a five year land supply of deliverable sites. The Slough 5 year supply housing target as set out in the Core Strategy (2008) is 315 per annum. In January 2016 this target was increased to 550 per annum to be in line with the Slough Five Year Plan. This reflects the Council's aspiration to meet its

housing needs. The review of Local Plan addresses the OAN that equates to an annualised average of 927 homes per year. Most of the home completion figures from the 'policy compliant' scenario make up the 5 year supply i.e. those in table 13 (in Appendix B). The five year period is from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021. In accordance with the NPPF any shortfall or oversupply from the previous period and a 5 % buffer needs to be factored in. Table 13 (in Appendix B) below is the list of sites relevant to the current 5 year land supply. Table 11 is the 5 year supply calculation taking account of past supply and the 5 % buffer.

Table 11: 5 year land supply calculation as at 1st April 2016

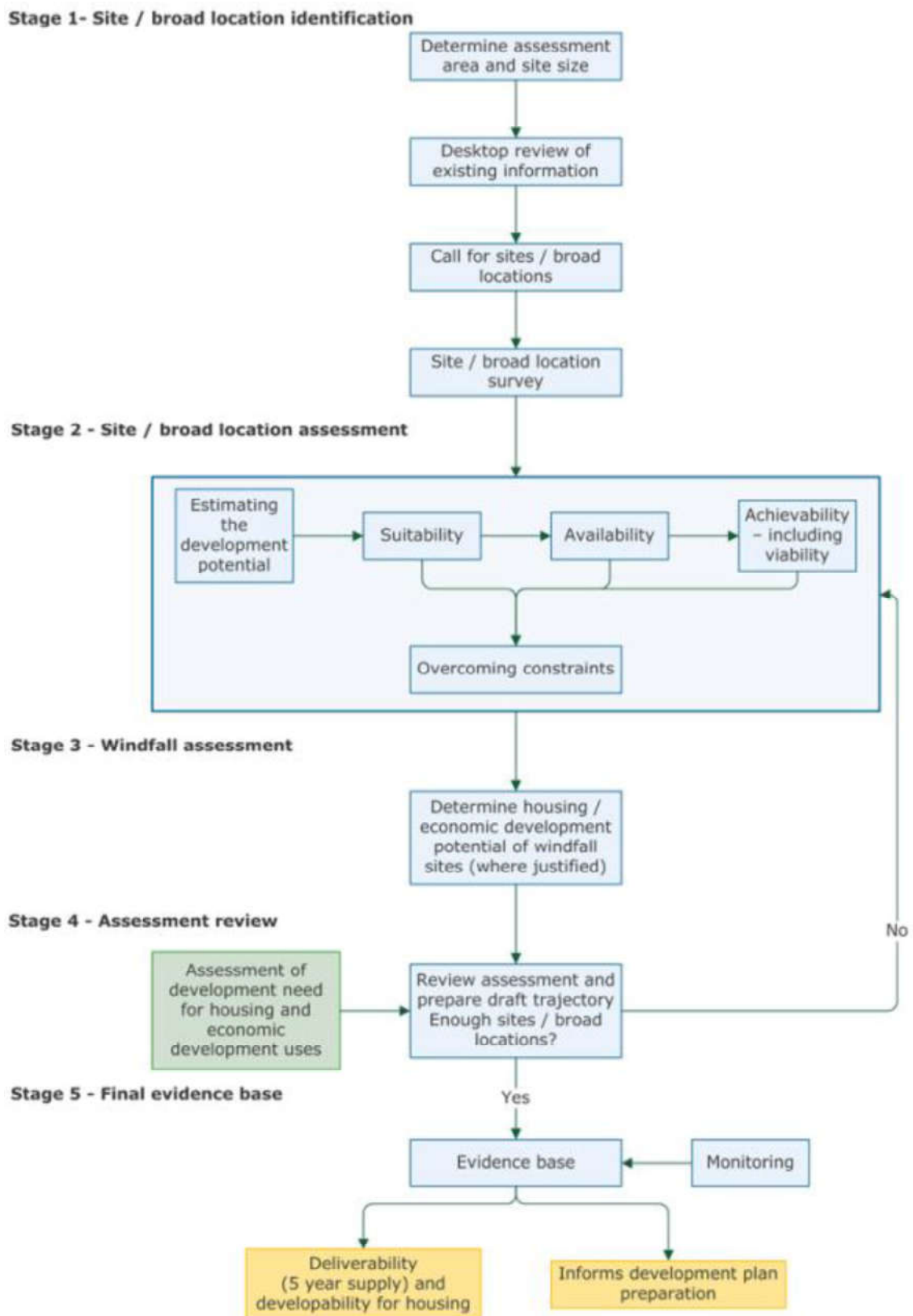
<b>Total 5 year supply</b>	
Total housing requirement for plan period	8,885
Total net completions from 2006-2016	4497
Average Annual Net completions (2006-16)	450
5 year residual requirement	2195
5 year residual requirement plus 5%	2305
Residual annual average requirement including 5%	461
5 year identified supply	3840
Number of years supply inclusive of 5% buffer	8.3 years supply

Figure 1: 5 year land supply trajectory



## 11. Appendix A: HELAA methodology

Figure 2: Methodology flowchart.



## 12. Appendix B: Major development sites compliant with policy.

Table 12: Housing capacity for major development sites compliant with current local policies.

