

# Slough Local Plan Annual Monitoring Report 2021/22

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# 1 Introduction

## 1.1 Overview

1.1.1 This Annual Monitoring Report covers the period from 1st April 2021 to 31st March 2022. No AMR was produced for the last two years due to limited resources.

1.1.2 The Annual Monitoring Report reports on key information relating to planning policy issues in Slough, both in terms of the progress of new policy documents, and the effects of Adopted policies. It provides monitoring information on Housing, employment, retail and town centres and build and natural environment. The report also relates to our emerging Local Plan.

1.1.3 The production of a single Annual Monitoring Report containing a range of planning monitoring information is no longer a statutory requirement. However, there remains a statutory requirement for continuous reporting of important monitoring information, and therefore Slough Borough Council has continued to produce monitoring reports as it has proven a helpful format for reporting information both in terms of the progress of new policy documents, and the effects of the policies that already exist.

1.1.4 For further information on planning policy for Slough, please visit the [Council's website](#).

## 1.2 Adopted and emerging Planning Policy

1.2.1 Slough has an adopted Core Strategy which will remain in force until the new Local Plan is adopted.

1.2.2 The new Local Plan is in preparation at present, with Regulation 18 stage effectively concluded with the Preferred Spatial Strategy consulted on in November 2020, and the proposed release of selected Green Belt sites for family housing consulted on in November 2021.

1.2.3 The 5 key components of the proposed Spatial Strategy can be summarised as follows:

- **Delivering** major comprehensive redevelopment within the “Centre of Slough”;
- **Selecting** other key locations for appropriate sustainable development;
- **Enhancing** our distinct suburbs, vibrant neighbourhood centres and environmental assets;
- **Protecting** the “Strategic Gap” between Slough and Greater London;
- **Promoting** the cross-border expansion of Slough to meet unmet housing needs.

1.2.4 Next stage is to prepare the draft Local Plan. Further details on the emerging Local Plan can be seen later in this document.

## 1.3 Theme

1.3.1 The document is set out in themed sections including housing, retail, employment, environment . Each section has some key facts, discusses key issues and then the relevant indicators that have been monitored.

## 1.4 Setting the Scene

1.4.1 Slough has a very small geographical area of just 32.5 km<sup>2</sup>.

1.4.2 Slough's population at the time of the Census was 158,500 – an increase of 13.0%, from around 140,200 in 2011. This growth is markedly higher than the national average of 6.6%.

1.4.3 This confirms our assumption that there are a greater number of residents in the borough than has previously been included in recent ONS estimates (149,577 as of mid 2020).

1.4.4 Also large employment areas it is a densely built-up area which is more comparable with outer London than the surrounding Boroughs.

1.4.5 There are now 52,423 households in Slough containing at least one person – a growth of only 3.3% on 2011, compared to 6.1% in England and Wales.

1.4.6 Slough is the third most densely populated LA in the Southeast, with 4,871 usual residents per square kilometre (48.7 per hectare compared to 45.8 in 2011).

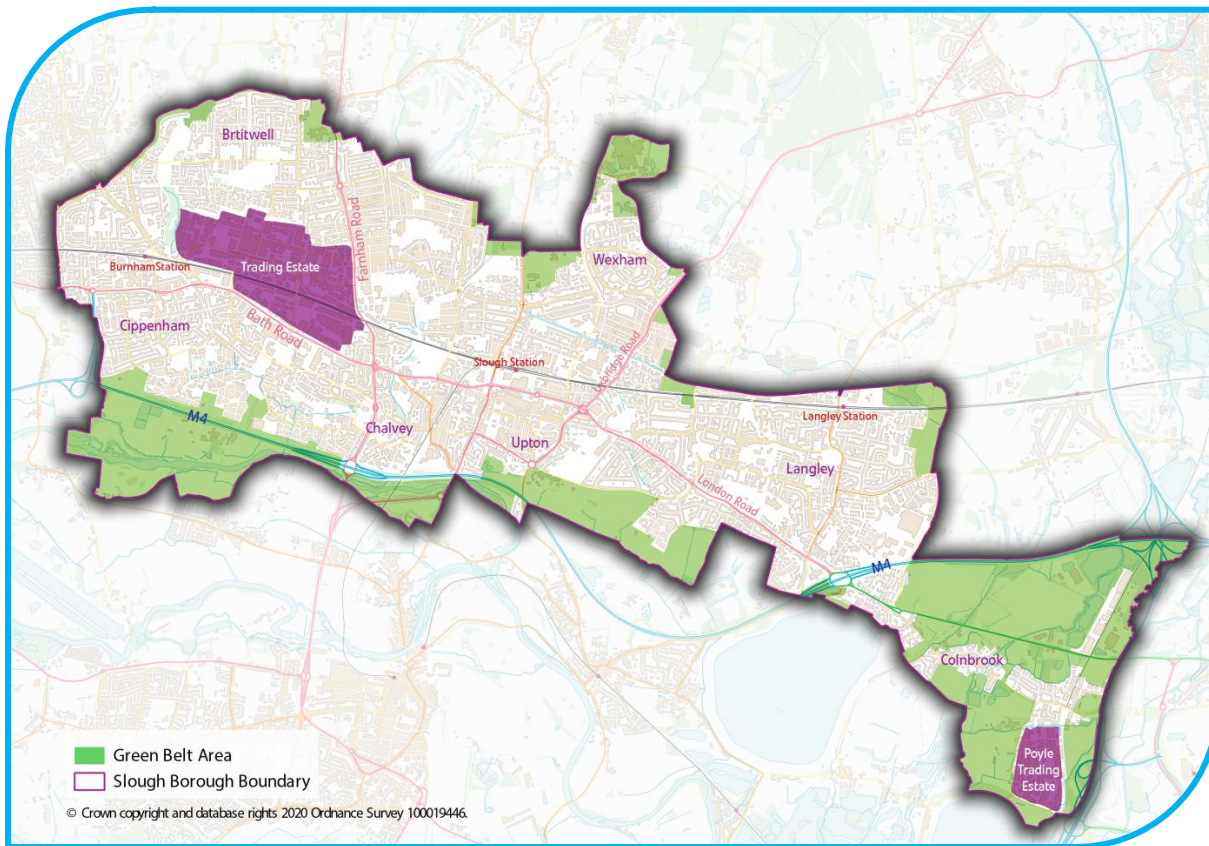
1.4.7 In addition to the town centre, there are two District centres at Farnham Road and Langley. These are augmented by a network of neighbourhood centres. There are four superstores and three retail parks which are concentrated in the west and centre of the Borough.

1.4.8 Outside of the centre there are two railway stations at Burnham and Langley (Figure 1 below).

1.4.9 The M4 motorway runs along the southern boundary of Slough acting as an east west bypass. It creates a barrier to the land to the south. The A4 is the main spine road through the town but is so congested at times that it does not cater for through traffic. The main north south route through Slough is the A355 which goes towards Windsor in the south and Beaconsfield/M40 in the north. The A412 leads towards Uxbridge.

1.4.10 One of Slough's biggest advantages is its proximity to Heathrow airport. This not only provides a lot of employment on site but is a big boost to the local economy. The airport also creates some environmental problems and can add to congestion, particularly in the eastern part of the Borough.

**Figure 1: A map of Slough**



## 2 Housing

### 2.1 Key facts

- Slough is one of the smallest Councils by area and one of the most densely built-up areas in the country. There is shortage of land for new development (Centre for Cities, 2020)
- Slough has one of the youngest populations in the country (average age 34) with a high proportion of children (29% children aged 0-17) and families who will need new homes in the future (only 10% 65 or over).
- Slough has some of the highest levels of overcrowding with each person having on average 27.2 m<sup>2</sup> of space in a home compared to an average of 36.5m<sup>2</sup> in other towns and cities.

### 2.2 Housing issues

2.2.1 There is a shortage of land for housing. Evidence to date shows that Slough will have at least a 5,000 housing shortfall compared to housing need figures measured over the next 19 years. As part of the initial stage of Local Plan preparation further work will be undertaken to confirm the shortfall figure.

2.2.2 Sites with potential for redevelopment for residential use do not always come forward as expected and approved developments do not always build out at the rate expected. Despite the

strong demand for new homes the supply does not meet the Borough needs in terms of numbers and type. Economic viability issues usually arise in connection with redevelopment sites i.e. those on previously developed land (brownfield sites). Measured over several years and on average the number of homes granted consent has increased at a greater rate than completion of new homes.

2.2.3 There is a significant need for affordable housing and for a range of house types including in particular family housing and homes with gardens. The vast majority of housing completions in the recent past have been flatted developments.

## **2.3 Meeting housing need**

2.3.1 Housing targets for the Local Plan and 5 year land supply purposes are now required to be calculated using the 2021 Standard Methodology published in the National Planning Policy Framework and Planning Guidance. This takes account of household projections and affordability ratios published by the Government to establish a Local Housing Need figure. Every year new affordability ratios are produced and as a result the local housing need figure changes.

2.3.2 The latest Local Housing Need figure for Slough equates to 847 per annum (average) from April 2022. The previous figure, applied to 21/22 housing calculation, was 864. Using the latest figures the total housing need as of 1st April 2022 is 16,800 for the new Local Plan period which extends to 2040/41.

## **2.4 Housing delivery test**

2.4.1 In 2018 the "Housing Delivery Test" (HDT) was introduced into the planning system as part of the new National Planning Policy Framework. The Housing Delivery Test (HDT) measures net additional dwellings provided in a local authority area against the homes required. The methodology for calculating the Housing Delivery Test measurement is set out in the Housing Delivery Test Measurement Rule Book, and the Department for Levelling Up Housing and Communities will publish the HDT result for each local planning authority in England annually in November.

2.4.2 The results of the 2021 Housing Delivery Test which were published in January 2022 show that over the previous three years housing delivered in Slough was 67% of the required level. This means that the 'presumption in favour of sustainable development' applies when deciding planning applications as 67% falls below the current Test threshold of 75%. Last year Slough was just above the threshold. Further implications of the test, but no different to last year, are the need to have a 20% rather than a 5% buffer added to the Borough housing need/requirement figure. And for a Housing Delivery Action Plan, prepared in line with national guidance, to be in place (see below section 2.9).

## **2.5 Housing completions**

2.5.1 Table 1 below shows the rate of net housing completions during the Local Plan period since 2006. See table C in the Appendix for the relationship to housing targets.

2.5.2 In 2021/22 there were 532 net housing completions in Slough. This figure is broadly similar to the last 3 years and includes the first release of homes on the Horlicks Quarter. All except 32



were built on sites of 10 or more homes. The 32 figure is lower than average (over the past few years) but there are over 80 homes under construction on small sites.

2.5.3 Of the total 541 gross completions 8 homes were created by conversion of existing homes and 205 (38%) where from a change of use. 9 homes were lost through conversion or demolition. A list of sites with completions is in the appendix (table A).

2.5.4 At the end of March 2022 there were 1269 dwellings under construction including over 400 on the Horlicks site. This is a bit less than last year but higher than average over the last 6 years. There were 2865 dwellings with planning consent (including outline permissions) but not yet started. Over 700 of that figure is phase 2 of the Horlicks Quarter development which is expected to start in 2024. The number of homes not started is a bit less than last year but higher than previous years. But it should be noted 1,000 of the 'not started' figure is the residential element of the former Akzo Nobel site which is now unlikely to progress.

**Table 1: Housing net completions since 2006**

<b>Year</b>	<b>Past Completions</b>	<b>Cumulative completions</b>
<b>2006/07</b>	409	409
<b>2007/08</b>	849	1,258
<b>2008/09</b>	595	1,853
<b>2009/10</b>	275	2128
<b>2010/11</b>	249	2,377
<b>2011/12</b>	246	2623
<b>2012/13</b>	182	2805
<b>2013/14</b>	396	3201
<b>2014/15</b>	507	3708
<b>2015/16</b>	789	4497
<b>2016/17</b>	521	5018
<b>2017/18</b>	846	5864
<b>2018/19</b>	534	6398
<b>2019/20</b>	503	6901
<b>2020/21</b>	501	7402
<b>2021/22</b>	532	7934

## **2.6 Housing trajectory**

2.6.1 The Housing Trajectory (Table D in Appendix 1) sets out an estimate of housing supply in the Borough over the period 2022/23-2040/41, reflecting the end date of the new Local Plan period. It also indicates the current Local Housing Need figure, which being greater than the expected future supply, results in a significant shortfall of new housing within the Borough in future years as referred to in para 2.2.1 above.

2.6.2 The trajectory estimate is based upon the 5-year housing land supply sites (see below), other developments with consent and sites the Council assess as likely to or have a reasonable prospect of coming forward taking account of the emerging Local Plan, existing planning policies and known landowner/developer interest. The Trajectory considers these principal sources of supply:

- Sites with Planning consent for residential units, taken from data in the Council's planning records (hard commitments). This includes full, outline and reserved matters consent plus permitted development and permission in principle.
- Sites allocated for development in the existing Local Plan or Site Allocations Development Plan.
- Sites likely to come forward for development having considered current undecided planning applications, pre apps, Council development/land proposals, the 'call for sites' exercise in 2016 and the Spatial Strategy.
- An estimate for new homes built on small sites (likely to have fewer than 10 homes).

2.6.3 The Trajectory figures take account of the likelihood that not all the developments/sites used to compile it will come forward - known as discounting. Before discounting the trajectory exercise listed sites that could accommodate over 12,600 homes. After discounting this figure reduces to about 9,600. Comparing the latter figure to the current Local Housing Need figure of 16,800 indicates a shortfall of well over 5,000 homes. For the latter years of the new Local Plan period some unidentified sites are expected to come forward but there is no evidence to suggest they would make up the estimated shortfall.

