

Slough Local Plan Annual Monitoring Report 2023/24

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1 Introduction

1.1 Overview

- 1.1.1 This Annual Monitoring Report covers the period from 1st April 2023 to 31st March 2024, 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

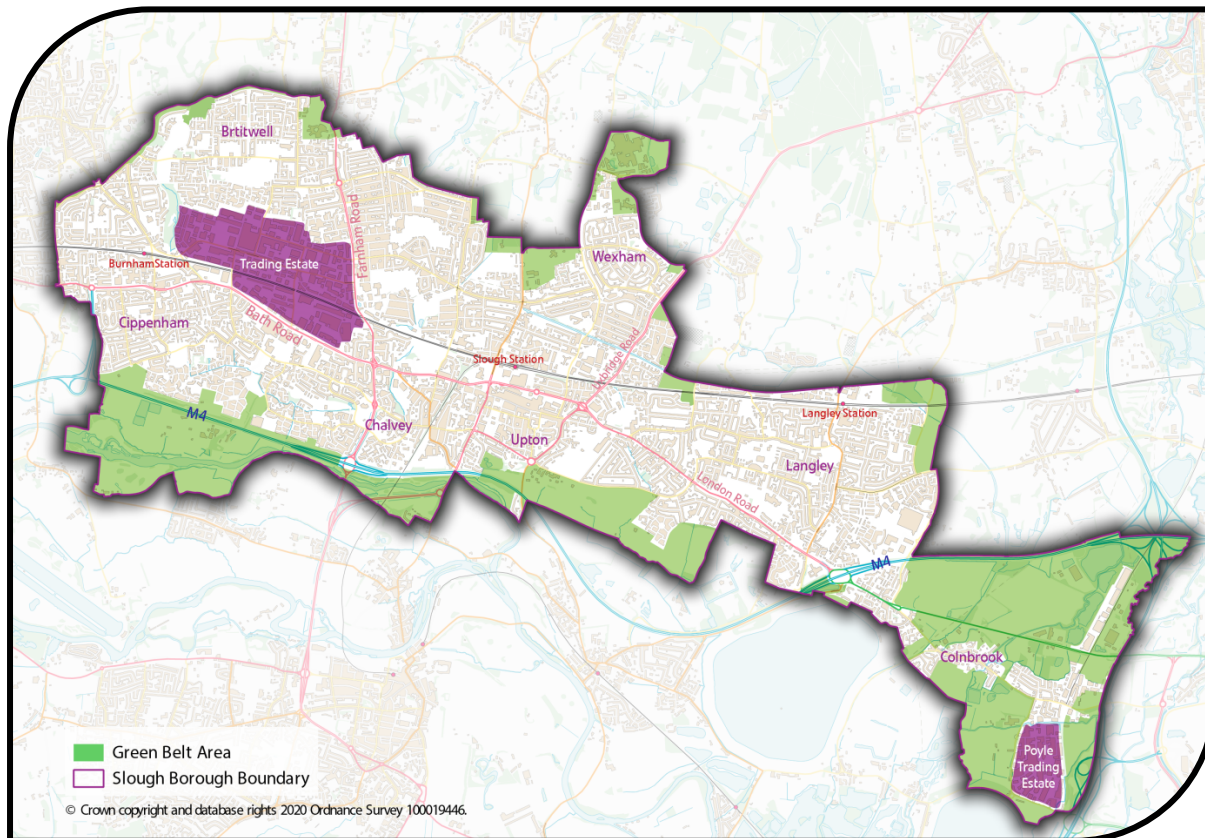
- 1.2.1 Slough's Local Development Plan consists of the Core Strategy (adopted in December 2008); Site Allocations Development Plan Document (adopted in 2010), Saved Policies from the Local Plan 2004, and the Proposals Map (2010). There are also saved policies from the Minerals and Waste Plans. These 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%).

Figure1: Slough Borough Council boundary



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 young families who will need new homes in the future (only 10% residents are aged 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- Census 2021).

2.2 The housing supply shortfall

- 2.2.1 Slough's trajectory continues to show that Slough, over the next 17 years, will have at least a 5,000-housing shortfall compared to current housing need figures. This is primarily due to the shortage of suitable land in Slough, as the Borough is small and already highly urbanised. In addition 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. As part of the initial stage of Local Plan preparation further work will be undertaken to confirm the shortfall figure.
- 2.2.2 Despite the strong demand for new homes the supply does not meet the Borough needs in terms of numbers, type and tenure. 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. Although that trend has weakened in the last 2 years as fewer major site applications have been received. 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. 91% percent of housing completions in 2023/24 were flats, this continues the trend seen in previous years.

2.3 Meeting housing need

- 2.3.1 Housing targets for the new Local Plan and the remaining period of the Core Strategy plus 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 23/24 housing calculation is 825 homes per annum (average). It was 847 in 22/23 and its 856 for 24/25. The latter is used to calculate the 5 year housing supply as at April 2024. That figure is also used to compare with estimate future housing supply (the trajectory) outlined below .

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 updates to the 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 former Department for Levelling Up Housing and Communities (DLUHC) publish the HDT result for each local planning authority in England annually usually late in the year.

2.4.2 The results of the 2022 Housing Delivery Test which were published in January 2023 show that over the previous three years housing delivered in Slough was 70% of the required level (it was 67% in the previous Test). This means that the 'presumption in favour of sustainable development' still applies when deciding planning applications as 70% falls below the current Test threshold of 75%. 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).

2.4.3. These statistics pre date the current Government, who have renamed DLUHC to the MHCLG, and are consulting on changes to the housing methodology as part of a new NPPF expected later this year.

2.5 Housing completions

2.5.1 Table 1 below shows the net housing completions during the Development Plan (Core Strategy) period since 2006. See table C in the Appendix for the relationship to housing targets. In summary whilst the original Core Strategy target has already been reached the subsequent introduction of the Standard Method for calculating Local Housing Need (para 2.3) means a higher target is set. Cumulative home completions are currently about 600 short of the new target. It should be noted prior to the introduction of the Standard Method in 2018 the Council voluntarily increased its yearly average target (from 315 to 550). If it had not done that there would be no shortfall as at 23/24.

2.5.2 In 2023/24, there were 827 net housing completions in Slough. This figure is higher than the annual average over the last 4 years (465) partly because of a low figure of 322 in 22/23 and during 23/24, by chance, several major developments completed including the main factory building on the Horlicks Quarter site. 82 homes were within developments of fewer than 10. The figure is above average measured over the past few years. The equivalent figure for homes under construction on minor sites is about average. 60 such homes per year is the current benchmark used.

2.5.3 Of the total 835 gross completions, 8 homes were created by conversion of existing homes and 230 (28%) were from a change of use. 8 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 2024, there were 748 dwellings under construction. This is much lower than the last few years. There were 1662 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 combination of started and not started figures gives the number of 'hard commitments' re new dwellings; 2410 gross and 2347 net. These figures are about a third lower than the annual average over the last few years. Whilst this could mean a reduced supply of homes in the future, the figure could rise significantly when consents are given for North West Quadrant and Queensmere development sites.

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
2023/24	827	9083

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 in future years in comparison the total Local Housing Need figure for those years based on current Need figures. That total figure is greater than the estimated 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. The trajectory covers the next 17 years. The new Local Plan period will cover at least this period. The precise plan period has yet to be confirmed.

- 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:
- ‘Hard Commitments’ - Sites with Planning consent for residential units, taken from data in the Council’s planning records.. This includes those with 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 9,000 homes. After discounting this figure (and allowing for small sites), it reduces to about 8,600 homes. Comparing the latter figure to the current Local Housing Need figure for future years of over 15,000 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 currently 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 used to calculate 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 69) 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 (April 2024) Local Housing Need figure is equivalent to 856 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	856
Local Housing Need x 5 years	4280
5 year need figure inclusive of 20% buffer	5136
Annual Local Housing Need inclusive of 20 % buffer (5136/5)	1027.2
5 year identified supply	2274
Number of years supply (2274/1027.2)	2.2

2.8.1 The table above shows that Slough has 44% of the Local Housing Need figure (inclusive of buffer) which equates to a 2.2-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 without a clear expectation of completions within 5 years.

2.8.2 Last year the 5 year supply figure was 2.6 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.

28.3 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.

2.9.2 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 2023/24 show that 9% of completions were houses and 91% 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
2023/24	91	9

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. 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.