Site Ref	address	% year supply	Total housing capacity
<b>cfs40</b>	Merrymakers (and garage court/houses); Meadow Road	X	22
<b>cfs42</b>	Haymill Community Centre, Burnham Lane	X	40
<b>cfs55</b>	Rotunda, Northampton Avenue	X	59
<b>cfs61</b>	Wexham South, Wexham Road	X	14
<b>cfs63</b>	18 to 24 , Stoke Road, SL2 5AG		26
<b>cfs68</b>	Montem Lane (leisure centre site)	X	98
<b>cfs69</b>	Stoke Road Bus Depot, Stanley Cottages, SL2 5AQ		150
<b>Cfs76/77</b>	Canal Basin, Stoke Road	X	240
<b>cfs81</b>	Tower and Ashbourne House	X	46
<b>F/00510/015</b>	Airways House, 2, Langley Road, Slough, SL3 7FH	X	27
<b>F/00511/011</b>	12, The Grove, Slough, SL1 1QP	X	21
<b>F/00716/023</b>	5, Bath Road, Slough, SL1 3UA	X	65
<b>F/01016/017</b>	8, Bath Road, Slough, SL1 3SA	X	21
<b>F/01935/043</b>	6,7 & 8, Kingfisher Court, 281, Farnham Road, Slough, SL2 1JF	X	24
<b>F/01935/045</b>	Units 3 & 4, 281 Farnham Road, Slough, SL2 1JF	X	18
<b>F/02278/017</b>	Westminster House, 31-37, Windsor Road, Slough, SL1 2EL	X	27
<b>F/02332/023</b>	Winterton House, Nixey Close, Slough, SL1 1ND	X	13
<b>F/06286/017</b>	110, Bath Road, Slough, SL1 3SZ	X	35
<b>F/06954/024</b>	Atria House, 219, Bath Road, Slough, Slough, Slough, SL1 4AA	X	44
<b>F/08026/005</b>	Cable House Unit 1, Waterside Drive, Langley, Slough, SL3 6EZ	X	30
<b>F/08040/017</b>	Alexandra Plaza, 33, Chalvey Road West, Slough, SL1 2NJ	X	18
<b>F/15429/002</b>	Bridge House, Mill Brook Way, Riverside Park, Poyle, SL3 0HH	X	17
<b>F/15673/004</b>	3 The Grove, 258-268, High Street, Slough, SL1 1JU	X	24
<b>F/15921/003</b>	292-298, High Street, Slough, SL1 4NA	X	90
<b>F/15969/000</b>	Burlington Court, Slough, SL1 2JS	X	25
<b>oth139</b>	Stoke Road East		100
<b>oth140</b>	Mill Street North		200
<b>oth141</b>	Mill Street South		50
<b>oth146</b>	High Street South Side, Church Street		150
<b>oth147</b>	High Street South Side, Alpha Street		150
<b>oth150</b>	Waterside Drive		100
<b>P/00106/012</b>	Lady Haig R B L (slough) Club Ltd, 70, Stoke Road, Slough, SL2 5AP	X	39
<b>P/00322/019</b>	Greenwatt Way, Slough, SL1 3SJ	X	60
<b>P/00471/015</b>	57, Chalvey Road East, Slough, SL1 2LP	X	26
<b>P/00522/021</b>	Bishops Road Car Park, The Grove, Slough, SL1 1QP	X	24
<b>P/00731/027</b>	26-40, Stoke Road, Slough, , SL2 5AJ	X	100
<b>P/00790/020</b>	281, High Street, Slough, SL1 1BD		14
<b>P/00906/030</b>	43-61, Windsor Road, Slough, SL1 2EE	X	153
<b>P/00943/008</b>	72-74, Stoke Road, Slough, SL1 5AP	X	24
<b>P/01049/021</b>	370-386, Farnham Road, SLOUGH, SL2 1JD	X	13
<b>P/01163/006</b>	Rogans Garage, 585, London Road, Colnbrook By Pass, Colnbrook, SL3	X	61

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	8QQ		
<b>P/01295/009</b>	94-102, Stoke Road &, 2, St. Pauls Avenue, Slough, SL2 5AP	X	55
<b>P/01412/012</b>	Sapphire Court, 274-276, High Street, Slough, SL1 1NB	X	12
<b>P/01913/009</b>	9-10, Chapel Street, Slough, SL1 1PF		16
<b>P/01949/011</b>	Units 2 & 3, The Pavilions, Stoke Gardens, SL1 3QD	X	24
<b>P/02092/009</b>	The Cross Keys, 35, High Street, Chalvey, Slough, SL1 2RU	X	11
<b>P/02140/006</b>	Willow Parade, 276, High Street, Langley, and 6 & 8 Meadfield Road, SL3 8HD	X	12
<b>P/02278/018</b>	Westminster House, 31-37, Windsor Road, Slough SL1 2EL	X	17
<b>P/02418/034</b>	Bishops Court, 238-244, High Street, Slough, SL1 1JU		14
<b>P/02465/009</b>	226-228, High Street, Slough, SL1 1JS	X	12
<b>P/02586/001</b>	Land R/O, 7, Windsor Road, Slough, SL1 1JL		24
<b>P/02684/010</b>	Former BT Depot & 297 Langley Road, Langley,	X	128
<b>P/03483/024</b>	305, High Street, Slough, SL1 1BD	X	14
<b>P/03678/019</b>	76-78, Stoke Road, Slough, SL2 5AP	X	24
<b>P/04385/014</b>	Dawson House, Ladbrook Road, Slough, SL1 2SR	X	30
<b>P/04551/013</b>	Elvian House, Nixey Close, Slough, SL1 1ND	X	47
<b>P/05898/023</b>	Cornwall House, 67, High Street, Slough, SL1 1BZ	X	53
<b>P/06348/011</b>	Lion House, Petersfield Avenue, Slough, SL2 5DN	X	172
<b>P/06350/001</b>	Gurney House, Upton Road, Slough, SL1 2AE	X	10
<b>P/06684/015</b>	Queensmere Shopping Centre, Wellington Street, Slough, SL1 1LN	X	675
<b>P/06865/008</b>	9-15, High Street, Slough, SL1 1DY	X	41
<b>P/08911/006</b>	311-313, High Street, Slough, SL1 1BD		12
<b>P/10734/004</b>	Freestone Yard, Park Steet, Colnbrook, SL3 0HT	X	17
<b>P/11425/012</b>	Land rear of 2-78 Castlevue Road, part of Upton Court Park, & part of 36 Blenheim road, Upton Court Road, Slough,	X	131
<b>P/11826/005</b>	Wellington House, 20, Queensmere, Slough, SL1 1DB	X	100
<b>P/12828/002</b>	141-143, Chalvey Grove, Slough, SL1 2TD	X	19
<b>P/12934/009</b>	Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS	X	22
<b>P/15513/000</b>	Land At Kennedy Park, Long Furlong Drive And At Marunden Green, Wentworth Avenue, Britwell, Slough, SL2	X	51
<b>P/15599/002</b>	Pechiney (uk) Ltd, Pechiney House, The Grove, Slough, SL1 1QF	X	41
<b>P/15909/000</b>	Land rear of former Town Hall and Nos. 8 & 10 Ledgers Road, Slough,	X	71
<b>P/16006/000</b>	Wexham Nursery & land off Forest Close, Wexham Road, Slough, SL2	X	102
<b>P/16111/000</b>	Land rear of, 102-104, Farnham Road, Slough, SL1 4YS	X	14
<b>P/16122/000</b>	Driving Standards Agency, Driving Test Centre, Grays Place, Slough, SL2 5AF	X	14
<b>P/16196/000</b>	83-127, Windsor Road, Slough, SL1 2JL	X	74
<b>PreApp/00677</b>	277 & 279, High Street, Slough, SL1 1BN		68
<b>PreApp/00679</b>	19-25, Lansdowne Avenue, Slough, SL1 3SG	X	12
<b>PreApp/00689</b>	Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG		200
<b>PreApp/00710</b>	93, Stoke Poges Lane, Slough, SL1 3NJ		46
<b>PreApp/00712</b>	132-134, High Street, Slough, SL1 1HP		150
<b>PreApp/00713</b>	8, Grasmere Parade, Wexham Road, Slough, SL2 5HZ	X	11
<b>PreApp/00719</b>	Car Park, Herschel Street, Victoria Street, Slough, SL1 1PB	X	10
<b>S/00021/002</b>	Former Rochford Hostel, Site between Uxbridge Road & Rochford Gardens, Slough, SL2 5NU	X	20
<b>S/00539/002</b>	Car Park, Alpha Street North, Slough, SL1 1RA	X	14
<b>S/00709/000</b>	145, Elliman Avenue, Slough, SL2 5BD		11

