

Slough Local Plan Annual Monitoring Report 2022/23

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1 Introduction

1.1 Overview

- 1.1.1 This Annual Monitoring Report covers the period from 1st April 2022 to 31st March 2023, and meets the statutory duty for continuous monitoring of important information.
- 1.1.2 The Annual Monitoring Report reports on key information relating to planning policy issues in Slough, in terms of the effect of adopted policies. It provides monitoring information on housing, employment, retail and town centres and built and natural environment. The report also relates to our emerging Local Plan.
- 1.1.3 The document is set out in topic-based sections including housing, retail, employment, environment. Each section has some key facts, discusses key issues and then the relevant indicators that have been monitored.
- 1.1.4 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's Local Development Plan consists of the Core Strategy (adopted in December 2008); Site Allocations (adopted in 2010), Saved Policies from the Local Plan 2004, and the 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.
- 1.2.2 Please refer to Section 10 for the Slough new Local Plan.

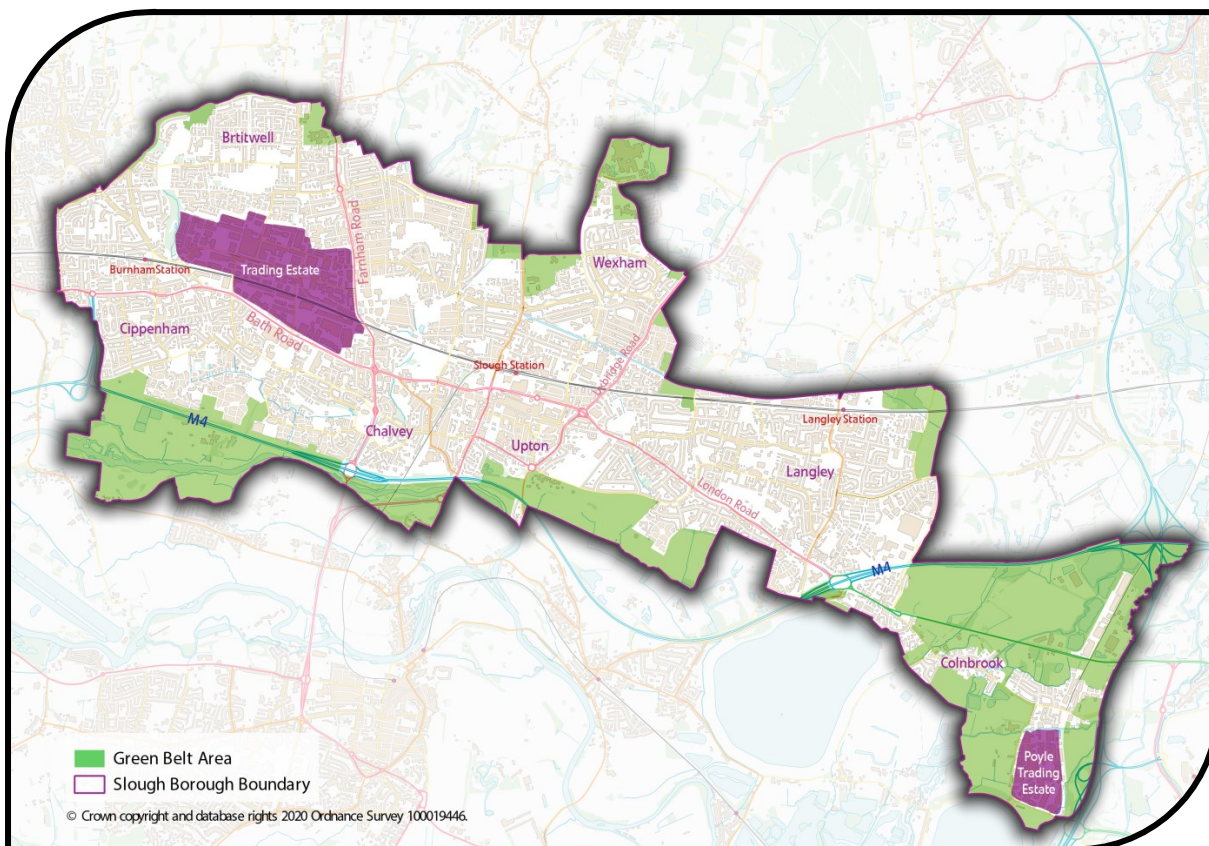
1.3 Setting the Scene

- 1.3.1 Slough is highly urbanised and has a small geographical area of 32.5 km².
- 1.3.2 Slough's population at the time of the 2021 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%. This confirms 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).
- 1.3.3 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).
- 1.3.4 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. Slough also saw England's largest percentage-point rise in the proportion of households including a couple with dependent children (from 23.3% in 2011 to 27.5% in 2021).
- 1.3.5 Slough is the third most densely populated local authority in the Southeast, with 4,871 usual residents per square kilometre (48.7 per hectare compared to 45.8 in 2011). In the latest

census, around 87,400 Slough residents said they were born in England. This represented 55.1% of the local population. The figure has risen from around 83,200 in 2011, which at the time represented 59.4% of Slough's population. (India was the next most represented, with (10.8%), and Pakistan (9.1%).

- 1.3.6 In addition to the town centre, there are two district centres at Farnham Road and Langley. These are supplemented by a network of neighbourhood centres. There are three retail parks which are concentrated in the west and centre of the Borough.
- 1.3.7 There are three railway stations on the Great Western Railway line: Burnham, Slough (town centre), and Langley (Figure 1 below), all of which are on the Elizabeth line.
- 1.3.8 The M4 motorway (Jn 5-7) runs along the southern boundary of Slough acting as an east west bypass, with the M25 (Jn 15) easily accessible from the eastern boundary. The M4 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.
- 1.3.9 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.

Figure1: A map of Slough



2 Housing

2.1 Key facts

- 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 m² of space in a home compared to an average of 36.5m² in other towns and cities.
- Slough saw the South East's largest percentage-point rise in the proportion of privately rented homes (from 24.3% in 2011 to 30.7% in 2021).

2.2 Housing issues

- 2.2.1 There is a shortage of land for housing. Slough's trajectory continues to show that Slough, over the next 18 years, will have at least a 5,000-housing shortfall compared to current housing need figures. 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 get built 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 of home. 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. The Council is primarily dependent upon firstly the private sector to apply for planning permission and secondly wider economic conditions that encourage landowners to sell land and developers to build out schemes with consent.
- 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. Ninety four percent of housing completions in 2022/23 were flats, this continues the trend seen in previous years.

2.3 Meeting housing need

- 2.3.1 Housing targets for the Local Plan and the 5-year housing land supply are 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 Local Housing Need figure for Slough applied to the 22/23 housing calculation is 847 homes per annum (average). For this year, 23/24, the latest housing need figure of 825, released in April 23, will be used. When applied to the new Local Plan period, which extends to 2040/41, the total housing need figure as at April 2023 is 16,100 homes.

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 publish the HDT result for each local planning authority in England annually usually in November. However, no announcement has been made since January 2022.

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%. In 2021 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 2022/23, there were 322 net housing completions in Slough. This figure is much less than the annual average over the last 4 years even though it includes continuing completions on the large Horlicks Quarter site. All of the 322 homes except 28 were built on sites of 10 or more homes. The 28 figure is lower than average (over the past few years) but there are over 104 homes under construction on small sites.

2.5.3 Of the total 325 gross completions, 4 homes were created by conversion of existing homes and 97 (30%) were from a change of use. 3 homes were lost through conversion or demolition. A list of sites with completions is in Appendix (Table A).

2.5.4 At the end of March 2023, there were 1121 dwellings under construction including over 300 on the first phase of the Horlicks site. This is a bit less than each of the last 2 years but higher than average over the last 6 years. There were 2659 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 each of the last two 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 most unlikely to progress.

Table 1: Housing net completions since 2006

Year	Past Completions	Cumulative completions
2006/07	409	409
2007/08	849	1,258
2008/09	595	1,853
2009/10	275	2128
2010/11	249	2,377
2011/12	246	2623
2012/13	182	2805
2013/14	396	3201
2014/15	507	3708
2015/16	789	4497
2016/17	521	5018
2017/18	846	5864
2018/19	534	6398
2019/20	503	6901
2020/21	501	7402
2021/22	532	7934
2022/23	322	8256

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 new Local Plan period 2020/21-2040/41. It also states the current Local Housing Need figure. That figure is greater than the expected future supply, so the difference means there will be a shortfall of new housing within the Borough in future years as referred to in para 2.2.1 above and 2.6.3 below.

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 2010 Site Allocations, 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 11,000 homes. After discounting this figure, it reduces to about 9,500 homes. Comparing the latter figure to the current Local Housing Need figure of 16,100 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 825 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

5 year housing land supply area	Calculation
Annual average Local Housing Need	825
Local Housing Need x 5 years	4125
5 year need figure inclusive of 20% buffer	4950
Annual Local Housing Need inclusive of 20 % buffer (4950/5)	990
5 year identified supply	2607
Number of years supply (2607/990)	2.63
Rounded 5 year land supply	2.6 years

- 2.8.1 The table above shows that Slough has 53% of the Local Housing Need figure (inclusive of buffer) which equates to a 2.6-year supply as of 1st April 2023. 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 2.1 years. The Council intends to review the way it calculates the figure taking account of best practice and what other local authorities do. This might result in a few more sites being included.

