

# **Slough Local Plan Annual Monitoring Report 2024/25**

**Planning Policy  
Slough Borough Council  
Observatory House  
25 Windsor Road  
Slough  
SL1 2EL**

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

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# 1 Introduction

## 1.1 Overview

- 1.1.1 This Annual Monitoring Report covers the period from 1st April 2024 to 31st March 2025, 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 the 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, and the environment. Each section sets out the key facts, discusses key issues and 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

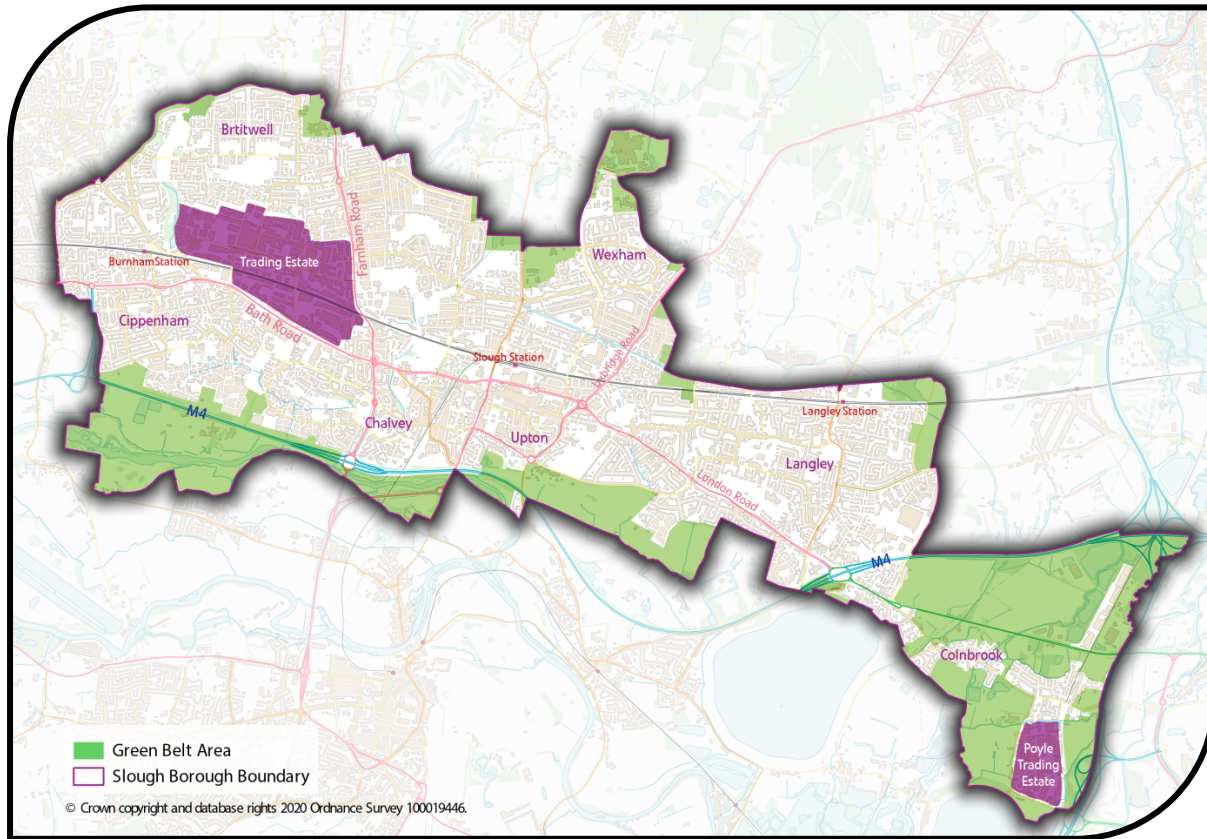
- 1.2.1 Slough's Local Development Plan consists of the Core Strategy (adopted in December 2008); Site Allocations Development Plan Document (adopted in 2010), Saved Policies from the Local Plan 2004, and the Proposals Map (2010). There are also saved policies from the Minerals and Waste Plans. These will remain the statutory Development Plan until the new Local Plan reaches adoption.
- 1.2.2 Please refer to Section 10 to read about the new Local Plan for Slough.

## 1.3 Setting the Scene

- 1.3.1 Slough is highly urbanised and has a small geographical area of 32.5 km<sup>2</sup>.
- 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 m<sup>2</sup> of space in a home compared to an average of 36.5m<sup>2</sup> 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 homes 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 the 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 preparation for the new Local Plan, further work will be undertaken to confirm the shortfall figure.
- 2.2.2 Despite the strong demand for new homes, the housing 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 the number of homes granted consent has increased at a greater rate than the rate of 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 dependant upon the private sector applying for planning permission and the wider economic conditions that encourage landowners to sell the land and on developers to build out the schemes with consent.
- 2.2.3 There is a significant need for affordable housing and for a range of house types, in particular family housing and family homes with gardens. 85% percent of housing completions in 2024/25 were flats. Whilst this is slightly less than last year, it continues the trend seen in previous years of few houses being built.

### **2.3 Meeting housing need**

- 2.3.1 Housing targets for the new Local Plan and for the remaining period of the Core Strategy plus the 5-year housing land supply, are calculated using the 2024 National Planning Policy Framework and the National Planning Practice Guidance. Local housing need is calculated using the new Standard Method, which is now based upon a proportion of the existing housing stock, rather than population projections, plus local affordability ratios published

yearly by the Government. The local housing need figure will change each year as a result of those yearly ratios.

- 2.3.2 The Local Housing Need figure for Slough applied to the 2025/26 housing calculation is 810 homes per annum (average). It was 825 in 2023/24 and 856 in 2024/25.

## **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 HDT measures net additional dwellings provided in a local authority area against the homes required. The methodology for calculating the HDT measurement is set out in the Housing Delivery Test Measurement Rule Book. The result for each local planning authority is published by the Government annually.
- 2.4.2 The results of the 2023 Housing Delivery Test, published in December 2024, show that over the previous three years, housing delivered in Slough was 58% of the required level (it was 70% in the previous HDT). This means that the 'presumption in favour of sustainable development' applies when deciding planning applications as 58% falls below the current Test threshold of 75%.
- 2.4.3 Further implications of the test, but no different to last year, is the need to have a 20% rather than a 5% buffer added to the Borough's housing need/requirement figure and for a Housing Delivery Action Plan, to be prepared in line with national guidance (see below section 2.9).

## **2.5 Housing completions and commitments**

- 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 of completions to housing targets. In summary whilst the original Core Strategy housing target has already been reached, the subsequent introduction of the Standard Method for calculating Local Housing Need (paragraph 2.3) means a higher target is set. Cumulative home completions are currently about 1200 homes 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, then the shortfall would be about 500 homes.
- 2.5.2 In 2024/25, there were 207 net housing completions in Slough. This figure is low compared to previous years and the annual average over the last 4 years (546). However, it should be noted last year's figure of 827, was exceptionally high and there are also several developments very near to completion at the end of March but can't yet be recorded as complete for the reporting period. 28 homes were within developments of fewer than 10 homes (minor sites). This figure is below average compared to previous years and the 60 homes per year benchmark for future housing projections. 68 minor site homes were under construction to next year the more than 28 completions are expected.

2.5.3 Of the total 217 gross completions, 5 homes were created by conversion of existing homes and 81 homes were created from a change of use. There were 12 homes lost through conversion or demolition. A list of sites which had completions of new homes is available in Table A in the Appendix.

2.5.4 At the end of March 2025, there were 1548 dwellings under construction. This is above average for the last few years and is mainly a result of the Horlicks Quarter where all phase two buildings have been started, by way of foundations, but only 40% are, as at end of March, progressing above foundation level. There were 1144 dwellings with planning consent (including outline permissions) but not yet started. The combination of started and not started figures gives the number of 'hard commitments' re new dwellings; 2692 gross and 2601 net. These figures are higher than last year but much lower than 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**

<b>Year</b>	<b>Past Completions</b>	<b>Cumulative completions</b>
<b>2006/07</b>	409	409
<b>2007/08</b>	849	1,258
<b>2008/09</b>	595	1,853
<b>2009/10</b>	275	2128
<b>2010/11</b>	249	2,377
<b>2011/12</b>	246	2623
<b>2012/13</b>	182	2805
<b>2013/14</b>	396	3201
<b>2014/15</b>	507	3708
<b>2015/16</b>	789	4497
<b>2016/17</b>	521	5018
<b>2017/18</b>	846	5864
<b>2018/19</b>	534	6398
<b>2019/20</b>	503	6901
<b>2020/21</b>	501	7402
<b>2021/22</b>	532	7934
<b>2022/23</b>	322	8256
<b>2023/24</b>	827	9083
<b>2024/25</b>	207	9290

## **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 new plan period is likely to be 2025-2045.

- 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. This trajectory does not reflect the forthcoming analysis of the recent 'call for sites' exercise.
- 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 For 24/25, the AMR reporting year, the 5 year supply figure was 2.2 years. For the current year 25/26 Local Housing Need figure is equivalent to 810 net additional dwellings per year;

this is derived from the 'standard method' in the NPPF as stated above. The calculation, as at April 2025, is in table 2.8 below.