2.10.5 Last year 230 of total home completions were a change of use from employment uses – primarily offices. That is quite high but is primarily the result of completion of fitting out the former Horlicks factory building and 163 Bath Road as residential accommodation. Only 9 of the change of use dwellings were via the Permitted Development rules.

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. 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 2023/24 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
2023/2024	835	835	100%
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.
- 2.12.3 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 63 new build dwellings were in the affordable category in 2023/24. This is lower than average and represents 8% of total net completions. All were flats. 7 were secured via the planning system (426 Bath Rd). The rest are located on Mill Street.
- 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 has not been 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 total number of entries on the self- build register at October 2023 was 257. This includes 1 group and 256 individuals. No service plots have been provided, or are currently anticipated to be, for the combination of reasons set out in this chapter.
- 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 Section 106 planning obligations

- 3.1.1 Details on Section 106 planning obligations for 2023/24:

- 20 new planning obligations signed plus 4 variations to existing deeds.
- Affordable housing built via planning obligations: 7 completed
- Total financial contributions received £ 3,583,861 made up of:
 - Affordable Housing: £ 471,669
 - Highways and Transport £ 2,556,015
 - Education £ 526,492
 - Economic Development £ 0
 - Recreation £ 29,685

3.1.2 The total sum received is much higher than last year's exceptionally low figure but the sum is just above the average figure. The annual average figure over the last 10 years is over £ 3m per year.

3.1.3 Key Section 106 statistics re money received, spent and held for the year 22/23 were put on the Council web site in accordance with Government guidance for Council's to publish an Infrastructure Funding Statement. Figures for 23/24 will be uploaded by the end of December 2024.

4 Employment

4.1 Key facts

- Slough Trading Estate Limited has 95% Occupancy, and the second-largest hub of data centres in the world (SEGRO, 2023 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 has a larger proportion of people claiming unemployment benefit (5.4%) than the South East and England averages (Nomis Labour Market Profile, March 2024)
- 3.4 % unemployment rate (Nomis, December 2023)
- 14.2% economically inactive (Nomis, December 2023)

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. 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.

4.3 Completed Employment floorspace

- 4.3.1 The monitoring shows that there was a probably small net gain of employment floor space in 2023/24. Gross new floorspace was approximately 33,800 sqm.
- 4.3.2 Of the new gross floorspace, the dominant use is data centre (Ajax Avenue) The floorspace lost the key figures are 6,735 sqm industrial to data centre use. And about 9,000 sqm of industrial/office at the Horlicks main building changed to residential plus a substantial but unknown amount of industrial lost regarding the rest of the former Horlicks buildings. Those losses, in terms of employment, occurred some time ago when respective buildings closed but are only counted in monitoring when the new use occurs.
- 4.3.3. The change to employment numbers is not known but is likely to be a loss overall compared to when the relevant industrial and office buildings were in use.
- 4.3.4 In 22/23 there was a small net gain of employment floorspace. For next year, 24/25, some data centres on the former Akzo Nobel site and industrial/warehouse at Jupiter House may be complete. Some office space will be lost when change of use to residential use schemes, currently under construction or with consent, complete such as Phoenix 1 Farnham Rd, Landmark Place and The Switch in The Grove. Three data centre consents (as at 31/3/24) had not started nor had Segro's Liverpool Road flexible work space development.
- 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.
- 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 607,408 sqm of lettable space with 96.7% Occupancy, and the second-largest hub of data centres in the world (SEGRO 2023 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.
- 4.4.6 The current SPZ was adopted in 2014 and expires in 2024. In March 2022, Cabinet agreed to develop a new SPZ, and SEGRO consulted on a pre deposit draft in spring 2023. The new SPZ will have an area of 162.3 ha, which is a slight increase from 156ha from the currently adopted SPZ. This new SPZ will help the trading estate adapt to the changes in business and the increase in demand for digital technology by allowing for data centres, and taller buildings including for warehousing and research and development, plus a package of measures to deliver mitigation.
- 4.4.7 Two SPZ schemes were completed in 2023/24 are listed below. Four SPZ schemes are under construction during this period.

Table 5 SPZ schemes completed in 2023/24

Ref	Address	Description
T153	650-660 Ajax Avenue	Demolition of existing industrial buildings and construction of three interlinked datacentres totalling 37,277 sqm.
T162	350 Edinburgh Avenue	Change of use from D1 to E(g)(ii), E(g)(iii), B2, and B8 use.

4.1 Office market and development

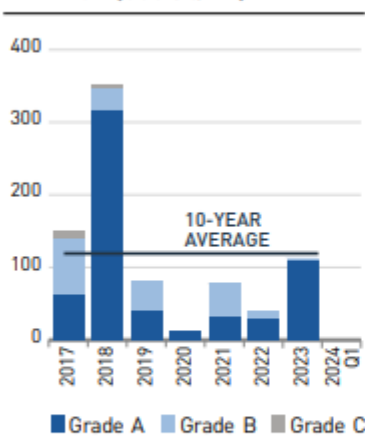
4.1.1 Regarding office space lost to residential use 530 sqm was lost at The Grove and a substantial but unrecorded area within the former Horlicks main building. No new independent office buildings were completed but new warehouse and datacentre buildings include some

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.

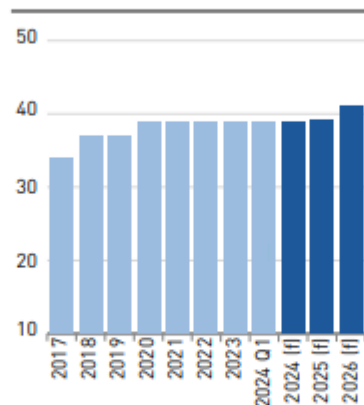
4.1.2 The Thames Valley and South-East Office Market Report (2024) produced by Lambert Smith Hampton shows that Slough has 5.9 years supply of offices and 1,000 sq ft of available space.

4.1.3 Slough was among the best-performing South East markets in 2023, with take-up being in line with the annual trend and the strongest year since 2018. This was primarily due to further lettings at Future Works.

TAKE-UP (000 SQ FT)



PRIME HEADLINE RENT (£ PER SQ FT)



MARKET AT A GLANCE

12 MONTH TAKE-UP VS 10-YEAR AVERAGE

-34%

YEARS OF SUPPLY

5.9

GRADE A SHARE OF SUPPLY

67%

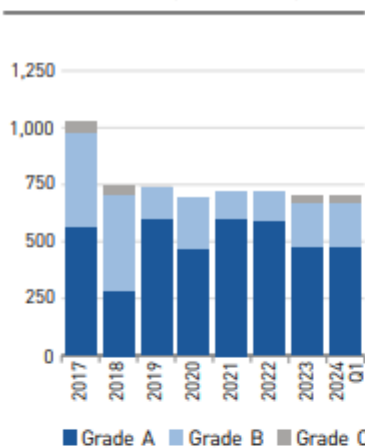
PRIME YIELD

7.50%

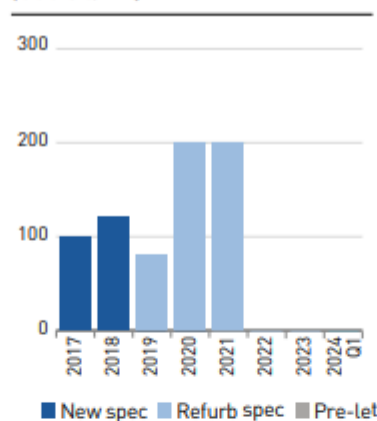
Q1 2024 HEADLINE RENT (PER SQ FT)

£38.75

AVAILABILITY (000 SQ FT)



UNDER CONSTRUCTION (000 SQ FT)



KEY SELECTED TRANSACTIONS

Quarter	Property	Size (sq ft)	Occupier	Rent (per sq ft)
2023 Q2	Future Works	24,000	Plus X Innovation	£35.00
2023 Q4	Botanica	20,000	Link Spaces	£35.00
2023 Q4	Future Works	11,476	Likewise Insurance	£36.00
2023 Q4	Future Works	7,329	Plus X Innovation	£36.00
2023 Q4	Future Works	7,000	Tesco Mobile	£37.50

Source: LSH Research

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.
- Overall Slough town centre vacancy of 11%