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

2.10.1 The results of monitoring for 2022/23 show that 6% of 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.

Year	% Flats	% Houses
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
2022/23	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 firstly direct new development to the town centre and other urban areas, where flats are generally more acceptable, and secondly ensuring that development in the suburban areas consists predominantly of family housing. Since 2014, the relaxed planning regime under Permitted Development rules (also known as Prior Approvals) for change of use from offices to residential has also contributed to the predominance of flats in the centre of Slough.

2.10.5 Last year 97 of total home completions were a change of use from offices. 95 were via the Permitted Development rules. Both figures are less than previous years. 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 properties 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 recently revised 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

2.11.1 100% of the gross housing completions in 2022/23 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 broadly consistent with the last 5 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: Previously Developed Land completions

Year	Total Gross Completions	Total Gross PDL Completions	% PDL
2022/2023	325	325	100%
2021/2022	541	508	98%
2020/2021	510	510	100%
2019/2020	514	511	99%
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 As most new homes were flats, one and two bedroom homes predominate with some studios and some 3 bedroom flats.

2.12.2 It should be noted that 30% of new home completions came via the prior approval/permitted development process for change of use. It is likely that most of these homes would have been 1 or 2 bedroom homes including some bedsits. However applications under the Permitted Development process do not have to include details of mix so precise details cannot easily be gained.

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 normally provided through the planning process by securing a proportion of dwellings on private development sites as affordable housing under Section 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.
- 2.13.3 183 new build dwellings were in the affordable category in 2022/23. This is the largest number since 2015 and represents 57% of total net completions. All 183 were secured via the planning system. All are flats and most were on the Horlicks Quarter site.
- 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 but 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 Council's 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 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.

2.14.4 The number of individuals on the self- build register at July 2023 is 241.

2.14.5 For more information on how to join the register please visit [Register for a self-build home – Slough Borough Council](#)

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 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 Brownfield Register is on the [Brownfield Register is on the Slough website](#).

3 S106 planning obligations

3.1.1 Details on Section 106 planning obligations for 2022/23:

- 11 new planning obligations signed (excludes variations)
- Affordable housing via planning obligations: 183 units completed
- Total financial contributions £688,286 made up of
 - Affordable Housing: £481,053
 - Highways and Transport £67,134
 - Education £140,100

3.1.2 The above relates to all obligations not just those related to housing. The total sum received for both infrastructure and affordable housing is much lower than 21/22 (£ 6,342,642). However that figure was exceptionally high. And it should be noted that the money received in the first half of 2023/24, (approx. £ 2.5 m) is already substantially higher than the total for last year. The annual average figure over the last 10 years is over £ 3m per year.

4 Employment

4.1 Key facts

- Slough Trading Estate Limited has 97.3% Occupancy, and the second-largest hub of data centres in the world (SEGRO 2022 Annual Report).
- 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.
- Slough residents earn £27.8 less per week than the regional average.
- There is a gap of £84 between Slough residents (£657.5) and all those who work in Slough (£741.5) (Nomis Labour Market Profile, Jan 2023 (data for 2022)).
- Slough has a larger proportion of people claiming unemployment benefit (4.9%) than the South East and England averages (Nomis Labour Market Profile, June 2023)
- 6.2% unemployment rate (Nomis, December 2022)

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 land. Competition for land is high so land/property values have risen in recent years.
- 4.2.5 [The Centre for Cities reports](#) on Slough, extract from their research on unemployment levels in the Borough is below.

The chart below compares inflation to changes in wages on a city-by-city basis, and show what this means for the 'real' wage in each place – i.e. whether the average person can buy more or less with their wages as a result of price and wage rises.

What's the impact of rising prices on money in people's pockets

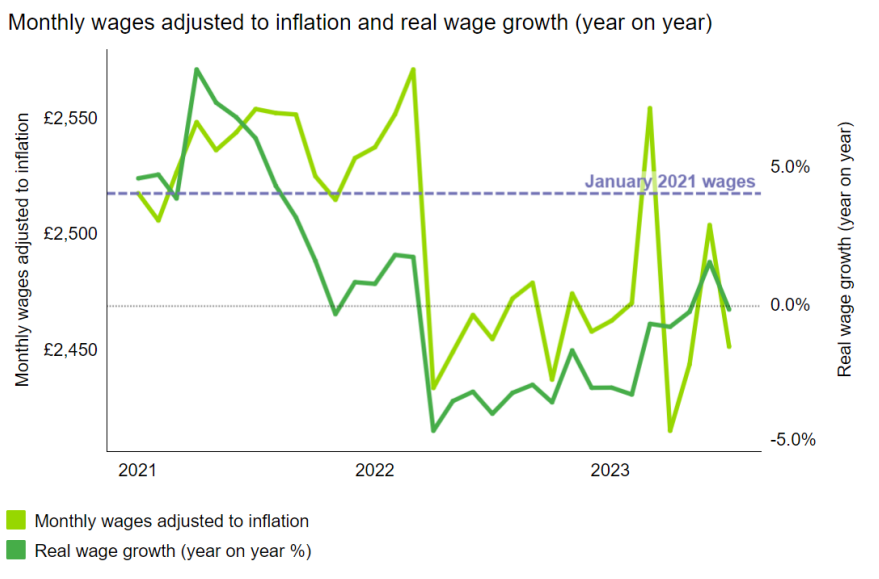
In July 2023, national inflation was 6.8%

In Slough, nominal wages grew by 6.7% over the same period (year on year).

This translates into a 0.1% change in real wages in Slough, assuming average prices grew at the national inflation rate (year on year).

But the cost of living crisis started at the beginning of 2021

Comparing current wages in their January 2021 level shows that works living in Slough are still on average £65.9 a month poorer than they were when the crisis started.



Sources

- Claimant Count: ONS Claimant Count. ONS, Population Estimates. Note: Data differ to NOMIS claimant count rates as latest available population estimates are used to calculate the figures.
- Employees: ONS, Earnings and employment from Pay As You Earn Real Time Information, seasonally adjusted (PAYE).
- Competition for jobs: Indeed UK, Job postings and CVs June-August 2020
- Job postings: Indeed UK, Job postings February 2020 – July 2021
- Share of population with high-level qualifications: ONS, Annual Population Survey, resident analysis. Department for the Economy (DfE NI), District Council Area Statistics for Belfast.
- Wages adjusted to inflation: ONS, HMRC (PAYE), Loss measured in January 2021 prices

4.3 Completed Employment floorspace

4.3.1 The monitoring shows that there was a net gain of 3,628 square metres of employment floor space in 2022/23. Gross new floorspace was 55,719 sqm.

- 4.3.2 Of new gross floorspace, the dominant uses are data centres (36,054 sqm) and warehousing/general industrial (18,258 sqm). Two office buildings have been lost to residential use (6,572 sqm). One small office has been lost to education use. The new data centres and warehousing have generally replaced former industrial/business uses or small scale warehouses.
- 4.3.3. Although there has been a modest net gain in employment floorspace it is likely that that there will have been a net loss of employment in terms of workers. This is because much of the floorspace gained is for data centre use and some office buildings have been lost. Data centre uses generally employ fewer people per unit of floorspace compared to normal office or industrial uses.
- 4.3.4 In 21/22 there was a net loss of 12,000 of floorspace and the general trend since 2015 has been a gradual loss of employment floorspace.
- 4.3.5 It should be noted that the above figures do not reflect any new development involving less than 1,000 sqm (minor development). They also do not reflect the closure of part of the Queensmere shopping centre nor the demolition of the former Sainsburys store on Farnham Road.
- 4.3.6 Regarding the definition of uses, it should be noted that under the Use Classes Order of August 2021, the new use class E (commercial and business services) covers a wide range of uses such as offices, restaurants, retail and leisure plus some industrial and warehouse uses. These used to be categorised separately such as B1a offices, B2 general industry and B8 warehousing. This report identifies the separate uses by name where it is obvious that use is intended on completion. However, the current Use Classes Order provides for more flexibility for changing use without express planning permission including changes within the wide ranging class E. The Government is increasingly using changes to Use Class order and Permitted Development rights to stimulate economic growth.

4.4 Slough Trading Estate and the Simplified Planning Zone (SPZ)

- 4.4.1 Slough Trading Estate has benefited from being in single ownership of SEGRO. This has enabled co-ordinated and phased management and redevelopment, and for example the application of a Simplified Planning Zone since 1995.
- 4.4.2 SEGRO's Slough Trading Estate Limited reports having 581,845sqm of lettable space with 97.3% Occupancy, and the second-largest hub of data centres in the world (SEGRO 2022 Annual Report).
- 4.4.3 The SPZ is a planning tool which is used across the majority of the Slough Trading Estate to support economic development and encourage investment through simplifying the planning approval process for new industrial buildings. It effectively grants planning permission if all conditions are met.
- 4.4.4 "Responsible SEGRO" is a part of SEGRO's economic model on the estate. It focuses on three strategic priorities for business, environmental and social value: championing low-carbon growth; investing in local communities and environments; and nurturing talent. Designed to promote 'work packages' to local businesses, their 22 Annual report quoted

over £1.5 million was invested into the local economy. Due to the success of this pilot, they will roll out similar programmes during 2023. They have also piloted one of their first 'vertical' industrial units 'V-Park' at Leigh Road.