2.6.4 The inputs to the trajectory and housing need figure do vary over time. So the trajectory and associated calculations are reviewed each year at least.

2.6.5 The 'hard commitments' – new homes with planning consent are listed in the Appendix (table B). The list is also the basis of the 5 year land supply figure, see below, but certain sites are excluded to accord with Government guidelines.

## **2.7 Five-year housing land supply**

2.7.1 The National Planning Policy Framework (NPPF para 68) requires Local Planning Authorities to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement or Local Housing Need (LHN) figure with an additional buffer of 5% to ensure choice and competition in the market for land." However the Housing Delivery Test result for Slough as outlined above requires a 20% buffer to be applied.

2.7.2 Slough's current Local Housing Need figure is equivalent to 847 net additional dwellings per year; this is derived from the standard methodology in the NPPF as stated above.

## 2.8 Five year Housing land supply calculations

<i>5 year housing land supply</i>	<i>figure</i>
Annual average Local Housing Need	847
Local Housing Need x 5 years	4235
5 year need figure inclusive of 20% buffer	5082
Annual Local Housing Need inclusive of 20 % buffer (5082/5)	1016.4
5 year identified supply	2127
Number of years supply (2127/1016.4)	2.1

2.8.1 The table above shows that Slough has 39% of the Local Housing Need figure (inclusive of buffer) which equates to a 2.1-year supply as of 1st April 2022. Consequently, Slough does not have a five year supply of new housing as defined by the Government. To strictly align with the definition this figure currently excludes applications with outline permission or waiting for planning obligations to be signed or sites allocated for development in the Local Plan.

2.8.2 Last year the 5 year supply figure was 2.2. The Council intends to review the way it calculates the figure taking account of best practice and what other local authorities do. This is expected to result in more sites being included. Furthermore as a result of permissions granted since the 1st of April being greater than completions the supply figure if calculated in November 2022 is expected to be above 2 years.

2.8.3 Where Local Planning Authorities cannot demonstrate a five year supply of deliverable housing the development plan policies are considered to be out of date. This means that the ‘tilted balance’ must be applied in determining planning applications for housing development. This requires local planning authorities to apply the ‘presumption in favour of sustainable development’ which is set out in paragraph 11d of the NPPF. This states that applications should be granted planning permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

## 2.9 Housing delivery action plan

2.9.1 A Housing Delivery Action Plan was produced in July 2019 and published on the Council’s website. The Plan identifies that many of the reasons for under delivery are outside the control of the Council and it sets out various actions in order to try to improve housing delivery and meet the Housing Delivery Test in future years. These reasons and actions are still substantially relevant. An updated Plan will be produced in the near future when resources are available.

## 2.10 Type of housing - houses/flats

2.10.1 The results of monitoring for 2021/22 showed that 6% of housing completions were houses and 94% flats or maisonettes.

2.10.2 Table 2 below shows past trends.

**Table 2: Percentage of Houses and Flats completed since 2016.**

<b>Year</b>	<b>% Flats</b>	<b>% Houses</b>
2015/16	66	34
2016/17	67	33
2017/18	75	25
2018/19	83	17
2019/20	90	10
2020/21	90	10
2021/22	94	6

2.10.3 The predominant dwelling type in Slough is traditional two or three bedroom houses. However, as indicated above, most new homes are flats and increasingly so in recent years. Most flatted schemes are a mixture of one and two bedroom properties with a few three bedroom homes.

2.10.4 The predominance of flats reflects, in part, the effectiveness of the policy in the Core Strategy that seeks to direct new development to the town centre and other urban areas, where flats are more acceptable, whilst ensuring that development in the suburban areas consists predominantly of family housing. But it also reflects the land and housing market, development economics and availability of offices that can be converted to residential use (change of use). The latter has been assisted by the relaxed planning regime under Permitted Development rules (also known as Prior Approvals) for change of use.

2.10.5 Last year 205 of total home completions were a change of use from offices with 86% of those via the Permitted Development rules. Whilst there is a need for all dwelling types the need for family homes is not being met as well as that for small homes. And the need for traditional family homes with gardens is met even less.

2.10.6 The predominance of flats is likely to continue as very few green field sites are likely to come forward for development in the near future. It is much easier to insist on houses for those sites. And viability issues around redevelopment of existing property will remain. Plus the relaxed Permitted Development (PD) rules, in a revised form, still exist. Change of use to offices under PD rules are not likely to be as high as the past but other uses can now change to residential use under the rules. Development via PD rules results in lost employment or retail space and prevents the Council controlling the mix of homes (number of bedrooms per flat) and seeking affordable housing.

## **2.11 Previously developed land completions**

2.11.1 98% of the gross housing completions in 2021/22 were on previously developed sites (brownfield). This figure tends to fluctuate over the years depending upon which sites are coming forward but last year's figure is consistent with the last 4 years.

2.11.2 Table 3 below shows that the trend is most housing completions are on previously developed land and this has never fallen below 50 percent. This trend is likely to continue as few greenfield sites are being developed now. And as highlighted under type of housing most development takes place in the centre of Slough.

**Table 3: PDL completions in 2021/22**

<b>YEAR</b>	<b>Total Gross Completions</b>	<b>Total Gross PDL Completions</b>	<b>% PDL</b>
<b>2021/2022</b>	<b>541</b>	<b>508</b>	<b>98%</b>
<b>2020/2021</b>	<b>510</b>	<b>510</b>	<b>100%</b>
<b>2019/2020</b>	<b>514</b>	<b>511</b>	<b>99%</b>
2018/2019	585	585	100%
2017/2018	861	804	93%
2016/2017	598	484	81%
2015/2016	782	536	68%
2014/2015	599	301	50%
2012/2013	190	95	50%
2011/2012	258	175	67%
2010/2011	262	201	77%
2009/2010	285	172	60%
2008/2009	632	198	69%
2007/2008	917	896	98%
2006/2007	475	466	98%
2005/2006	533	498	93%
2004/2005	867	500	58%

## **2.12 Housing mix**

2.12.1 The breakdown by bedroom size for gross housing completions 2021/22 for developments granted planning permission is below. It excludes homes permitted under permitted development office to residential change of use:

*[\*Nov'22 This information is still being finalised*

- xx% four bed
- xx% 3 bed,
- xx% 2 bed
- xx% 1 bed or bedsit. ]

2.12.2 It should be noted that 33% of new home completions came via the Prior approval/permitted development process. The above figures do not reflect homes completed under this process as information on the housing mix is not always known; applicants do not have to provide it. It is likely that most of these homes would have been 1 or 2 bedroom homes including some bedsits.

2.12.3 The lack of new family sized housing coming forward in Slough provides further justification for the Local Plan Spatial Strategy of protecting the existing stock in the suburbs, seeking family homes within the town where feasible and promoting cross border development, such as the

northern expansion of Slough in the form of a garden suburb to help rebalance the housing market.

## **2.13 Affordable housing**

2.13.1 Affordable housing is essential in order to meet local housing needs. Affordable housing can be delivered by a combination of house building by the Council, registered providers (mostly housing associations) and private developers. For the latter affordable housing is provided through the planning process by securing a proportion of dwellings on private development sites as affordable housing under Sec. 106 planning obligations.

2.13.2 Core Policy 4 in the Core Strategy DPD 2006-2026 requires that 30-40% affordable housing on sites of 15 homes or more primarily on site or for smaller sites (14-24 homes) financial contributions for the Council to fund affordable homes elsewhere in the town.

2.13.3 64 new build dwellings were in the affordable category in 2021/22. This is more than the each of the last 3 years. 78% were secured via planning obligations. Of the rest most were built by the Council – 12 houses.

2.13.4 The supply of affordable homes is affected by a number of factors. Firstly the availability of Council or Housing Association land and funds to build themselves. Secondly, the scope to insist on affordable housing via planning obligations on private development sites. The latter is affected by whether or not large enough sites come forward in any one year and viability of redevelopment on brownfield sites. Applications now come forward with viability studies which usually show that it is not possible to provide the full policy compliant quota of affordable housing.

2.13.5 The second factor limiting supply is that the Council is unable to get contributions from change of use schemes that have come forward under the Prior Approval/Permitted Development process. Thirdly the ability of Housing Associations to buy homes, offered by private developers under planning obligations, is limited. Government grant funding for Housing Associations purchasing planning obligation housing is not now available. Homes England funding for affordable housing is also limited built is being used on the Horlicks Quarter development.

2.13.6 Regarding affordable housing via planning obligations some contributions are financial rather than homes built on site. Those contributions, for the Council to use on housing, are included in the Planning Obligations section below.

## **2.14 Self-build register**

2.14.1 As required by Planning Practice Guidance (PPG), since 1 April 2016 the Council keeps a custom and self-build homes register, details of which are publicised on the website.

2.14.2 The register holds information on individuals and associations of individuals who are seeking to acquire serviced plots of land. The PPG encourages Local Planning Authorities to publish headline data in their AMR on the demand for self-build or custom housebuilding.

2.14.3 As of 31 October 2016, new regulations dealing with custom and self-build homes registers came into force (Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016)

2.14.4 The Council has not set any local eligibility criteria or fees for going on to or staying on the register. As such anyone going on to the register would be on 'Part 1'. There are no financial checks completed at this stage to indicate whether or not people registering can realistically fund the property they are indicating they would like.

2.14.5 The number of individuals on the self- build register at October 2021 is 258.

2.14.6 For more information on how to join the register please visit Slough Borough Council website.

## **2.15 Brownfield land register**

2.15.1 In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 which came into force in mid April 2017, the Council is required to prepare and maintain a register of brownfield land that is suitable for residential development.

2.15.2 Regulation 17 of the Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities to update the information relating to existing entries in their registers at least once a year and that it may consist of two parts:

- Part 1 - all sites which are 'suitable', 'available', and 'achievable' for residential development which could be delivered within 15 years; and
- Part 2 - any sites which are given 'permission in principle'. Inclusion on part 2 would grant permission in principle for residential development (the scale to be determined by the Council) and the landowner/developer would have to apply for 'technical details consent' before any development could commence.

2.15.3 Brownfield sites that meet the relevant criteria must be entered in Part 1 of the Register. There are currently no sites classified as Part 2 on the register. The Register can be found on the Council's website [www.slough.gov.uk](http://www.slough.gov.uk).

## **3 S106 planning obligations**

3.1.1 Details on Section 106 planning obligations for 2021/22:

- 11 new planning obligations signed (excludes variations)
- Affordable Housing via Planning obligations – 50 homes completed
- Affordable Housing financial contributions received £698,507
- Infrastructure financial contributions received £ 5,644,135

The above relates to all obligations not just those related to housing

## **4 Employment**

### **4.1 Key Facts**

- Slough is an economic powerhouse.
- Slough hosts a number of corporate headquarters and has one of the highest business start-up rates in the country.

- One of the only Simplified Planning Zones in the country. This has helped with the success of Slough Trading Estate.

## 4.2 Employment issues

4.2.1 Slough is an economic powerhouse but it doesn't always benefit as much as it should from all of this economic activity. Slough's residents have lower paid salaries when compared to those who are commuting into the Borough who have higher paid salaries.

4.2.2 Without the expansion of Heathrow Airport, which would have provided a significant boost to the local economy, the only major opportunity for employment growth is new offices in the town centre. However the stock of office buildings in the town has reduced considerably in recent years primarily as a result of change of use to residential use. Also due to the covid pandemic the nature of how some companies are operating is changing. Combined with staff working remotely demand for office space is reduced.

4.2.3 Because of current uncertainty it is not possible to confidently predict number of jobs required to support the Slough economy. But the plan continues to aim to provide an additional 15,000 jobs in order to meet the needs of the growing resident workforce. Further evidence is required for employment need and this will be produced.

4.2.4 There is a significant demand for land for warehousing and data centres in Slough. This together with the need to plan for additional jobs means land is needed for new industrial/business floorspace – either redevelopment of existing employment/business use land or greenfield land. And as stated above there is also a shortage of land for much needed housing. Much new housing in recent years has been on former employment use land. Competition for land is high so land/property values have risen in recent years.

## 4.3 Completed Employment floorspace

4.3.1 The monitoring shows that there was a net gain of 2,000 square metres of non – office employment floor space in 2021/22. 3,900 square metres of completed floorspace for Sui Generis use on Slough Trading Estate was two data centres. Info to follow on 19/20, 20/21.

4.3.2 Overall there has been a net loss of employment floorspace of about 12,000 sqm. This is because of the loss of some offices to residential use. But detail of the losses has yet to be estimated; applicants for change of use via the prior approval process no longer have to provide that information.

4.3.3 The table below shows that the general trend is a net loss of employment floor space over the last five years. The only exception was 2017-18 when there was a net gain in employment floorspace of 11,312 sqm due to completion of two office buildings on Brunel Way.

**Table 4: Employment Floorspace lost over the last five years (sqm)**

2021-2022	2018-19	2017-18	2016-17	2015-16	2014-15
-12,800	-13,080	11,312	-7080	-33308	-38929



4.3.4 The employment uses are defined by the planning use classes B2 general industry and B8 warehousing , E commercial, business and service, F1 learning and non-residential, F2 community uses and Sui Generis. These new use classes (F1, F2 and E) changed in September 2021 with the aim being to support the high street revival and allow greater flexibility to change uses within town centres without the need for express planning permission.