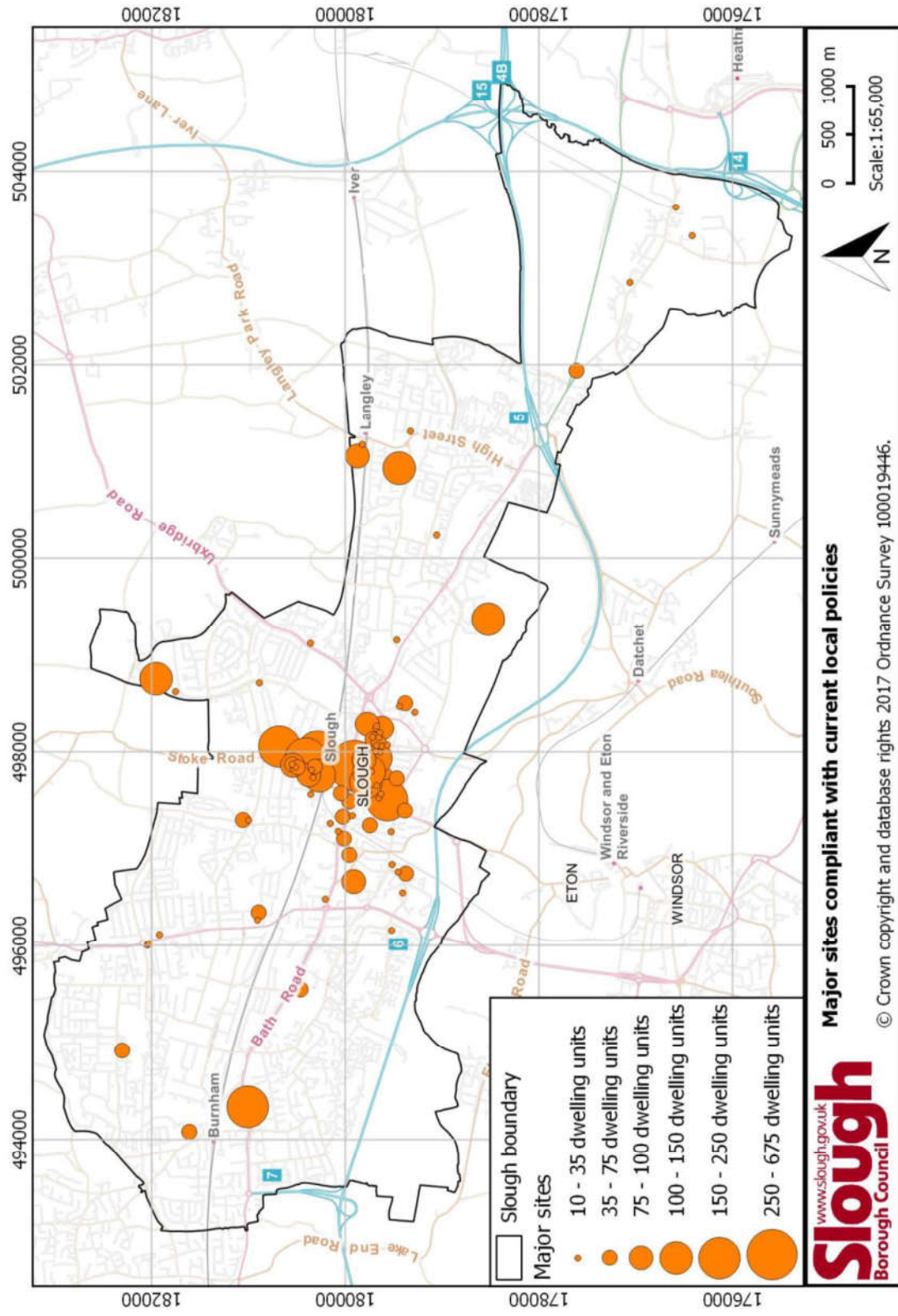
<b>SKL01</b>	Trade Sales and Bath Road, Cippenham		200
<b>SSA13</b>	Library, William Street	X	60
<b>SSA15</b>	Upton Hospital		75
<b>SSA16</b>	Post Office Sorting Office, Wellington Street		100
<b>P/14405/000,cf s119,ssa13</b>	Heart of Slough Redevelopment, Corner of, Wellington & William St., Windsor Rd., Brunel Way, High Street, Slough, Berkshire		1500
<b>Total</b>			<b>6,994</b>

#### 12.1.1. Explanation of 'Site Ref':

- Cfs – Call for Sites – see document Consultation on Call for Sites 2016
- F prefix – Prior Approval application number (office to residential conversion)
- P prefix – Planning Application number
- S prefix - Planning Application number (Slough Borough Council application)
- Oth – Other sites in document Consultation on Call for Sites 2016.
- PreApp – Pre Application submission
- SSA – Strategic Site Allocation – see Site Allocation Development Plan 2010
- SKL – Selected Key Location - see Site Allocation Development Plan 2010
- Capacity : Net additional homes



Figure 3: Major policy compliant sites.