## 2.8 Five-year Housing land supply calculation 2025

<b>5 year housing land supply area</b>	<b>Calculation</b>
Annual average Local Housing Need	810
Local Housing Need x 5 years	4050
5 year need figure inclusive of 20% buffer	4860
Annual Local Housing Need inclusive of 20 % buffer (4860/5)	972
5 year identified supply	2508
Number of years supply (2508/972)	2.58

2.8.1 The table above shows that Slough has 52% of the Local Housing Need figure (inclusive of buffer) which equates to a 2.58 year supply as of 1st April 2025. Consequently, Slough does not have a five year supply of new housing land 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 . The Council intends to review the way it calculates the figure taking account of best practice and what other local authorities do. This might result in a few more sites being included.

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

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

## 2.9 Housing delivery action plan

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

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 2024/25 show that 12% of completions were houses and 88% 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
2024/25	88	12

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 81 of total home completions were a change of use from employment uses – primarily offices. That is lower than last years exceptional figure of 230. 56 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 2024/25 were on previously developed sites (brownfield). Whilst this figure can fluctuate depending upon which sites are coming forward but last year's figure is consistent with the last few 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**

<b>Year</b>	<b>Total Gross Completions</b>	<b>Total Gross PDL Completions</b>	<b>% PDL</b>
2024/2025	217	217	100%
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.

2.12.2 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 30 new build dwellings were in the affordable category in 2024/25. This represents 14% of total net completions. That is in line with the average over last 10 years. All where flats. Re last years published record its relevant to point out that 52 of the flats recorded as completed last year at Horlicks Quarter subsequently became affordable housing. They were purchased by a Housing Association for shared ownership using Homes England funding.

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 30th October 2024 was 271. This includes 1 group and 270 individuals.

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 Section106 planning obligations**

3.1.1 Details on Section 106 planning obligations for 2024/25:

- 13 new planning obligations signed plus 4 variations to existing deeds.
- Affordable housing built via planning obligations: 7 completed.
- Total financial contributions received £ 4,071,958 made up of:
  - Affordable Housing: £ 222,130
  - Highways and Transport £ 346,372
  - Education £ 1,348,360
  - Economic Development £ 1,627,186
  - Recreation £ 423,038
  - Air Quality £ 35,550
  - SPZ Trading Estate £ 60,123

3.1.2 The total sum received is much more than last year (£ 3,583,861) and is above the annual average figure over the last 10 years which is over £ 3m per year.

- 3.1.3 Key Section 106 statistics re money received, spent and held for the year 23/24 were put on the Council web site in accordance with Government guidance for Council's to publish an Infrastructure Funding Statement. Figures for 24/25 will be uploaded before the end of December 2025.

## 4 Employment

### 4.1 Key facts

- Slough Trading Estate Limited has 96.7 % 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.
- 6.7% unemployment rate (Nomis, December 2024), increase from 3.4% in December 2023.
- 26.9% economically inactive (Nomis, December 2024)
- 82,000 jobs in Slough (Nomis, 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 The demand for offices has reduced and due to the covid pandemic the nature of how some companies are operating is changing. Economic uncertainty, digital working combined with staff working remotely has resulted in reduced demand for office space.
- 4.2.3 Because of current uncertainty, it is not possible to confidently predict number of jobs required to support the Slough economy. But the plan continues to aim to provide an additional 15,000 jobs in order to meet the needs of the growing resident workforce. Further evidence is required for employment need and this will be produced.
- 4.2.4 There is a significant demand for land for warehousing and data centres in Slough. This together with the need to plan for additional jobs means land is needed for new industrial/business floorspace – either redevelopment of existing employment/business use land or greenfield land. And as stated above there is also a shortage of land for much needed housing. Much new housing in recent years has been on former employment land. Competition for land is high so land/property values have risen in recent years.
- 4.2.5 [The Centre for Cities reports](#) on Slough, extract from their research on unemployment levels in the Borough is below.



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

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

*In July 2023, national inflation was 6.8%*

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

*This translates into a 0.1% change in real wages in Slough, assuming average prices grew at the national inflation rate (year on year). But the cost of living crisis started at the beginning of 2021. Comparing current wages in their January 2021 level shows that works living in Slough are still on average £65.9 a month poorer than they were when the crisis started.*



#### Sources

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

### **4.3 Completed Employment floorspace**

- 4.3.1 . A small loss of office floorspace has been recorded as a result of the change of use from offices at Phoenix House Farnham Road to residential use. Industrial floorspace has increased a small amount as a result of two SPZ trading estate schemes being completed at 317/20 Farnham Rd and 485 Berkshire Ave. Floorspace figures will be inserted when known. To be noted is the first phase of the data centre development on the former Akzo Nobel site was nearing completion at the end of March.
- 4.3.2 . Regarding new consents there are four major employment floorspace developments. All replace existing or former commercial or industrial buildings but a modest increase in floorspace is expected. The sites are Easden House, Petersfield Ave (business units proposed); Waste facility at Poyle New Cottages (warehouse/industrial proposed), Building 1 Banbury Ave (data centre proposed) and former Akzo Nobel site (details of phase 2 data centre re outline consented granted a few years ago).
- 4.3.3. Recent residential consents will result in the loss of office floorspace at 171 Bath Road, Charter Court 50 Windsor Rd and The Switch, The Grove. And residential consents when implemented will result in lost business space at ICI Dulux decorator centre – although this has been moved to another location – and Grace House on Petersfield Avenue.
- 4.3.4 Two demolition consents of industrial and office buildings are likely to be replaced by new business employment floorspace in the future. The sites concerned are Wraysbury House, Poyle Road and Units 1, 9-16 Blackthorne Road.
- 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 2024-2034 SPZ was successfully adopted in November 2024. This 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 for the impact development will have on local infrastructure and the environment etc.
- 4.4.7 Two SPZ schemes completed in 2024/25 are listed below. Two SPZ schemes are under construction during this period.

**Table 5 SPZ schemes under construction in 2024/25**

Ref	Address	Description
<b>T158</b>	111-113 Buckingham Avenue & 460 Malton Avenue	<i>Single building of 17,100.6 sqm for colocation / Data Centre use with three floors plus 1 floor of plant with 40.8 % footprint.</i>
<b>T161</b>	136 Edinburgh Avenue	<i>Multi-unit speculative scheme for E(g)(ii), E(g)(iii), B2, B8 and colocation / data centre use. 8,661.0 sq. m</i>

**Table 6 SPZ schemes completed in 2024/25**

Ref	Address	Description
<b>T159</b>	485 Berkshire Avenue	<i>Single building of 18,792 sqm for colocation / Data Centre use with three floors plus 1 floor of plant with 48% footprint.</i>
<b>T155/160</b>	317/20 Farnham Road	<i>Single building for B8 use with ancillary offices 8,913 sq m</i>

## 4.1 Office market and development

4.1.1 The Thames Valley and South-East Office Market Report (2025) produced by Lambert Smith Hampton shows that Slough has approximately 4.4 years supply of offices. Slough has a

high amount of prime space (Grade A) in relation to current availability, equating to 32% of the total.

4.1.2 Rents in Slough have historically shown a discount to other locations close to London and Heathrow, but the gap is narrowing due to strong demand and a limited supply. The Rental growth in Slough is pushing some occupiers to look at alternative locations further west along the M4, M3 and M40 corridors (LSH, ILM, 2025).

## **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 2023.
- District retail centres in Langley and Farnham Road are thriving due to a more specialised offer.
- Overall Slough town centre retail vacancy of 9%.

### **5.2 Slough Town Centre**

- 5.2.1 Slough has a declining retail offer and the future of the shopping centre as a whole is uncertain. Slough is functioning like a large district centre. The Post Office was lost in XXX as a result of WHSmiths closing. The expectation is that there will be a significant reduction in the amount of retail floorspace in the town centre.
- 5.2.2 The western part of Queensmere shopping centre was boarded up in January 2023 which reduced retail space in the town centre. The outline planning application for redevelopment of the entire Queensmere shopping centre and some adjacent shops was agreed in principle in November 2022. Berkeley Homes purchased the site after April 2025 and planning consent is expected to be given soon. The planning application comprises of the demolition of buildings and the phased redevelopment of the site to provide a mixed-use scheme comprising residential floorspace (Use Class C3 and provision for Use Class C2); 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), and 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 it will provide new purpose built retail space.
- 5.2.3 A retail survey was undertaken in February 2025. The results showed an overall Slough Town Centre vacancy of 9%. The Town Centre retail vacancy survey counts the number of vacant units in the designated primary and secondary retail frontages in Slough Town Centre. This is slight improvement in retail vacancy rate in Slough Town Centre compared to last year which was 11%.
- 5.2.4 The vacancy rates for the sections of town centre surveyed were:

- The Queensmere\* has 12% of units vacant\*
- The Observatory has 3% of units vacant.
- The High Street has 9% of units vacant.