#### 4.4 Simplified Planning Zone Slough Trading Estate

4.4.1 The Trading Estate used to be famous for being one of the largest in Europe in single ownership. The offices along the Bath Road were acquired by AEW and the Bath Road retail park was sold off a few years ago. SEGRO own the rest of the Estate and but have repurchased the Bath Road offices.

4.4.2 Slough Trading Estate has the largest concentration of data centres in Europe; more are under construction. This is an indication as to how it has changed from its industrial past, but it is still home to some manufacturers, such as Mars, plus a variety of other commercial premises including an increasing amount of new warehousing.

4.4.3 There is currently a Simplified Planning Zone (SPZ) for the Trading Estate. This helps existing and potential new occupiers plan for the future with more certainty by allowing certain types of development to take place without the need for planning permission provided they meet all of the specified conditions.

4.4.4 The Slough Trading Estate SPZ is due to expire in November 2024 and due to its success preparations to renew it are expected to begin in January 2023..

4.4.5 Six SPZ schemes permitted in 2021/22 are listed below. In addition three data centres were completed on Slough Trading Estate in 2021/22 see below.

**Table 5 SPZ schemes *completed* in 2021/22**

Ref	Address	Description
T/145	204 Bedford Avenue	Development of a detached warehouse unit with (ancillary first floor office accommodation) B1 B2 B8 and Data Centre.
T/146	212 Bedford Avenue	Development of detached warehouse unit data centre.
T/148	1-7 Banbury Road	Phase 2 of the Equinix redevelopment of building 1. Construction of a 3 storey 86,701 sq. ft data centre for colocation uses with ancillary offices with a footprint of 49.8%. There is additionally open plant on the top of the building shielded behind louvred screens.

**Table 6 SPZ schemes *permitted* in 2021/22**

<b>SPZ Number</b>	<b>Date of compliance letter sent</b>	<b>Address</b>	<b>Proposed description</b>
T/148	05/05/20	1-7 Banbury Road	Phase 2 of the Equinix redevelopment of building 1. Construction of a 3 storey 86,701 sq. ft data centre for colocation uses with ancillary offices with a footprint of 49.8%. There is additionally open plant on the top of the building shielded behind louvred screens.
T/149	07/07/20	580 Ipswich Road	Construction of a three storey 11,176 sq. m data centre for colocation uses with a footprint of 49.8%.
T/150	13/07/20	8 Buckingham Avenue	An extension to building 8 by Equinix, the existing building is a previously approved SPZ building and the proposal is for a data hall extension to the side, 1307 m2 with a total footprint of 49%.
T/151	02/10/20	232, Berwick Avenue	Change of use to allow a fibre exchange/data centre (Sui Generis) in addition to the permitted Class B1(C), B2, B8 as well as the installation of two generators, air conditioning units, louvered screening, new fencing and a new gate with a total footprint of 33.8%. No change to the number of existing car parking spaces.
T/152	20/11/20	110 Buckingham Avenue	Proposed development: demolition of 110 Buckingham Avenue (6190 sq. m) and the construction of a new data centre facility of 24,878 sq. m over three floors and plant at ground floor level.
T/153	10/ 11/ 2021	650-660 Ajax Avenue	demolition of existing industrial buildings and construction of interlinked datacentres.

## **4.5 Office market and development**

4.5.1 Slough has lost a number of offices in the town in recent years, particularly in the centre, due to the conversion of offices to residential. Last year's housing completion figures show that 4 office blocks were lost. No new office blocks were completed.

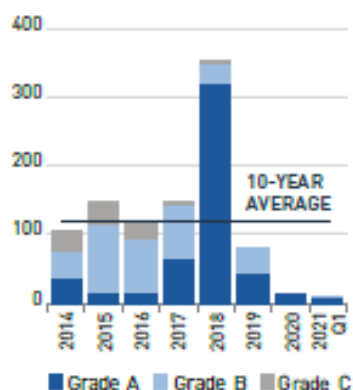
4.5.2 The Thames Valley and South-East Office Market Report (2021) produced by Lambert Smith Hampton shows that Slough has 5.7 years supply of offices

4.5.3 Slough office Market was one of the hardest impacted in the South East due to the pandemic. The snapshot below shows the low levels of office take up since 2018.

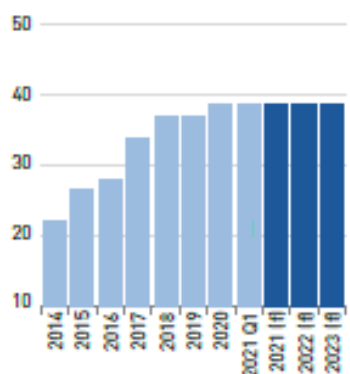
Availability stands at 697,000 sq. ft of office space.

4.5.4 The majority of office space available in Slough is good quality Grade A or B. There is only a limited supply of grade C office space mainly because this has been converted to residential. Below is graphic display of key office market statistics. Below is graphic display of key office market statistics.

**TAKE-UP (000 SQ FT)**



**PRIME HEADLINE RENT (£ PER SQ FT)**



**MARKET AT A GLANCE**

12 MONTH TAKE-UPS VS 10-YEAR AVERAGE

**-86%**

YEARS OF SUPPLY

**5.7**

GRADE A SHARE OF SUPPLY

**66%**

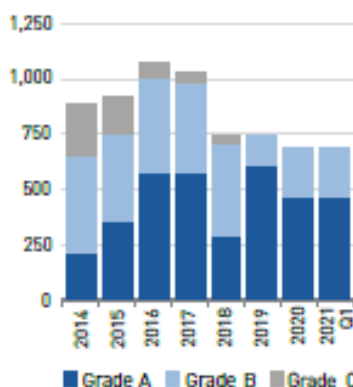
PRIME YIELD

**5.25%**

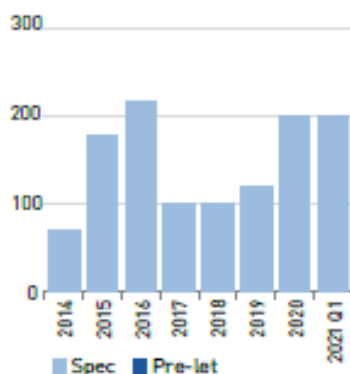
Q1 2021 HEADLINE RENT (PER SQ FT)

**£38.75**

**AVAILABILITY (000 SQ FT)**



**UNDER CONSTRUCTION (000 SQ FT)**



**KEY SELECTED TRANSACTIONS**

Quarter	Property	Size (sq ft)	Occupier	Rent (per sq ft)
2020 Q1	The Future Works	9,544	ByBox	£38.75
2021 Q1	The Curve, Langley	5,281	Jabra	£24.00
2020 Q3	The Urban Building	5,200	Logicalis	£32.50
2021 Q1	Beechwood House	4,500	Community Health Eyecare Ltd	£20.00
2020 Q2	Switch	2,064	Celerion	£27.00

Source: LSH Research

## 5 Retail and town centre

### 5.1 Key facts

- Slough Town Centre has a reduced retail and leisure offer.
- Thriving other retail centres in Langley and Farnham Road more specialised offer.

- Impact of covid affected the number of vacant units and activity in town centres and highstreets.

5.1.1 Slough has a declining retail offer and the future of the shopping centre is uncertain. It is recognised that Slough will no longer be a sub-regional shopping centre and there will be a significant reduction in the amount of retail floorspace in the town centre. A planning application is in the process of being approved for redevelopment of Queensmere shopping centre which will mean a decrease in the amount of retail floorspace.

5.1.2 Slough town centre's evening economy is limited with a lack of cultural facilities despite the Curve and Cinema. This is one of the reasons why there isn't the expenditure in the Borough that there should be for the population present.

5.1.3 In contrast to Slough town centre, the Farnham Road and Langley district centres are thriving which offer a more specialised offer. These along with the neighbourhood centres provides accessible local services for the community.

## **5.2 Retail Vacancy Survey 2022**

5.2.1 Retail vacancies are a good measure of the health of a centre. The National Planning Policy Framework (NPPF) still recognises town centres as the heart of the communities. Our policies direct retail development to the town centre to protect the vitality and viability of our high streets.

5.2.2 Retail vacancy survey in Slough Town Centre was last conducted in 2019 as a result of the pandemic and staff resources.

5.2.3 A retail survey was undertaken in February 2022. The results showed overall Slough Town Centre vacancy of 16.3%.

5.2.4 Slough high street is in decline. Even though the retail vacancy rate doesn't seem particularly high, this does not indicate the true health of Slough high street and the shopping centres.

5.2.5 Also the retail vacancy rate does not reflect the quality of the retail offer. Many of the units in the shopping centres have no signage or permeant shop fit out. These are pop ups which are temporary/short term lets.

## **5.3 Slough Town Centre**

5.3.1 The Town Centre retail vacancy survey counts the number of vacant units in the designated primary and secondary retail frontages in Slough Town Centre. The most recent survey in 2022 showed overall Slough Town Centre vacancy of 16.3%.

- The Queensmere was 29% vacant.
- The Observatory was 30% vacant.
- The Highstreet was 8% vacant.

## **5.4 Slough Town Centre Business Improvement District (Slough BID)**

5.4.1 A Business Improvement District (BID) is a geographical area in which the local businesses have voted to invest together to improve their environment.

5.4.2 A Business Improvement District (BID) is a business-led and business-funded limited company, created through a ballot process, to improve a defined area in which a levy is charged on all business rate payers in addition to their normal business rates bill. The BID is funded primarily through this levy but can also draw on other public and private funding streams, using its resources to develop projects that are intended to provide additional services or improvements to the local area.

5.4.3 Slough BID was established following a successful ballot in 2020. The Slough BID will be due for renewal in 2025. The BID is focused on delivering projects within the 5 themes prioritised by the businesses, with the team working closely with the Council:

- Safe and Secure: Helping to deal with crime and anti-social behavior in the town Centre
- Environment: Creating a clean and pleasant environment
- Marketing and Events: Promoting Slough as a welcoming, vibrant town Centre with events for everyone.
- Business Support: Training and networking opportunities, cost reduction through joint procurement and customer loyalty schemes.
- Representation: Being the voice for business, representing business interests and working with other organizations to get the best for the town.

## **6 Appeals**

### **6.1 Number of appeals**

6.1.1 The AMR looks at whether there are any lessons to be learnt from appeal decisions. There were 25 appeals against the refusal of planning applications in Slough in the 12 months from April 2021. The majority of these Appeals were householder's applications for extensions.

### **6.2 Appeals Allowed**

6.2.1 Of these 10 appeals (33%) were allowed by Inspectors ( i.e. the Planning Application refusal overturned to an approval). It should be noted that nearly all of the appeals that were allowed related to design, character of the area or amenity which tend to be subjective judgements.

6.2.2 None of the appeal decisions are considered to indicate that there is a need to review any policies.

### **6.3 Appeals relating to Core Policy 4**

6.3.1 The existing planning policy approach protects the suburbs from inappropriate intensification and protects family housing from conversion to flats.

6.3.2 Evidence in support of this was set out in the Protecting the Suburbs Strategy (2020) that concluded it was not practical, viable, sustainable or desirable to allow any of the family housing in the suburban residential areas to be lost to redevelopment This is due for example to the high

demand for family housing in Slough compared to the small number of new builds that are family housing, and that the majority of new builds are flats.. Further information can be seen in Protection of the Suburbs Strategy (May 2019).

6.3.3 Appeal decision results that test Core Strategy Policy CP4 (Housing Type) have shown that it is a robust and effective policy. A series of successful planning appeals won by the Council demonstrate that the policy is compliant with National Planning Policy Framework and provides the justification for the continued application of this policy in our emerging Local Plan.

6.3.4 There have been a number of recent planning appeal decisions on planning applications submitted on sites in the suburbs for redevelopment which the Council have won. These development proposals would have resulted in a loss of family accommodation or a negative impact on the character and appearance of the area.

6.3.5 Crucially these decisions show that, even in the absence of a five year housing land supply, the policy continues to be given weight in planning appeal decisions as PINS recognise for example the Planning issues and implications of losing family housing and poor design in Slough.

## **7 Natural and Built Environment**

### **7.1 Key facts**

- Slough does not have any nationally significant environmental sites but there is a need to improve the biodiversity and nature conservation value of the environmental assets that already exist in the Borough.
- Parts of Slough fall within the requirement for Burnham Beeches Special Area of Protection under the Habitat Regulations.
- Slough has some high quality parks but an overall a shortage of green infrastructure for the size of its population.
- Salt Hill Park, Pippins Park, and Herschel Park have received Green Flag Awards
- Slough has the highest concentration of data centres in Europe which will make it harder to meet our climate change targets because of their large energy consumption and associated carbon emissions.
- Slough suffers from poor air quality. There are currently 5 Air Quality Management Areas which have been declared due to breaches of the national standard. These are clustered along the A4 in the middle of Slough and around the M4/A4 in the Brands Hill area.
- Environmental issues such as the lack of the greenery, high levels of traffic congestion and limited number of appealing buildings contribute to the poor image of the town as well as having an impact on the health and wellbeing of residents

### **7.2 Climate Change**

7.2.1 The Council declared a 'Climate Change' Motion in July 2019 which recognised the growing urgency to combat climate change. It then published and adopted a [Climate Change strategy and action plan](#) on 20 December 2021.