**Slough**  
Borough Council

Major sites compliant with current local policies

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## 13. Appendix C: Housing Capacity from Permitted Development

Table 13: Calculated housing capacity per office building

Address	Gross office floorspace (sqm)	Net office floorspace (70% Gross) (sqm)	Total Housing capacity from offices (55sqm dwellings)
O2, 260, Bath Road, SL1 4DX	32153.76	22507.63	409
221, Bath Road, SL1 4AA	16925.29	11847.71	215
470, London Road, SL3 8QY	13895.08	9726.56	177
Thames Valley Court, 183, Bath Road, SL1 4AA	13861.18	9702.83	176
25, Windsor Road, SL1 2EL	13793.19	9655.23	176
The Urban Building, 3, Albert Street, SL1 2BE	12645.22	8851.66	161
638, Ajax Avenue, SL1 4BG	12491.11	8743.78	159
210, Bath Road, SL1 3XE	12025.76	8418.03	153
217, Bath Road, SL1 4AA	11682.01	8177.41	149
RIM Blackberry, 200, Bath Road, SL1 3XE	11536.24	8075.37	147
Thames Central, Hatfield Road, SL1 1QE	11144.59	7801.21	142
Atria House, 219, Bath Road, SL1 5PP	11024.62	7717.23	140
HTC Europe Ltd, Salamanca House, Wellington Street, SL1 1YP	10973.15	7681.2	140
Reckitt Benckiser, Turner House, 103, Bath Road, SL1 3UH	10695.09	7486.57	136
Patriot Court, 7, The Grove, SL1 1QP	10640.25	7448.18	135
Regus, 268, Bath Road, SL1 4DX	10630.39	7441.27	135
Landmark Place, 1, Windsor Road, SL1 2EJ	9953.59	6967.51	127
O2, Sovereign Square, 1, Brunel Way, SL1 1XL	9398.28	6578.8	120
Logicalis, 110, Buckingham Avenue, SL1 4PF	8999.74	6299.82	115
353, Buckingham Avenue, SL1 4PF	8555.16	5988.62	109
Slough Borough Council, St Martins Place, 51, Bath Road, SL1 3UF	8506.1	5954.27	108
270, Bath Road, SL1 4DX	8381.01	5866.7	107
UCB, 208, Bath Road, SL1 3XE	7880.52	5516.37	100
Capital Point, 31, Bath Road, SL1 4DX	7628.25	5339.77	97
Galileo House - Unit 10, Hurricane Way, SL3 8US	7617.75	5332.42	97
Reckitt Benckiser, Wellcroft House, 9, Wellcroft Road, SL1 4AQ	7256.05	5079.24	92
Arvarto, 59, Farnham Road, SL1 3TN	6501.86	4551.3	83
Honda UK, Axis Two, Hurricane Way, SL3 8BW	6178.84	4325.19	79
Charter Court, 50, Windsor Road, SL1 2EE	6159.7	4311.79	78
Leaseplan UK Ltd, 165, Bath Road, SL1 4AA	6126.88	4288.82	78
215, Bath Road, SL1 4AA	6053.84	4237.69	77
258, Bath Road, SL1 4DX	5758.36	4030.85	73
Ipsen, 190, Bath Road, SL1 3XE	5669.33	3968.53	72



<b>Hurricane Court, Heron Drive, SL3 8XP</b>	5287.19	3701.03	67
<b>Fiat, 240, Bath Road, SL1 4DX</b>	5141.24	3598.87	65
<b>252, Bath Road, SL1 4DX</b>	5140.97	3598.68	65
<b>227, Bath Road, SL1 5PP</b>	4955.16	3468.61	63
<b>7, Bath Road, SL1 3UA</b>	4872.24	3410.57	62
<b>Brickfield Court, 5, Bath Road, SL1 3FX</b>	4354.98	3048.49	55
<b>Keypoint, 17, High Street, SL1 1DY</b>	4217.12	2951.98	54
<b>171, Bath Road, SL1 4AA</b>	4075.72	2853	52
<b>Regal Court, 42, High Street, SL1 1EL</b>	3836.3	2685.41	49
<b>1 &amp; 1 Internet Ltd, Aquasulis, 10, Bath Road, SL1 3SA</b>	3738.25	2616.78	48
<b>Bantec, Jarman House, Mathisen Way, SL3 0HF</b>	3679.02	2575.31	47
<b>Benefits Agency, Upton Lodge, 2, Yew Tree Road, SL1 2AQ</b>	3330.74	2331.52	42
<b>250, Bath Road, SL1 4DX</b>	3318.79	2323.15	42
<b>Clare House, Station Road, SL3 8DS</b>	3264.26	2284.98	42
<b>6, Langley Quay, SL3 6EY</b>	3223.9	2256.73	41
<b>The Mere, Upton Park, SL1 2DD</b>	3005.82	2104.08	38
<b>Maximus, Wellington House, 20, High Street, SL1 1DB</b>	2996.45	2097.52	38
<b>Abbey Business Centre, 18, Stoke Road, SL2 5AG</b>	2824.02	1976.82	36
<b>Slough and Thames Valley Foyer, 52, Stoke Road, SL2 5AW</b>	2742.28	1919.6	35
<b>58, Herschel Street, SL1 1PG</b>	2732.64	1912.85	35
<b>Churchill House, 1, London Road, SL3 7RL</b>	2675.8	1873.06	34
<b>Unatrac Ltd, Mansour House, 188, Bath Road, SL1 3XE</b>	2675.31	1872.72	34
<b>230, Bath Road, SL1 4DX</b>	2494.78	1746.35	32
<b>Transoft, Langley Business Centre, 11, Station Road, SL3 8DS</b>	2435.14	1704.6	31
<b>Churchill House, Chalvey Road East, SL1 2LX</b>	2391.88	1674.31	30
<b>452, Bath Road, SL1 6BB</b>	2344.23	1640.96	30
<b>Royal Bank of Scotland, 178, Buckingham Avenue, SL1 4RD</b>	2267.89	1587.53	29
<b>Beacon House, 50, Stoke Road, SL2 5AW</b>	2224.38	1557.07	28
<b>Dukes House, Queensmere, High Street, SL1 1DG</b>	2180.98	1526.68	28
<b>100, Wellington Street, SL1 1YW</b>	2165.26	1515.68	28
<b>Sedgwick House, 55, Uxbridge Road, SL1 1SG</b>	2088.25	1461.77	27
<b>Unit C, Heron Drive, SL3 8BB</b>	2049.71	1434.8	26
<b>Unit, 5, Station Road, SL3 8DS</b>	2032.43	1422.7	26
<b>Langley Business Centre, 11, Station Road, SL3 8DS</b>	2010.49	1407.34	26
<b>Langley Business Centre, 11, Station Road, SL3 8DS</b>	1996.3	1397.41	25
<b>Eden Girls School, 117, Whitby Road, SL1 3DR</b>	1930.25	1351.18	25
<b>Construction Industry Solutions Ltd, Coins Building, 11, St Laurence Way, SL1 2EA</b>	1897.27	1328.09	24