\*Queensmere, half of the shopping centre closed in January 2023. The Queensmere calculation 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. Some of the units in the shopping centres and high street have no signage or permanent shop fit out. These are pop up shops which have temporary/short term lets.
- 5.2.6 There has been a loss of national chain stores in Slough town centre. The (the High Street Wilkinsons store in the high street closed in late summer 2023 and WHSmiths in the high street closed in May 2024. There has however been an increase in small independent businesses in the high street 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, Farnham Road and Langley district centres are thriving and provide a more specialised offer, with many cultural shops, restaurants and takeaways supporting the local population. These district centres along with a series of neighbourhood centres and local parades (see Core Strategy Appendix 4) provide accessible local services to 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 0% vacancy rate and Farnham Road district centre had a vacancy rate of 3%. These centres are healthy and vibrant and the general trend is low retail vacancy rates.. The Chalvey neighbourhood centre, 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 the local communities.

**Table 6 Retail parks and major stand alone store vacancy**

	<b>Whole Borough 2021/2022</b>	<b>Whole Borough 2025 Feb</b>	<b>Bath Road retail park (Cippenham) 2022</b>	<b>Bath Road retail park (Cippenham) 2025 Feb</b>	<b>Slough Retail Park (Twinch Lane) 2022</b>	<b>Slough Retail Park (Twinch Lane) 2025 Feb</b>
Total stores	41	38	10	10	8	8
Occupied	37	31	8	5	8	8
Vacant	4	7	2	5	0	0
Vacancy rate	10%	18%	20%	50%	0%	0%

- 5.4.2 Outside the town and district centre retail areas, there are 38 retail stores (excluding supporting 'food and beverage' outlets). 18 of these are within either the large Bath Road (Cippenham) or Slough (Twinch Lane) Retail Parks. The other major retail stores are generally stand alone (including Tesco and Sainsbury on edge of town centre) or in small groups; they include 3 DIY stores that are part builders merchant also; 10 furniture/furnishings, 6 food and 3 primarily clothing stores. None of the 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 moment in time.
- 5.4.3 Overall, retail park and major store vacancy rate is 18%. In 2024 the figure was 20% but the difference is a result of a correction of last year's count and one vacant unit being filled. 18% is worse than the middle of the pandemic period however this is primarily the result of the western half of Bath Rd retail park (Bath Rd north side Cippenham) having become completely vacant since then. 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 are likely to be the result of the new owner (Segro) not offering the vacant units for reletting.
- 5.4.4 Slough retail park at Twinch Lane is still fully let and the small Westgate retail park is also now fully let. In terms of type of retailer the key change over last 3 years is the appearance of two more food stores and loss of the Farnham Road Sainsbury's unit.
- 5.5.5 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 good in terms of number of stores occupied. How well retailers are trading is not recorded in this study.

## **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

- 59 Appeals decisions received, 48 dismissed, 10 were allowed and 1 was part dismissed and part granted.
- 40 of these concerned strategic matters for the Local Plan regarding housing
- 12 appeals out of total 59 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 59 appeal decisions received in Slough in the 12 months from April 2024 to March 2025. 48 were dismissed and only 10 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. 12 appeals related to enforcement action with all upheld.

6.2.4 This table below records appeal decisions made between April 2024 and March 2025.

**Table 7 Appeal decisions**

Number of appeals on Local Plan strategic matters – (housing, employment)	Number of appeals on householder	Core Policies or Saved Policies referred to.	Total No. of appeals
40 (includes 12 Enforcement appeals)	19	CP8, CP3, CP4, CP7, H5, EN1, EN2, H14,H15, T2	59

### **6.3 Appeals Allowed**

6.3.1 Of these 59 appeals (18%) were allowed by Inspectors (i.e. the Planning Application refusal was overturned to an approval). This is a low figure the majority were dismissed by the Inspectors. 19 of the appeals that were allowed related to non-strategic matters which were householder or minor applications. These were regarding local design, character of the area or amenity or advert controls which are site and application specific judgements.

### **6.4 Appeals relating to adopted housing and employment policies.**

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

### **6.5 Housing**

6.5.1 Evidence in support of this was set out in the Protecting the Suburbs Strategy (2020) that concluded it was not practical, viable, sustainable or desirable to allow any of the family housing in the suburban residential areas to be lost to redevelopment This is due for example to the high demand for family housing in Slough compared to the small number of new builds that are family housing, and that the majority of new builds are flats.. Further information can be seen in Protection of the Suburbs Strategy (May 2019).

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

6.5.3 There have been several recent planning appeal decisions on planning applications submitted on sites in the suburbs for redevelopment which the Council have won. These



development proposals would have resulted in a loss of family accommodation or a negative impact on the character and appearance of the area.

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

## **6.6 Employment**

- 6.6.1 No appeals have been received on refusal of applications to protect employment land. Employment land is critical to help meet the supply of jobs needed for Slough's young population. The various trading estates and retail parks also provide an important source of services for Slough's small business and residential communities, and business rates to support the Council's operations. Employment land is being lost through other changes of use that the Council 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 has concluded some can be reduced primarily because of improved vehicle emission standards including more electric vehicle use. .
- 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 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) reports on 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 i.e. 5 sites out of 7 are in positive management .*

## 7.5 Biodiversity Net Gain (BNG)

7.5.1.1 Biodiversity Net Gain (BNG) is a way to contribute to the recovery of nature while developing land. It makes sure that the habitats 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 12<sup>th</sup> February 2024 for all major developments and mandatory for small sites from 2<sup>nd</sup> April 2024. 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. Off-site BNG land must be registered and secured through a long-term agreement, either a conservation covenant or a planning obligation (section 106 agreement).

### **Implementation of BNG**

7.5.1.6 Since the implementation of BNG legislation in February 2024, there have been 30 validated planning applications: 5 showing as major (large sites) and 25 showing as minor/other (small sites).

7.5.1.7 SBC have employed the consultancy WSP Ltd to provide BNG consultations where needed for planning applications.

7.5.1.8 The Planning Policy team have led on the BNG project with expertise from an external consultancy and MRTPI agency planner to deliver the following:

- Slough specific guidance on meeting the BNG duty to save time and money for Development Management, Members and Applicants in decision making.
- Bespoke Development Management training to develop understanding of the interactions with self-build, and other requirements such as landscaping, and Habitat Regulations.
- Refining the process for Development Management to streamline access to BNG advice, including updating the website with guidance for developers on self-build exemptions.

## **8 Existing Planning Policy Documents**

8.1.1 Slough's Local Development Plan is comprised of:

- Core Strategy was adopted in 2008;
- the Site Allocations was adopted in 2010;
- saved policies from the Local Plan 2004;
- Proposals Map 2010; and
- 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 also accompanied by other non-development plan documents:

- the Developers Guide adopted by the Council's Planning Committee for development control purposes in November 2008, this 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 in the near future.

- 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 to 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 below shows the engagement on cross boundary matters, including those required by the Duty to Cooperate.

**Table 8 Cross boundary engagement 2024/25**

Council	Detail	Date
Spelthorne	Statement of Common Ground (SoCG)	15/10/24
Hillingdon	Call for views consultation	05/06/24
Wokingham	Request to assist with need for Gypsy and Traveller pitches and storage, distribution floorspace under Duty to Cooperate.	
Buckinghamshire	Officer meetings	29/04/24, 23/01/25
Buckinghamshire	Farnhams Neighbourhood Plan: Regulation 14	22/02/24
Buckinghamshire	Wexham Neighbourhood Plan: Regulation 14	17/02/25

- 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).

## 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 The Regulation 18 stage effectively concluded with the Preferred Spatial Strategy consultation in November 2020, and the proposed release of selected Green Belt sites for family housing consultation in November 2021. Reports on these were presented to Planning Committee.
- 10.1.3 The 5 key components of the preferred 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

10.2.1 The Local Development Scheme (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 The LDS proposes, subject to approval at Cabinet and funding, that the Development Plan Document for Slough Borough Council (SBC) will be in the form of a Local Plan with strategic policies, site allocations and a Proposals Map, with publication of the Plan in February 2026 and submission to the Secretary of State for examination in December 2026.