7.2.2 The Strategy and Action Plan has five key objectives that aim to address the causes and consequences of climate change in Slough:

1. reducing emissions from our estate and operations
2. reducing energy consumption and emissions by promoting energy efficiency measures, sustainable construction, renewable energy sources, and behaviour change
3. reducing emissions from transport by promoting sustainable transport, reducing car travel and traffic congestion, and encouraging behaviour change
4. reducing consumption of resources, increasing recycling and reducing waste
5. supporting council services, residents and businesses to adapt to the impacts of climate change

7.2.3 Since the declaration, the council has set a target of borough-wide carbon neutrality by 2040, with an ambitious stretch target of 2030. This was outlined in [Slough's Climate Change strategy vision](#) in June 2021. This target complies with the UK's national target of net zero emissions by 2050 and a reduction of 78% of emissions by 2035 relative to 1990.

### **7.3 Burnham Beeches**

7.3.1 Burnham Beeches is a Special Area of Conservation; a protected site under the Habitats Regulations (Habitats and Species Regulations 2017). Greater numbers of visitors to Burnham Beeches are causing damage to its sensitive habitat. New residential development in Slough can increase visitor numbers to the Beeches. When considering residential development planning applications the Council has a duty under the Habitats Regulations to address the impact on the Beeches.

7.3.2 A mitigation strategy can address the impact by :

- Treating selected public open spaces as 'suitable alternative natural green space' and
- implementing proposed natural habitat enhancement projects;

with the intention of attracting visitors who might have otherwise gone to Burnham Beeches

7.3.3 The enhancements would be funded by financial contributions from housing developers via Section 106 planning obligations. This would apply to residential development sites within 5.6 km of Burnham Beeches; that area covers the northern and western part of the town including the town centre.

7.3.4 An initial mitigation strategy has been agreed by Cabinet in October 2022 and it involves enhancements to Upton Court Park. A further strategy(s) is proposed to cover other open spaces such that necessary mitigation possibilities are outlined well in advance of expected residential development to which they would be linked.

7.3.5 Two advantages of having a mitigation strategy are :

- Natural England will normally object to planning applications if there is no mitigation strategy in place.
- The enhancements outlined in the strategy benefit Slough's residents and environment rather than fund projects at or around Burnham Beeches.

7.3.6 The principle of having a strategy and associated developer contributions was agreed at the June 2021 Planning Committee. The request for contributions and will be incorporated into

supplementary planning guidance in the near future. And together with the strategies can form the basis of a supplementary document in the forthcoming new Local Plan.

## 7.4 Local Wildlife and Geological Sites

7.4.1 TVERC (Thames Valley Environmental Records Centre) calculates the number of Local Wildlife Sites (LWS) and Local Geological Sites (LGS) that have been in positive conservation management in the five year period from 1st April 2017 to 31st March 2022.

7.4.2 Local authorities are required to report on this information to DEFRA each year as a measure of their success at protecting their local biodiversity. This reporting is known as SDL 160 (Single Data List).

7.4.3 The implementation of positive conservation management, defined as management that contributes to maintaining or enhancing the features of interest for which a site has been selected, has been assessed by Thames Valley Environmental Records Centre (TVERC) across all six Berkshire Unitary Authorities using a standardised methodology which was approved and verified by Berkshire Nature Conservation Forum (now the Berkshire Local Nature Partnership) in 2009.

7.4.4 The figure for Slough for 2022 was 71%, an increase of 14.3% from the previous year. This was due to the number of qualifying sites for the 5 year period increasing from 4 to 5.

## 8 Existing Planning Policy Documents

8.1.1 Slough's Core Strategy was adopted in December 2008; Site Allocations adopted in 2010 and saved policies from the Local Plan 2004, Proposals Map 2010. There are also saved policies from the Minerals and Waste Plans. These will remain the statutory Development Plan until the new Local Plan reaches adoption.

8.1.2 More details are available on our [Local Plan page on website](#).

8.1.3 The Local Plan is accompanied by other non-development plan documents ,primarily the following.

8.1.4 **Developers Guide** : a Developers Guide, originally adopted by the Council's Planning Committee for development control purposes in November 2008 has been partly updated in respect of affordable housing, drainage, refuse, education contributions, floorspace, viability studies, certain highway fees etc.

8.1.5 **Residential Extensions SPD**: The Residential Extensions Guidelines Supplementary Planning Document (RESPD) was adopted on 11th January 2010. The guidelines have been produced in light of increasing pressures for householders to build larger and more dominant extensions, and the impact of such extensions on both the general street scene and residential amenities within established residential areas of Slough.

## 9 Duty to Cooperate

9.1.1 The Duty to Cooperate (DtC) was created by the [Localism Act 2011](#). It means that Slough Borough Council must engage constructively, actively and on an ongoing basis with other councils



and agencies on strategic cross-boundary matters. The aim is to make sure that planning is joined up across the wider area and make local plans work well together.

9.1.2 In its Levelling Up Bill 2022 the Government signalled its intention to change the Duty to Cooperate. Until there is more clarity on the future of the Duty, the Council continues to act to sustain good conversations with other councils and agencies.

9.1.3 At present the Council responds to consultations with adjoining neighbours regarding housing, employment, transport and statutory service and infrastructure providers such as for Habitat Regulations, water, wastewater, electricity, and health services.

9.1.4 Regular meetings are held with Buckinghamshire to address the cross border housing land supply shortage, including the Wider Area Growth Study.

9.1.5 [The Wider Area Growth Study](#) was a joint study commissioned in two parts by RBWM and awarded to Stantec (formerly PBA). Part 1 was published in June 2019. The purpose of this was to define the geographic area of the study and the area of search for accommodating the future housing needs of the Slough, Windsor and Maidenhead core areas. The report is available online.

9.1.6 The Study concluded that the future housing needs of Slough are best met as close to Slough as possible, in areas where house prices are, or house prices in new developments could be, no higher than in Slough and close to areas that Slough residents commute out to.

9.1.7 As a result the Study had identified a very small 'narrow area of search', restricted to parts of adjoining local authority areas plus Hillingdon Borough. The later was included, not because it would necessarily be expected to take net migration from Slough, but because the inter relationship is such that if more housing was built in Hillingdon the net migration outflow to Slough is likely to be reduced.

9.1.8 Part 2 summary will be published in the AMR for 22/23 as this is currently being finalised.

## **10 Slough Local Plan**

### **10.1 Slough Local Plan**

10.1.1 Slough's new Local Plan will set out the vision for the borough and the approach to development over a 20-year period. It will set targets for the delivery of different types of development, provide guidance on locations as to where this development will take place, and establish which areas should be protected. It will also set out policies by which future planning applications will be determined.

10.1.2 The Local Plan is recognised as a strategic and corporate priority and is a major statutory function of the Council. Progress on the plan has been consistent but impacted by matters outside of its scope such as the proposed 3rd Runway at Heathrow, and the challenges for sustainable development in accommodating demand for jobs and housing (particularly affordable and family homes) within the existing urbanised area. Funding and staff resources have also been a factor.

### **10.2 Local Development Scheme (LDS)**

10.2.1 An LDS sets out a timetable for the production of new or revised planning documents (such as a Local Plan) by the Local Planning Authority. It is effectively a programme plan for the preparation of a local plan. The Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008 and Localism Act 2011) requires a Local Planning Authority to prepare and maintain a Local Development Scheme (LDS).

10.2.2 As of 2021 the dates in Slough's LDS were out of date. Council budget issues, Covid and staff resources that prioritised progress on the Plan delayed its update. An updated LDS is currently being prepared and will be published on the Council website once available.

### **LDS Requirements:**

The LDS should state:

- a. the local development documents that will be produced;
- b. the subject matter and geographical area to which each document is to relate;
- c. which documents are to have 'development plan' status;
- d. which documents (if any) are to be prepared jointly with one or more other local planning authorities;
- e. any matter or area where there is, or is likely to be, a joint committee;
- f. the timetable for the preparation and revision of the documents

## **10.3 Progress on the Local Plan**

10.3.1 Details of the Local Plan are published on [Council's website](#).

10.3.2 The work completed so far is as follows:

- [Regulation 18 Intention to Prepare a Local Plan January 2015](#).
- [Consultation on the Call for Sites June 2016](#) (following a Call for Sites January-March 2016)
- [Proposed Spatial Strategy](#) Dec 2020 to Jan 2021
- [Consultation on Proposed release of Green Belt Sites for Family Housing](#) -November 2021

## **10.4 The Proposed Spatial Strategy consultation: Regulation 18**

10.4.1 An initial spatial strategy, referred to as the "emerging" Spatial sought to accommodate growth at Heathrow. [The document is available here](#).

10.4.2 After the Heathrow expansion proposal was paused the Proposed Spatial Strategy now plans for two runways but continues to safeguard for three – retaining the Strategic Gap . Any future proposals for the expansion of the airport can be considered in a review of the Local Plan.

10.4.3 The Centre of Slough Regeneration Framework (September 2020) has also been produced. This contains a Master Plan and sets out the Council's corporate vision and spatial aspirations for the development and regeneration in the centre of the town over the next 15 years.

## **10.5 Regulation 18: proposed release of Green Belt sites for family housing**

10.5.1 The consultation document was published in November 2021 and considered ten sites in the Green Belt and their suitability for family housing. A report was put to Planning Committee in March 2022. The principle of releasing Green Belt was referred to in the Spatial Strategy that was consulted on in November 2020.

## 11 Monitoring of the 2010 site allocations

Ref No.	Proposal Address	Proposed Use	Progress May 2022
<b>SSA1</b>	Lynch Hill and Bangle's Spinney	Non-statutory informal nature reserve	Some wildlife management works underway.
<b>SSA2</b>	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open space	Complete
<b>SSA3</b>	Newbeech, Long Readings Lane, Elderly Persons Home and day centre	Residential (family housing) and or community use	Complete 12/13
<b>SSA4</b>	Slough Trading Estate (including Leigh Road Central Core Area)	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses.	Outline planning permission granted 18/06/12. Application lapsed
<b>SSA5</b>	149-153 Farnham Road and 415-426 Montrose Avenue	Retail (extension or redevelopment of existing supermarket with car parking)	Complete
<b>SSA6</b>	352-358 Farnham Road	Retail (extension to supermarket)	Complete in 2011/12
<b>SSA7</b>	Cippenham Phase 4	Residential (family housing)	Complete 2012/13
<b>SSA8</b>	Watercress Beds West of Keel Drive	Non-statutory informal nature reserve	Some tidying up and access work carried out.
<b>SSA9</b>	Thames Valley Community Centre	Mixed use: community and education	Complete. New school, community hub and nursery school on expanded site
<b>SSA10</b>	Chalvey Millennium Green	Non-statutory informal nature reserve	None. Trust land now under Council control. Enhancements proposed as part of adjacent Montem site residential development.
<b>SSA11</b>	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution	Completed school and residential complete.
<b>SSA12</b>	Land South of Stranraer Gardens	Non-statutory informal nature reserve	None

Ref No.	Proposal Address	Proposed Use	Progress May 2022
<b>SSA13</b>	Heart of Slough	Comprehensive regeneration for residential, offices, hotel, bus station, library, retail, restaurants and cafes, drinking establishments, education, leisure, associated changes to the road network, improvements to the public realm and parking.	Transport improvements completed and bus station complete 11/12. Library complete. One office building complete, a second one has permission. Hotel and residential on former Library site complete. Main site (former university/NW Quadrant) part demolished; Pre app discussions held for redevelopment.
<b>SSA14</b>	Queensmere and Observatory Shopping Centres	Mixed use: retail, leisure, residential	Outline application agreed by Planning Committee for Queensmere site. Demolition of western part likely in 2023.
<b>SSA15</b>	Upton Hospital, Albert Street	Medical and Healthcare uses	Occasional discussions with NHS.
<b>SSA16</b>	Post Office Sorting Office, Wellington Street	or mixed use: business and residential	No progress to date
<b>SSA17</b>	Slough Canal Basin, Stoke Road	Mixed use	Planning Application agreed by Planning Committee. Council may sell its part of site.
<b>SSA18</b>	Former Arbour Vale School, West Wing, St. Joseph's playing field, Stoke Road	– Development of secondary school and community sports stadium	Complete
<b>SSA19</b>	Play Area off Moray Drive	residential development	Complete
<b>SSA20</b>	Wexham Park Hospital, Wexham Road		Partial redevelopment scheme complete. Residential element may be introduced.
<b>SSA21</b>	Halkingcroft Wood, Middlegreen Road		No progress
<b>SSA22</b>	BT Site and 297 Langley Rd	Residential	Complete
<b>SSA23</b>	Part of Langley Business Centre, 11/49 Station Rd, Langley	Retail	Planning permission granted for data centre and some limited residential.
<b>SSA24</b>	Land west of Hollow Hill Lane, Langley		No progress. Most of site needed for proposed Western Rail Link to Heathrow – rail infrastructure plus flood mitigation land.
<b>SSA25</b>	Old Slade Lake, Orbits Lake and Colnbrook west, Lakeside Road, Colnbrook		No progress. Site affected by Heathrow third runway proposal.

## **12 Minerals and Waste**

12.1.1 Slough's current view is that at present planning on minerals and waste issues can be addressed through the existing saved policies and preferred areas and liaison with the Berkshire and other Authorities on their strategies.

12.1.2 We have decided not to prepare a new Minerals Plan for Slough at this stage because there are very few remaining sites for gravel extraction left in the Borough. We have also decided not to prepare a Waste Plan because of the uncertainty

12.1.3 The Council is also a member of the South East Waste Planning Advisory Group (SEWPAG). That monitors sub-regional issues including potential impacts from London.