5.2 Slough Town Centre

- 5.2.1 Slough has a declining retail offer and the future of the shopping centre is undecided. Slough is functioning like a large district centre. There will be a significant reduction in the amount of retail floorspace in the town centre. The Post Office was lost as a result of WHSmiths closing.
- 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 entire Queensmere shopping centre some adjacent shops was agreed in principle in November 2022. It comprises 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). If this scheme progresses it will reduce the amount of retail floorspace in the town centre significantly but provide new purpose built retail space.
- 5.2.3 A retail survey was undertaken in February 2024. The results showed an overall Slough Town Centre vacancy of 11%. 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 high street has a slightly lower retail vacancy rate (10%) and a good range of shops, restaurant and cafés.
- The Queensmere has 11% of units vacant*
 - The Observatory has 16% of units vacant.
 - The Highstreet has 10% of units vacant.
- 5.2.4 *Queensmere, half of the shopping centre closed in January 2023. This figure excludes these units as they are no longer available to be occupied.
- 5.2.5 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.
- 5.2.6 There has been a loss of national chain stores in Slough town centre (the High Street Wilkinson store closed in late summer 2023 and WHSmiths in May 2024). 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. Many cultural shops, restaurants and takeaways to support local population. 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 9%, Langley 2% and Farnham Road District Centre had a vacancy rate of 0%. These centres are healthy and vibrant and general trend is low retail vacancy rates. Farnham Road is particularly thriving with zero vacant retail units. The centre, like Chalvey, benefits from a large independent supermarket and other local takeaways and services.

5.4 Retail parks and major stand alone stores

- 5.4.1 Retail parks provide valuable services and retail offer to local communities. These were not monitored previously but with the change in uses in retail areas, and the floorspace contribution they make in Slough a decision was made to add them.
- 5.4.2 Outside the town and district centre retail areas there are 40 retail stores (excluding small food and beverage outlets). 18 of these are within either the large Bath Road (Cippenham) or Slough (Twinches Lane) Retail Parks. The other 22 major retail stores are generally stand alone (including Tesco and Sainsbury on edge of town centre) or in small groups; they include 4 DIY stores that are part builders merchant also. None of these stores are included in the High Street and district centre retail vacancy studies but they contribute to the general retail offer and economic activity in Slough. Figures for 2021/2022 were not collected at one specific time.
- 5.4.3 Overall the vacancy rate of 10% has doubled to 20% since the middle of the pandemic period (2021) (Table 6 below). However this is primarily the result of the western half of Bath Rd retail park (Bath Rd north side Cippenham) having gradually become vacant (excepting a frontage food and beverage unit). SEGRO have now re-purchased the entire retail park. Whilst changes in retailing have no doubt affected occupancy in terms of general demand for space and type of occupier the vacancies at the Bath Road retail park may be the result of the new owner not offering the vacant units for reletting. Next clothing company has relocated within the Park.
- 5.4.4 Slough retail park at Twinches Lane has seen few if any long term vacancies in recent years. The former Decathlon unit on the small Westgate retail park is still vacant. Two food stores have appeared since 2020 (Aldi on Farnham Road and Lidl at Twinches Lane) but the former Farnham Road Sainsburys unit has been lost without replacement retail use.

5.4.1.1 Overall bearing in mind the changes in retailing nationally, significant vacancy in the town centre and recognising that the vacancies at Bath Road may be a land owner decision the overall out of centre retailing situation in Slough appears quite good in terms of number of stores occupied. How well retailers are trading is not recorded in this study.

Table 6 Retail Parks vacancy results

Retail parks and major stand alone stores						
	Whole Borough 2021/2022	Whole Borough 2024 March	Bath Road retail park (Cippenham) 2022	Bath Road retail park (Cippenham) 2024 March	Slough Retail Park (Twinges Lane) 2022	Slough Retail Park (Twinges Lane) 2024 March
Total stores	41	40	10	10	8	8
Occupied	37	32	8	5	8	8
Vacant	4	8	2	5	0	0
Vacancy rate	10%	20%	20%	50%	0%	0%

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 Appeal Decisions from the Planning Inspectorate

6.1 Key facts

- 29 Appeals decisions received, 20 dismissed, 8 were allowed and 1 was part dismissed and part granted.
- 8 of these concerned strategic matters for the Local Plan regarding housing
- 5 appeals out of total 29 appeals related to enforcement action, with all notices being 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 29 appeal decisions received in Slough in the 12 months from April 2023 to March 2024. 20 were dismissed and only 8 allowed by Inspectors (plus 1 part granted and dismissed)

6.2.3 Enforcement appeals are important as they demonstrate where breaches are being made and serve as a reminder of the risk of not following the rules. 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. 5 appeals related to enforcement action with all upheld.

6.2.4 This table below records appeal decisions made between April 2023 and March 2024. 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
8	21	CP8,CP3, CP4, CP7, H5, EN1, EN2	29

6.3 Appeals Allowed

- 6.3.1 Of these 29 appeals (31%) were allowed by Inspectors (i.e. the Planning Application refusal was overturned to an approval). 21 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. Examples/quotes from inspectors??
- 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 that provide the potential to contribute to improve the biodiversity and nature conservation value of the environmental assets that already exist in the Borough.
- Parts of Slough fall within a 5.6km zone that triggers a requirement for new residential development to mitigate recreational impact on 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. A review of the need for these is underway.
- Environmental issues such as the lack of the greenery, high levels of traffic congestion and noise, and pockets of fly tipping 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

- 7.4.1.1 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
- 7.4.1.2 This will be inserted when we receive the data from TVERC. No or little change is expected compared to last year.

7.5 Biodiversity Net Gain

- 7.5.1.1 Biodiversity Net Gain (BNG) is a way to contribute to the recovery of nature while developing land. It makes sure the habitat for wildlife is in a better state than it was before development.
- 7.5.1.2 BNG, under the [Environment Act 2021](#), is intended to be a mechanism for improving biodiversity on a wider scale, in addition to the existing habitat and species protections. The legislation requires the majority of non-householder planning permissions for new developments to have a minimum 10% positive impact (net gain) on biodiversity by creating and improving habitats.
- 7.5.1.3 In England, BNG became mandatory on 12th February 2024 for all major developments and mandatory for small sites from 2nd April. BNG applies to developers and landowners, private and public, making planning applications under the [Town and Country Planning Act 1990](#). There are certain [exemptions to BNG](#), which includes householders making planning applications. Delivering BNG will involve long-term habitat creation of at least 30 years and often in perpetuity.
- 7.5.1.4 In Slough this includes:
- grassland
 - woodland
 - ponds
 - waterways
 - scrub
 - trees
- 7.5.1.5 After planning permission is granted and before commencing development applicants must submit specific information to show that they can deliver habitat improvements to meet a required minimum 10% BNG. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. Offsite BNG land must be registered and secured through a long-term agreement, either a Conservation Covenant or a planning obligation (section 106 agreement).
- 7.5.1.6 As the system is new the working practicalities are still evolving, and Slough has received grant funding to cover the costs of introducing it. Including training for Development Management to implement it and adding an explanation for Developers on the Council's website. Annual monitoring will in future include progress on implementation of BNG.

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. Updates to the Developers Guide on financial contributions for primary care will be consulted late 2024.
- 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 Engagement on Significant Cross-boundary issues

- 9.1.1 The NPPF Tests of Soundness requires Councils 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 The Levelling Up and Regeneration Act became law on 26th October 2023. Many of the amendments impacting the Planning regime rely on secondary legislation that, with the change in Government and consultation on changes to the NPPF, have no clear implementation date.
- 9.1.3 At present the Council responds to consultations with adjoining neighbours regarding housing, employment, flooding, and transport, and statutory service and infrastructure providers such as for Habitat Regulations, water, wastewater, electricity, and health services as required. Table 8 shows the engagement on cross boundary matters, including those required by the Duty To Cooperate.

Table 8 Cross boundary engagement 2023/24

Council	Detail	Date
Wokingham	March 2024	Request to help meet unmet gypsy and storage and distribution land needs
Farnhams, Buckinghamshire	February 2024	Comments on neighbourhood Plan
Hillingdon	September 2023	Call for Sites
Buckinghamshire	June 2023	Vision and Objectives

9.1.4 Meetings are held at officer and Member level with Buckinghamshire, primarily to address Slough’s request to Buckinghamshire (and the former South Bucks) to work to accommodate the local housing and employment need as close to where it arises as possible (as proposed in the MHCLG funded Wider Area Growth Study). The last meeting was held on 4th June 2023.