10.2.3 Slough proposes the following timetable for the preparation and revision of the documents.

#### 10.2.4 Key Milestones

<b>Evidence gathering including review of existing evidence</b>	<b>Ongoing</b>
Update to the Statement of Community Involvement	April 2025
Call for Sites	May 2025

Update to the Sustainability Appraisal Scoping report	From April 2025
Publication/ Pre-submission consultation (Regulation 19)	February 2026
Submission (Regulation 22)	December 2026
Examination (Regulation 24)	To be confirmed by Inspectorate
Consultation on modifications	If necessary
Receipt of Inspector's Report (Regulation 25)	To be confirmed by Inspectorate
Adoption (Regulation 26)	To be confirmed

#### 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

10.2.5 [The LDS can be found here.](#)

## 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](#). A new Call for Sites consultation was undertaken in May 2025. The Statement of Community Involvement (SCI) is out for consultation for 8 weeks from 4<sup>th</sup> July 2025. This will be adopted later in the year. Project work that will feed into the new Local Plan continues into 2025/26 such as the preparation of evidence base documents and a review of the Developers Guide including new developer contributions towards primary care health facilities.

## 11 Monitoring of the 2010 site allocations

Code	Proposal Address	Proposed Use	Progress April 2025
<b>SSA1</b>	Lynch Hill and Bangle's Spinney	Non-statutory informal nature reserve	Some wildlife management works underway.
<b>SSA2</b>	Britwell and Haymill Regeneration Area	Mixed use: community, retail, residential and public open space	Complete
<b>SSA3</b>	Newbeech, Long Readings Lane, Elderly Persons Home and day centre	Residential (family housing) and or community use	Complete 12/13

Code	Proposal Address	Proposed Use	Progress April 2025
<b>SSA4</b>	Slough Trading Estate (including Leigh Road Central Core Area)	Mixed use: Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation and Leisure Uses.	Outline planning permission granted 18/06/12. Application lapsed/not progressed
<b>SSA5</b>	149-153 Farnham Road and 415-426 Montrose Avenue	Retail (extension or redevelopment of existing supermarket with car parking)	Complete
<b>SSA6</b>	352-358 Farnham Road	Retail (extension to supermarket)	Complete in 2011/12
<b>SSA7</b>	Cippenham Phase 4	Residential (family housing)	Complete 2012/13
<b>SSA8</b>	Watercress Beds West of Keel Drive	Non-statutory informal nature reserve	Some tidying up and access work carried out.
<b>SSA9</b>	Thames Valley Community Centre	Mixed use: community and education	Complete. New school, community hub and nursery school on expanded site (Subsequently site redeveloped with replacement of the above and a new primary/secondary school).
<b>SSA10</b>	Chalvey Millennium Green	Non-statutory informal nature reserve	Trust land now under Council control. Enhancements proposed in 25/26 as part of adjacent Montem site residential development.
<b>SSA11</b>	Slough Town Hall	Mixed use: residential, community, education, commercial, non-residential institution	Completed school and residential complete.
<b>SSA12</b>	Land South of Stranraer Gardens	Non-statutory informal nature reserve	None
<b>SSA13</b>	Heart of Slough	Comprehensive regeneration for residential, offices, hotel, bus station, library, retail, restaurants and cafes, drinking establishments, education, leisure, associated changes to the	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



Code	Proposal Address	Proposed Use	Progress April 2025
		road network, improvements to the public realm and parking.	university/NW Quadrant) demolished; Pre app discussions held for redevelopment; application expected soon from new owner Homes England and development partner.
<b>SSA14</b>	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 original applicant. Consent expected to be granted soon as a result of new owner.
<b>SSA15</b>	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.
<b>SSA16</b>	Post Office Sorting Office, Wellington Street	or mixed use: business and residential	No progress to date
<b>SSA17</b>	Slough Canal Basin, Stoke Road	Mixed use	Planning application approved. New owner Bellway Homes submitted pre app for revised scheme.
<b>SSA18</b>	Former Arbour Vale School, West Wing, St. Joseph's playing field, Stoke Road	– Development of secondary school and community sports stadium	Complete
<b>SSA19</b>	Play Area off Moray Drive	residential development	Complete
<b>SSA20</b>	Wexham Park Hospital, Wexham Road	-	Partial redevelopment scheme complete. Residential element likely to be introduced.
<b>SSA21</b>	Halkingcroft Wood, Middlegreen Road	-	No progress
<b>SSA22</b>	BT Site and 297 Langley Rd	Residential	Complete
<b>SSA23</b>	Part of Langley Business Centre, 11/49 Station Rd, Langley	Retail	Planning permission (P/437/093) granted for data centre and some limited residential. Existing buildings demolished.

Code	Proposal Address	Proposed Use	Progress April 2025
<b>SSA24</b>	Land west of Hollow Hill Lane, Langley	-	No progress. Most of site needed for proposed Western Rail Link to Heathrow – rail infrastructure plus flood mitigation land.
<b>SSA25</b>	Old Slade Lake, 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 Road Cippenham (relaxation of loss of existing business area)  
2 planning applications for primarily residential development are being considered. Other sites remain in business/retail use
- SKL2 Chalvey High Street (Ladbroke Road) (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 Street (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 Road (relaxation of loss of existing business area)  
Most of the site remains in employment uses – open yard uses. Aggregates rail terminal planned for part.

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 2024/25 summary
- Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/25
- Table C Core Strategy Plan period to 2025 residential net completions compared to target/need
- Table D Housing trajectory future years
- Table E Appeals summary for AMR 2024/2025

**Table A Completions of new homes 20224/25 summary**

ward (2014)	reference	address	development description	site home building construction status	total gross units for site	gross completed 24/25	net completed 24/25	change of use or conversion 24/25	losses recorded	house?
Central	P/03748/014	127 High Street, Slough, SL1 1DH	Change of use from offices to residential (class c3) including loft conversion.	complete	5	5	5	cou	0	0
Central	P/03079/018 & /022	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	complete	46	46	46	cou 20	0	0
Central	P/20127/000	13, Wellesley Road, Slough, SL1 1UR	Lawful development certificate for the existing use of the outbuilding at the rear of 13 Wellesley Road as residential use for more than 4 years	complete	1	1	1	0	0	1
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.	under construction and part complete	212	12	10	0	2	5
Chalvey	P/02511/009	71, Seymour Road, Slough, SL1 2NT	Lawful development certificate for the existing use of a self-contained outbuilding being used as an independent unit of residential accommodation in excess of 4 years	complete	1	1	1	0	0	1
Chalvey	P/20402/000	9, Chalvey Road East, Slough, SL1 2LL	Lawful development certificate for the existing use of a self-contained annex to the rear of 9 Chalvey Road East being used as an independent unit of residential accommodation in excess of 4 years	complete	1	1	1	0	0	1

Chalvey	P/20402/001	9, Chalvey Road East, Slough, SL1 2LL	Lawful development certificate for the existing use of 2 no. self-contained flats (9 and 9A) being used as an independent unit of residential accommodation in excess of 4 years	complete	2	2	1	conv 2	1	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.	complete	1	1	1	0	0	1
Cippenham Meadows	F/11168/012	Arvato, Phoenix One, 59-63 Farnham Road, Slough, SL1 3TN	Prior approval for change of use from Class B1(a) offices to Class C3 to create 56 residential dwellings (1 and 2 bedroom units)	complete	56	56	56	cou pd	0	0
Colnbrook and Poyle	P/13750/004	20, Aintree Close, Colnbrook, Slough, SL3 0QF	Lawful development certificate for the existing use of the outbuilding as residential use for more than 4 years.	complete	1	1	1	0	0	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 1,376</i> ) new homes comprising (summary): 1. Outline planning permission for the provision of up to 746 ( <i>subsequently revised to 800</i> ) new homes (Use Class C3), commercial (Use Class A1-A3) and ancillary facilities within new buildings .....(with all matters reserved); Subsequent Reserved matters and variation applications including P/94/095 for enlarging block J and P94/099 block N and H. 2. Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings and structures. Five new buildings 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> ), commercial floorspace, nursery.	under construction and part complete (529 completions prior to 24/25)	1376	34	34	0	0	11
Elliman	P/17019/001	130, Shaggy Calf Lane,	Lawful development certificate for the existing use of a self-contained outbuilding being used as an independent unit of residential accommodation in excess of 4 years	complete	1	1	1	0	0	1

		Slough, SL2 5HG								
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)	complete	2	2	1	0	1	0
Farnham	P/11976/002	12, Belfast Avenue, Slough, SL1 3HL	Lawful development certificate for an exiting self contained outbuilding being used as an independent unit of residential accommodation for a period in excess of 4 years	complete	1	1	1	0	0	1
Farnham	P/13258/005	27, Furnival Avenue, Slough, SL2 1DH	Lawful development certificate for the existing use of a self-contained outbuilding being used as an independent unit of residential accommodation in excess of 4 years	complete	1	1	1	0	0	1
Haymill	P/19089/007	47A, Lowestoft Drive, Slough, SL1 6PB	Construction of 1no new dwelling	complete	1	1	1	0	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	complete	1	1	1	0	0	1
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	complete	1	1	0	0	1	1
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	complete	1	1	0	0	1	1
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.	complete	2	2	1	0	1	2