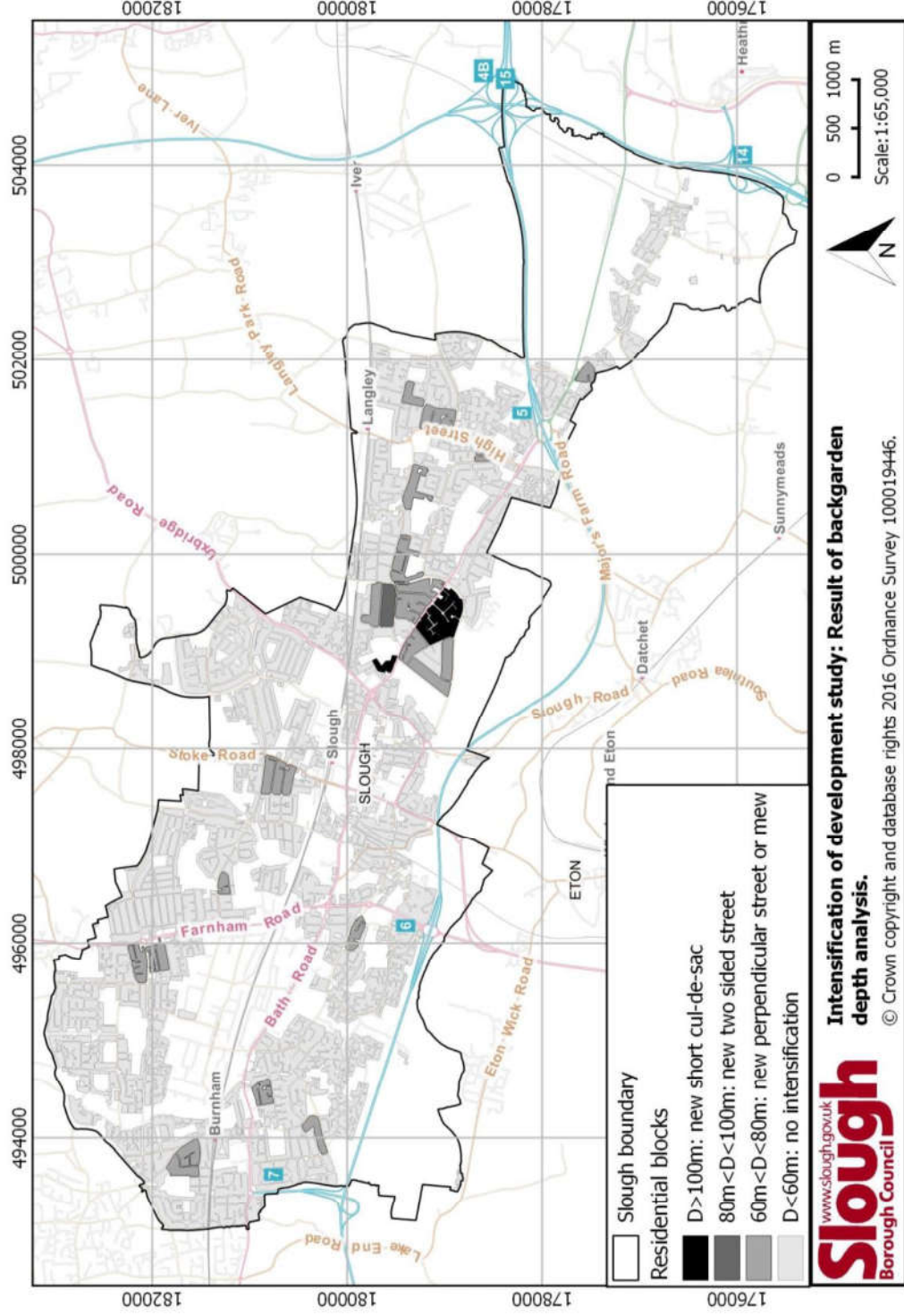
<b>Michael Lonsdale Group, 1, Langley Quay, SL3 6EY</b>	1885.68	1319.98	24
<b>59, Farnham Road, SL1 3TN</b>	1881.96	1317.37	24
<b>18, High Street, SL3 8JP</b>	1860.34	1302.24	24
<b>Motor Sports House, Millbrook Way, SL3 0HG</b>	1850.05	1295.04	24
<b>D T D C COURIER &amp; CARGO UK LTD, Isis House, Horton Road, SL3 0DF</b>	1823.68	1276.57	23
<b>Langley Quay, Waterside Drive, SL3 6EH</b>	1815.08	1270.56	23
<b>Barrett and Thomson, Buckingham Court, Buckingham Gardens, SL1 1TQ</b>	1764.37	1235.06	22
<b>Osram House, 2, Waterside Drive, SL3 6EZ</b>	1740.79	1218.56	22
<b>223, High Street, SL1 1BY</b>	1733.02	1213.11	22
<b>Langley Business Centre, 11, Station Road, SL3 8DS</b>	1656.39	1159.47	21
<b>Uniserve, Heathrow Aviation Centre, Prescott Road, SL3 0AE</b>	1626.85	1138.8	21
<b>Grace Construction, 580, Ipswich Road, SL1 4EP</b>	1591.68	1114.18	20
<b>Harris Cartier, Crown House, 7, Windsor Road, SL1 2DX</b>	1527.15	1069	19
<b>488, Ipswich Road, SL1 4EP</b>	1374.97	962.48	17
<b>12, The Courtyards, SL3 6EZ</b>	1330.38	931.27	17
<b>Burger King Organisation, 15, Bath Road, SL1 3UF</b>	1263.47	884.43	16
<b>102, Buckingham Avenue, SL1 4PF</b>	1256.49	879.55	16
<b>Second Floor, Windsor Road, SL1 2EJ</b>	1255.98	879.19	16
<b>9, Arkwright Road, SL3 0HJ</b>	1245.71	871.99	16
<b>Arrow Electronics RF &amp; Power, 226, Berwick Avenue, SL1 4QT</b>	1244.56	871.19	16
<b>8, Waterside Drive, SL3 6EZ</b>	1204.89	843.42	15
<b>3, Waterside Drive, SL3 6EZ</b>	1197.9	838.53	15
<b>Avco Systems, 17, Bath Road, SL1 3UF</b>	1190.39	833.27	15
<b>2, The Grove, SL1 1QP</b>	1174.78	822.35	15
<b>Acer House, Poyle Road, SL3 0QX</b>	1129.44	790.61	14
<b>Buckland House, 10, Waterside Drive, SL3 6EZ</b>	1114.16	779.91	14
<b>Cranbourne House, 135, Bath Road, SL1 3UX</b>	1107.65	775.35	14
<b>Acorn Engineering, Acorn House, 20, Wellcroft Road, SL1 4AQ</b>	1088.7	762.09	14
<b>Automotive House, Grays Place, SL2 5AF</b>	1046.68	732.68	13
<b>Miltech Ltd, 6, Waterside Drive, SL3 6EZ</b>	1017.65	712.35	13
<b>223, Berwick Avenue, SL1 4QT</b>	1006.93	704.85	13
<b>222, Berwick Avenue, SL1 4QT</b>	1006.87	704.81	13
<b>628, London Road, SL3 8QH</b>	1004.04	702.82	13
<b>2, Langley Quay, SL3 6EY</b>	995.96	697.17	13
<b>9, Whittle Parkway, SL1 6DQ</b>	988.04	691.63	13
<b>Monarch House, 1, Herschel Street, SL1 1PB</b>	979.34	685.54	12
<b>Pegasus Court, 25, Herschel Street, SL1 1PA</b>	963.88	674.71	12
<b>Pegasus Court, 27, Herschel Street, SL1 1PA</b>	960.48	672.34	12