12.1.4 The National Planning Policy Framework was published in March 2012, updated in 2018. This Council has incorporated Saved Minerals Local Plan policies into a Composite Local Plan published in July 2013. As a result the adopted Minerals Plan remains the Berkshire of 1995 (revised in 1997 and 2001) and the Waste Plan Minerals remains the Berkshire Plan of 1998.

12.1.5 Slough BC has historically had its extensive mineral extraction on green belt land. These have now been largely restored. The remaining parts of Slough are built up. There are no further large-scale reserves available in Slough. As a result Slough is at less risk compared with elsewhere in Berkshire to meet future needs of the region. In Waste Planning terms, Slough BC has a relatively small percentage of Municipal Solid Waste going to landfill and conversely a relatively high proportion of MSW going to Energy from Waste.

## 13 Appendices

- Table A Completions of new homes 2021/2022 summary
- Table B Summary of hard commitments (those with planning consent) as at 1/4/22 for residential development
- Table C Core Strategy Plan Period to 2022 residential net completions compared to target/need
- Table D Housing Trajectory New Local Plan Period

## Table A Completions of new homes 2021/2022 summary

Ward	Reference	Address	Development description	Construction status for site	Total gross units for site	Gross completed	Net completed	Loses	Previously developed land ?
Baylis & Stoke	P/17235/002	85, Northern Road, Slough, SL2 1LS	Construction of a 2no. bedroom dwelling house and associated works.	completed	1	1	1		YES
Baylis & Stoke	P/08177/001	229, Northern Road, Slough, SL2 1LU	Construction of a 3no. bedroom dwelling house and proposed two storey rear extension to the existing house at no. 229 Northern Road	completed	1	1	1		YES
Baylis & Stoke	P/10430/011	100b, Waterbeach Road, Slough, SL1 3JY	Conversion of 1no dwelling house to form 2no 3 bedroom semi detached dwellings and external alterations	completed	2	2	1	1	YES
Baylis & Stoke	P/17086/000	Former School Grounds, Belfast Avenue, Slough, SL1 3HH	Construction of 13 new dwellings comprising 5 x 2 beds, 8 x 3 beds with associated car parking and landscaping.	completed	13	13	13		NO
Britwell & Northborough	P/04301/005	Lilac Court, Rokesby Road, Slough, SL2 2RA	Conversion of existing 3-bed flat over two floors to 2no. 1-bed flats, one on each floor	completed	2	2	1	1	YES
Britwell & Northborough	P/17286/001	Kennedy House, Long Furlong Drive, Slough, SL2 2BF	Construction of a 3-storey building providing 386sqm of nursery (D1 use class) accommodation at ground floor and 9no. 1 bed and 3no. 2 bed flats above (12 total) and associated works.	completed	12	12	12		NO
Central	P/00526/015	Land R/O, 6-8, The Grove, Slough, SL1 1QP	Construction of 9no one bedroom flats.	completed	9	9	9		YES
Central	P/01508/042	Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG	Construction of a part eight and part nine storey building (Class C3 Use) to accommodate 238 flats together with 47 on site car park spaces at grade together with landscaping and other works incidental to the development.	under construction	238	87	87		YES
Central	F/02411/021	Thames Central, Hatfield Road, Slough, SL1 1QE	Prior approval for change of use from offices (B1a) to form 153 apartments.	completed	153	153	153		YES
Chalvey	P/01201/010	The Curve, 26, Chalvey Road West, Slough, SL1 2JG	Construction of a third floor extension to provide two new one bed residential flats. P.V. Panels to the roof of the existng building.	completed	2	2	2		YES
Chalvey	P/00669/016	Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ	The addition of a fourth floor, side infill extension at ground floor level, facade improvements, new window openings, balconies and terraces to facilitate the change of use to Class C3 residential use to provide 9 no. 1 bedroom units and 5 no. 2 bedroom units, and the retention and use of three ground floor units for flexible commercial use (Use Classes A1, A2, B1(a)).	completed	14	14	14		YES
Chalvey	P/06033/018	15, Bath Road, Slough, SL1 3UF	Demolition of existing roof. Three storey extension above existing second floor and part 4 and part 6 storey rear extension to existing building to provide 24 residential flats (17 x 1 bed; 7 x 2 bed). Installation of vehicle access gates, fencing, change of access to 17 Bath Road, provision of car parking, cycle storage, refuse storage area. External alterations to existing building including revisions to fenestration, elevations and addition of terraces. Boundary treatment and landscaping.	completed	24	24	24		YES
Chalvey	F/06033/017	15, Bath Road, Slough, SL1 3UF	Notification for prior approval for a change of use from offices (B1a Use Class) to 24no. residential flats comprising 3 x studio and 21 1 bed flats (C3 Use Class).	completed	24	24	24		YES
Cippenham Green	P/16794/002	Slough Scuba Store, 35, Elmshott Lane, Slough, SL1 5QS	Demolition of existing building. Construction of a replacement building to provide 2no retail units on the ground floor, and 3no 1-bed apartments on the first and second floors.	completed	3	3	3		YES

Ward	Reference	Address	Development description	Construction status for site	Total gross units for site	Gross completed	Net completed	Loses	Previously developed land ?
Colnbrook and Poyle	P/16259/003	26, Springfield Road, Slough, SL3 8QJ	Demolition of existing dwelling and erection of a new dwelling (retrospective)	completed	1	1	0	1	YES
Colnbrook and Poyle	P/12934/013	Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS	REDEVELOPMENT OF SITE TO PROVIDE 27NO. FLATS CONTAINED WITHIN ONE 5 STOREY AND ONE 4 STOREY BLOCK TOGETHER WITH ACCESS PARKING AND LANDSCAPING. (Retrospective)	completed	27	27	27		YES
Elliman	P/11132/001	1, Stranraer Gardens, Slough, SL1 3TE	Construction of a two bedroom dwelling attached to no. 1 Stranraer Gardens.	completed	1	1	1		YES
Elliman	P/17350/003	28, Shaggy Calf Lane, Slough, SL2 5HH	Demolition of existing house and construction of 4no. new two bedroom houses	completed	4	4	3	1	YES
Elliman	P/00094/039 P/00094/052	Horlicks Factory, Stoke Poges Lane, Slough, SL1 3NW	A hybrid planning application for part outline/part detailed planning permission for a residential-led mixed use development of up to 1,300 new homes comprising: 1. Outline planning permission for the provision of up to 746 new homes (Use Class C3), commercial (Use Class A1-A3) and ancillary facilities within new buildings extending up to 77m AOD in height; car and cycle parking; public realm, landscaping and amenity space and all associated works (with all matters reserved); <b>(subsequently revised to 724 homes under P/00094/052 13/1/21)</b> and 2. Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings and structures, to facilitate the erection of five new buildings ranging from one storey to 10 storeys including change of use, two storey rooftop extension, ground floor extensions and alterations to the remaining parts of the Factory, to provide 554 new homes (Use Class C3), upto 239sqm commercial floorspace (Use Classes A1-A3) and a nursery (Use Class D1), and ancillary facilities; relocation of the war memorial; car and cycle parking; public realm, landscaping and amenity space; access from Ploughlees Lane, Stoke Poges Lane and Stokes Gardens; and all associated works. <b>(subsequently revised to 576 homes under P/00094/052 13/1/21).</b>	under construction	1300	112	112		YES
Farnham	P/12401/002	Land Adjacent To, 168, Stafford Avenue, Slough, Berkshire, SL2 1AS	Construction of a 1 x 3 bedroom detached dwelling with associated parking and amenity.	completed	1	1	1		YES
Farnham	P/06688/008	Construction of 1no three bedroom house	6, Gloucester Avenue, Slough, SL1 3AZ	completed	1	1	1		YES
Farnham	P/01077/024	Montrose House, 155-161, Farnham Road, Slough, SL1 4XP	Extension of existing building to create a 3rd floor, in conjunction with the conversion of existing offices, to form 21 residential units; new 4-storey extension to form stairs and lift enclosure on south elevation and a new 4-storey stair enclosure to the rear elevation; and, alterations of existing windows and construction of a bin store.	completed	21	21	21		YES
Langley St. Mary's	P/15958/004	2, Mina Avenue, Slough, SL3 7BY	Demolition of existing bungalow and the construction of 2 no. 2 bedroom semi detached houses	completed	2	2	0	1	YES
Langley St. Mary's	P/07663/023	1 & 2, The Drive, Slough, Berks, SL3 7DB	Construction of two rear dormer roof extensions, associated roof alterations and the installation of four roof lights to the front elevation to create two studio flats in the roof space.	completed	2	2	2		YES



Ward	Reference	Address	Development description	Construction status for site	Total gross units for site	Gross completed	Net completed	Loses	Previously developed land ?
Langley St. Mary's	P/07663/030	1 & 2, The Drive, Slough, Berks, SL3 7DB	Conversion of existing two (2x) two-bedroom first-floor flats into four (4x) one-bedroom flats and first floor extension to the rear of the existing building to create roof terraces.	completed	4	4	2	2	YES
Upton	P/02064/002	22, Langley Road, Slough, SL3 7AB	Demolition of existing building and construction of new 2 storey detached 5 bed dwelling.	completed	1	1	0	1	YES
Upton	P/06690/003	39, Langley Road, Slough, SL3 7AH	Demolition of existing house and construction of a new 5 bedroom dwelling	completed	1	1	0	1	YES
Upton	P/19118/000	23, Palmerston Avenue, Slough, SL3 7PU	Construction of 1no 3 bedroom dwelling	completed	1	1	1		YES
Upton	P/07944/008	90, Dolphin Road, Slough, SL1 1TA	Construction of 1no. 3 bedroom dwelling with amenity, parking and a new access road	completed	1	1	1		YES
Upton	P/01912/008	133-137, Upton Road, Slough, SL1 2AE	Alterations to existing drive way access and construction of a 1no. three bedroom detached dwelling at the rear of 137 Upton Road.	completed	1	1	1		YES
Upton	P/13519/007	Land at rear of, 11, 15 and 17, Yew Tree Road, Slough, Berkshire, SL1 2AA	Construction of a 2.5 storey detached building to accommodate 12no flats (1 x st	completed	12	12	12		YES
Wexham Lea	P/10726/014	24, Bell Close, Slough, SL2 5UQ	Construction of a detached 3 bedroom house adjacent to the existing dwelling on 24 Bell Close	completed	1	1	1		YES
						<b>541</b>		<b>9</b>	