- 4.4.5 Karl Storz, the world's leading endoscope manufacturers, has a sales and distribution centre for their UK business on the Estate. In 2021 they added their Training and Technology Centre within their premises, to enhance their training facilities for surgical skills.
- 4.4.6 The current SPZ was adopted in 2014 and expires in 2024. In March 2022, Cabinet agreed to the Council working with SEGRO to develop a new SPZ and to notify the Secretary of State for Levelling Up, Housing and Communities of the Council's intention to do so. The new SPZ will have an area of 162.3 ha, which is a slight increase from 156ha from the currently adopted SPZ.
- 4.4.7 Two SPZ schemes were completed and six permitted in 2022/23 are listed below. In addition, it should be noted that a new data centre at 650-660 Ajax Avenue for 11,176 sqm scheme (ref T/153) is nearing completion.

Table 5 SPZ schemes completed in 2022/23

Ref	Address	Description
T/149	580 Ipswich Rd	Construction of a three storey 11,176 sq. m data centre for colocation uses with a footprint of 49.8%.
T/152	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.

Table 6 SPZ schemes permitted in 2022/23

Ref	Address	Description
T/154	160-161 Bestobell Road	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/155	317-320 Farnham Road	Single building for B8 use with ancillary offices
T/156	2 Buckingham Avenue	Amendments to existing building and plant

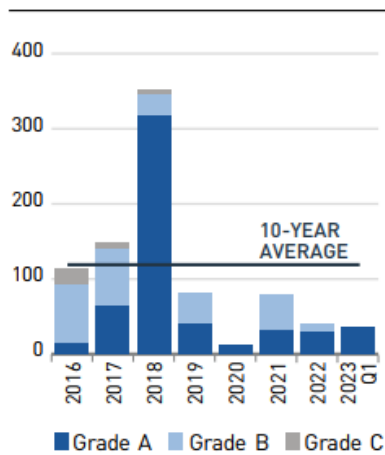
Ref	Address	Description
T/157	108 Oxford Avenue	Installation of PV Panels to the roof
T/158	111-113 Buckinghamshire hire venue and 460 Malton Avenue	Proposed development: Single building of 17,100.6 sqm for colocation / Data Centre use with three floors plus 1 floor of plant with 40.8 % footprint.
T159	485 Berkshire Avenue	Proposed development: Single building of 18,792 sqm for colocation / Data Centre use with three floors plus 1 floor of plant with 48% footprint

4.5 Office market and development

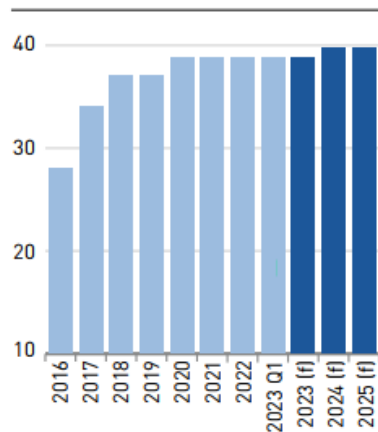
- 4.5.1 In the year 22/23, two office buildings were lost to residential use (6,572 sqm) and one small one is now in education use. No new independent office buildings were completed but new warehouse and datacentre buildings include some ancillary office space. There is an outstanding planning permission for the second Future Works office on Wellington Street but there is no indication that it will commence soon. And no other major independent offices are under construction.
- 4.5.2 The Thames Valley and South-East Office Market Report (2023) produced by Lambert Smith Hampton shows that Slough has 6.5 year's supply of office floorspace with 8385 sqm of available in 2022. Both figures are higher than the previous year. Headline rents are similar to those of the last few years.
- 4.5.3 The 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 but there is some activity in the market with some take up of empty office space. However, some of that relates to an office at Ditton park just beyond the Borough boundary.
- 4.5.4 Most of the office space available in Slough is good quality Grade A or B. There is only a limited supply of grade C office space. This is probably the result of many older offices having been converted to residential use.

Snapshot of market activity

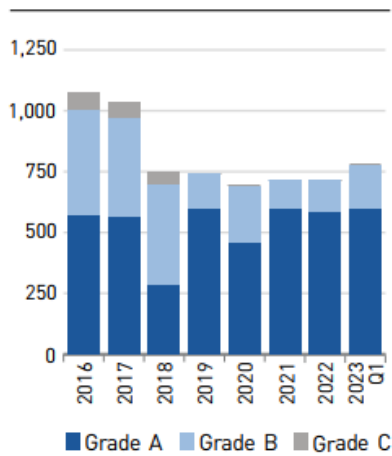
TAKE-UP (000 SQ FT)



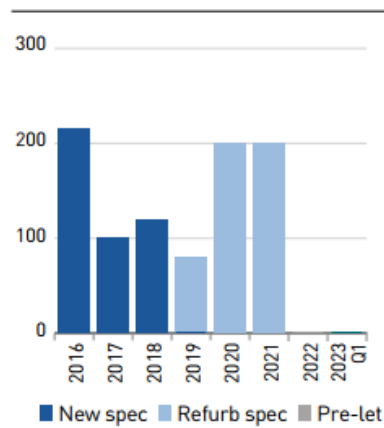
PRIME HEADLINE RENT (£ PER SQ FT)



AVAILABILITY (000 SQ FT)



UNDER CONSTRUCTION (000 SQ FT)



Market at a glance

12 MONTH TAKE-UP VS
10-YEAR AVERAGE

-38%

YEARS OF
SUPPLY

6.5

GRADE A SHARE
OF SUPPLY

77%

PRIME
YIELD

6.25%

Q1 2023 HEADLINE RENT
(PER SQ FT)

£38.75

Key selected transactions

Quarter	Property	Size (sq ft)	Occupier	Rent (per sq ft)
2023 Q1	Botanica (2 nd floor)	25,344	Arvato	£29.18
2022 Q2	Charter Court (1 st Floor)	12,877	Motorola	£28.00
2023 Q1	Botanica	9,450	Continental Tyre	£32.50
2022 Q4	The Urban Building	8,459	The Old Station Nursery	£27.50
2022 Q2	4 Waterside Court	4,894	Langley Hall Primary Academy Trust	£23.50

5 Retail and town centre

5.1 Key facts

- Slough Town Centre has a reduced retail and leisure offer due to the partial closure of the Queensmere shopping centre in January 2022
- District Retail centres in Langley and Farnham Road are thriving due to a more specialised offer.
- Since September 2020, Use Class A1, A2 and A3 have been replaced by E(a) (shops), E(b) (restaurants and cafés), E(c) (financial and professional services). A4 and A5 are now sui generis uses. These use classes will be used in future annual monitoring reports.

5.2 Slough Town Centre

- 5.2.1 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.
- 5.2.2 The Queensmere shopping centre was partly boarded up in January 2023 which reduced retail space in the town centre. The outline application for redevelopment of the Queensmere shopping centre was agreed in principle in November 2022, for the demolition of buildings and the phased redevelopment of the site to provide a mixed-use scheme comprising residential floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food takeaway), Sui Generis leisure uses (provision for a cinema or live music venue). This reduces the amount of retail floorspace in the town centre
- 5.2.3 A retail survey was undertaken in February 2023. The results showed an overall Slough Town Centre vacancy of 22%. This is particularly high due to high levels of vacancies in the shopping centres. 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 2023 showed Slough Town Centre had a vacancy rate of 22%. This

is mainly due to the large number of retail unit vacancies in the shopping centres. The high street has a low retail vacancy rate and a good range of shops, restaurant and café.

- The Queensmere has 51% of units vacant*
- The Observatory has 26% of units vacant.
- The Highstreet has 9% of units vacant.

5.2.4 The 51% Queensmere figure is high as half of the shopping centre closed in January 2023.

5.2.5 In addition, the retail vacancy rate does not reflect the quality of the retail offer. Many of the units in the shopping centres and high street have no signage or permanent shop fit out. These are pop ups which are temporary/short term lets.

There has been a loss of national chain stores in Slough town centre (the High Street Wilkinson store closed in late summer 2023). There has however been an increase in small independent businesses such as takeaways and restaurants, and local grocers selling fresh vegetables and other products to suit the local population's demographic.

5.3 District Centres

5.3.1 In contrast to Slough town centre, the Farnham Road and Langley district centres are thriving which offer a more specialised offer. These along with a series of neighbourhood centres and local parades (see Core Strategy Appendix 4) provides accessible local services for the community.

5.3.2 Retail vacancy surveys were conducted in Slough district centres at Langley, Farnham Road and Chalvey neighbourhood Centre.

5.3.3 Chalvey neighbourhood Centre had a retail vacancy rate of 11%, Langley and Farnham Road District Centres both had a vacancy rate of 2%.

5.3.4 These are low retail vacancy rates which show these centres are healthy and vibrant. The former Sainsbury in Farnham Road has been demolished and replaced with a storage facility. The centre, like Chalvey, benefits from a large independent supermarket.

5.4 Retail Parks

5.4.1 Retail parks will be monitored, and retail vacancy survey undertaken in future annual monitoring report as these provide valuable services and retail offer to local communities. These are very vibrant retail parks with a range of town centre uses such as shops, restaurants, coffee shops. A retail vacancy survey will be undertaken in 2023 as a baseline for the 2024 Retail Vacancy survey.

5.5 Slough Town Centre Business Improvement District (Slough BID)

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

5.5.2 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.

5.5.3 [Slough BID](#) was established following a successful ballot in 2020 and contains over 400 businesses. 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 behaviour 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 organisations to get the best for the town.