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 resource issues have affected progress as have proposed changes to the way development plans are prepared etc.

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 awaiting the evolution of changes to the Local Plan process as result of the Levelling Up and Regeneration Act and publication of secondary legislation.

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

As outlined in para 10.1.2 above recent progress has slowed but the Council still wish to prepare a new Local Plan soon. Project work that will feed into the new Plan continues into 24/25 such as review of the Developers Guide including new developer contributions towards primary care health facilities; updates to affordable housing, updates to Burnham Beeches mitigation strategy.

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 2024
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 Central Core Area)	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses.	Outline planning permission granted 18/06/12. Application lapsed/not progressed
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.

Code	Proposal Address	Proposed Use	Progress April 2024
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. Sec 106 agreement not progressed by applicant.
SSA15	Upton Hospital, Albert Street	Medical and Healthcare uses	Permission granted on part of site for new healthcare facilities. NHS. Still interested in residential development alongside 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 approved. 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

Code	Proposal Address	Proposed Use	Progress April 2024
SSA23	Part of Langley Business Centre, 11/49 Station Rd, Langley	Retail	Planning permission (P/437/093) 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 (Ladbroke 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 There are no plans at present 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. There is no plan to prepare a Waste Plan as the Borough has 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 Slough 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. 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 2023/24 summary
- Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/24
- Table C Core Strategy Plan period to 2024 residential net completions compared to target/need
- Table D Housing trajectory future years
- Table E Appeals summary for AMR 2023-24

Table A Completions of new homes 2023/2024 summary

Ward (2014)	Reference	Address	Development Description	Site home building construction status	Total gross units for site	Gross completed in 23/24	Net completed in 23/24	Change of use or conversion	Losses	House ?
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.	complete	43	43	43		0	0
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).	complete	1	1	1		0	1
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	complete	1	1	1		0	1
Central	P/00475/016	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.	complete	4	4	4		0	4
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.	complete	238	151	151		0	0
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 group	complete	8	8	8		0	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.	complete	3	3	2	conv (2)	1	0
Central	P/02278/018	WESTMINSTER HOUSE, 31-37, WINDSOR ROAD,	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.	complete	17	17	17		0	0

		SLOUGH, BERKS., SL1 2EL									
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.	complete	24	24	24		0	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	complete	16	16	16	9 cou 7 nb	0	5	
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	complete	7	7	7	cou	0	0	
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.	complete	56	56	56		0	0	
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.	complete	1	1	1		0	0	
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.	complete	6	6	6		0	6	
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.	complete	2	2	2		0	0	
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	complete	2	2	1	conv	1	0	
Cippenham Meadows	P/04241/014	163, Bath Road, Slough, SL1 4AA	Change of use from serviced apartments (C1 use class) to self-contained flats (C3 use class). Removal of existing roof and construction of two-storey extension above existing second floor level to provide 3rd and 4th floors together with a four storey rear extension to create 90 flats (10 x studios, 41 x 1-bed and 39 x 2-bed). External alterations to provide new external finishes, fenestration, balconies and amenity space. Realignment of adjoining public right of way.	complete	90	90	90	58 cou 32 nb	0	0	

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	complete	1	1	0		1	1
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 1,293</i>) new homes comprising:1. Outline planning permission for the provision of up to 746 (<i>subsequently revised to 717</i>) 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); RM P/00094/068 2/09/2022 Reserved Matters Application for Blocks C, F, H J and N of the Horlicks Factory site, comprising 701 residential units (<i>revised to 717 under P/94/85</i>), commercial floorspace, associated landscaping and amenity spaces, parking, access routes and associated works) and2. Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings andstructures, 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) (<i>subsequently revised to 576 homes under P/00094/052 13/1/21</i>), upto 239sqm commercial floorspace (Use Classes A1-A3) and a nursery (Use Class D1), and ancillary facilities; relocation of the war memorial; car and cycle parking; public realm, landscaping and amenity space; access from Ploughlees Lane, Stoke Poges Lane and Stokes Gardens; and all associated works.	under construction	1293	265	265	cou 141	0	20
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.	complete	2	2	2		0	0
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.	complete	2	2	1	conv	1	0
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	complete	9	9	9	cou pd	0	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 landscaping. (Revised Description of Development and Revised Plans submitted 10/12/2019 & 08/01/2020)	complete	9	9	9	cou part (3)	0	0
Farnham	P/00378/029	235, Farnham Road, Slough, SL2 1DE	Change of use of existing top floor storage into 2no flats	complete	2	2	2	cou	0	0
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	complete	2	2	2		0	2
Farnham	P/08256/002	2, Willoners, Slough, SL2 1SY	Construction of an end terrace 2 bedroom dwelling with associated parking and landscaping	complete	1	1	1		0	1
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.	complete	75	75	75		0	0
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.	complete	2	2	1		1	2
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	complete	1	1	0		1	1
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.	complete	1	1	1		0	1

Upton	P/03023/007	18, Blenheim Road, Slough, SL3 7NJ	Demolition of existing garage and play room. Construction of porch, part two storey, part single storey side and rear extensions to create 1no x three bedroom dwelling with associated parking and amenity space.	complete	1	1	1		0	1
Upton	P/06350/002	Gurney House, Upton Road, Slough, SL1 2AE	Construction of a residential development containing 16 terrace houses including	complete	16	16	16		0	16
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.	complete	1	1	1		0	1
Upton	P/16947/002	45, The Myrke, Datchet, Slough, SL3 9AB	Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling.	complete	3	3	3		0	1
Upton	P/16972/002	Land adjoining, 6, Drake Avenue, Slough, SL3 7JR	Construction of a new three bedroomed dwelling and associated works, following the relocation of the existing sub station and relocation of first floor side window to front elevation at No. 6 Drake Avenue.	complete	1	1	1		0	1
Upton	P/18034/002	Land Adj. 19, Glenavon Gardens, Slough, Slough, SL3 7HW	Construction of a 3 bedroom detached house	complete	1	1	1		0	1
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	complete	3	3	2		1	3
Wexham Lea	P/17921/001	114, Hazlemere Road, Slough, SL2 5PW	Construction of 1no new attached dwelling	complete	1	1	1		0	1
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	complete	1	1	1		0	2
Wexham Lea	P/09195/001	Wexham Dental Surgery, 206-208 Wexham Road, Slough, SL2 5JP	Lawful development certificate for the existing use of no. 206 as part of the Wexham Road Dental Surgery (E1) including use of part of the first floor as a self-contained flat (C3)	complete	1	1	1	cou	0	0

Farnham	P/12689/003	7, Belfast Avenue, Slough, SL1 3HE	Lawful development certificate for an existing change of use of a single dwelling into 2no self contained flats that has been carried out continuously for more than four years before the date of this application.	complete	1	2	1	conv	1	0
					1949	835	827		8	72
			COU means change of use							
			CONV means conversion of a residential property							
			PD means development is Permitted Development (via prior approval process)							
			All new homes are flats excepting the figures in the Houses column							
			8.6% houses							
			8 conv							
			230 cou							
			8 loses (4 conv 4 demo)							
			9 pd cou (from office use)							

Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/24.