**Table B Summary of hard commitments (those with planning consent) as at 1/4/22 for residential development**

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Baylis & Stoke	P/00671/018	93, Stoke Poges Lane, Slough, SL1 3NJ	Demolition of the existing restaurant and the construction of a 2no. four storey buildings connected by podium amenity space at first floor level to provide 43 no. residential apartments (11 x 1 bed; 30 x 2 bed; 2 x 3 bed). Undercroft car parking, new access/egress and associated works.	UC	46	0	0	46	0	
Baylis & Stoke	P/01031/006	St Michael & All Angels Church, Whitby Road, Slough, SL1 3DW	Demolition of existing church, hall and vicarage. Erection of three pairs of semi detached properties and one detached dwelling with associated parking, landscaping and alterations to the existing access road.	NS	6	0	0	0	6	
Baylis & Stoke	P/04530/005	24, Whitby Road, Slough, SL1 3DW	Demolition of existing garage and front porch and construction of 1 x 4 bedroom dwelling with associated car parking and landscaping.	NS	1	0	0	0	1	
Britwell	P/09764/001	12, Gascons Grove, Slough, SL2 1TH	Construction of a 3-bedroom dwelling	NS	1	0	0	0	1	
Britwell	P/14896/005	143, Farnham Lane, Slough, SL2 2AS	Construction of 1no three bedroom dwelling	UC	1	0	0	1	0	
Britwell & Northborough	P/15362/004	243, Long Furlong Drive, Slough, SL2 2LY	Construction of 1 x 3 bedroom dwelling attached to the main house with associated car parking to the rear	UC	1	0	0	1	0	
Britwell & Northborough	P/15464/000	80, Doddsfield Road, Slough, SL2 2AH	ERECTION OF A TWO BEDROOMED DETACHED DWELLING.	UC	1	0	0	1	0	
Central	F/03138/011	10, The Grove, Slough, SL1 1QP	Prior approval for change of use from class B1 (A) offices to class C3 residential for 8 units (4no. 1 bedroom flats and 4no. 2 bedroom flats).	NS	8	0	0	0	8	EXCLUDE Overlap. Superseded
Central	F/04290/007	Automotive House, Grays Place, Slough, SL2 5AF	Prior approval for the change of use from B1 (offices) to C3 (residential) to create 13no. 1 bedroom, 2no two bedroom and 4no. studio flats (19 units)	NS	19	0	0	0	19	
Central	F/06466/011	7, Windsor Road, Slough, SL1 2DX	Prior approval notification for change of use from offices (B1a) at the first and second floors to 19no residential flats (C3)	NS	19	0	0	0	19	
Central	F/10913/019	My Council, Landmark Place, High Street, Slough, SL1 1JL	Prior approval for change of use from Class B1(a) offices to Class C3 to create 89 residential units, ranging from studios, 1 bed and 2 bed units.	UC	89	0	0	89	0	
Central	F/10913/020	My Council, Landmark Place, High Street, Slough, SL1 1JL	Prior approval notification for a change of use from commercial, business and service (Class E) to residential (class C3) (8 flats (2x 2 bedroom and 6 x 1 bedroom).	UC	8	0	0	8	0	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Central	P/00072/096	Akzonobel Decorative Paints, Wexham Road, Slough, SL2 5DB	Outline planning application (to include matter of principal points of access), to be implemented in phases, for mixed use development comprising: a) Demolition of existing buildings and structures and preparatory works (including remediation) and access from Wexham Road; b) up to 1,000 residential dwellings (Use Class C3); along with flexible commercial uses including all or some of the following use classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), D1 (Non-residential Institutions) and D2 (Assembly and Leisure); car parking; new public spaces, landscaping; vehicular and pedestrian access; and c) the provision of commercial floorspace including all or some of the following use classes B2 (General Industry), B8 (Storage or Distribution) and sui generis data centre (including ancillary office space and associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access. (Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).	NS	1000	0	0	0	1000	EXCLUDE - OUTLINE PP.
Central	P/00475/011	Spring Cottages, Upton Park, Slough, Berks, SL1 2DH	Construction of 4no. 4 bed, two storey detached houses with associated car parking and landscaping. Access taken from Upton Park.	UC	4	0	0	4	0	
Central	P/01276/003	279, High Street, Slough, Berkshire, SL1 1BN	Outline Planning Permission (Access, Layout, Scale) for the demolition of the existing buildings on 277-279 High Street and redevelopment consisting three buildings, one of part five/six storey, one seven storey and a single storey link building to provide 65no. residential flats (6 no. studio flats, 9no. 1 bed flats, and 50 o. 2 bed flats), 2 retail/commercial units, cycle storage facility and car parking for 21no. cars.	NS	65	0	-1	0	65	EXCLUDE - OUTLINE PP.
Central	P/01508/042	Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG	Construction of a part eight and part nine storey building (Class C3 Use) to accommodate 238 flats together with 47 on site car park spaces at grade together with landscaping and other works incidental to the development.	UC	238	87	87	151	0	
Central	P/01571/012	15-23, Church Street, Slough, Berkshire, SL1 2NL	Demolition of existing building at 15-23 Church Street. Construction of a detached six storey building comprising retail, parking, and bin store at ground floor, and 41 residential flats to the upper floors (13no. 2 bed; 13no. 1 bed; 15no. studios).	NS	41	0	0	0	41	
Central	P/01601/023	Burger King (uk) Ltd, 150-152, High Street, Slough, SL1 1JP	Construction of a four storey building to provide Class E commercial use at grou	UC	8	0	0	8	0	
Central	P/01645/013	115, High Street, Slough, SL1 1DH	Construction of a three-storey rear extension(1st, 2nd, 3rd floor), roof alterations and enlargement, Conversion of 3no. Bedroom house into 1no. 1 bedroom flat and 2no. 2 bedroom flats with the provision of private amenity area above ground floor unit, insertion of roof lights and associated works.	NS	3	0	-1	0	3	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Central	P/02278/018	WESTMINSTER HOUSE, 31-37, WINDSOR ROAD, SLOUGH, BERKS., SL1 2EL	Construction of a 5 storey building to provide 17 no. flats on land to the rear of 31-37 Windsor Road together with 6 no. car parking spaces.	UC	17	0	0	17	0	
Central	P/02418/038	234-236, High Street, Slough, Berkshire, SL1 1JU	Conversion of existing first floor ancillary retail storage to residential flats (C3 Use Class) and upward extension over ground floor and first floor to create 14 flats (4 x studio flats; 8 x 1 bed flats; 2 x 2 bed). Rear extension for secure cycle store and bin store. Photovoltaic panels on flat roof. Balconies at rear, terrace at front.	NS	1	0	0	0	1	
Central	P/02586/001	Land R/O, 7, Windsor Road, Slough, SL1 1JL	Construction of a 9 storey building with basement to accommodate 24no. flats (2 bedrooms) with associated bin and cycle storage and 3 no. parking spaces to be retained and annex office (B1A) on ground floor at rear and associated works.	UC	24	0	0	24	0	
Central	P/02649/002	98, Park Street, Slough, SL1 1PU	Demolition of existing building and construction of a new 3 storey building comprising of 3no 1 bedroom flats and 3no 2 bedroom flats.	NS	6	0	-3	0	6	
Central	P/02683/013	204-206, High Street, Slough, SL1 1JS	Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space (Class A1,A2,A3 uses) at ground floor level, flexible commercial floorspace at first floor fronting the High Street for either B1 (offices) or Class D1 (gym) uses and 94 residential dwellings within 3 buildings at podium level across the site with heights of 5, 14 and 5 storeys. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level	NS	94	0	0	0	94	
Central	P/03138/014	10, The Grove, Slough, SL1 1QP	Construction of an upward extension, external alterations and change of use of the existing office building to create 11no. self-contained flats and the erection of 5no. new dwellings to the rear, including landscaping and the provision of secure cycle and bin storage	NS	16	0	0	0	16	
Central	P/03748/014	127 High Street, Slough, SL1 1DH	Change of use from offices to residential (class c3) including loft conversion.	UC	5	0	0	5	0	
Central	P/04393/013	17-19, Albert Street, Slough, Berkshire, SL1 2BE	Demolition of existing building and redevelopment of the site to provide with a two storey building to accommodate a retail unit at ground floor and 7 x 1 bed flats.	NS	7	0	0	0	7	
Central	P/04730/011	The Rose And Crown, 312, High Street, Slough, SL1 1NB	Conversion of existing first floor into a self contained two bedroom flat and retention of ground floor area as a Pub with minor layout alterations. Creation of a new dedicated access point from Hatfield Road to the new first floor flat. Creation of a passage above the existing rear extension to include the erection of a new external staircase. New door and high-level window at first floor in rear elevation to service the new residential unit.	NS	1	0	0	0	1	
Central	P/04829/028	The Village, 102-110, High Street, Slough, SL1 1HL	Change of use of second floor from former day care centre into 7no residential units	NS	7	0	0	0	7	
Central	P/05393/012	7-9, Church Street, Slough, Berkshire, SL1 1PQ	Construction of one additional storey above existing building and addition of Ground plus Four Storey rear extension to provide 1 x 1 Bed and 10 x 2 Bed Flats (total 11 additional Flats)	NS	11	0	0	0	11	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Central	P/05806/007	23-25, Mill Street, Slough, Berkshire, SL2 5AD	Demolition of the existing building and redevelopment of the site to provide two connected residential blocks for 3 x 3 bedroom, 32 x 2 bedroom and 21 x 1 bedroom units, associated parking and cycle parking facilities; with a new public pedestrian and cycle route connecting Fleetwood Road and Mill Street.	UC	56	0	0	56	0	
Central	P/06333/009	39-43, Upton Park, Slough, SL1 2DA	Alterations and conversion of hotel at 41 Upton Park to residential use, alteration of residential block of 43 Upton Park and extension of both properties to create 20 no. residential flats comprising 5 no. 2 bed flats, 6 no. studio flats and 9 no. 1 bedroom flats with associated cycle storage and car parking.	NS	20	0	0	0	20	
Central	P/06865/012	Land rear of 9-15, High Street, Slough, Berkshire, SL1 1DY	Construction of a 6 storey building to provide 8no. 1 bed & 6no. 2 bed flats with 6no. undercroft parking spaces.	UC	8	0	0	8	0	
Central	P/07460/005	111, High Street, Slough, SL1 1DH	Demolition and redevelopment by four-storey building comprising an A2 unit (professional services provider) at ground floor level and 3no one-bed flats at first, second and third floor levels with associated works.	NS	3	0	0	0	3	
Central	P/08105/013	18-20, Park Street, Slough, SL1 1PD	Erection of two storey extension above first floor level offices including full height side extension to create 6 x self contained residential flats to provide 2x studios, 2x one bedroom apartments and 2x two bedroom self-contained units, with balconies, provision of bin and cycle stores, internal and external alterations to the ground floor shop/cafe and first floor offices and other associated works.	NS	6	0	0	0	6	
Central	P/13542/015	100A, Wexham Road, Slough, Berkshire, SL2 5EJ	Conversion of existing tyre shop into 2no. 3 bed houses. Infill exiting openings and addition of new windows.	UC	2	0	0	2	0	
Central	P/16250/000	1a, St. Pauls Avenue, Slough, SL2 5EX	Construction of 8 no. X 2 bed flats contained within one three storey building and one part three storey/part two and half storeys building and 1 no. detached three bedroom house together with car parking and landscaping.	UC	9	7	7	0	2	
Central	P/19443/000	30-32, Wexham Road, Slough, SL1 1UA	Demolition of the existing buildings and redevelopment of the site at 30-32 Wexham Road, Slough, SL1 1UA to create 18 new residential units with associated parking and landscaping.	NS	18	0	-1	0	18	
Chalvey	Y/10427/011	7, Bath Road, Slough, SL1 3UA	Prior Approval for the addition of 2 storeys of residential development (use class C3) above an existing office (Use Class B1a) under Class AA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015	UC	19	0	0	19	0	
Chalvey	F/01289/018	108, Windsor Road, Slough, SL1 2JA	Prior approval for change of use from Class E offices to Class C3 to create 2 flats (2x 2 bedroom) on the first and second floors of the building.	NS	2	0	0	0	2	
Chalvey	F/10427/010	7, Bath Road, Slough, SL1 3UA	Prior approval application for the change of use of office (Use Class B1a) to residential (Use Class C3) to create 67 residential dwellings.	UC	67	0	0	67	0	
Chalvey	P/00114/008	Garages Rear Of 1, Alexandra Road, Slough, SL1 2NQ	Demolition of existing garages and construction of 1no. two bedroom and 2no. one bedroom flats	NS	2	0	0	0	2	
Chalvey	P/00322/023	Greenwatt Way, Primary Road, Slough, SL1 2ES	Reserved matters application (for external appearance) following approval of outline planning permission P/00322/019 for extra care flats.	NS	60	0	0	0	60	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Chalvey	P/01219/004	Land Rear Of, 14-20, Chalvey Road East, Slough, Berkshire, SL1 2LU	Demolition of a former workshop to the rear with corrugated iron roof used for storage, and a brick structure adjacent to the front boundary to facilitate the construction of a proposed new detached house (amended description)	NS	1	0	0	0	1	
Chalvey	P/01621/014	25-31, Hillside, Slough, Berkshire, SL1 2RW	Refurbishment of 2 no. existing houses and construction of 2 no. 2 bed homes, and 4 no. 3 bedroom detached houses.	NS	6	0	0	0	6	
Chalvey	P/02134/018	Montem Guest House, 9-13, Montem Lane & 1A, King Edward Street, Slough, SL1 2QU	Demolition of existing 28 bedroom guest house and managers flat; construction of 16 no. one bedroom flats , 6 no. two bedroom flats and 2 no. three bedroom maisonettes; associated lower ground floor parking for 29 cars and 36 bicycles	NS	29	0	0	0	29	
Chalvey	P/06033/045	15, Bath Road, Slough, SL1 3GJ	Extensions to the existing building to provide two residential units, alterations and additions to existing dwellings.	UC	2	0	0	2	0	
Chalvey	P/09314/004	39-41, Ledgers Road, Slough, SL1 2RQ	Proposed construction of 2no dormer windows on the rear elevation and conversion of loftspace to create a 1no studio apartment	UC	1	0	0	1	0	
Chalvey	P/16841/000	Slough Family Centre, Chalvey Park, Slough, SL1 2HX	Construction of 4no. four bedroom houses and 6no.three bedroom houses.	NS	10	0	0	0	10	
Chalvey	P/16995/000	12-20, Windsor Road, Slough, SL1 2EJ	Demolition of existing buildings (including the locally listed building at 18-20 Windsor Road). Construction of a part 3 storey, part 4 storey, part 5 storey detached building to accommodate 3 no. retail units at ground floor fronting the Windsor Road; 2no. 1 bed flats to the rear of the ground floor; and 20no. residential flats to the upper floors flats to the upper floors. The building in total would comprise 8no. 2 bed flats; 14no. 1 bed flats; 3no. retail units (total retail 206.1 square metres).	NS	22	0	0	0	22	
Chalvey	S/00020/005	Tower House & Ashbourne House, The Crescent, Slough, Berkshire	Demolition of the existing buildings and comprehensive redevelopment of the site comprising 197 residential buildings (use class C3), provision 136sqm of flexible commercial/community space (use classes B1,A1,A2,A3 & D1) and associated access works, car parking and landscaping.	NS	197	0	-120	0	197	
Cippenham Green	F/02069/017	337 Bath Road, Slough, SL1 5PR	Prior approval for change of use from class B1 (A) offices to class C3 residential for 13no residential dwellings	UC	13	0	0	13	0	
Cippenham Green	P/00611/006	Cippenham Working Mens Club, 505-507, Bath Road, Slough, SL1 6AA	Construction of 5no new semi-detached & terraced houses following the demolition of existing working mens club	UC	5	0	0	5	0	
Cippenham Green	P/03026/003	399-401, Bath Road, Slough, SL1 5QL	Replacement of existing shops with new shop and flat	NS	1	0	0	0	1	
Cippenham Green	P/10822/004	8, Moreton Way, Slough, SL1 5LT	Construction of a 4no. bedroom house, with a rear dormer to facilitate loft accommodation, associated parking and amenity space.(Retrospective)	NS	1	0	0	0	1	
Cippenham Green	P/18001/000	Garage Site adjacent to, 20, Mallard Drive, Cippenham, Slough	Construction of 3 x two bedroom houses with parking and amenity space	NS	3	0	0	0	3	
Cippenham Meadows	F/11168/012	Arvato, Phoenix One, 59-63 Farnham Road, Slough, SL1 3TN	Prior approval for change of use from Class B1(a) offices to Class C3 to create 56 residential dwellings (1 and 2 bedroom units)	NS	56	0	0	0	56	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Cippenham Meadows	P/01766/025	172-184, Bath Road, Slough, Berkshire, SL1 3XE	Demolition of existing building. Construction of a six storey building to accommodate 28no. flats ( 14x1, 14x2bed) with undercroft parking.	UC	28	0	0	28	0	
Cippenham Meadows	P/04241/014	163, Bath Road, Slough, SL1 4AA	Change of use from serviced apartments (C1 use class) to self-contained flats (C)	UC	106	0	0	106	0	
Cippenham Meadows	P/06954/030	Atria House, 219, Bath Road, Slough, SL1 4AA	Construction a four storey detached building to accommodate 37 self contained flats (10no. Studios; 16no. 1 bed flats; and 11no. 2 bed flats). Associated parking, communal areas, and landscaping. Access taken from Bath Road.	NS	37	0	0	0	37	
Cippenham Meadows	P/17694/000	19, Cress Road, Slough, SL1 2XT	Erection of single storey rear extension to number 19 Cress Road. Erection of two storey side extension to number 19 Cress Road to create 1no. three bedroom dwelling and associated amenity space, access and parking.	UC	1	0	0	1	0	
Colnbrook and Poyle	F/09771/004	Jarman House, Mathisen Way, Slough, SL3 0HF	Prior approval for the change of use from offices to residential (50 units)	NS	50	0	0	0	50	
Colnbrook and Poyle	P/06910/003	8A, Cherwell Close, Slough, SL3 8XB	Construction of a 1no 3 bedroom dwelling at the rear of 8a Cherwell Close and associated boundary and landscape works	NS	1		0	0	1	
Colnbrook and Poyle	P/09960/016	Ye Olde George Inn, 146, High Street, Colnbrook, Slough, SL3 0LX	Construction of 2no. three bedroom semi-detached dwellings, landscaping and associated works on the land to the rear of Ye Olde George Public House	NS	2	0	0	0	2	
Colnbrook and Poyle	P/10734/006	Freestone Yard, Park Steet, Colnbrook, SL3 0HT	Construction of 16 residential units comprising the conversion of two commercial buildings and the erection of a new building, together with ancillary car parking, landscaping, tree works and vehicular and pedestrian access from Park Street (as approved by OUTLINE application P/10734/004)"	NS	16	0	0	0	16	
Colnbrook and Poyle	P/11009/012	559, London Road, Slough, SL3 8QE	Construction of a 1no. detached bungalow with associated parking, amenity space and installation of vehicular cross over	NS	1	0	0	0	1	
Colnbrook and Poyle	P/14825/008	Star & Garter, Park Street, Colnbrook, Slough, SL3 0JF	Demolition of existing building (The Smithy) and construction detached building comprising a cafe at ground floor with external seating (A3 Use Class); and 6no. residential flats (C3 Use Class) above within the first floor and roof void (4no. 2 bed; 2no. 1 bed). Associated car parking and landscaping. Demolition of the single storey elements of the vacant public house and construction of a single storey rear extension with other minor external alterations and conversion to form 3no. residential flats (2no. 1 bed; 1no. 1 bed).	NS	9	0	0	0	9	
Colnbrook and Poyle	P/16609/006	28, Springfield Road, Slough, SL3 8QJ	Retrospective planning application for the demolition of existing bungalow and construction of a single dwelling house with an ancillary outbuilding to the rear of the garden	UC	1	0	-1	1	0	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Elliman	P/00094/039	Horlicks Factory, Stoke Poges Lane, Slough, SL1 3NW	A hybrid planning application for part outline/part detailed planning permission for a residential-led mixed use development of up to 1,300 new homes comprising: 1. Outline planning permission for the provision of up to 746 new homes (Use Class C3), commercial (Use Class A1-A3) and ancillary facilities within new buildings extending up to 77m AOD in height; car and cycle parking; public realm, landscaping and amenity space and all associated works (with all matters reserved); <b>(subsequently revised to 724 homes under P/00094/052 13/1/21)</b> and 2. Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings and structures, to facilitate the erection of five new buildings ranging from one storey to 10 storeys including change of use, two storey rooftop extension, ground floor extensions and alterations to the remaining parts of the Factory, to provide 554 new homes (Use Class C3), upto 239sqm commercial floorspace (Use Classes A1-A3) and a nursery (Use Class D1), and ancillary facilities; relocation of the war memorial; car and cycle parking; public realm, landscaping and amenity space; access from Ploughlees Lane, Stoke Poges Lane and Stokes Gardens; and all associated works. <b>(subsequently revised to 576 homes under P/00094/052 13/1/21).</b>	UC	1300	112	112	464	724	EXCLUDE 724 units OUTLINE
Elliman	P/01120/024	93A, Stoke Road, Slough, SL2 5BJ	Alterations and change of use of existing 3no. HMO rooms to a 2 bedroom flat on first floor and change of use of existing 2 bedroom flat at basement level to office B1a.	NS	1	0	-1	0	0	
Elliman	P/01158/023	19-25, Lansdowne Avenue, Slough, Berkshire, SL1 3SG	Demolition of existing building and erection of two buildings containing 24 no. residential dwellings together with associated access, car parking, landscaping and amenity space	NS	24	0	0	0	24	
Elliman	P/05597/015	10, Stoke Gardens, Slough, SL1 3QQ	Construction of two additional floors creating a third and fourth floor comprising 5no. residential flats (4no. two bedroom and 1no. one bedroom flats with parking) with existing basement level car park.	UC	5	0	0	5	0	
Elliman	P/07609/005	47 & 49, Stoke Road, Slough, SL2 5AH	Conversion of lower ground floor to create self contained bedsit and flat, new external staircase to rear of the property, loft conversion with rear dormer, 2 no front roof lights and alterations to existing single storey rear extension roof.	NS	2	0	-1	0	0	
Elliman	P/08338/002	LAND R/O, 5-9, ELLIMAN AVENUE	DETAILS OF DETACHED HOUSE SUBMITTED PURSUANT TO CONDITIONS OF PERMISSION REF. P/ 08338 DATED 23.05.89. (AMENDED PLANS DATED 07.01.92)	UC	1	0	0	1	0	
Elliman	P/16652/003	83, Elliman Avenue, Slough, SL2 5AZ	Construction of a 2 storey building with a rear 1 storey to include A1 retail on ground floor. 2bed flat on first floor and studio flat to rear ground floor and rear end of the property to include 6no tandem parking space for the retail unit and flats.	NS	2	0	0	0	2	



Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Elliman	P/17022/001	6, Shackleton Road, Slough, SL1 3QU	Construction of 1no new dwelling and a first floor rear extension to the existing dwelling	NS	1	0	0	0	1	
Elliman	P/17853/000	237-261 Wexham Road & 3-9 Grasmere Avenue, Slough, SL2 5JT	Replace existing roof with new mansard roof with dormer windows. 3 storey rear extensions and convert existing 7no. 3 bed and 3no. 2 bed duplex flats to accommodate 7no. 3 bed, 3no. 2 bed duplex flats and 10 additional units (2no. studio flats & 8no. 1 bed flats). Recladding existing elevations, forming revised window and doors openings, addition of balconies. Addition of 2 storey bay window to North East elevation. Replacing existing stairwells, new bin store.	NS	20	0	-10	0	20	
Farnham	F/00226/040	253-257, Farnham Road, Slough, SL2 1HA	Prior approval for a change of use from office (B1) to residential (C3) at first floor level to provide with 9 flats	NS	9	0	0	0	9	
Farnham	F/00913/030	Al Quaim Centre, 39, Montrose Avenue, Slough, SL1 4TN	Prior approval notification for a change of use from commercial, business and service (Class E) to residential (class C3) (12no.flats).	NS	12	0	0	0	12	
Farnham	P/00226/043	253-257, Farnham Road, Slough, SL2 1HA	Change of use at ground floor from nursery (D1 Use Class) to provide 3 x self contained residential flats (C3 Use Class) together with integral cycle parking and undercroft parking, external alterations to the facades of the building and erection of single storey extension at roof level above the converted (residential) first floor to provide an additional 6 self-contained residential flats (net increase in 9 x flats excluding the first floor). External cycle store, bin store, railing enclosure, boundary treatment, parking, and landscaping. (Revised Description of Development and Revised Plans submitted 10/12/2019 & 08/01/2020)	NS	9	0	0	0	9	
Farnham	P/00378/029	235, Farnham Road, Slough, SL2 1DE	Change of use of existing top floor storage into 2no flats	NS	2	0	0	0	2	
Farnham	P/00378/031	235, Farnham Road, Slough, SL2 1DE	Outline application with all matters reserved (pursuant to approvals nos: F/00378/027, P/00378/029 and P/00378/030), for the erection of 2 storey plus recessed mansard, side extension to existing front building, over archway, in order to provide a total of one additional flat, (in addition to the 8 approved flats in approvals nos: F/00378/027, P/00378/029 and P/00378/030).	NS	1	0	0	0	1	EXCLUDE - OUTLINE PP.
Farnham	P/00393/009	388-390, Farnham Road, Slough, SL2 1JD	Construction of a first floor extension for 2 x studio flats and the change of use of part of the ground floor from retail to offices (Use Class B1)	NS	2	0	0	0	2	
Farnham	P/00419/017	Iceland Foods Plc, Farnburn Avenue, Slough, SL1 4XT	Demolition of existing retail unit (Formerly Iceland Foods Supermarket) and construction of a 4 storey residential building to provide 13no.residential flats (7no; 2 bed; 6 no. 1 bed) units, including 4no. private garages with vehicular crossovers.	UC	13	0	0	13	0	
Farnham	P/00913/032	Al Quaim Centre, 39, Montrose Avenue, Slough, SL1 4TN	Change of use of the ground floor from D1/ B1 to C3 residential use, in order to provide a total of 4 flats, (2 x one-bed. + 2 x 2bed).	NS	4	0	0	0	4	
Farnham	P/02619/008	177, Farnham Road, Slough, SL1 4XP	Infill existing undercroft area to provide an additional 2no. residential flats (1 x 1 bed; 1 x 2 bed). Alterations to parking layout and relocation of cycle parking.	NS	2	0	0	0	2	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Farnham	P/03668/005	Land Rear Of 524 - 526, Farnham Road, Slough, SL2 1HX	Construction of 2no 3 bedroom linked detached dwellings including garage and associated parking and access via existing access	NS	2	0	0	0	2	
Farnham	P/03717/007	240a, Farnham Road, Slough, SL1 4XE	Conversion of 1 four-bed flat into 2 one-bed flats	NS	2	0	-1	0	2	
Farnham	P/11212/006	14, Westfield Road, Slough, SL2 1HE	Conversion of a 6 bedroom dwelling to create two separate dwellings comprising of 1no. 2 bedroom dwelling and 1no. 4 bedroom dwelling.	NS	2	0	-1	0	2	
Farnham	P/12654/009	80, Faraday Road, Slough, SL2 1RS	Retrospective application for the demolition of the existing 2 storey dwelling and construction of a 2 storey dwelling to create 2no flats (amended development to planning permission ref. P/12654/004)	UC	2	0	-1	2	0	
Farnham	P/17749/000	33, Warrington Avenue, Slough, SL1 3BG	Construction of a two storey rear extension and conversion into 2no. two bedroom flats.	NS	2	0	-1	0	2	
Farnham	P/19400/000	Land adj to, 97, Lancaster Avenue, Slough, SL2 1AU	Construction of 1no 3 bedroom detached dwelling.	UC	1	0	0	1	0	
Farnham	P/19425/000	12, Westfield Road, Slough, SL2 1HE	Outline planning application for the construction of a new end of terrace two bedroom dwelling to land adjacent to 12 Westfield Road, with associated works and parking for 2no. cars. The matters to be assessed are Access, Layout and Scale.	NS	1	0	0	0	1	EXCLUDE - OUTLINE PP.
Foxborough	P/00331/004	Austin Brothers, 413, London Road, Slough, SL3 8PS	Construction of 14no. flats comprising 13no. 2 bedroom flats and 1no. studio flat with associated parking and amenity.	NS	14	0	-1	0	14	
Foxborough	P/07230/001	24, Parlaunt Road, Slough, SL3 8BB	Construction of a two storey extension to create 1no 2 bedroom dwelling	NS	1	0	0	0	1	
Foxborough	P/17517/000	Land adj to Quantock Close, Slough, SL3 8UD	Demolition and redevelopment of existing garage site to provide 8no. 2-bedroom (4 person) affordable residential units, with associated car parking, cycle parking, refuse store and landscaping.	NS	8	0	0	0	8	
Haymill & Lynch Hill	P/00442/017	426-430, Bath Road, Slough, SL1 6BB	Reserved matters application for approval of full details regarding matters of Appearance, Landscaping and Layout pursuant to outline planning permission (and Approval of Scale and Access) for demolition of existing buildings and redevelopment to provide up to 75 dwellings, including access, parking, amenity space, landscaping, boundary treatments and associated infrastructure (Ref. P/00442/016) dated 25th September 2020.	UC	75	0	0	75	0	
Haymill & Lynch Hill	P/00838/007	61, Burnham Lane, Slough, SL1 6JX	Construction of a 1no. four bedroom dwelling following demolition of existing.	UC	1	0	-1	1	0	
Haymill & Lynch Hill	P/06147/005	88, Lynch Hill Lane, Slough, SL2 2QB	Change of use from C2 (residential institutions) to C3 (dwellinghouse)	NS	1	0	0	0	1	
Langley Kedermister	P/02185/009	97, London Road, Slough, SL3 7RS	Demolition of the existing building (Use Class A2) followed by the erection of a detached 2/3-storey building comprising financial and professional services (Use Class A2) at ground level, 3No. self contained 1-bedroom flats above with associated car parking, cycle and waste storage facilities.	NS	3	0	0	0	3	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Langley Kedermister	P/02500/009	5, Langley Broom, Slough, SL3 8NB	Demolition of existing bungalow and construction of 2no. 3 bedroom detached dwellings and associated works.	UC	2	0	-1	2	0	
Langley Kedermister	P/03211/004	9, Reddington Drive, Slough, SL3 7QX	Erection of two storey side extension and a single storey rear extension to create a 2no bedroom dwelling with associated car parking and access	NS	1	0	0	0	1	
Langley Kedermister	P/04252/003	104, Blandford Road North, Slough, SL3 7TA	Demolition of existing dwelling and construction of a building entailing a bungalow with accommodation at roof level comprising 2no new dwellings.	NS	2	0	-1	0	2	EXCLUDE Overlap. Superseded
Langley Kedermister	P/04252/007	104, Blandford Road North, Slough, Slough, SL3 7TA	Demolition of existing dwelling and construction of a 1no new 4 bedroom dwelling	NS	1	0	-1	0	1	
Langley Kedermister	P/07749/012	172, Langley Road, Slough, SL3 7EE	Demolition of existing dwelling and construction of 2no. semi-detached four bedroom houses	NS	2	0	-1	0	2	
Langley Kedermister	P/08979/002	Langley Police Station, High Street, Langley, SL3 8MF	Demolition of the existing garages, alterations to the existing entrance / egress from Trelawney Avenue, and redevelopment of the existing site to include - conversion of the former police station (sui generis) to residential accommodation (10 x studio units), construction of 2 x 3 bedroom and 1 x 2 bedroom family units and a 1 x 6 bedroom HMO unit with associated car parking, cycle parking, refuse store and landscaping.	NS	14	0	0	0	14	
Langley Kedermister	P/09718/005	Land R/O, 58, High Street, Langley, Slough, SL3 8LP	Construction of a bungalow at the rear of the garden of 58 High Street.	NS	1	0	0	0	1	
Langley Kedermister	P/19697/000	64, Churchill Road, Slough, SL3 7RB	Construction of an attached 1no 2 bedroom dwelling with pitched roof and parking to the front following the demolition of existing store	NS	1	0	0	0	1	
Langley Kedermister	S/00744/000	Land Adj To Broom House, Langley, SL3 7QZ	Construction of 4no 4 bedroom residential units with associated parking, cycle parking, refuse stores and landscaping.	NS	4	0	0	0	4	
Langley St. Marys	P/02745/004	7, Mina Avenue, Slough, SL3 7BY	Demolition of existing dwelling and garage store and construction of 1no new 4 bedroom dwelling with associate landscaping	NS	1	0	-1	0	1	
Langley St. Marys	P/16337/007	9, Mina Avenue, Slough, SL3 7BY	Construction of two semi-detached dwellings incorporating landscaping, parking p	NS	2	0	-1	0	2	EXCLUDE Overlap. Superseded
Langley St. Marys	P/16337/009	9, Mina Avenue, Slough, SL3 7BY	Construction of a detached dwelling incorporating landscaping, parking provision	NS	1	0	-1	0	1	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Langley St. Mary's	P/00437/093	Langley Business Centre, Station Road, Slough, SL3 8DS	Outline planning permission with all matters reserved for details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise on plot (B) a data centre of up to 96,000 sqm gross, including ancillary offices and sub station; and plot (A) up to 9,650 sqm GEA to comprise one or more land uses comprising: up to 60 dwellings (Use Class C3); up to 6,000 sqm gross of B1c (offices); additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); D1 and D2 (community and leisure) and an energy centre. Development in plot (A) or plot (B) or both may also include: car parking; provision of new plant; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development in plot (A) and plot (B) shall be in accordance with the approved Development Parameters Schedule and Plans.	NS	60	0	0	0	60	EXCLUDE - OUTLINE PP.
Langley St. Mary's	P/01272/012	The Former Willow Tree, 62 , Station Road, Langley, SL3 8BT	Demolition of existing structures and redevelopment of the site for a part single through to a part five storey building to accommodate 41 residential units, with associated parking and amenity provision	NS	41	0	0	0	41	
Langley St. Mary's	P/02879/007	32 & 34, Newton Close, Slough, SL3 8DD	Construction of 2no 3 bedroom semi-detached dwellings and 2no single detached garages	NS	2	0	0	0	2	
Langley St. Mary's	P/06953/003	61, Meadfield Road, Slough, SL3 8HR	Construction of a front porch, single storey rear extension, loft conversion with rear dormer window and proposed subdivision of house into 1x 2No. bedroom and 1x 3No. bedroom houses.	UC	2	0	-1	2	0	
Langley St. Mary's	P/15353/003	110, Willoughby Road, Slough, SL3 8JG	Construction of 1no 3 bedroom bungalow	NS	1	0	0	0	1	
Langley St. Mary's	P/18027/000	1, Downs Road, Slough, SL3 7BR	Construction of 2 no. 5 bedroom dwelling houses with associated landscaping and parking provision.	NS	2	0	0	0	2	
Langley St. Mary's	P/19132/000	89, Meadfield Road, Slough, SL3 8HY	Construction of 2no 3 bedroom semi detached houses with associated car parking	NS	2	0	0	0	2	
Upton	F/01308/030	Churchill House, 1, London Road, Slough, SL3 7RL	Prior approval for change of use from office (use Class B1a) to residential (Use Class C3) to create 28 residential dwellings.	UC	28	0	0	28	0	
Upton	P/00402/012	Abd House, 34, London Road, Slough, SL3 7HH	Change of use of existing bungalow structure into a self-contained unit for elderly parents	NS	1	0	0	0	1	
Upton	P/01308/031	Churchill House, 1, London Road, Slough, SL3 7FJ	Construction of 2no dwellings through the enclosure/infilling of existing undercroft area on the east side of the ground floor of Churchill House, 1 London Road	UC	2	0	0	2	0	
Upton	P/01308/034	Churchill House, 1, London Road, Slough, SL3 7FJ	Roof alterations to create a single dwelling within the existing attic space at Churchill House, 1 London Road, Slough, SL3 7FJ	UC	1	0	0	1	0	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
Upton	P/03023/007	18, Blenheim Road, Slough, SL3 7NJ	Demolition of existing garage and play room. Construction of porch, part two storey, part single storey side and rear extensions to create 1no x three bedroom dwelling with associated parking and amenity space.	UC	1	0	0	1	0	
Upton	P/04147/003	53, Langley Road, Slough, SL3 7AH	Demolition of existing dwelling and construction of 1no. new 6 bedroom dwelling.	UC	1	0	-1	1	0	
Upton	P/06088/003	58, London Road, Slough, SL3 7HH	Construction of a detached 4no bedroom dwelling following the demolition of the existing electricity sub station and its replacement by new enclosed facilities.	NS	1	0	0	0	1	
Upton	P/06350/002	Gurney House, Upton Road, Slough, SL1 2AE	Construction of a residential development containing 16 terrace houses including	NS	16	0	0	0	16	
Upton	P/08576/004	11, Rambler Lane, Slough, SL3 7RR	Demolition of existing dwelling and construction of a new 5 bedroom dwelling and ancillary facilities	NS	1	0	-1	0	1	
Upton	P/10382/008	Land R/O, 86-88, Dolphin Road, Slough, SL1 1TA	Demolition of existing houses and construction of 2no. 3 bed houses to the front (semi detached) and three storey terrace of 3 no. 3 bed dwellings to the rear. Formation of vehicular access from Dolphin Road and associated parking.	UC	5	0	-2	3	2	
Upton	P/12308/005	17, Palmerston Avenue, Slough, SL3 7PU	Construction of 1no new detached dwelling including 3no bedrooms, loft space and dropped kerb, 3no car parking spaces & main entrance access.	NS	1	0	0	0	1	
Upton	P/12464/008	96A, Upton Road, Slough, SL1 2AW	Construction of 1no new dwelling following the demolition of existing bungalow.	NS	1	0	-1	0	1	
Upton	P/16947/002	45, The Myrke, Datchet, Slough, SL3 9AB	Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling.	NS	3	0	0	0	3	
Upton	P/16972/002	Land adjoining, 6, Drake Avenue, Slough, SL3 7JR	Construction of a new three bedroomed dwelling and associated works, following the relocation of the existing sub station and relocation of first floor side window to front elevation at No. 6 Drake Avenue.	NS	1	0	0	0	1	
Upton	P/18034/002	Land Adj. 19, Glenavon Gardens, Slough, Slough, SL3 7HW	Construction of a 3 bedroom detached house	UC	1	0	0	1	0	
Wexham Lea	P/09115/006	38, Knolton Way, Slough, SL2 5TJ	Construction of 1no. two bedroom dwelling, new access and associated works.	UC	1	0	0	1	0	
Wexham Lea	P/09691/003	2, Berryfield, Slough, SL2 5SE	Construction of 1no 2 bedroom attached dwelling.	UC	1	0	0	1	0	
Wexham Lea	P/16915/001	39, Berryfield, Slough, SL2 5SA	Demolition of existing garage. Construction of one new dwelling with new vehucular acces, parking and rear garden. Single storey rear extension to the existing house.	NS	1	0	0	0	1	
Wexham Lea	P/17921/001	114, Hazlemere Road, Slough, SL2 5PW	Construction of 1no new attached dwelling	NS	1	0	0	0	1	
Wexham Lea	P/19200/000	290, Rochfords Gardens, Slough, SL2 5XW	Construction of 1no two bedroom end terrace dwelling with associated on site car parking.	NS	1	0	0	0	1	