6 Appeals submitted to the Planning Inspector

6.1 Key facts

- 41 Appeals decisions received, 32 dismissed, 9 allowed
- 16 of these concerned strategic matters for the Local Plan regarding housing
- 7 appeals related to enforcement action, with 6 enforcement notices upheld

6.2 Number of appeals

6.2.1 Appeal decisions are reported to Planning Committee on a regular basis (check [Planning Committee Agenda items on the Council's website](#)). The AMR looks at whether there are any lessons to be learnt from appeal decisions. There were 41 appeal decisions received in Slough in the 12 months from April 2022 to March 2023. 32 were dismissed and only 9 allowed by Inspectors.

6.2.3 Enforcement appeals are important as they demonstrate where breaches are being made. At present resources limit the number of cases the enforcement officer can investigate, but the reports of appeals remain useful as an indicator. Appeals are important to demonstrate both the need for the policy to protect family housing, and its premise that housing need is being met and supply is being provided in a way that is not recorded in housing completions.

6.2.4 This table below records appeal decisions made between April 2022 and March 2023. Appendix E gives details of the appeals.

Table 7 Appeal decisions

Number of appeals on Local Plan strategic matters – (housing, employment)	Number of appeals on householder/advertisements	Core Policies or Saved Policies referred to.	Total No. of appeals
16	25	EN1, EN2, H14, H15, OSC15 Slough Local Plan, 2004. CP8, CP3, CP4,CP8, CP7 of Core Strategy, 2008	41

6.3 Appeals Allowed

6.3.1 Of these 41 appeals (22%) were allowed by Inspectors (i.e. the Planning Application refusal was overturned to an approval). 25 of the appeals that were allowed related to non-strategic matters which were householder /advertisement applications. These were regarding local design, character of the area or amenity or advert controls which are site and application specific judgements.

6.4 Appeals relating to adopted housing and employment policies.

6.4.1 The existing planning policy approach protects the suburbs from inappropriate intensification and protects family housing from conversion to flats. It also seeks to protect existing business areas to provide jobs for local people, protect them from loss to housing, and to enable operations and buildings within them that might conflict with residential uses.

6.5 Housing

6.5.1 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).

6.5.2 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.

- 6.5.3 There have been several 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.
- 6.5.4 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.

6.6 Employment

- 6.6.1 No appeals have been received on refusal of applications to protect employment land. Employment land is critical to help meet the supply of jobs needed for Slough's young population. The various trading estates and retail parks also provide an important source of services for Slough's small business and residential communities, and business rates to support the Council's operations. Employment land is being lost through other changes of use that the Council's Local Plan has no control over (see section 4 on employment). However it is useful to know that the Policy to protect employment land has not been implicated in appeals as support for the strength of the policy where it is applied.

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 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 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.
- 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 2018 to 31st March 2023.

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).

7.4.2 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.

7.4.3 The figure for Slough for 2023 was 71% (5 out of 7) of Local Wildlife Sites in positive management, which is the same as previous year.

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 was updated in 2016/17/18 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 Levelling Up and Regeneration Bill (LURB) received royal assent on 26th October, becoming an act. However, most of its provisions rely on secondary legislation and so are not yet in force.

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. Table 8 shows the DTC for 22/23.

Table 8 DTC for 2022/23

Council	Detail	Date
Buckinghamshire	Buckinghamshire Wider Call for Sites	September 2022
West Berkshire	Local Plan review 2036 Employment Land Local Plan review- proposed Submission consultation	June 2022 January 2023
Royal Borough of Windsor and Maidenhead	Wider Growth Study Part 2- published online.	2022-2023

9.1.4 Regular meetings are held with Buckinghamshire, primarily to address the cross border housing land supply shortage, including the Wider Area Growth Study. Meetings have been held on following dates:

- 2nd November 2023
- 21st March 2023

9.1.5 A Duty to Cooperate Members and Directors meeting was held on 24th March 2023.

9.1.6 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 emerging preferred spatial strategy report is available online.](#)

9.1.7 WAGS Part 2: potential locations for development was published in September 2022. Part 2 is about balancing need and supply. It first assesses how much land will be required to

meet the development needs of the core area to 2039, over and above the supply already identified in emerging plans and their evidence bases. It then identifies and assesses potential development sites in the wider area of search that could fill that gap in supply. This search is for strategic sites, leaving out smaller-scale development opportunities. [The WAG part 2 report is available online.](#)

10 Slough new Local Plan

10.1 Slough Local Plan

- 10.1.1 Slough's new Local Plan will set out a 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 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.
- 10.1.3 The 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. Reports on these were presented to Planning Committee.
- 10.1.4 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.***

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 Slough's Cabinet will review and approve an update of Slough's LDS as part of progressing the Local Plan to Regulation 19. At present the Council are watching the evolution of

changes to the Local Plan process being progressed in the Government's Levelling Up and Regeneration Bill.

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 Progress on [preparation of the new Local plan is published on the council's website.](#)

10.3.2 The work completed so far is as follows:

- Regulation 18 Intention to Prepare a Local Plan January 2015.
- Slough Issues and Options January to February 2017
- Call for Sites January to March 2016
- Consultation on the Call for Sites June 2016
- Proposed Spatial Strategy Dec 2020 to Jan 2021
- Consultation on Proposed release of Green Belt Sites for Family Housing November 2021

11 Monitoring of the 2010 site allocations

Code	Proposal Address	Proposed Use	Progress April 2023
SSA1	Lynch Hill and Bangle's Spinney	Non-statutory informal nature reserve	Some wildlife management works underway.
SSA2	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open space	Complete
SSA3	Newbeech, Long Readings Lane, Elderly Persons Home and day centre	Residential (family housing) and or community use	Complete 12/13
SSA4	Slough Trading Estate (including Leigh Road	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and	Outline planning permission granted 18/06/12. Application lapsed

Code	Proposal Address	Proposed Use	Progress April 2023
	Central Core Area)	Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses.	
SSA5	149-153 Farnham Road and 415-426 Montrose Avenue	Retail (extension or redevelopment of existing supermarket with car parking)	Complete
SSA6	352-358 Farnham Road	Retail (extension to supermarket)	Complete in 2011/12
SSA7	Cippenham Phase 4	Residential (family housing)	Complete 2012/13
SSA8	Watercress Beds West of Keel Drive	Non-statutory informal nature reserve	Some tidying up and access work carried out.
SSA9	Thames Valley Community Centre	Mixed use: community and education	Complete. New school, community hub and nursery school on expanded site
SSA10	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.
SSA11	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution	Completed school and residential complete.
SSA12	Land South of Stranraer Gardens	Non-statutory informal nature reserve	None
SSA13	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) demolished; Pre app discussions held for redevelopment.
SSA14	Queensmere and Observatory Shopping Centres	Mixed use: retail, leisure, residential	Outline application agreed by Planning Committee for Queensmere site.
SSA15	Upton Hospital, Albert Street	Medical and Healthcare uses	Occasional discussions with NHS. Likely to include some

Code	Proposal Address	Proposed Use	Progress April 2023
			new residential alongside new/retained health care facilities.
SSA16	Post Office Sorting Office, Wellington Street	or mixed use: business and residential	No progress to date
SSA17	Slough Canal Basin, Stoke Road	Mixed use	Planning Application agreed by Planning Committee (granted permission post April 23). Council likely to sell its part of site.
SSA18	Former Arbour Vale School, West Wing, St. Joseph's playing field, Stoke Road	– Development of secondary school and community sports stadium	Complete
SSA19	Play Area off Moray Drive	residential development	Complete
SSA20	Wexham Park Hospital, Wexham Road	-	Partial redevelopment scheme complete. Residential element may be introduced.
SSA21	Halkingcroft Wood, Middlegreen Road	-	No progress
SSA22	BT Site and 297 Langley Rd	Residential	Complete
SSA23	Part of Langley Business Centre, 11/49 Station Rd, Langley	Retail	Planning permission granted for data centre and some limited residential. Existing buildings being demolished.
SSA24	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.
SSA25	Old Slade Lake, Orlits Lake and Colnbrook west, Lakeside Road, Colnbrook	-	No progress. Site affected by Heathrow third runway proposal.

12 Selected Key Locations

12.1.1 Core Policy 1 (Spatial Strategy) provides for relaxation of Core Policy land use policy (existing business area or shopping areas) if certain objectives are met. The Site

Allocations DPD identified 4 areas where this policy could apply. Progress on implementation is below:

- SKL1 Sites at Bath Rd Cippenham (relaxation of loss of existing business area)
2 planning applications for primarily residential development being considered. Other sites remain in business/retail use)
- SKL2 Chalvey High St (Ladbrooke Rd) (relaxation of loss of existing shopping area)
Site redeveloped for education and community uses combined with adjacent site SSA 9 (former community centre)
- SKL3 Stoke Road and Mill St (relaxation of loss of existing business area)
Several residential redevelopment or change of use schemes have been completed. Developer interest in redevelopment of 3 more sites.
- SKL4 Former Langley Oil Terminal/Railway Station car Park off Station Rd (relaxation of loss of existing business area)
Most of the site remains in employment uses – open yard uses.

12.1.2 Details of each of the Selected key locations (SKL) can be found in the [Slough Local Development Framework - Site Allocations \(PDF\)](#).

13 Minerals and Waste

13.1.1 Slough's view is at present that planning on minerals and waste issues can be addressed through the existing saved policies, NPPF, and Preferred Areas and liaison with the Berkshire and other Authorities on their strategies.

13.1.2 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 as we have sufficient capacity for Slough with the Energy from Waste plant in Colnbrook

13.1.3 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.

13.1.4 The National Planning Policy Framework was published in March 2012, updated in 2018, 2019 and 2021. 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.