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<b>3, Langley Quay, SL3 6EY</b>	953.93	667.75	12
<b>5, Waterside Drive, SL3 6EZ</b>	953.93	667.75	12
<b>Al Quaim Centre, 39, Montrose Avenue, SL1 4TN</b>	939.08	657.36	12
<b>115, Whitby Road, SL1 3DR</b>	933.65	653.55	12
<b>Unit B and C, The Courtyards, SL3 6EZ</b>	889.98	622.99	11
<b>Revelstoke House, Chalvey Park, SL1 2HF</b>	886.83	620.78	11
<b>Dawson House, 24, Ladbrooke Road, SL1 2SR</b>	881.88	617.31	11
<b>The Pavilions, Stoke Gardens, SL1 3QD</b>	868.78	608.14	11
<b>225, Berwick Avenue, SL1 4QT</b>	857.99	600.59	11
<b>150, Edinburgh Avenue, SL1 4SS</b>	854.47	598.13	11
<b>48, High Street, SL1 1EL</b>	839.63	587.74	11
<b>Brooklands House, Petersfield Avenue, SL2 5DY</b>	836.43	585.5	11
<b>Bullseye Awards &amp; Garments, 253, Farnham Road, SL2 1HA</b>	829.78	580.84	11

## 14. Appendix D: Back Garden Depth

Figure 4: Result of back-garden depth analysis.



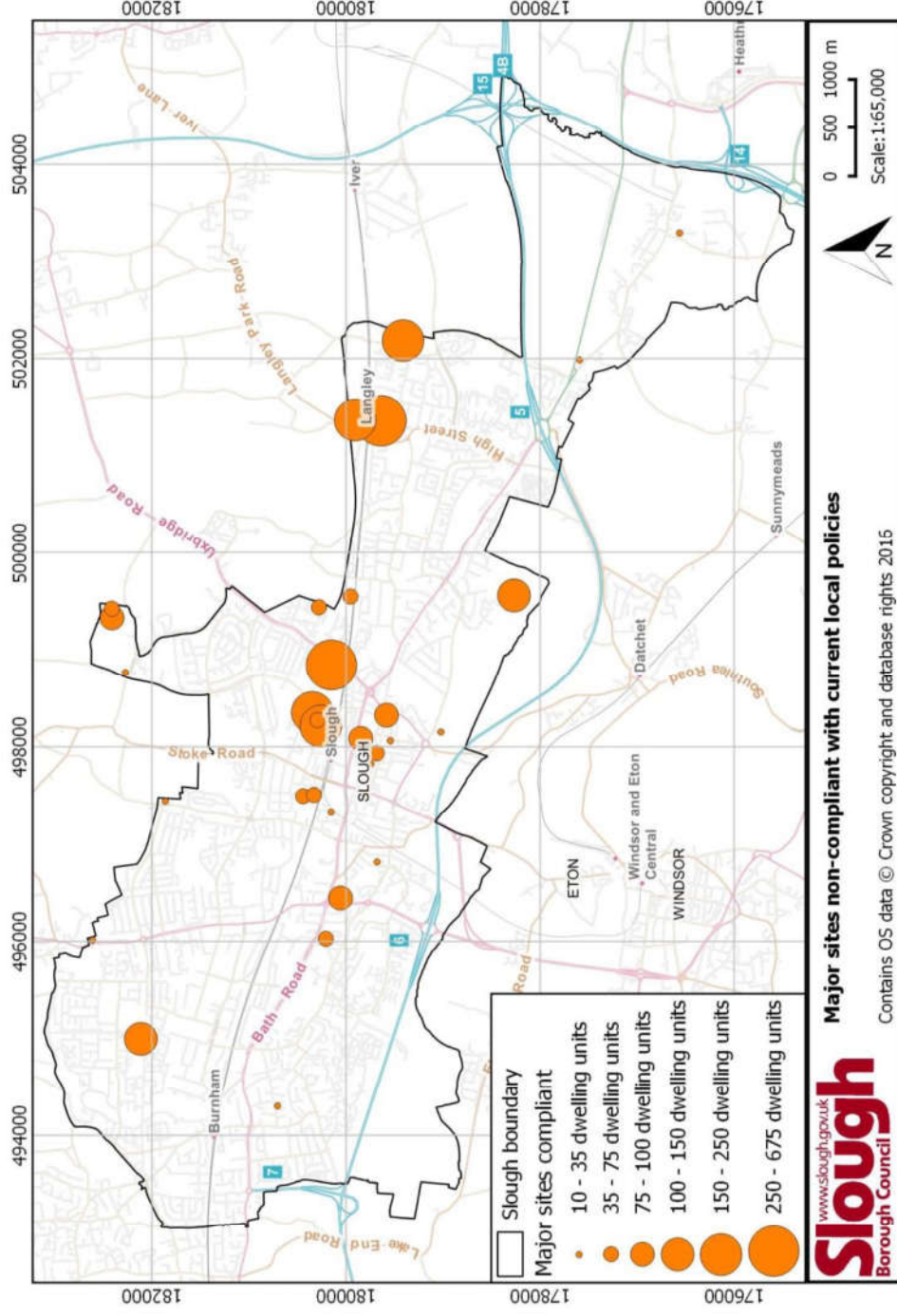
## 15. Appendix E : Major development sites not compliant with policy

Table 14: Housing capacity for major development sites not compliant with current local policies.