Ward	reference	address	development description	site home building construction status	total gross units for site	gross completed	net to be completed	started	not started	exclude from 5 year land supply calculation
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.	not started	6	0	6	0	6	Most unlikely to progress (New occupant for existing building).
Baylis & Stoke	P/08222/003	Land between 9 & 11 Snape Spur, Slough, SL1 3JL	Construction of a 2/3no bedroom single storey dwelling with off street parking accessed through a shared driveway	not started	1	0	1	0	1	
Britwell & Northborough	P/09764/001	12, Gascons Grove, Slough, SL2 1TH	Construction of a 3-bedroom dwelling	not started	1	0	1	0	1	
Britwell & Northborough	P/01006/011	279 , Long Furlong Drive, Slough, Slough, SL2 2LY	Construction of a first floor to create a self-contained 3 bedroom flat with associated parking.	not started	1	0	1	0	1	
Britwell & Northborough	P/15464/000	80, Doddsfield Road, Slough, SL2 2AH	ERECTION OF A TWO BEDROOMED DETACHED DWELLING.	started	1	0	1	1	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.	not started	1	0	1	0	1	

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.	not started	7	0	7	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.	not started	1	0	1	0	1	
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.	not started	6	0	6	0	6	
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.	not started	52	0	52	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.	not started	61	0	61	0	61	overlap /018. Superseded.
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	not started	2	0	2	0	2	
Central	P/07698/003	31, Wellesley Road, Slough, SL1 1UX	Construction of 1no new 2 bedroom dwelling.	not started	1	0	1	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.	not started	4	0	4	0	4	
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.	not started	10	0	10	0	10	
Central	P/02205/012	321, High Street, Slough, SL1 1BD	Construction of a three storey rear extension and the addition of a 4th floor over the existing building to create 5no flats along with cycle parking and refuse storage at ground floor.	not started	5	0	3	0	5	
Central	P/06271/023	Land R/O, 18-24, Stoke Road, Slough, SL2 5AG	Construction of a 3 storey building comprising of 7 flats (2 x one bedroom, 3 x two bedroom and 2 x	not started	7	0	7	0	7	

			three bedroom) together with associated parking and landscaping							
Central	P/06333/019	Upton Park Hotel, 39, Upton Park, Slough, SL1 2DA	Construction of a part single/part two storey rear extension with changes to fenestration and associated works and conversion of existing C1 Hotel to C3 residential use comprising 9no flats - affecting the character and appearance of a conservation area. [NOTE: Change of description and revised drawings.]	not started	9	0	9	0	9	
Central	P/07171/006	First Floor, 2a Alpha Street North, Slough, SL1 1RB	Planning application for a change of use from office space to residential on first floor, with proposed cycle and bin storage, along with rear access staircase	not started	1	0	1	0	1	
Central	P/07584/011	Land at Stoke Wharf, Stoke Road & Land to west of 9 to 17 Kendal Close &, Former builders merchants to rear and north of 132-144 Stoke Road &, Bowyer Recreation Ground, Slough	Demolition of the existing buildings and comprehensive redevelopment comprising the construction of 312 residential units, 329 sq.m. commercial floor space, canal side recreational facilities and public realm improvements, including enhanced recreational facilities within the retained open space at Bowyer Playing field	not started	312	0	312	0	312	
Central	P/10913/028	Landmark Place, High Street, Slough, SL1 1JL	Roof extension to construct a fourth and fifth floor to accommodate 45no. self-contained flats (22no. 1-bedroom and 23no. 2-bedroom flats), with associated parking and refuse/recycling storage.	not started	45	0	45	0	45	
Central	F/01043/043	Switch, 1-7 The Grove, Slough	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	not started	71	0	71	0	71	

			71no. flats (65 x one bedroom and 6 x two bedroom)								
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.	started	2	0	2	2	0		
Central	P/16250/000	1a, St. Pauls Avenue, Slough, SL2 5EX	Construction of 8 no. X 2 bed flats contained within one three storey building and one part three storey/part two and half storeys building and 1 no. detached three bedroom house together with car parking and landscaping.	started	9	7	2	2	0		
Central	P/03748/014	127 High Street, Slough, SL1 1DH	Change of use from offices to residential (class c3) including loft conversion.	started	5	0	5	5	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)	started	8	0	8	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)	started	9	0	9	9	0		
Central	P/02465/013&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).	started	12	0	12	12	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.	started	18	0	17	18	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).	started	41	0	41	41	0	
Central	P/03079/018	190-192, High Street, Slough, SL1 1JS	Construction of a three storey roof extension and conversion of the first and second floor to provide 46 residential units (Use Class C3); re-provision of 2 commercial units (Use Class E) at ground floor; associated cycle parking, refuse storage; roof garden; new residential access to the front (north) elevation; and upgrades to the high street facade	started	46	0	46	46	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.	started	89	0	89	89	0	
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,	started	94	0	94	94	0	

			with cycle, waste and recycling storage facilities at ground floor level (revised by P/002683/015)							
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.	not started	2	0	2	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	not started	2	0	2	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.	not started	60	0	60	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)	not started	1	0	1	0	1	
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	not started	22	0	22	0	22	

			8no. 2 bed flats; 14no. 1 bed flats; 3no. retail units (total retail 206.1 square metres).							
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)	not started	3	0	3	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	not started	2	0	2	0	2	
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.	not started	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.	not started	2	0	2	0	2	
Chalvey	P/00322/032	Energy Centre, Greenwatt Way, Slough, Slough, SL1 2ES	Change of use from existing plant and meeting room to 2 x C3 dwellings with associated works	not started	2	0	2	0	2	
Chalvey	P/06339/002	Bournefield, Bourne Road, Slough, SL1 2PD	Demolition of existing single storey side extension and construction of 1no two storey 2no bedroom dwelling house, and alterations to the existing building to change the mix from 3x1 bedrooms flats to 1x2 bed and 1 x 1 bed flat with a storage basement (amended description)	not started	1	0	1	0	1	

Chalvey	P/08488/008	2&2A, Chalvey Road East, Slough, SL1 2LX	Demolition of the existing buildings (Use Class B8) and the construction of a two-storey building to accommodate 4 no. residential units (Use Class C3) with associated amenity space, vehicle parking and landscaping.	not started	4	0	4	0	4	
Chalvey	P/12642/005	155-157, Chalvey Grove, Slough, SL1 2TD	Redevelopment of existing brownfield site for 16no. residential flats comprising 5no. 1 bedroom flats, 9no. 2 bedroom flats and 2 no. 3 bedroom flats with 21no. car parking spaces, bin and cycle storage and garden amenity.	started	16	0	14	16	0	
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.	started	212	0	210	212	0	
Cippenham	P/04442/049	Land Adjacent To Cippenham Court, Slough, SL1 5AU	Construction of a 1no. three-bedroom, five-person detached dwelling with associated off-street parking including reconfiguration of parking arrangement previously approved under application P/04442/045.	not started	1	0	1	0	1	
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.	not started	2	0	2	0	2	
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	not started	3	0	3	0	3	Overlap. Subsequent PP

Cippenham Green	P/06775/005	2A, Ivy Crescent, Slough, SL1 5DA	Construction of a 1no. 3 bedroom detached dwelling	not started	1	0	1	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	not started	1	0	1	0	1	
Cippenham Green	P/16938/001	3A, Huntercombe Lane South, Maidenhead, SL6 0PQ	Construction of a replacement detached dwelling	not started	1	0	0	0	1	
Cippenham Green	P/02093/003	33, Bower Way, Slough, SL1 5HW	Demolition of existing buildings and redevelopment of the site to comprise a three storey block and two and a half storey block of flats in tandem arrangement comprising 12no. flats (4no. 1 bedroom flats, 6no. 2 bedroom flats and 2no. 3 bedroom flats) with 15no. parking spaces, associated cycle and bin storage and garden amenity.	not started	14	0	12	0	14	
Cippenham Green	P/18001/002	Garage Site adjacent to, 20, Mallard Drive, Cippenham, Slough	Construction of 3no. 2.5 storey 2no bedroom dwellings with associated parking and amenity spaces.	not started	3	0	3	0	3	
Cippenham Green	P/19187/002	71, Bower Way, Slough, SL1 5HJ	Redevelopment of the entire site by demolition of the existing residential unit on site and providing 9 new residential units (6 x 3 Bedroom units, 2 x 4 Bedroom units and 1 x 5 Bedroom unit) and appending bike storage, bin storage, parking and gardens, whilst providing a new access to the rear of the site from Deena Close.	not started	9	0	8	0	9	
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.	not started	37	0	37	0	37	

Cippenham Meadows	P/20076/001	11, Cress Road, Slough, SL1 2XS	Construction of 1no 2 bedroom dwelling and 1no 1 bedroom dwelling adjacent to 11 Cress Road with new vehicular and pedestrian access to properties.	not started	2	0	2	0	2	
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)	started	56	0	56	56	0	
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	not started	2	0	2	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	not started	1	0	1	0	1	
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)	not started	2	0	1	0	2	
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 café 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).	started	9	0	9	9	0	