13.1.5 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.

Appendices

- Table A Completions of new homes 2022/23 summary
- Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/23
- Table C Core Strategy Plan period to 2023 residential net completions compared to target/need
- Table D Housing trajectory new Local Plan period
- Table E Appeals summary for AMR 2022-23

Table A Completions of new homes 2022/2023 summary

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units (For Site)	Gross Completed 22/23	Net Completed 22/23	Loses	Change Of Use (Cou) Or Conv And Permitted Development (Pd) 22/23
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	0	0	0	
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.	complete	8	8	8	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.	under construction	9	0	0	0	
Central	P/01456/006	24-26, Albert Street, Slough, SL1 2BU	Change of use of existing buildings from C1 Guest Houses to Sui Generis Large Homes in Multiple Occupation	complete	1	1	1	0	cou
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.	complete	67	67	67	0	cou pd
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	complete	1	1	1	0	
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	complete	19	19	19	0	pd
Chalvey	P/19227/001	190, Chalvey Grove, Slough, SL1 2TE	Construction of a 1no 3 bedroom detached dwelling.	complete	1	1	1	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 men's club	complete	5	5	5	0	
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. 3 bed flats with undercroft parking.	complete	28	28	28	0	
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.	complete	1	1	1	0	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units (For Site)	Gross Completed 22/23	Net Completed 22/23	Loses	Change Of Use (Cou) Or Conv And Permitted Development (Pd) 22/23
Colnbrook with 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	complete	1	1	1	0	
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 (now 1,277) 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); (subsequently revised to 701 homes under RM P/00094/068 2/09/2022 Submission of Reserved Matters Application (Access, Layout, Scale, Design and Landscaping) for Blocks C, F, H J and N of the Horlicks Factory site, comprising 701 residential units, commercial floorspace, associated landscaping and amenity spaces, parking, access routes and associated works) 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), up to 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. (subsequently revised to 576 homes under P/00094/052 13/1/21).	under construction	1277	152	152	0	
Elliman	P/02367/005	207 B, Stoke Road, Slough, Slough, SL2 5AX	Lawful development certificate for the existing use of a self-contained outbuilding which has been in place for more than 4 years	complete	1	1	1	0	
Elliman	P/07208/001	69B, Stoke Road, Slough, SL2 5BJ	Lawful development certificate for existing use of property as two separate flats	complete	2	2	1	1	conv
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.	complete	2	2	1	1	conv

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units (For Site)	Gross Completed 22/23	Net Completed 22/23	Loses	Change Of Use (Cou) Or Conv And Permitted Development (Pd) 22/23
Farnham	P/19400/000	Land adj to, 97, Lancaster Avenue, Slough, SL2 1AU	Construction of 1no 3 bedroom detached dwelling.	complete	1	1	1	0	
Haymill & Lynch Hill	P/19735/002	7, Royston Way, Slough, SL1 6EP	Retrospective application for partial demolition of existing bungalow and construction of a single dwelling house	complete	1	1	0	1	
Haymill & Lynch Hill	P/06147/005	88, Lynch Hill Lane, Slough, SL2 2QB	Change of use from C2 (residential institutions) to C3 (dwellinghouse)	complete	1	1	1	0	cou
Langley St. Marys	P/17249/002	77, Harrow Road, Slough, SL3 8SH	Construction of a part single, part double storey rear extension to no.77 Harrow Road and construction of 1no 3 bedroom house adjacent to no 77 Harrow Road	complete	2	1	1	0	
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.	complete	28	28	28	0	cou pd
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	complete	2	2	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	complete	1	1	1	0	
Wexham Lea	P/09691/003	2, Berryfield, Slough, SL2 5SE	Construction of 1no 2 bedroom attached dwelling.	complete	1	1	1	0	
			totals			325	322	3	

Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/23.

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude 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	Most unlikely to progress
Britwell & Northborough	P/09764/001	12, Gascons Grove, Slough, SL2 1TH	Construction of a 3-bedroom dwelling	NS	1	0	0	0	1	
Britwell & Northborough	P/14896/005	143, Farnham Lane, Slough, SL2 2AS	Construction of 1no three bedroom dwelling	UC	1	0	0	1	0	
Britwell & Northborough	P/01006/011	279 , Long Furlong Drive, Slough, SL2 2LY	Construction of a first floor to create a self-contained 3 bedroom flat with associated parking.	NS	1	0	0	0	1	
Britwell & Northborough	P/19765/000	181, Wentworth Avenue, Slough, SL2 2AW	Construction of 1no new dwelling and a new garage, facilitated by the demolition of the existing garage, on the land of 181 Wentworth Avenue (amended description).	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	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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/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	
Central	F/10913/027	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) (9 flats (1x 2 bedroom, 6x 1 bedroom and 2x studios)	UC	9	0	0	9	0	
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	Outline PP. And most unlikely to progress.

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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 of 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	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 ground	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.	UC	3	0	-1	3	0	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude 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 (revised by P/002683/015 to 89 units)	UC	89	0	0	89	0	
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	UC	16	0	0	16	0	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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/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/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	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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	2	0	
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	
Central	P/02411/022	Thames Central, Hatfield Road, Slough, SL1 1QE	Construction of a side and roof extension to existing building to provide 52 apartments, involving the formation of a fourteen storey building.	NS	52	0	0	0	52	
Central	P/03079/017	190-192, High Street, Slough, SL1 1JS	Redevelopment of the site to provide a part six, part eight storey building to form 61 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E); associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street façade.	NS	61	0	0	0	61	
Central	P/00731/042	26-40, Vanburgh Court, Stoke Road, Slough, SL2 5YG	Construction of a 1no 3 bedroom flat and the demolition and relocation of the existing bike storage area at the ground floor and reorganisation of cycle storage at ground floor level.	NS	1	0	0	0	1	
Central	P/07171/005	2a, Alpha Street North, Slough, SL1 1RB	Construction of an upward extension to create a second floor, together with the conversion of the existing first floor, to create 2 x 1 bed self-contained flats, and associated alterations including rear external staircase with privacy screens and provision of bin storage and cycle parking	NS	2	0	0	0	2	
Central	P/07698/003	31, Wellesley Road, Slough, Slough, SL1 1UX	Construction of 1no new 2 bedroom dwelling.	NS	1	0	0	0	1	
Central	P/08802/010	Merton Court, 4, Merton Road, Slough, SL1 1QR	Construction of a new second floor and roof to existing apartment block at Merton Court to create 4 new self-contained flats with additional parking space with bicycle and bin storage.	NS	4	0	0	0	4	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
Central	F/01190/030	210-216, High Street, Slough, SL1 1JS	Prior approval notification for 2 additional floors to provide 10 self-contained residential units.	NS	10	0	0	0	10	
Central	P/02465/013 P/02465/014	226-228, High Street, Slough, Berkshire, SL1 1JS	Construction of four storey detached building to accommodate retail (Class A1) to the front end at ground floor level, and residential flats/ studio apartments above, (1 No. 2 bed flat; 6 No. One bed flats; 7 No Studio apartments). Bin store and cycle parking within the rear end of the ground floor (P2465/13 226). Construction of a 4no. storey A1 retail at Ground Floor and 3no. floors of C3 residential to provide 14no. residential apartments (P/2465/014 228).	UC	12	0	0	12	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	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	
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.	UC	6	0	0	6	0	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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/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	P/00669/024	Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ	Change of use of the existing Class E commercial uses on the ground floor to provide three dwellings (Use Class C3)	NS	3	0	0	0	3	
Chalvey	P/12595/005	27-29, Chalvey Road West, Slough, SL1 2NF	Change of use of ground floor offices to residential studio apartments	NS	2	0	0	0	2	
Chalvey	P/07383/010	Former leisure centre site, car park, streamside area and woodland, Montem Lane, Slough	Full planning permission for residential development (Use Class C3); car and cycle parking; public realm, landscaping works and amenity space; access from Montem Lane; and all ancillary works and infrastructure. Including enhancements to woodland and streamside area.	NS	212	0	0	0	212	

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Chalvey	P/06877/004	2-20 & 22-48, Hartland Close, Slough, SL1 3XT	Alteration and refurbishment of 23no. existing single occupancy studio flats and a three-bedroom landlord's flat & office to be reconfigured into 15no. 1 bedroom flats; enlargement, replacement and infill of uPVC windows & doors to elevations, in anticipation of internal remodelling; and, replacement of existing single skin external refuse facilities into proposed bicycle and general storage.	NS	15	0	-9	0	15	
Chalvey	P/13474/004	Land R/O, 110-122 The Crescent, Slough, SL1 2LG	ERECTION OF 2 NOS. 4 BED DETACHED DWELLINGS, ASSOCIATED 1 NO. OUTBUILDING AND 1 NO. HOME OFFICE. INCLUDING DETAILS OF LANDSCAPING, SECURED BIN STORAGE, SECURED CYCLE PARKING, SAMPLES OF MATERIALS, DRAINAGE AND CONTAMINATION.	NS	2	0	0	0	2	
Chalvey	P/19641/000	23, Montem Lane, Slough, SL1 2QW	Lawful development certificate to establish the use of 23 Montem Lane to be converted in to 2no flats more than 10 years ago	NS	2	0	0	0	2	
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/03026/003	399-401, Bath Road, Slough, SL1 5QL	Replacement of existing shops with new shop and flat	NS	1	0	0	0	1	Overlap. Subsequent PP
Cippenham Green	P/03026/005	399-401, Bath Road, Slough, SL1 5QL	Construction of a part single storey, part two storey rear extension to 399 Bath Road, new two storey attached building to create 1no. retail unit and 1no. 2 bed flat on ground floor and 1no. 2 bed flat on first floor following demolition of 399a and 401 Bath Road.	NS	2	0	0	0	2	
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	