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 (Note enforcement issue/appeal outstanding re whether the completed homes recorded have consent; building not in accordance with consent)	complete	41	41	41	0	0	0
Upton	P/04147/003	53, Langley Road, Slough, SL3 7AH	Demolition of existing dwelling and construction of 1no. new 6 bedroom dwelling.	complete	1	1	0	0	1	1
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	complete	1	1	1	0	1	1
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	complete	4	3	1	conv (3)	3	0
						217	207	86	12	32
			cou means change of use to residential							
			conv means conversion of an existing residential property							
			pd means development is Permitted Development via the prior approval process							
			All new homes are flats excepting where there are figures in the 'houses?' column.							
			5 conversions							
			81 change of use of which 56 pd (from office)							
			12 loses (4 conv, 8 demolition for redevelopment)							
			12% of gross completions were houses							
			Note 7 of the houses are outbuildings used as independent accomodation (consent via LDC)							



**Table B Summary of hard commitments (those with planning consent) for residential development as at 1/4/25.**

ward	reference	address	development description	construction status (homes on site)	total gross units for site	gross completed	net to be completed	started	not started	exclude from 5 year land supply calculation
	F/00022/026	Charter Court, 50, Windsor Road, Slough, SL1 2EE	Prior approval for the proposed change of use from office (Class E) to Dwellinghouse (Class C3) (Conversion of existing building into 67no flats)	not started	67	0	67			
	F/00357/013	171, Bath Road, Slough, SL1 4AA	Prior approval for the proposed change of use from office (Class E) to Dwellinghouse (Class C3) (Conversion of offices to 41 dwellings split over the existing four floors of office accommodation)	not started	41	0	41			
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 71no. flats (65 x one bedroom and 6 x two bedroom)	not started	71	0	71			yes. Subsequent consent
	F/01043/047	The Switch, 7 The Grove, Slough, SL1 1QP	Prior Notification for a change of use from Offices (Class E) to Dwellinghouses (C3) (Change of use of the building at ground to 3rd floors from Class E to 56no. flats (39no 1 bedroom/1 person, 10no 1 bedroom/2 person and 7no 2 bedroom/3 person)	started	56	0	56			
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			yes. Subsequent consent

	F/01190/034	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			yes. Subsequent consent
	F/01190/035	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			
	F/05681/011	306 Farnham Road, Slough SL1 4XL	Prior Approval for the change of use from A2 (professional/financial services) to C3 (dwelling)	not started	1	0	1			
	F/05994/011	Coleridge House, 5-7a Park Street, Slough, SL1 1PE	Prior approval for the proposed change of use from office on the first and second floor (Class E) to Dwellinghouse (Class C3) 2 x 2-bed and 2 x 1-bed flats)	not started	4	0	4			
	F/08105/017	Al Bakara House, 18-20, Park Street, Slough, SL1 1PD	Prior approval for the proposed change of use from office (Class E) to Dwellinghouse (Class C3) (conversion of existing building into 6no self contained residential units consisting of 4no two bedroom flats and 2no studio flats)	not started	6	0	6			
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			
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			

	P/00047/002	21, Langley Road, Slough, SL3 7AE	Demolition and replacement of existing dwelling to create a 8no bedroom, 6no bathroom, double breasted residential dwelling house with a mansard style roof and 6 parking spaces.	started	1	0	0			
Elliman	P/00094/039	Horlicks Factory, Stoke Poges Lane, Slough, SL1 3NW	<p>A hybrid planning application for part outline/part detailed planning permission for a residential-led mixed use development of up to 1,300 ( now 1,376 ) new homes comprising (summary):</p> <p>1. Outline planning permission for the provision of up to 746 (subsequently revised to 800) new homes (Use Class C3), commercial (Use Class A1-A3) and ancillary facilities within new buildings .....(with all matters reserved); Subsequent Reserved matters and variation applications including P/94/095 for enlarging block J and P94/099 block N and H.</p> <p>2. Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings and structures. Five new buildings 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) (subsequently revised to 576 homes under P/00094/052 13/1/21)., commercial floorspace, nursery.</p>	started	1376	563	813			

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			
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			
	P/00372/022	254, High Street, Langley, Slough, SL3 8HA	Partial demolition of existing ground floor rear projection, raising of roof to create a three-storey building comprising a change of use of existing commercial space at ground and first floor to a shop and the creation of four, two-bedroom flats (first and second floors). Provision of new refuse and cycle parking facilities and landscaping to rear with access from the High Street only (Amended description)	not started	4	0	4			
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			

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			yes outline PP
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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			yes sbsequent consent
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			
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			
	P/00740/008	ICI Dulux Decorator Centre, Petersfield Avenue, Slough, Berkshire, SL2 5EA	Construction of a five-storey building with basement level to provide 22 no. residential apartments with associated access, parking, landscaping and all associated works.	not started	22	0	22			
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			

	P/00901/014	256, High Street, Langley, Slough, SL3 8HA	Demolition of existing 2 storey building and construction of a replacement 3 storey building with mix use for a ground floor commercial unit (Class E) and 4no 1 bedroom flats with associated parking for 2 no. vehicles, secure cycle storage and bin store. (Amended Description)	not started	4	0	3			
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			yes outline
	P/00954/040	74, Furnival Avenue, Slough, SL2 1DW	Demolition of existing outbuildings and construction of 1no 2 bed detached residential dwelling including front driveway and entrance from Faraday Road, 4no solar panels and E/V charger to the back of the 72-74 Furnival Avenue	not started	4	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			
	P/01201/012	The Curve, 26, Chalvey Road West, Slough, SL1 2JG	Four-storey extension to existing building to provide 3 additional flats, external changes including re-cladding of part of existing front elevation and re-rendering to match proposed extension, changes to car and cycle parking arrangements and refuse/recycling storage facilities and landscaping (Amended description).	not started	3	0	3			
Kedermister	P/01223/047	Langley Grammar School, Reddington Drive,	Construction of 14no flats with associated landscaping and parking following the demolition of former caretakers dwelling and garage.	started	14	0	13			

		Slough, Slough, SL3 7QS								
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			
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			
	P/01615/007	Former Merrymakers Public House and Former Bungalows, Slough, SL3 7QA	Redevelopment of the site to provide 53no residential dwellings (Use Class C3) comprising self-contained flats and houses along with associated car parking, access, landscaping, and other associated infrastructure	started	53	0	53			
	P/01852/001	14, Ash Close, Slough, SL3 8EG	Conversion of existing single dwelling house to create 2no 2 bedroom separate dwellings and single storey rear to host and new dwelling and associated works	not started	2	0	1			
	P/01877/002	Yard R/O 21 & 23, Pitts Road, Slough, SL1 3XG	Construction of 2no dwellings with associated landscaping and parking following the demolition of existing garages	started	2	0	2			



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			
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			
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			
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			

Central	P/02683/013	204-206, High Street, Slough, SL1 1JS	Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space (Class A1,A2,A3 uses) at ground floor level, flexible commercial floorspace at first floor fronting the High Street for either B1 (offices) or Class D1 (gym) uses and 94 residential dwellings within 3 buildings at podium level across the site with heights of 5, 14 and 5 storeys. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level (revised by P/002683/015)	started	94	0	94			
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			
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			
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			

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			
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			
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			
	P/04144/009	Land at Norway Drive, Norway Drive, Slough, SL2 5QP	Development comprising 24 residential dwellings (10 x 2 bed, 14 x 3 bed), along with private amenity space, garages, cycle and refuse storage, new access driveway and road, associated landscaping and enhanced open space	not started	24	0	24			
	P/04393/015	17-19, Albert Street, Slough, SL1 2BE	Demolition of existing building and redevelopment of the site to provide a two-storey building to accommodate 7x1 bed flats (Amended)	not started	7	0	7			