Colnbrook-and-Poyle	P/11077/001	Cedars, High Street, Colnbrook, Slough, SL3 0JZ	Demolition of the existing outbuilding and construction of 2no. semi-detached 3-bedroom houses with associated private amenity and car parking.	not started	2	0	2	0	2	overlap
Colnbrook-and-Poyle	P/11077/002	Cedars, High Street, Colnbrook, Slough, SL3 0JZ	Demolition of the existing outbuilding and conversion of the existing main building from a guest house (C1 use) to a HMO (Sui Generis).	not started	1	0	1	0	1	
Colnbrook-and-Poyle	P/11077/003	Cedars, High Street, Colnbrook, Slough, SL3 0JZ	Demolition of existing outbuilding and construction of 2no semi-detached 3no bedroom dwellings with associated private amenity and car parking.	not started	2	0	2	0	2	
Colnbrook-and-Poyle	P/11491/007	Badminton Studios Rear Of Badminton House, Park Street, Colnbrook, Slough, SL3 0HS	Conversion of building into 2 x 1 bedroom flats and the completion of the rebuild to include new doors and windows	not started	2	0	2	0	2	
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.	not started	1	0	1	0	1	
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.	not started	2	0	1	0	1	
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	not started	1	0	1	0	1	
Elliman	P/01158/037	19-25, Lansdowne Avenue, Slough, Berkshire, SL1 3SG	Construction of two buildings containing 33 no. residential dwellings together with associated, car parking, landscaping and amenity space.	not started	33	0	33	0	33	

Elliman	P/03053/004	197-201, Stoke Road, Slough, SL2 5AX	Construction of 4no new dwellings following the demolition of 197 Stoke Road and associated works	not started	4	0	3	0	4	
Elliman	P/08469/004	86, Queens Road, Slough, SL1 3QP	Construction of a part two storey, part single storey side and rear extension to accommodate 1no attached 3 bedroom house with 2no proposed dropped kerbs	not started	2	0	1	0	2	
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)	started	1	0	1	1	0	
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.	started	5	0	5	5	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 (<i>now 1,293</i>) new homes comprising: 1. Outline planning permission for the provision of up to 746 (<i>subsequently revised to 717</i>) 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); RM P/00094/068 2/09/2022 Reserved Matters Application for Blocks C, F, H J and N of the Horlicks Factory site, comprising 701 residential units (<i>revised to 717 under P/94/85</i>), commercial floorspace, associated landscaping and amenity spaces, parking, access routes and	started	1277	629	748	47	701	

			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) <i>(subsequently revised to 576 homes under P/00094/052 13/1/21)</i> ., upto 239sqm commercial floorspace (Use Classes A1-A3) and a nursery (Use Class D1), and ancillary facilities; relocation of the war memorial; car and cycle parking; public realm, landscaping and amenity space; access from Ploughlees Lane, Stoke Poges Lane and Stokes Gardens; and all associated works.							
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).	not started	12	0	12	0	12	
Farnham	P/00378/031	235, Farnham Road, Slough, SL2 1DE	Outline application with all matters reserved (pursuant to approvals nos: F/00378/027, P/00378/029 and P/00378/030), for the erection of 2 storey plus recessed mansard, side extension to existing front building, over archway, in order to provide a total of one additional flat, (in addition to the 8 approved flats in approvals nos: F/00378/027, P/00378/029 and P/00378/030).	not started	1	0	1	0	1	Outline PP
Farnham	P/00913/032	Al Quaim Centre, 39, Montrose Avenue, Slough, SL1 4TN	Change of use of the ground floor from D1/ B1 to C3 residential use, in order to provide a total of 4 flats, (2 x one-bed. + 2 x 2bed).	not started	4	0	4	0	4	

Farnham	P/03717/007	240a, Farnham Road, Slough, SL1 4XE	Conversion of 1 four-bed flat into 2 one-bed flats	not started	2	0	2	0	2	
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	not started	1	0	1	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 accomodation to provide 6no flats.	not started	6	0	6	0	6	Outline PP
Farnham	P/20198/000	38, Thorndike, Slough, SL2 1SR	Construction of an attached 1no 2 bedroom dwelling and associated works	not started	1	0	1	0	1	
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)	started	2	0	1	2	0	
Farnham	P/00419/017	Iceland Foods Plc, Farnburn Avenue, Slough, SL1 4XT	Demolition of existing retail unit (Formerly Iceland Foods Supermarket) and construction of a 4 storey residential building to provide 13no.residential flats (7no; 2 bed; 6 no. 1 bed) units, including 4no. private garages with vehicular crossovers.	started	13	0	13	13	0	
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.	not started	14	0	14	0	14	
Foxborough	P/07230/001	24, Parlaunt Road, Slough, SL3 8BB	Construction of a two storey extension to create 1no 2 bedroom dwelling	not started	1	0	1	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.	not started	8	0	8	0	8	

Foxborough	P/10425/013	24, Parlaunt Road, Slough, SL3 8BB	Construction of a two storey extension above existing shops to create 2no single person dwellings.	not started	2	0	2	0	2	
Haymill	P/17433/002	51, Dove House Crescent, Slough, SL2 2PY	Construction of a new dwelling at the rear of the site.	not started	1	0	1	0	1	
Haymill	P/19089/007	47A, Lowestoft Drive, Slough, SL1 6PB	Construction of 1no new dwelling	not started	1	0	1	0	1	
Haymill	P/20287/000	60, Garrard Road, Slough, SL2 2QN	Construction of a 1no 3no bedroom end terrace house with integral garage, on site parking, alterations to existing vehicular access and provision for a new vehicular access and associated alterations and single storey rear extension to host dwelling	started	1	0	1	1	0	
Haymill & Lynch Hill	P/00838/007	61, Burnham Lane, Slough, SL1 6JX	Construction of a 1no. four bedroom dwelling following demolition of existing.	started	1	0	0	1	0	
Kedermister	P/01223/047	Langley Grammar School, Reddington Drive, Slough, Slough, SL3 7QS	Construction of 14no flats with associated landscaping and parking following the demolition of former caretakers dwelling and garage.	not started	14	0	13	0	14	
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	not started	1	0	1	0	1	
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)	not started	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	not started	1	0	0	0	1	
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	not started	2	0	1	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	not started	1	0	0	0	1	
Langley Kedermister	P/07749/012	172, Langley Road, Slough, SL3 7EE	Demolition of existing dwelling and construction of 2no. semi-detached four bedroom houses	not started	2	0	1	0	2	
Langley Kedermister	P/08979/002	Langley Police Station, High Street, Langley, SL3 8MF	Demolition of the existing garages, alterations to the existing entrance / egress from Trelawney Avenue, and redevelopment of the existing site to include - conversion of the former police station (sui generis) to residential accommodation (10 x studio units), construction of 2 x 3 bedroom and 1 x 2 bedroom family units and a 1 x 6 bedroom HMO unit with associated car parking, cycle parking, refuse store and landscaping.	not started	14	0	14	0	14	
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	not started	1	0	1	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.	not started	4	0	4	0	4	

Langley St Marys	P/03664/011	20, Bannister Close, Slough, SL3 7DP	Subdivision of property to create 2 separate dwellings including changes to internal layout, changes to fenestration, demolition of garage canopy, demolition of part of ground floor side/rear extension and part of first floor side extension, installation of PV panels and 4no rooflights and reconfiguration of front garden to create new driveway, parking and associated works	not started	2	0	1	0	2	
Langley St Marys	P/16337/015	9, Mina Avenue, Slough, SL3 7BY	Construction of 1no detached dwelling incorporating landscaping, outbuilding, parking provision and associated development	not started	1	0	0	0	1	
Langley St. Marys	P/16337/007	9, Mina Avenue, Slough, SL3 7BY	Construction of two semi-detached dwellings incorporating landscaping, parking p	not started	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	not started	1	0	0	0	1	Overlap. Subsequent PP
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	not started	2	0	1	0	2	Overlap. Subsequent PP
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	not started	1	0	1	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.	not started	2	0	1	0	2	Overlap. Subsequent PP

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.	not started	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).	not started	2	0	1	0	2	
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	started	1	0	0	1	0	
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.	started	2	0	1	2	0	
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.	started	2	0	1	2	0	

Langley St. Mary's	P/00437/093	Langley Business Centre, Station Road, Slough, SL3 8DS	Outline planning permission with all matters reserved for details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise on plot (B) a data centre of up to 96,000 sqm gross, including ancillary offices and sub station; and plot (A) up to 9,650 sqm GEA to comprise one or more land uses comprising: up to 60 dwellings (Use Class C3); up to 6,000 sqm gross of B1c (offices); additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); D1 and D2 (community and leisure) and an energy centre. Development in plot (A) or plot (B) or both may also include: car parking; provision of new plant; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development in plot (A) and plot (B) shall be in accordance with the approved Development Parameters Schedule and Plans.	not started	60	0	60	0	60	Outline PP
Langley St. Mary's	P/15353/003	110, Willoughby Road, Slough, SL3 8JG	Construction of 1no 3 bedroom bungalow	not started	1	0	1	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.	not started	2	0	2	0	2	Overlap. Subsequent PP
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	not started	2	0	2	0	2	