Site Ref	Address	Capacity
cfs13	Langley Business Centre , Station Road , SL3 8DS	300
cfs19	Land South of Kennedy Park, Slough, Various	120
cfs2	National Grid, Uxbridge Road, SL2 5NA	300
cfs21,gb site	Land South of Castleview, Slough, Various	110
cfs23	Land to east of Tuns Lane, Tuns Lane, SL1 2XA	100
cfs24	Land adjacent to former Longitude House, 50 Wellington Street, SL1 1YL	90
cfs27	Akzo Nobel, Wexham Road, SL2 5DS	750
cfs29,gb site	Land to the rear of Opal Court, Park Hospital, Wexham Street, SL2 4HL	80
cfs30,gb site	Site of the School of Nursing, Wexham Park Hospital, Wexham Street, SL2 4HL	30
cfs45	Langley Police Station and adjoining garage site, High St, SL3 8NF	30
cfs46	Former George White Motors, Albion Close corner , SL2 5DT	50
cfs53	Maria Cowland Hall, Bower Way, SL1 5HX	14
cfs54,gb site	St Anthony's Field, Farnham Road, SL2 34E	10
cfs57	Community Centre and Day Centre, Davills Lane, SL1 2PH	19
cfs6,gb site	Bloom Park, Middlegreen Road, SL2 5NP	55
cfs64	Upton Lodge, Yew Tree Road, SL1 2AQ	90
cfs65	202-208 High Street, Slough, SL1 1JS	50
cfs66	174 - 178 High Street, Slough, SL1 1JP	30
cfs67	The Grove Car Park, The Grove, SL1 1QP	14
cfs70	22-26 Windsor Road, Slough, SL1 2EJ	14
cfs75	10, 11 & 12, Wellcroft Road, SL1 4AQ	50
cfs84	Old Air India Offices, Matthison Way and Poyle Road, SL3 0HF	16
cfs99	Gibtel Transport Cafe, Colnbrook , SL3 8QG	20
gb site	East of Hospital	50
gb site	Upton Court Farm	35
gb site	Market Lane	230
gb site	Rochfords Gardens (east boundary)	50
gb site	Muddy Lane North of Sport Centre	30
oth137	Horlicks Playing Field	50
oth138	Stoke Gardens	50
oth143	Albion Close	200
oth144	Petersfield Avenue North	200
oth145	Railway Triangle	10
oth151	Canal Wharf, Langley	200
<b>Total</b>		<b>3,447</b>



Figure 5: Major not policy compliant sites.



## 16. Appendix F : Green Belt sites

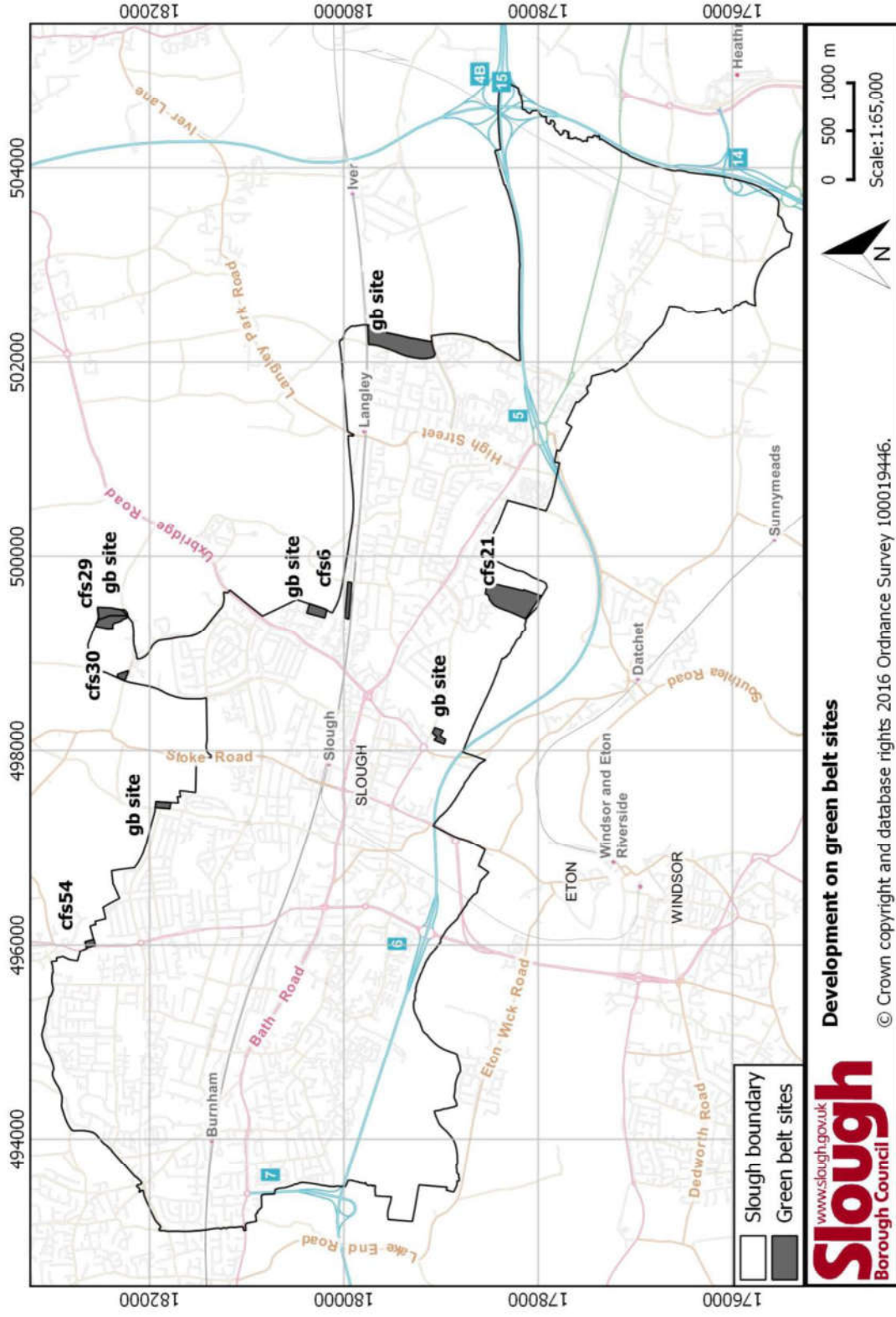
Table 15: Housing capacity from development on green belt sites