	P/04628/030	Haymill Centre, Littlebrook Avenue, Slough, SL1 6LZ	Redevelopment by the construction of 33 residential dwellings (Use Class C3), comprising a mix of 2-4 bedroom market and affordable units, together with a central amenity space, private gardens, car and cycle parking, landscaping, internal roads, a new primary access from Littlebrook Avenue, and other associated works.	not started	33	0	33			
	P/04629/002	25, Downs Road, Slough, SL3 7BZ	Outline planning permission with some matters reserved for 2no 4 bedroom semi detached dwellings	not started	2	0	1			yes outline
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	started	3	0	2			
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. As varied by P/05306/006 dated 22/05/2024 to 3 bed house	not started	1	0	1			
	P/05557/006	32, Birch Grove, Slough, SL2 1EP	Change of use of 2no studio flats into 1no 1 bedroom flat and window and door to existing rear elevation to be replace with folding/sliding doors.	not started	1	0	-1			
Elliman	P/05597/015	10, Stoke Gardens, Slough, SL1 3QQ	Construction of two additional floors creating a third and fourth floor comprising 5no. residential flats (4no. two bedroom and 1no. one bedroom flats with parking) with existing basement level car park.	started	5	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 three bedroom) together with associated parking and landscaping	started	7	0	7			
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			
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			
Cippenham Green	P/06775/005	2A, Ivy Crescent, Slough, SL1 5DA	Construction of a 1no. 3 bedroom detached dwelling	started	1	0	1			
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			
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,	started	37	0	37			

			and landscaping. Access taken from Bath Road.							
	P/06964/016	Beacon House, 50, Stoke Road, Slough, SL2 5AW	Demolition of existing building and redevelopment of the site to provide 116 residential dwellings with associated amenity space, access and parking.	not started	116	0	116			
Cippenham Green	P/07105/003	24, Mallard Drive, Slough, SL1 5BP	Construction of a 1 x 3 bedroom dwelling next to 24 Mallard Drive	started	1	0	1			
Central	P/07171/005	2a, Alpha Street North, Slough, SL1 1RB	Construction of an upward extension to create a second floor, together with the conversion of the existing first floor, to create 2 x 1 bed self-contained flats, and associated alterations including rear external staircase with privacy screens and provision of bin storage and cycle parking	not started	2	0	2			yes. Subsequent consent
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			
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			

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	12	188			
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			
Central	P/07698/003	31, Wellesley Road, Slough, SL1 1UX	Construction of 1no new 2 bedroom dwelling.	not started	1	0	1			
Langley Kedermister	P/07749/012	172, Langley Road, Slough, SL3 7EE	Demolition of existing dwelling and construction of 2no. semi-detached four bedroom houses	not started	2	0	1			
	P/07951/012	139, Marescroft Road, Slough, SL2 2LN	The conversion from a single dwellinghouse to provide two x self-contained houses (amended description)	not started	2	0	1			
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	started	1	0	1			

Elliman	P/08338/002	LAND R/O, 5-9, ELLIMAN AVENUE	DETAILS OF DETACHED HOUSE SUBMITTED PURSUANT TO CONDITIONS OF PERMISSION REF. P/ 08338 DATED 23.05.89. (AMENDED PLANS DATED 07.01.92)	started	1	0	1			
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			
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			
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			
	P/08979/003	Former Police Station, Trelawney Avenue, Langley, Slough, SL3 8MF	Redevelopment of the site to provide 29 residential dwellings comprising self-contained flats and houses with associated car parking, access, landscaping, and other associated infrastructure.	not started	29	0	29			
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			



	P/09780/010	Park House & Colne House, High Street, Colnbrook, SL3 0LX	Change of use of the buildings from office use (Class E) to 5 x 2-bedroom flats, 1 x 1-bedroom flat and 1 x studio flat (Class C3) with associated car parking, amenity space and refuse and cycle storage facilities. Access via the High Street and Vicarage Road car park as existing (Amended description).	not started	8	0	8			
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.	started	1	0	0			
	P/09960/018	Ye Olde George Inn, 146, High Street, Colnbrook, Slough, SL3 0LX	Construction of 1no detached dwelling, landscaping and associated car parking on the land to the rear of Ye Olde George Public House.	not started	1	0	1			
Upton	P/10382/008	Land R/O, 86-88, Dolphin Road, Slough, SL1 1TA	Demolition of existing houses and construction of 2no. 3 bed houses to the front (semi detached) and three storey terrace of 3 no. 3 bed dwellings to the rear. Formation of vehicular access from Dolphin Road and associated parking.	started	5	0	3			
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			
	P/10719/001	391 Farnham Road, Slough, SL2 3AF	Construction of a part single storey part two storey side extension and conversion into 2 separate dwellings	started	2	0	1			

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			
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			yes subsequent consent
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			
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			
	P/11385/003	64, Lydford Avenue, Slough, SL2 1NJ	Construction of an end of terrace 2 bedroom house and associated works (amended description)	started	1	0	1			
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			yes subsequent consent
	P/11491/008	Badminton House, Park Street, Colnbrook, Slough, SL3 0HS	Conversion of existing house into 1 x 1 bedroom flat and 1 x 2 bedroom flat and associated works comprising the (retrospective) replacement of windows and doors, replacement timber door frame and front bay and	started	2	0	1			

			alterations to the building facades (amended description).							
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			
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			unlikely to progress
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			
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			yes subsequent consent
	P/13474/005	Land Rear Of 110-122 The Crescent, Slough, SL1 2LG	Construction of 2no 5 bedroom detached dwellings, associated 1no outbuilding and 1no home office. Including details of landscaping, secured bin storage, secured cycle parking, samples of materials, drainage and contamination -	not started	2	0	2			

			Amendments to planning application P/13474/004							
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			
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			
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 caf�� 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			
	P/15353/004	110, Willoughby Road, Slough, SL3 8JG	Demolition of existing garages and construction of 2no 2 bedroom dwellings with associated off street	not started	2	0	2			

			car parking, private amenity space, cycle and refuse storage.							
Britwell & Northborough	P/15464/000	80, Doddsfield Road, Slough, SL2 2AH	ERECTION OF A TWO BEDROOMED DETACHED DWELLING.	started	1	0	1			
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.	started	2	0	1			
	P/16250/007	Mayberry Court, St Pauls Avenue, Slough, SL2 5EX	Retrospective planning application for the construction of a three storey building to provide 3no flats (amended description)	started	3	0	2			
Chalvey	P/16841/001	Chalvey Park former	Care home	started	12	0	12			
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			
Cippenham Green	P/16938/001	3A, Huntercombe Lane South, Maidenhead, SL6 0PQ	Construction of a replacement detached dwelling	not started	1	0	0			
Elliman	P/17022/001	6, Shackleton Road, Slough, SL1 3QU	Construction of 1no new dwelling and a first floor rear extension to the existing dwelling	started	1	0	1			
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			

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			
	P/17855/002	35, Lascelles Road, Slough, SL3 7PW	Demolition of existing dwelling house and garage and construction of 1no new dwelling and rear outbuilding (amended description)	not started	1	0	0			
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.	started	3	0	3			
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			
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			
	P/19177/001	12, Shaggy Calf Lane, Slough, SL2 5HJ	Construction of a first floor rear extension to existing dwelling and construction of 1no 3 bedroom dwelling adjacent to 12 Shaggy Calf Lane	not started	1	0	1			

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			
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.	started	1	0	1			
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			yes subsequent consent
	P/19425/004	12, Westfield Road, Slough, Slough, SL2 1HE	Construction of 1no two bedroom end terrace dwelling to land adjacent to 12 Westfield Road with associated works for landscaping, a bin store and cycle store with parking to the frontage to accommodate 2no. cars.	not started	1	0	1			
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			
	P/19642/000	Grace House, Petersfield Avenue, Slough, Slough, SL2 5EA	Demolition of the existing B8 commercial building, and the construction of a 5 storey building,	not started	50	0	50			

			with semi-basement parking to provide 50 no. residential apartments.							
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			
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.	started	2	0	2			
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			
	P/20313/000	Garrick House, 126 Humber Way, Slough, SL3 8SU	Construction of a two storey rear infill extension, amendments to the internal layout and refurbishment with replacement of windows, doors and external cladding and creation of 6no. 2 bed units with retained 4no. 1 bed units - 10 units in total which will replace 8no. 1 bed units & 1no. 2 bed unit - 9 units in total. Change from individual warden assisted living residential units to individual autonomous residential units. Provision of new vehicular access and 17no. car parking spaces, external cycle store and bin stores (amended description).	not started	10	0	1			yes subsequent consent



	P/20313/002	126, Humber Way, Slough, Slough, SL3 8SU	Variation of condition 2 (approved plans) and condition 12 (of planning permission P/20313/000 dated 10/05/2024 (Change from individual warden assisted living residential units to individual autonomous residential units provision of new vehicular access and 17no. car parking spaces, external cycle store and bin stores) to change the mix of units (amended description).	not started	10	0	1			
	P/20451/000	38, Grays Road, Slough, SL1 3QG	Construction of 1no 2 bedroom detached dwelling and associated landscape and parking	not started	1	0	1			
	P/20472/000	Land adjacent to 85 Elmwood Road, Slough, SL2 5QH	Construction of 1no 2 bedroom dwelling with associated landscape and parking.	not started	1	0	1			
	P/20521/000	Land R/O, 139 Farnham Lane, Slough, SL2 2AS	Construction of a 3no bedroom chalet bungalow with associated access, parking and amenity space to the R/O 139 Farnham Lane	not started	1	0	1			
	P/20705/000	160-174, Humber Way, Slough, SL3 8SU	Demolition of 8no. x 1 bedroom terraced bungalows and replacement with 7no. x 3 bedroom and 1no. x 4 bedroom semi-detached dwellings with associated parking, landscaping, bin stores and works	not started	8	0	0			
		totals			3365	575	2708	1548	1254	