Langley St. Mary's	P/06953/003	61, Meadfield Road, Slough, SL3 8HR	Construction of a front porch, single storey rear extension, loft conversion with rear dormer window and proposed subdivision of house into 1x 2No. bedroom and 1x 3No. bedroom houses.	started	2	0	1	2	0	
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	started	41	0	41	41	0	
Upton	P/00402/012	Abd House, 34, London Road, Slough, SL3 7HH	Change of use of existing bungalow structure into a self-contained unit for elderly parents	not started	1	0	1	0	1	
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	not started	4	0	3	0	4	
Upton	P/18027/003	1, Downs Road, Slough, SL3 7BR	Construction of 2 no. semi-detached 5 bedroom dwelling houses with associated landscaping, parking provision and associated development, following demolition of existing dwelling	not started	2	0	1	0	2	
Upton	P/04147/003	53, Langley Road, Slough, SL3 7AH	Demolition of existing dwelling and construction of 1no. new 6 bedroom dwelling.	started	1	0	0	1	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	started	1	0	0	1	0	
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.	started	5	0	3	3	2	

Upton	P/01548/021	50, 51, & 51a Herschel Street, Slough, SL1 1PB	Alterations to existing flats to create 2 x 1 bedroom flats, 1 x 2 bedroom flat and 1 x 3 bedroom flat (Part retrospective/ Part proposed) including retrospective changes to fenestration, retrospective hipped roof to first floor rear, and proposed insertion of front elevation window - Amendments to planning application P/01548/020	started	4	0	1	4	0	
Wexham Lea	P/16915/001	39, Berryfield, Slough, SL2 5SA	Demolition of existing garage. Construction of one new dwelling with new vehicular acces, parking and rear garden. Single storey rear extension to the existing house.	not started	1	0	1	0	1	Overlap. Subsequent PP
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.	not started	1	0	1	0	1	
Wexham Lea	P/05306/005	83, Goodman Park, Slough, SL2 5NS	Construction of 1no. two bed end of terrace dwelling with associated landscaping, rear car parking and vehicular access.	not started	1	0	1	0	1	
Wexham Lea	P/09900/004	173, Rochfords Gardens, Slough, SL2 5XB	Construction of a two and a half storey dwelling with attached garage following demolition of existing dwelling.	not started	1	0	0	0	1	
Wexham Lea	P/13680/003	9, Hazlemere Road, Slough, SL2 5PP	Construction of a part two, part single storey rear extension to existing dwelling and construction of 1 no. 2 bedroom dwelling on the land adjacent to 9 Hazlemere Road	not started	1	0	1	0	1	
Wexham Lea	P/16915/002	39, Berryfield, Slough, SL2 5SA	Demolition of existing garage, construction of 1no new dwelling with new vehicular access, parking and rear garden and construction of a single storey rear extension to existing house	not started	1	0	1	0	1	
Wexham Lea	P/09115/006	38, Knolton Way, Slough, SL2 5TJ	Construction of 1no. two bedroom dwelling, new access and associated works.	started	1	0	1	1	0	
					3024	636	2419	748	1739	
less overlapping planning permissions								-72		-77
total								2347	748	1662

Re 5 year land supply calculation exclude (i) outline PP (67) (ii) development most unlikely to progress (6) . 5 year land supply calculation input : 2347 net minus 67 outline pp minus 6 not progress = 2274 relevant homes (net) with consent and not completed.

Table C Core Strategy Plan Period to 2024 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	2,128	315
2010/11	249	2,377	315
2011/12	246	2,623	315
2012/13	182	2,805	315
2013/14	396	3,201	315
2014/15	507	3,708	315
2015/16	789	4,497	550
2016/17	521	5,018	550
2017/18	846	5,864	550
2018/19	534	6,398	893
2019/20	503	6,901	893
2020/21	501	7,402	863
2021/22	532	7,934	864
2022/23	325	8,259	847
2023/24	827	9,083	825
total	-	-	9670

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)

Meeting the Target

The 2008 Core Strategy Policy 3 (Housing Distribution) sets out the housing requirement for Slough as it was in 2008. This states that 'A minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026'.

This minimum number has been exceeded already. But the 6,250 requirement has been superseded by the subsequently introduced requirement to use Objectively Assessed Housing Need for housing figures. Combined with the Council's previous voluntary target increase (of 550/year) this results in 11,382 as a housing need figure for the Core Strategy plan period 2006-2026.

As at 31 March 2024 there is a shortfall of 587 completed homes compared to the revised housing target (9670-9083). Had the Council not voluntarily increased its yearly target to 550 there would be no shortfall.

By April 2026 it is currently estimated that there will be shortfall of about 1,300 assuming the annual Standard Method housing need figure of 856 remains.

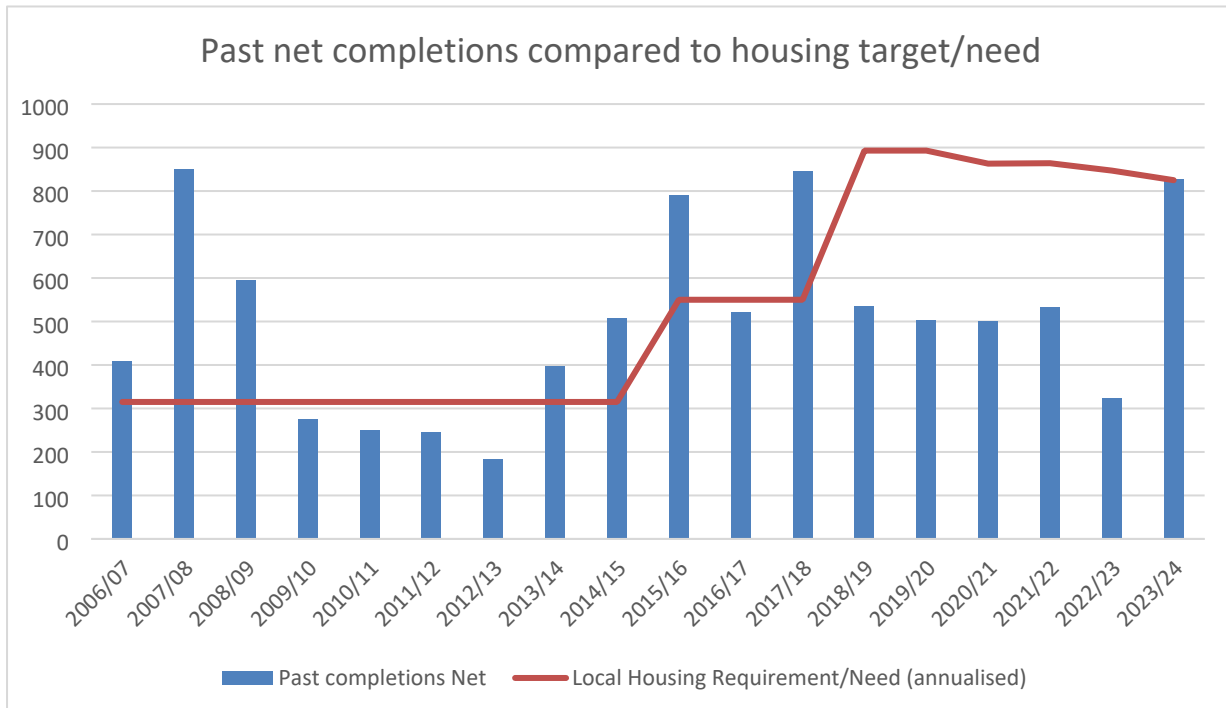


Table D Housing trajectory for future years

Year	Financial Year	Net Additional Homes Projected	Cumulative	Shortfall against LHN as at 31/3/24	Local Housing Need (LHN)
		See note below			annual average homes
				587	
1	24/25	439			856
2	25/26	523			856
3	26/27	556			856
4	27/28	562			856
5	28/29	620			856
6	29/30	756			856
7	30/31	833			856
8	31/32	766			856
9	32/33	588			856
10	33/34	470			856
11	34/35	307			856
12	35/36	339			856
13	36/37	401			856
14	37/38	529			856
15	38/39	443			856
16	39/40	287			856
17	40/41	152			856
totals		8571		587	14552

Note re projected homes figures

Net additional homes projected figure of 8,571 calculated from a list of major housing sites 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

14,552 LHN + 587 shortfall carried forward from 23/24 = 15,139 need figure for next 17 years from 1st April 2024. Equivalent to 891/year average.