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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 Green	P/06775/005	2A, Ivy Crescent, Slough, SL1 5DA	Construction of a 1no. 3 bedroom detached dwelling	NS	1	0	0	0	1	
Cippenham Green	P/07105/003	24, Mallard Drive, Slough, SL1 5BP	Construction of a 1 x 3 bedroom dwelling next to 24 Mallard Drive	NS	1	0	0	0	1	
Cippenham Green	P/16938/001	3A, Huntercombe Lane South, Maidenhead, SL6 0PQ	Construction of a replacement detached dwelling	NS	1	0	0	0	1	
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	
Cippenham Meadows	P/04241/014	163, Bath Road, Slough, SL1 4AA	Change of use from serviced apartments (C1 use class) to self-contained flats and extension	UC	90	0	0	90	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	

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Colnbrook & 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 & 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 & 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 & 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	
Colnbrook & Poyle	P/12033/002	Dulce Domum, Bath Road, Colnbrook, Slough, SL3 0HZ	Demolition of existing bungalow and construction of 2no dwelling and 2no dropped kerb accesses (AMENDED PLANS)	NS	2	0	0	0	2	

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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 (<i>now 1,277</i>) 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); (<i>subsequently revised to 701 homes under RM P/00094/068 2/09/2022 Submission of Reserved Matters Application (Access, Layout, Scale, Design and Landscaping) for Blocks C, F, H J and N of the Horlicks Factory site, comprising 701 residential units, commercial floorspace, associated landscaping and amenity spaces, parking, access routes and associated works</i>) 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), up to 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. (<i>subsequently revised to 576 homes under P/00094/052 13/1/21</i>).	UC	1277	516	516	312	701	
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	1	
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	

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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	1	
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.	UC	2	0	0	2	0	
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/09854/001	1, South Green, Slough, SL1 3QY	Subdivision of the existing two storey side extension to create a 2no bedroom dwelling, together with first floor front/side extension and alterations to include new entrance door. Insertion of new front and side windows and subdivision of existing garden.	NS	2	0	0	0	2	
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	UC	9	0	0	9	0	
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	UC	9	0	0	9	0	

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			landscaping. (Revised Description of Development and Revised Plans submitted 10/12/2019 & 08/01/2020)							
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/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 no.s: 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 no.s: F/00378/027, P/00378/029 and P/00378/030).	NS	1	0	0	0	1	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, Farnham 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, to provide a total of 4 flats, (2 x one-bed. + 2 x 2bed).	NS	4	0	0	0	4	

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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	UC	2	0	0	2	0	
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/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/19425/002	12, Westfield Road, Slough, SL2 1HE	Reserved Matters application pursuant to outline planning permission P/19425/000 dated 03/08/2021 to consider appearance and landscaping, in the respect of the construction of 1no 2 bedroom dwelling	NS	1	0	0	0	1	
Farnham	P/00913/033	Al Quaim Centre, 39, Montrose Avenue, Slough, SL1 4TN	Outline application with all matters reserved for the conversion and extension of existing roof top accommodation to provide 6no flats.	NS	6	0	0	0	6	Outline PP
Farnham	P/08256/002	2, Willoners, Slough, SL2 1SY	Construction of an end terrace 2 bedroom dwelling with associated parking and landscaping	NS	1	0	0	0	1	
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	

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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	
Langley Kedermister	P/00605/015	Langley Road Dental Practice, 162, Langley Road, Slough, SL3 7TG	Change of use of ground floor flat at rear to Class E(e) Dental Practice, and the construction of a first floor extension and roof to facilitate additional floorspace for the Dental Practice and 1 bed self-contained flat, and the alteration of the ground floor rear extension roof from a lean-to roof to a flat roof single storey extension (amended description)	NS	1	0	0	0	1	Overlap. Subsequent PP
Langley Kedermister	P/00605/016	Langley Road Dental Practice, 162, Langley Road, Slough, SL3 7TG	Change of use of ground floor flat at rear to Class E(e) Dental Practice, and the construction of a first floor extension and roof to facilitate additional floorspace for the Dental Practice and 1 bed self-contained flat, and the alteration of the ground floor rear extension roof from a lean-to roof to a flat roof single storey extension	NS	1	0	0	0	1	

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Langley Kedermister	P/07291/003	155, High Street, Langley, Slough, SL3 8LP	Extension to existing garage and conversion of existing house into 1 x 3 bedroom house and 1 x 1 bedroom house with a new dropped kerb and removal of front garden wall and associated works	NS	2	0	0	0	2	
Langley Kedermister	P/18064/003	105, Langley Road, Slough, SL3 7DY	Construction of a 1no 4 bedroom dwelling following the demolition of existing dwelling and associated works	NS	1	0	0	0	1	
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	Overlap. Subsequent PP
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	UC	1	0	-1	1	0	
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	

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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	Overlap. Subsequent PP
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	Overlap. Subsequent PP

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Langley St. Marys	P/16337/011	9, Mina Avenue, Slough, SL3 7BY	Construction of a pair of semi-detached dwellings with outbuildings to the rear. The development incorporates landscaping, parking provision and associated development	NS	2	0	-1	0	1	
Langley St. Marys	P/03514/008	274a, High Street, Slough, Langley, SL3 8HD	Conversion of existing commercial storage and warehousing unit (Class E) into a one bedroom accommodation (C3), including partial demolition of shop floor, inclusion of 8no. new windows, removal of rear access door and associated internal and external works	NS	1	0	0	0	1	
Langley St. Marys	P/00679/005	140, Langley Road, Slough, SL3 7TG	Demolition of existing single, 4-bedroom dwelling (use class C3) and erection of 2 semi-detached, 5-bedroom dwellings (use class C3) with associated private amenity space and 3no. off street parking spaces each.	NS	2	0	-1	0	2	Overlap. Subsequent PP
Langley St. Marys	P/00679/010	140, Langley Road, Slough, SL3 7TG	Demolition of existing 4-bedroom dwelling (use class C3) and construction of 2 semi-detached, 5-bedroom dwellings (use class C3) with associated private amenity space and 3no. off street parking spaces each.	NS	2	0	-1	0	2	
Langley St. Marys	P/03099/004	18, Willoughby Road, Slough, SL3 8JH	Demolition of existing porch and construction of a single storey rear extension and remodel roof form in conjunction with conversion of loft space into habitable room with front and rear dormers and construction of 1no new two-storey, three-bedroom dwelling to the side of no 18 Willoughby Road.	NS	2	0	0	0	2	
Langley St. Marys	P/15790/002	21, The Drive, Slough, SL3 7DB	Conversion and extension to existing dwelling to create 2no 3 storey, 2 bedroom dwelling houses.	NS	2	0	-1	0	2	
Langley St. Marys	P/19680/000	94, Meadfield Road, Slough, SL3 8HR	Construction of 2no 3 bedroom semi-detached dwellings following demolition of existing dwellinghouse (amended description).	NS	2	0	-1	0	2	

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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 substation; 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	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/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	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
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	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/03023/007	18, Blenheim Road, Slough, SL3 7NJ	Demolition of existing garage and playroom. 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/06350/002	Gurney House, Upton Road, Slough, SL1 2AE	Construction of a residential development containing 16 terrace houses including	UC	16	0	0	16	0	
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/16947/002	45, The Myrke, Datchet, Slough, SL3 9AB	Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling.	UC	3	0	0	3	0	
Upton	P/16972/002	Land adjoining, 6, Drake Avenue,	Construction of a new three bedroomed dwelling and associated works, following the relocation of the existing substation and relocation of first floor side window to front elevation at No. 6 Drake Avenue.	NS	1	0	0	0	1	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
		Slough, SL3 7JR								
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	
Upton	P/01536/009	55 Alpha Street, South &, 34-36, Hencroft Street, Slough, Berks, SL1 1RD	Redevelopment to provide one pair of two bedroom semi-detached dwellings and one pair of three bedroom semi-detached dwellings with pitched roofs	NS	4	0	0	0	4	
Upton	P/04949/012	12, London Road, Slough, SL3 7HG	Demolition of existing building and structures and replacement with three dwellings, car parking, landscaping and associated ancillary development	NS	3	0	-1	0	3	
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/16915/001	39, Berryfield, Slough, SL2 5SA	Demolition of existing garage. Construction of one new dwelling with new vehicular access, 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.	UC	1	0	0	1	0	
Wexham Lea	P/14878/010	54, Farm Crescent, Slough, SL2 5TH	Construction of a front extension and a two storey side extension to accommodate an attached 1no two bedroom dwelling	UC	1	0	0	1	0	
								1121	2668	

Ward	Reference	Address	Development Description	Construction Status (Site)	Total Gross Units For Site	Gross Completed	Net Completed (Or Figure To Reflect Existing/Future Loss)	Under Construction (Uc)	Not Started (Ns)	Exclude From 5 Year Land Supply Calculation
			less overlapping planning permissions re 'not started' (9).						-9	
			Re 5 year land supply calculation exclude (i) outline PP (1132) (ii) development most unlikely to progress (6) (iii) losses (minus figures in 'net completed' column (ignoring overlaps) (35) 5 year land supply calculation input : 1121 uc + 2659 ns - 1138 outline pp or not progress - 35 expected losses = 2607 relevant homes (net) with consent and not completed.						2659	

Table C Core Strategy Plan Period to 2023 residential net completions compared to target/need.