Ward	Reference	Address	Development description	Construction status	Total gross units for site	Gross completed	Net completed	Under construction (uc)	Not started (ns)	Excluded from 5 year land supply calculation
					4355	206		1269	2877	1863
			Less permissions superseded/overlapping with a subsequent permission.		-12				-12	
			Total		4343				2865	
			Total Gross Commitments 4137 (4343-206)							
			Note : Gross completed and net completed refers to completions prior to 1/4/22 for the sites still under construction. Net completed figures also reflect losses that have happened already and those proposed - total 156 (158 minus - 2 overlaps (9 Mina Ave and 104 Blandford Rd))							
			5 year land supply calc input : 1269 uc + 2877 ns-156 losses -1863 exclusions = 2127 relevant units with consent							

**Table C Core Strategy Plan Period to 2022 residential net completions compared to target/need.**

<b>Year</b>	<b>Past completions Net</b>	<b>Completions Cumulative</b>	<b>Local Housing Requirement/Need (annualised)</b>
2006/07	409	409	315
2007/08	849	1,258	315
2008/09	595	1,853	315
2009/10	275	2128	315
2010/11	249	2,377	315
2011/12	246	2623	315
2012/13	182	2805	315
2013/14	396	3201	315
2014/15	507	3708	315
2015/16	789	4497	550
2016/17	521	5018	550
2017/18	846	5864	550
2018/19	534	6398	893
2019/20	503	6901	893
2020/21	501	7402	863
2021/22	532	7934	864
			<b>8057</b>

**Local Housing Requirement/Need figure explanation**

315 Core Strategy Housing Target

550 Housing Target self imposed by Council 2015

2018/19 onwards Local Housing Need (re proposed national Housing Methodology confirmed Dec 2020)

### Past net completions compared to housing target/need





**Table D Housing Trajectory New Local Plan Period**

Local Plan Year	Financial Year	Net Additional Homes	Net Additional Homes Projected See note below	Cumulative	Shortfall against LHN	Local Housing Need (LHN) annual average homes
1	20/21	501		501	362	863
2	21/22	532		1033	332	864
3	22/23		474			847
4	23/24		525			847
5	24/25		568			847
6	25/26		764			847
7	26/27		884			847
8	27/28		932			847
9	28/29		928			847
10	29/30		766			847
11	30/31		590			847
12	31/32		506			847
13	32/33		426			847
14	33/34		386			847
15	34/35		312			847
16	35/36		322			847
17	36/37		288			847
18	37/38		313			847
19	38/39		274			847
20	39/40		200			847
21	40/41		84			847
<b>Totals</b>		<b>1033</b>	<b>9542</b>		<b>694</b>	<b>17820</b>

**Note re projected homes figures**

Net additional homes projected figure of 9542 calculated from a list of housing sites (and 60/year small site estimate) with overall total discounted as follows; Akzo Nobel site of 1,000 excluded - most unlikely to proceed; and assumed lapse/non implementation rate of 10% over first 5 years and 20% for remainder of plan period.

Annual figure is rolling average calculated over a 3 year period. Trajectory sites and phasing to be reviewed/refined when further information received from developers/owners.

**Note re Local Housing Need**

As at 1/4/22 LHN minus Net Additional Homes=LHN remaining

17820 - 1033 = 16,787 LHN for remainder of plan period (19 years) after 1st April 2022.

Equivalent to 884/year average.

LHN remaining minus projected net additional homes equals likely shortfall. 16,787 - 9542 = 7,245 shortfall.

### Housing Trajectory 2022-2041