Adjusted LHN for period minus projected net additional homes equals likely shortfall. 15,139 - 8,571 = 6,568 shortfall. The table assumes the current Local Housing Need of 856 stays the same in the future. The figure is adjusted each year to take account of local affordability so may rise or fall. Furthermore if the LHN figure falls to 801 as indicated by the draft NPPF (re revised standard methodology for calculating need) the 14,552 need total figure falls by 880.

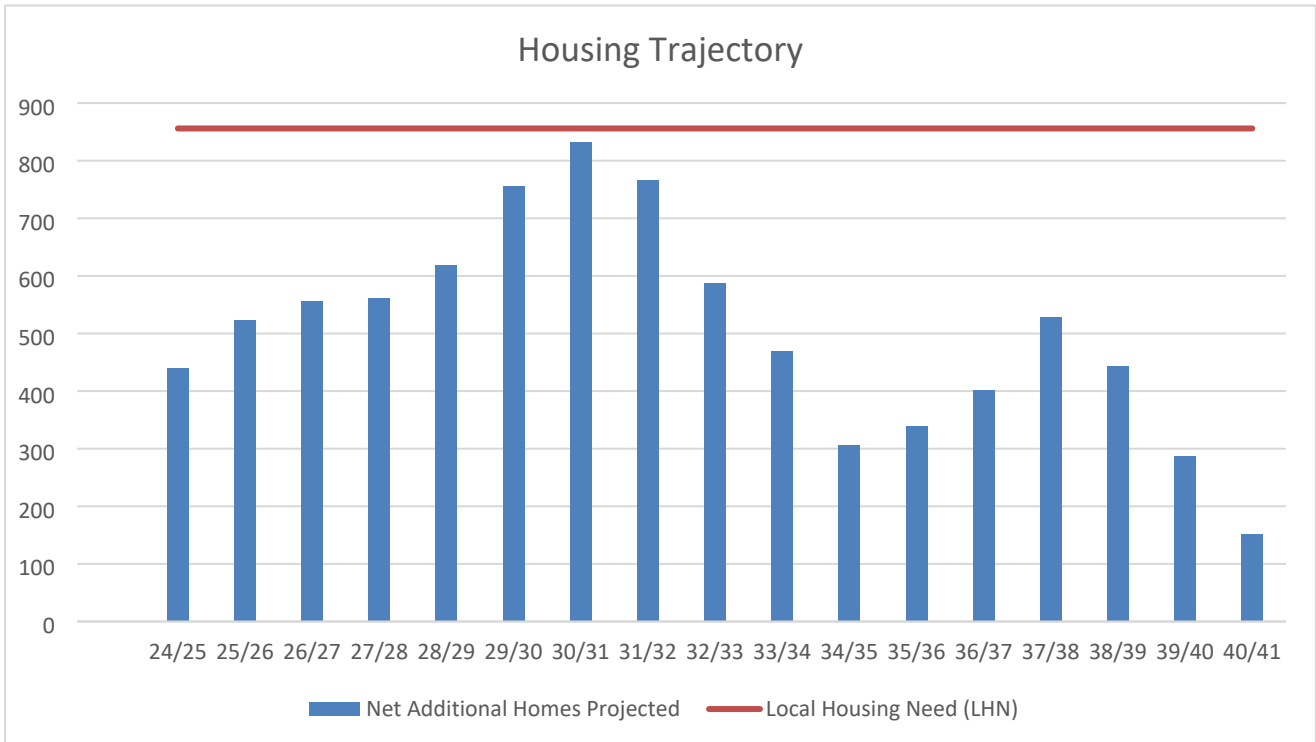


Table E Appeals summary for AMR 2023-24

Ref and address	Appeal	Type of Appeal	Decision and Date
P/01175/014 397, Bath Road	Installation of two illuminated 48-sheet D-Poster (Digital) displays.	Advertisement	Appeal Dismissed 13th April 2023
020/00418/ENF 48, Furnival Avenue	The conversion of the outbuilding and its use as a self-contained dwelling	Residential	Appeal Dismissed with variation 14th April 2023
2020/00713/ENF 32 Furnival Avenue	Without planning permission, the unauthorised construction of the outbuilding and its use as a self-contained dwelling	Residential	Appeal Dismissed with variation 14th April 2023
P/19883/001 6, Bader Gardens,	Construction of a first floor side extension with two velux windows.	Householder	Appeal Dismissed 19th April 2023
P/12815/001 29, Stoke Poges Lane	Construction of a first floor rear extension, raising of roof height to accommodate loft conversion with 10no roof lights.	Householder	Appeal Dismissed 6th June 2020

P/15162/002 30, Castleview Road	Hip to gable loft conversion with rear dormer, installation of french doors with juliet balcony, new gable end window and 4no. front roof lights.	Householder	Appeal Dismissed 6th June 2023
P/02350/004 7, Autumn Close	Construction of 2no 4 bedroom dwellings with link detached garages; formation of a new access and construction of parking area with hard and soft landscaping	residential	Appeal Dismissed 16th June 2023
2020/00149/ENF 5, Essex Avenue	Additional single storey extension and self contained outbuilding	Householder	Appeal Dismissed 23rd June 2023
2020/00245/ENF 118 Hawthorne Crescent	Self contained outbuilding	Householder	Appeal Dismissed 23rd June 2023
2020/00664/ENF 32, Knolton Way	The erection of a self-contained outbuilding	Householder	Appeal Dismissed 23rd June 2023
APP/J0350/W/23/3315842 47, The Myrke,	2 bed two-storey house, with a small garden to the back and two parking spaces to the front	Residential	Appeal Dismissed 20th July 2023

APP/J0350/W/23/3316507 Automotive House, Grays Place, Slough	Demolition of existing building and construction of 51 residential apartments, laying out of landscaping, car and cycle parking and ancillary development	Major residential	Appeal Dismissed 28th July 2023
APP/J0350/W/22/3303344 Grass Area Opposite 60 Garrard Road, Lynch Hill Lane,	Prior approval application for the installation of a proposed slim line phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works	Installation of equipment	Appeal Dismissed 11th August 2023
APP/J0350/D/23/3319710 54 Greystoke Road, Slough SL2 1TT Construction of a two storey rear extension	Construction of a two storey rear extension	Householder	Appeal Dismissed 30th August 2023
APP/J0350/D/23/3321494 100, Haymill Road, Slough, SL2 2NR Appeal Dismissed 30th August 2023	Construction of a front porch, single storey wrap around extension and a part first floor side and rear extension following demolition of garage	Householder	Appeal Dismissed 30th August 2023

APP/J0350/W/23/3317416 7, Beresford Avenue	Demolition of the existing garage and construction of 1 no. dwellinghouse and associated parking with vehicle crossover for new dwelling at no. 7 Beresford Avenue.	Householder	Appeal Dismissed 7th September 2023
APP/J0350/C/22/3303574 23, Kent Avenue	Without planning permission the change of use of an outbuilding to form a self-contained dwelling	Householder	Appeal Dismissed with Variations 6 th November 2023
APP/J0350/D/23/3328818 35, Lansdowne Avenue	Construction of a single storey rear extension, two and a half storey side infill extension with pitched roof, loft extension with side dormer, detached rear outbuilding and internal alterations.	Householder	Appeal Dismissed & Granted in Part 12th December 2023
APP/J0350/D/23/3327102 194, Burnham Lane,	Construction of a single storey front, single storey rear, part first floor rear and first floor side extension and revert bay window to original	Householder	Appeal Dismissed 5th February 2024

APP/J0350/W/23/3323648 Garages Rear Of 83-89, The Myrke,	Construction of 2no three bedroom dwellings	residential	Appeal Dismissed 14th February 2023
APP/J0350/C/22/3294356Rear Outbuilding 265, Stoke Road	Conversion of outbuilding and its use as a self-contained dwelling (shown on the attached plan edged blue) and erection of dormer extension (Unauthorised Development)	Householder	Appeal Dismissed 27th March 2024