Data for the started and not started columns to be in final document

**Table C Core Strategy Plan Period to 2025 residential net completions compared to target/need.**

<b>Year</b>	<b>Past completions Net</b>	<b>Completions Cumulative</b>	<b>Local Housing Requirement/Need (annualised)</b>
<b>2006/07</b>	409	409	315
<b>2007/08</b>	849	1,258	315
<b>2008/09</b>	595	1,853	315
<b>2009/10</b>	275	2128	315
<b>2010/11</b>	249	2,377	315
<b>2011/12</b>	246	2623	315
<b>2012/13</b>	182	2805	315
<b>2013/14</b>	396	3201	315
<b>2014/15</b>	507	3708	315
<b>2015/16</b>	789	4497	550
<b>2016/17</b>	521	5018	550
<b>2017/18</b>	846	5864	550
<b>2018/19</b>	534	6398	893
<b>2019/20</b>	503	6901	893
<b>2020/21</b>	501	7402	863
<b>2021/22</b>	532	7934	864
<b>2022/23</b>	325	8259	847
<b>2023/24</b>	827	9083	825
<b>2024/25</b>	207	9290	856
<b>total</b>	-	-	10526

### **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**

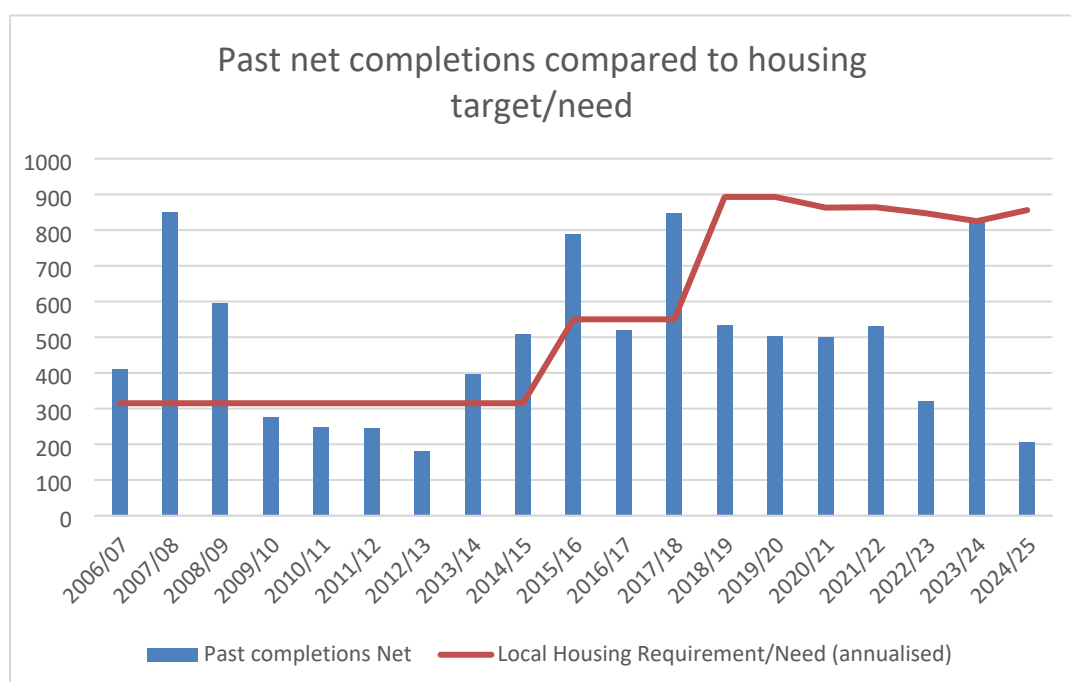
The 2008 Core Strategy Policy 3 (Housing Distribution) sets out the housing requirement for Slough as it was in 2008. This states that 'A minimum of 6,250 new dwellings will be provided in Slough between 2006 and 2026'.

This minimum number has been exceeded already. But the 6,250 requirement has been superseded by the subsequently introduced requirement to use Local Housing Need for housing figures. Combined with the Council's

previous voluntary target increase (of 550/year) this results in 11,336 (10,526 + 810) as a housing need figure for the Core Strategy plan period 2006-2026.

As at 31 March 2025 there is a shortfall of 1,236 completed homes compared to the revised housing target (10526 - 9290). Had the Council not voluntarily increased its yearly target to 550 there would only be a small shortfall.

By April 2026 it is currently estimated that there will be shortfall of about 1,600 assuming the annual Standard Method housing need figure of 810 remains.



**Table D Housing trajectory for future years**

Year	Financial Year	Net Additional Homes Projected		Shortfall against LHN as at 31/3/25	Local Housing Need (LHN)
		See note below			annual average homes
				1236	
1	<b>25/26</b>	400			810
2	<b>26/27</b>	400			810
3	<b>27/28</b>	556			810
4	<b>28/29</b>	562			810
5	<b>29/30</b>	620			810
6	<b>30/31</b>	756			810
7	<b>31/32</b>	833			810
8	<b>32/33</b>	766			810
9	<b>33/34</b>	588			810
10	<b>34/35</b>	470			810
11	<b>35/36</b>	307			810
12	<b>36/37</b>	339			810
13	<b>37/38</b>	401			810
14	<b>38/39</b>	529			810
15	<b>39/40</b>	443			810
16	<b>40/41</b>	287			810
17	<b>41/42</b>	152			810
totals		8409		1236	13770

**Note re projected homes figures**

Net additional homes projected figure of 8,409 calculated from a list of expected major housing sites as follows; For 25/26 and 26/27 sum of those developments (i) started and (ii) permitted development schemes likely to proceed (iii) less a proportion of Horlicks and Montem sites not progressing yet above ground works (iv) a 10% discount applied to the subsequent total re possible slow progress for some sites. (v) then addition of 40/year small sites ( normally 60/year but assume some slow down based on 25/26 figures). For the remaining years the figures from (i) hard and soft commitments (ii) plus likely future major housing development discounted - assumed lapse/non implementation rate of 10% over first 5 years and 20% for remainder of plan period. (iii) And 60/year small sites estimate added.

27/28 onwards annual projected figure is rolling average calculated over a 3 year period inclusive of year before and after. And for this 2025 AMR the figures repeat last years trajectory but moved on one year. This is a temporary trajectory.

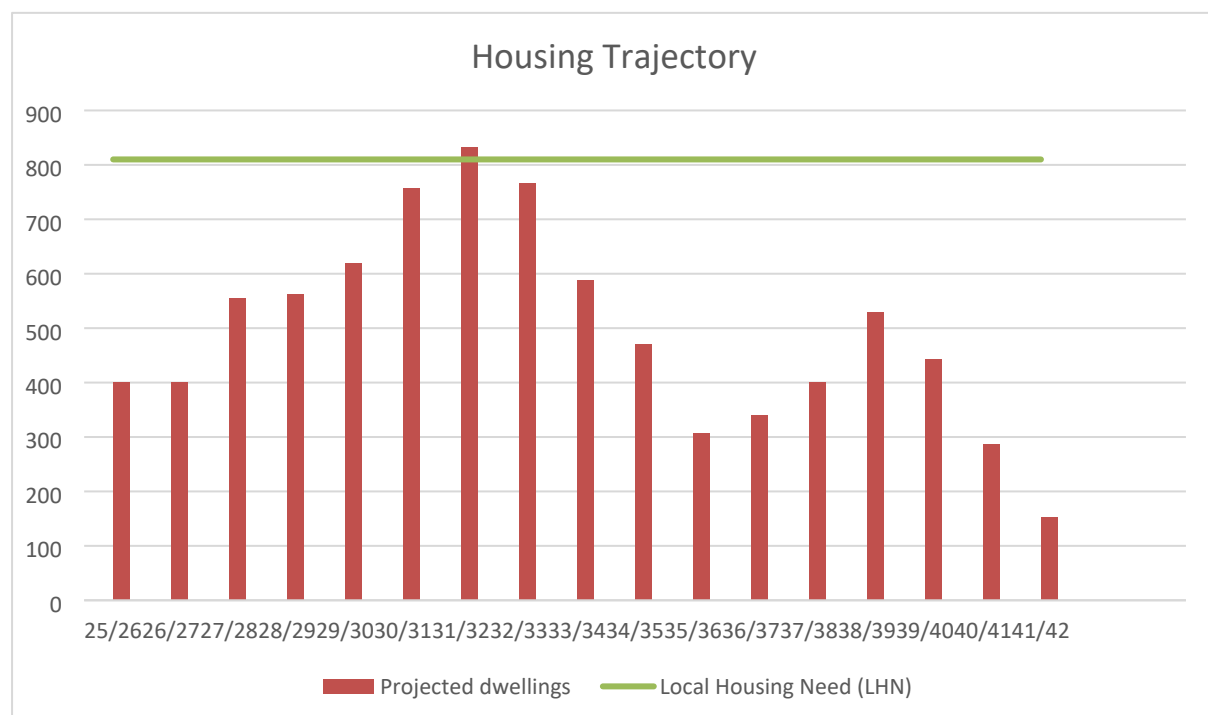
Trajectory sites and phasing to be reviewed/refined when further information received from developers/owners and results of 'call for sites' 2025 analysed.