Year	Past completions Net	Completions Cumulative	Local Housing Requirement/Need (annualised)
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
2022/23	325	8259	847
total	-	-	8845

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

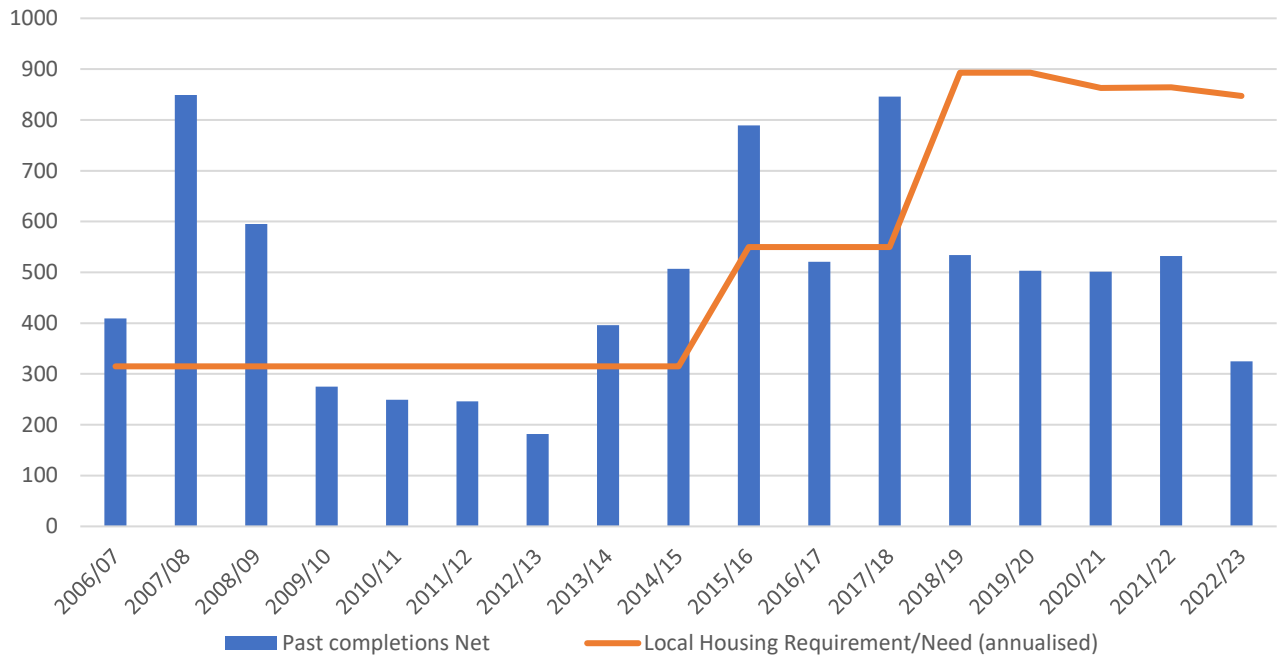


Table D Housing trajectory new Local Plan period

Local Plan Year	Financial Year	Net Additional Homes	Net Additional Homes Projected	Cumulative	Shortfall against LHN	Local Housing Need (LHN)
-	-	-	See note below	-	-	annual average homes
1	20/21	501	-	501	362	863
2	21/22	532	-	1033	332	864
3	22/23	322	-	1355	525	847
4	23/24	-	559	-	-	825
5	24/25	-	518	-	-	825
6	25/26	-	476	-	-	825
7	26/27	-	703	-	-	825
8	27/28	-	910	-	-	825
9	28/29	-	1040	-	-	825
10	29/30	-	921	-	-	825
11	30/31	-	722	-	-	825
12	31/32	-	511	-	-	825
13	32/33	-	439	-	-	825
14	33/34	-	437	-	-	825
15	34/35	-	424	-	-	825
16	35/36	-	383	-	-	825
17	36/37	-	369	-	-	825
18	37/38	-	355	-	-	825
19	38/39	-	329	-	-	825
20	39/40	-	212	-	-	825
21	40/41	-	152	-	-	825
totals	-	1355	9461	-	1219	17424

Note re projected homes figures

Net additional homes projected figure of 9,641 calculated from a list of major housing sites (Akzo Nobel site excluded) discounted as follows; an assumed lapse/non implementation rate of 10% over first 5 years and 20% for remainder of plan period. And 60/year small sites estimate added.

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

Note re Local Housing Need

As at 1/4/23 LHN minus Net Additional Homes=LHN remaining

17,424 – 1,355 = 16,069 LHN for remainder of plan period (18 years) after 1st April 2023. Equivalent to 893/year average.

LHN for remainder of plan period minus projected net additional homes equals likely shortfall. 16,069 - 9,461 = 6,608 shortfall.

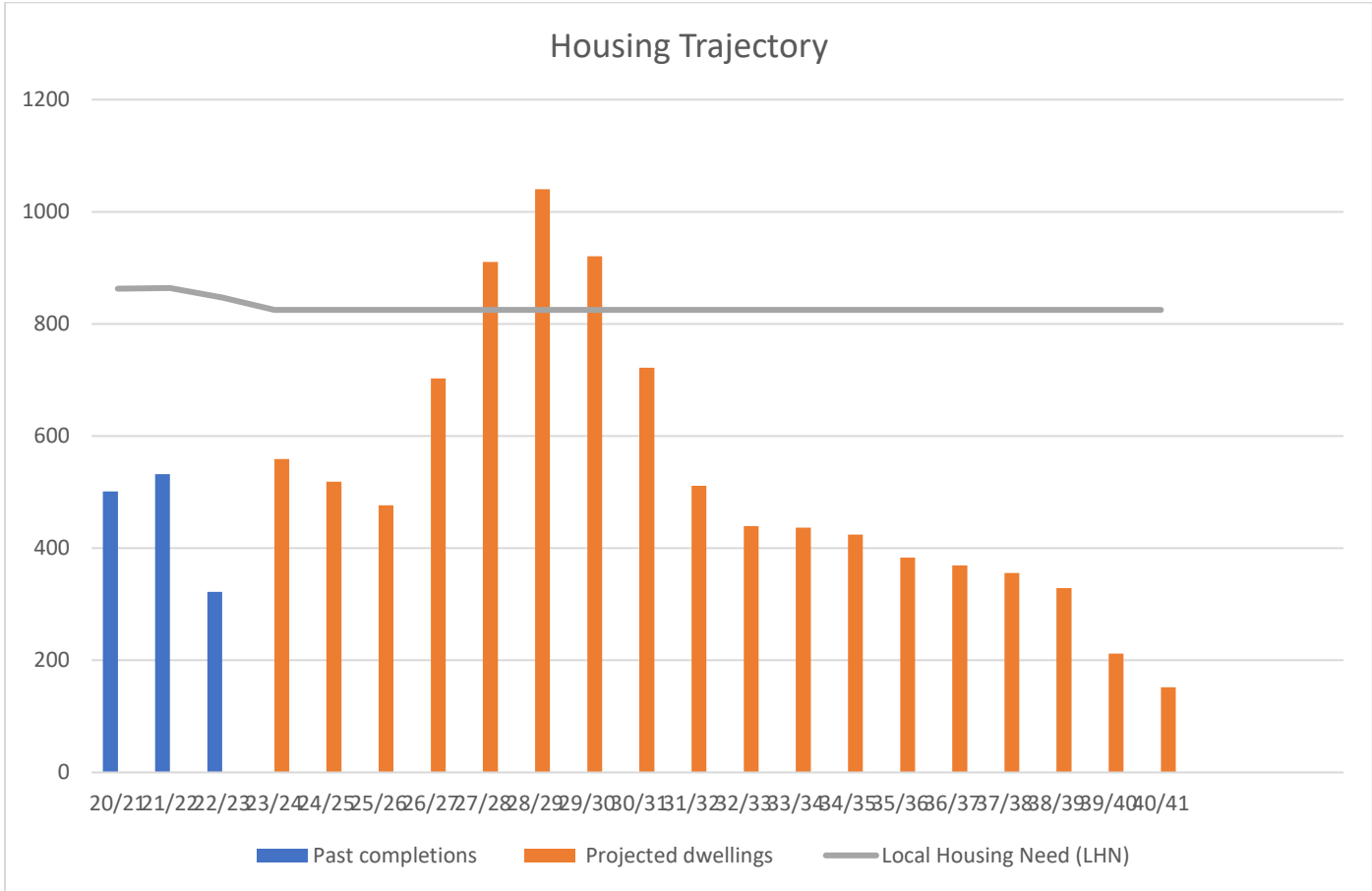


Table E Appeals summary for AMR 2022-23

Ref	Appeal	Decision
2020/00478/ENF	6, Glentworth Place, Slough, SL1 3UT Self Contained Outbuilding	Notice Quashed 6 th April 2022
X/00103/002	Grass verge off of Halkingcroft & Middlegreen Road Junction Prior approval for the installation of a new 15m high slim line Phase 8 H3G street pole c/w wrap around cabinet and 3no. cabinets with ancillary works	Appeal Dismissed 11 th April 2022
P/07663/031	1-2 The Drive, Slough Variation of condition 2 (drawings) of planning permission P/07663/030 dated 21/12/2020 - changes to the height of the glazing/screening in the roof terrace area	Appeal Dismissed 12 th April 2022
P/00226/045	253-257, Farnham Road, Slough, Berkshire, SL4 4LE Change of use at ground floor from nursery (D1 Use Class) to provide 3 x self- contained ground floor residential flats (C3 Use Class) together with integral cycle parking , undercroft parking and external alterations to the facades of the building and erection of two storey extension at roof level above the first floor (subject to conversion to 9 residential units under the Prior Approval Ref: F/00226/040) to provide an additional 11 self- contained residential flats (net increase in 14 x flats excluding the first floor). External railing enclosure, boundary treatment, parking, and landscaping.	Appeal Dismissed 12 th April 2022
P/06651/107	Slough Retail Park, Twinches Lane, Slough, Slough, SL1 5AL Advertisement consent to display 1no. internally illuminated flagpole sign	Appeal Granted 25 th April 2022
P/05541/004	15, Elliman Avenue, Slough, SL2 5AZ Conversion of existing 2 bedroom house into 1x 2 bedroom & 1x 1 bedroom flats and erection of part single storey side extension, first floor rear / side extension, and internal alteratons.	Appeal Granted 25 th April 2022
P/17057/002	76 Farnham Road Installation of a drop kerb	Appeal Dismissed 5 th May 2022