Site	Address	Total housing capacity	Source
<b>cfs6</b>	Bloom Park, Middlegreen Road, SL2 5NP	55	call for sites
<b>cfs21</b>	Land South of Castleview, Slough, Various	110	call for sites
<b>cfs29</b>	Land to the rear of Opal Court, Park Hospital, Wexham street, SL2 4HL	80	call for sites
<b>cfs30</b>	Site of the School of Nursing, Wexham Park Hospital, Wexham street, SL2 4HL	30	call for sites
<b>cfs54</b>	St Anthony's Field, Farnham Road, SL2 34E	10	call for sites
<b>gb site</b>	Upton Court Farm	35	green belt release proposal
<b>gb site</b>	Market Lane	230	green belt release proposal
<b>gb site</b>	Muddy Lane North of Sport Centre	30	green belt release proposal
<b>gb site</b>	Rochfords Gardens (east boundary)	50	green belt release proposal
<b>gb site</b>	East of Hospital	50	green belt release proposal
<b>Total</b>		680	

### 16.1.1. Identification of green belt sites on map Figure 17 :

- Upton Court Farm – off Upton Court Road and located south east of town centre.
- Market Lane – large site on the east side of Langley
- Muddy Lane – northern part of sports field on east side of Stoke Poges Lane (west of Stoke Rd on map)
- Rochfords Gardens (east boundary) – north of site CFS 6.
- East of Hospital – east of site CFS 29

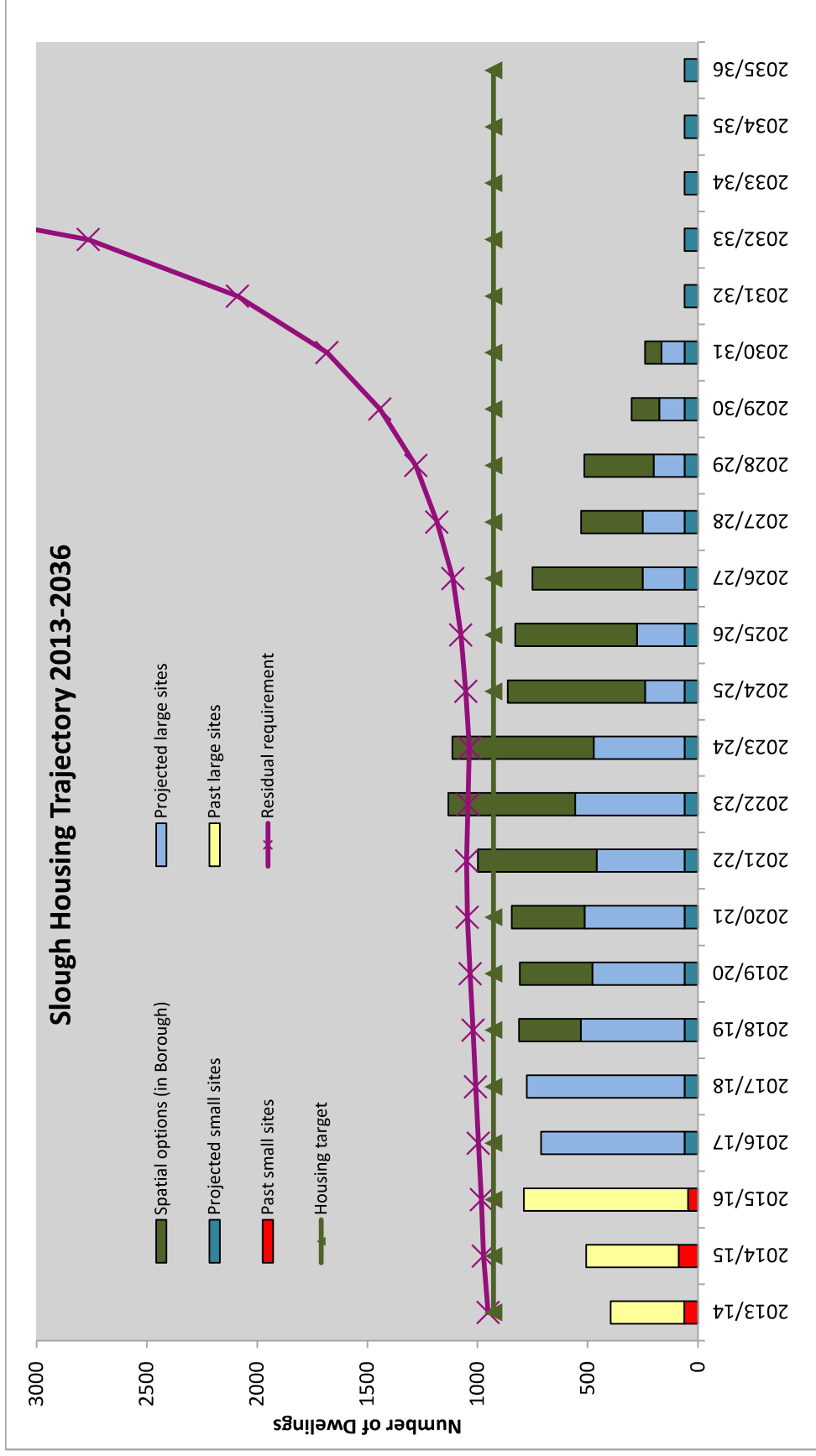
Figure 6: Development on green belt sites





## 17. Appendix G: Trajectory Graph 2016 - 2023

Figure 7: Slough housing trajectory 2013-2036



## 18. Appendix H: References

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# Housing Capacity Study - RLP18