Ref	Appeal	Decision
2020/00482/ENF	34 Glentworth Place self contained outbuilding	Dismissed/upheld 6th May 2022
P/04670/014	17-31, Elmshott Lane, Slough, Berkshire, SL1 5QS Revised Outline planning application with all matters reserved for the demolition of existing retail/residential buildings. Construction of three storey plus mansard building, over basement, consisting of associated parking at basement level, retail/storage at ground floor level and the formation of 9 no. three-bedroom flats, 19 no. two-bedroom flats and 56 no. one- bedroom flats at first, second, and mansard floor levels. Associated landscaping and realigned access to Elmshott Lane.	Appeal Dismissed 12th May 2022
2019/00237/ENF	7, Moat Drive, Slough, SL2 5TG Self contained outbuilding on rent	Appeal Dismissed / Notice Upheld 13th May 2022
Y/17291/004	29, New Road, Slough, SL3 8JJ The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m, with a maximum height of 3.21m, and an eaves height of 3m	Appeal Dismissed 27th May 2022
P/03147/004	13, York Avenue, Slough, SL1 3HP Change of use from C3 to C4 (6 person 6 bedroom HMO)	Appeal Dismissed 27th May 2022
P/19123/003	10, Cheviot Road, Slough, SL3 8UA Variation of condition 1 (approved drawings) of planning permission P/19123/002 dated 10/09/2021 for the construction of a single storey rear extension with 2 no rooflights following the demolition of part of the existing extension that is 3.65m in depth. The proposed variation of condition seeks to extend the rear extension to 5.6m in depth.	Appeal Dismissed 27th May 2022
2020/00038/ENF	63, Beaumont Road, Slough, SL2 1NG Self Contained Outbuilding	Appeal Dismissed / Notice Upheld 10 th June 2022
2020/00660/ENF	58 Long Readings Lane Self Contained Outbuilding	Appeal Varied / Dismissed 15 th June 2022

Ref	Appeal	Decision
Y/07960/004	104, Blumfield Crescent, Slough, SL1 6NJ Prior approval for an additional two storeys to dwellinghouse	Appeal Dismissed 24 th June 2022
P/14557/001	138 Spackmans Way Construction of a three storey side extension.	Appeal Dismissed 30 th June 2022
P/00066/006	<p>37 Cranbourne Close Construction of a part single/part two storey side and rear extension following demolition of the existing outbuilding</p> <ul style="list-style-type: none"> • The proposal was for Construction of a part single/part two storey side and rear extension following demolition of the existing outbuilding. - The footprint of the original house as measured from the Plotting Sheets is about 52 sq metres, consist of an outbuilding measuring about 34 sq metres, which extends lengthwise along the Northwestern boundary • The proposal as originally applied for, had a footprint of 140 sq metres at ground floor level, and extended along the footprint of the outbuilding, subsuming the outbuilding and infilling the space between the dwellinghouse and the outbuilding and which would result in a in a poorly designed enlargement and appear discordant, out of keeping with the host dwelling and would be detrimental to the character and appearance of the surrounding area formed a jarring, out of character development. While the design was not acceptable, the development was not refutable, hence, the negotiation was based on purely design terms. • However, the inspector was of the opinion that the development proposed, while substantial, is nonetheless of a scale, design and form that has due regard to the character and appearance of the host dwelling. The two-storey elements are proportionate to its scale, with the more prominent side extension having a notable set back. 	Appeal Granted 5 th July 2022
Y/19485/000	106 Blumfield Crescent Prior approval for an additional two storeys to dwellinghouse	Appeal Dismissed 7 th July 2022

Ref	Appeal	Decision
P/19414/001	5 Severn Crescent Construction of a single storey side and rear and a part first floor rear extension	Appeal Granted 2 nd August 2022
Y/05383/002	Victoria Court & Eastbridge, Prior approval application for the proposed development which includes the creation of two additional storeys above principal elevation to provide 28 additional flats	Appeal Dismissed 8 th August 2022
2020/00683/ENF	unauthorised outbuilding	Appeal Dismissed / Notice Upheld 13 th September 2022
2018/00174/ENF	19 Salt Hill Avenue Construction of a pergola over 2.5m	Appeal Dismissed 28 th September 2022
P/00662/022	141 High Street Construction of new additional floors comprising of 6no self contained units with refuse and cycle storage at ground floor level and amended access stairs to basement level.	Appeal Dismissed 30 th September 2022
P/01125/009	2a Bower Way Demolition of existing building and construction of 11 no flats. 6 x 2 bedroom flats and 5 x 1 bedroom flats with 11 car parking spaces/15 cycle storage spaces and amenity space at the rear.	Appeal Dismissed 25 th October 2022
F/01043/043	1-7 The Grove Prior Notification for a change of use from Offices (B1) to Dwellinghouses (C3) Change of use of the building at ground to 3rd floors from Class B1a offices to 71no. flats (65 x one bedroom and 6 x two bedroom)	Appeal Granted 27 th October 2022

Ref	Appeal	Decision
P/06271/021	Land To The Rear Of 18-4 Stoke Road Construction of a part 1, 2, 3 and 4 storey building comprising of 9 flats (3 x one bedroom, 3 x two bedroom and 3 x 3 bedroom as amended) with associated parking and landscaping	Appeal Dismissed 31 st October 2022
Y/01014/020	Chancellor House, Farnburn Avenue Prior approval for the addition of 2 additional storeys over the existing 3 storey block of flats and creation of 8no new flats	Appeal Dismissed 1 st November 2022
Y/02069/018	337 Bath Road Prior approval for the addition of one new storey to provide 203m2 of residential floor space.	Appeal Dismissed 15 th November 2022
P/19177/000	12, Shaggy Calf Lane, Slough, SL2 5HJ Construction of 1no 3 bedroom dwelling to the rear of 12 Shaggy Calf Lane (amended description)	Appeal Dismissed 20 th December 2022
2020/00732/ENF	Without planning permission, the unauthorised subdivision of a single-family dwelling house into 3 separate dwellings	Appeal Dismissed 16 th January 2023
P/16028/001	Construction of a two storey side and part two storey rear extension	Appeal Dismissed 27 th January 2023
P/19514/002	Demolition of the existing garage. Construction of a single storey front extension, part single storey part two storey side and rear extension, raising and enlarging the existing roof, dormer windows in rear roof slope, roof lights to front and rear roof slopes. (Amended Description)	Appeal Dismissed 27 th January 2023
2020/00639/ENF	Without planning permission, the conversion and use of an outbuilding as a self contained dwelling	Appeal Dismissed 10 th February 2023

Ref	Appeal	Decision
P/06439/003	<p>44b, Wexham Road, Slough, SL1 1RN Conversion of the loft space into habitable accommodation for a first floor maisonette as a result of the addition of an L shaped dormer, with 2 no. front rooflights, a rear window (re- submission P/06439/002) Officers refused the application due to concerns with the prominence of the proposed dormer from Wellington Street (A4). Planning permission was required because No.44B is a first floor flat and doesn't benefit from PD rights.</p> <p>Secondary concerns were raised with the accuracy of the plans and the potential impact on No.46 Wexham Road as no Daylight/Sunlight Assessment was submitted with the application.</p> <p>The Inspector considered that the provision and visibility of dormers on other houses in Wexham Road and Aldin Avenue North meant that the dormer would not look out of keeping with the surrounding area. The Inspector considered it a proportionate addition that does not dominate the existing dwelling.</p> <p>The Inspector considered the impact on No.46 Wexham Road to be negligible.</p>	Appeal Granted 28 th February 2023
P/17073/006	<p>8 Litchum Spur, Slough, Berkshire, SL1 3HU Construction of a part single, part double storey rear extension Officers refused the application due to concerns with the proposed rear extension at first floor level would be an over- dominant and bulky feature, given that it would be more than 50% of the width of the original property, conflicting with DP3 of the RESPD, failing to address the reasons for refusal from the P/17073/004 application.</p>	Appeal Granted 20 th March 2023
P/13536/006	<p>63, Wiltshire Avenue, Slough, SL2 1BB Retrospective application for single storey rear extension and additional alterations.</p>	Appeal Dismissed 27 th March 2023
P/01175/014	<p>397 Bath Road, SL1 5QA Installation of digital displays</p>	Appeal Dismissed 13 th April 2023