### Note re Local Housing Need

13,770 LHN + 1236 shortfall carried forward from 24/25 = 15,006 need figure for next 17 years from 1st April 2025. Equivalent to 883/year average.

Adjusted LHN for period minus projected net additional homes equals likely long term shortfall.  $15,006 - 8,409 = 6,597$  shortfall.

The table assumes the current Local Housing Need of 810 stays the same in the future. The figure is adjusted each year to take account of local affordability so may rise or fall.



**Table E Appeals summary for AMR 2024-25**

Appeal Reference	Site address	Application Type	Description	Appeal Decision Date	outcome
APP/J0350/D/24/3338996	111 Upton Court Road, Slough, Berkshire SL3 7NG	Full Planning- Householder	Construction of a first floor side and rear extension	08/05/2024	Appeal granted
APP/J0350/C/22/3310694	Land at 22, Milton Road, Slough, SL2 1PF	ENF	Without planning permission the material change of use of an outbuilding to form an independent self-contained unit of residential accommodation and facilitating works (the unauthorised use), as shown edged with a solid blue line on the annexed plan'	04/04/2024	ENF Upheld
APP/J0350/C/22/3313935	Land at 1 Quinbrookes, Slough, SL2 5RX	ENF	a) Without planning permission, the erection of a breeze-block outbuilding with attached associated wooden and metal structures and its use within the residential curtilage of the Land for Commercial use for the storage, sale and breeding of pigeons and pigeon food in the approximate position show edged Blue in the attached plan; and b) the erection of a timber/plastic upvc additional single story side	29/05/2024	ENF Upheld

			extension onto an existing side extension to the house shown in the approximate position edged Green in the attached Plan.		
APP/J0350/X/23/3318353	107 Blunden Drive, SL3 8WQ	LDC and ENF	Outbuilding is used as an additional storage place to the main dwelling and not for habitable purposes	25/07/2024	Appeal Dismissed, ENF upheld
APP/J0350/C/23/3320711	4 Park Lane, Slough, SL3 7PF	Full Plannin g- Househ older	The development proposed is a hip to gable roof conversion including a rear dormer and 4 x skylights at the front, replacing the roof tiles with grey tiles, removing the chimney heads and lowering the rooftop ridge.	08/07/2024	Appeal Dismissed
APP/J0350/X/23/3328075	7 Brook Path, Slough, SL1 5ER	LDC	Certificate of lawful use or development is sought is described as proposed loft conversion and conversion of garage to habitable room.	04/07/2024	Appeal Dismissed
APP/J0350/W/24/3336245	77 Harrow Road, Slough SL3 8SH	Full Plannin g- Minor Res	construction of a part single, part double storey rear extension to No.77 Harrow Road and construction of 1no 3 bedroom house adjacent to no.77 Harrow Road	18/06/2024	Appeal granted
APP/J0350/W/23/3334720	36 Blenheim Road, Slough SL3 7NJ	Full Plannin g- Househ older	Dormers, detached garage and single storey rear extension.	18/06/2024	Appeal granted
APP/J0350/W/23/3334919	141 High Street, Slough SL1 1DN	Full Plannin g- Minor Res	Construction of 3no. new additional floors with roof skylight to create 3no 2 bedroom self-contained units with refuse and cycle storage at ground floor	13/06/2024	Appeal Dismissed

			level and amended access stairs to basement level.		
APP/J0350/W/23/3330236	6 & 6A Gloucester Avenue, Slough SL1 3AZ	Full Plannin g- Househ older	Alterations to existing ground floor extensions and erection of part first floor rear extension at No 6 and roof alterations at No 6A.	12/06/2024	Appeal Dismissed
APP/J0350/D/24/3341026	139 Grasholm Way, Slough, SL3 8WF	Full Plannin g- Househ older	Construction of a single storey rear extension and conversion of garage into habitable room with insertion of front window' at 139 Grasholm Way, Slough SL3 8WF in accordance with the terms of the application, RefP/20414/001, subject to the following conditions: 1) The development hereby permitted shall begin not later than three years from the date of this decision. 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DWL01, DWL02, DWL03. 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.	12/08/2024	Appeal granted
APP/J0350/W/24/3336360	47 The Myrke, Slough, SL3 9AB	full plannin g- minor res	the construction of a two-bedroom dwelling with garden area and two parking spaces at the rear of 47 The Myrke, Slough SL3 9AB	09/08/2024	Appeal granted



APP/J0350/D/ 24/3342476	1 Moundsfield Way, Slough, SL1 5UL	Full Plannin g- Househ older	conversion of garage into habitable room and replacement of existing garage door with window.	14/08/2024	Appeal Dismissed
APP/J0350/X/ 23/3327215	407, Rochfords Gardens, Slough, SL2 5XE	LDC	Lawful development certificate for a proposed single storey side garage (extension to existing garage which will not exceed 2.5m in height)	10/05/2024	Appeal Dismissed
APP/J0350/C/ 23/3323149	26, Lake Avenue, Slough, SL1 3BZ	ENF	Without planning permission, the material change of use of the Land to mixed use of residential and for the repairing and servicing of motor vehicles, and associated storage.	20/05/2024	Appeal Dismissed/Vari ed- ENF notice upheld
APP/J0350/W/ 23/3328155	25, Reddington Drive, Slough, SL3 7QT Construction of a single storey front and side extension and first floor rear extension	Full Plannin g- Househ older	Construction of a single storey front and side extension and first floor rear extension	23/05/2024	Appeal Dismissed
APP/J0350/W/ 23/3330713	337, Bath Road, Slough, SL1 5PR	Full plannin g minor residen tial	Construction of a single storey roof extension to provide 4x self-contained units with associated refuse and cycle storage	24/05/2024	Appeal Dismissed
APP/J0350/W/ 23/3330715	Rear of Chiltern House, 337 Bath Road, Slough, SL1 5PR	Full plannin g minor residen tial	Construction of a three storey residential terraced block to provide 3x residential units, including undercroft parking with associated refuse, parking and cycle storage.	24/05/2024	Appeal Dismissed

APP/J0350/C/ 23/3324707 and 706	62, Salt Hill Way, Slough, SL1 3TS .	ENF	Without planning permission, the erection on the land of an additional single storey rear extension onto an existing rear extension	24/05/2024	ENF Notice varied and Appeal Dismissed
APP/J0350/C/ 23/3325756	9, Griffin Close, Slough, SL1 2TZ	ENF	Without planning permission, the erection of an outbuilding shown edged with a solid blue line on the attached plan	05./06/2024	appeal dismissed, ENF notice upheld
APP/J0350/C/ 23/3328134 11	11, Salt Hill Drive, Slough, SL1 3TH	ENF	Without planning permission, the material change of use of the outbuilding with associated facilitating works and its use as a self-contained dwelling ("the Unauthorised Material Change of Use"). • The requirements of the notice are to: 1. Cease the use of the outbuilding as a selfcontained dwelling. 2. Remove the kitchen and shower room from the outbuilding. 3. Remove the internal walls incorporating the shower room. 4. Remove all plumbing, boiler, and associated pipework in connection to the kitchen and shower room within the outbuilding. 5. Remove from the land all materials, rubbish, debris, plant, and machinery resulting from compliance with the above requirements	24/05/2024	ENF Notice varied and Appeal Dismissed

APP/J0350/ C/23/3326045	25, Oldway Lane, Slough, Slough, SL1 5LA	ENF	Without planning permission the material change of use of an Outbuilding shown edged with a blue line on the attached plan ('the Outbuilding') to a self-contained dwelling with facilitating work	06/06/2024	Appeal dismissed ENF notice upheld
APP/J0350/W/ 23/3330004	89, Park Street, Slough, SL1 1PX	major res residen tial	Alterations and infill extensions to front and rear of existing office building including loft and conversion from office to 7no. residential dwelling flats comprising 2no. 1 bedroom flat, 5no. 2 bedroom flats with associated amenity, parking and bin storage.	07/06/24	Appeal dismissed
APP/J0350/ C/23/3325756	11 Ward Gardens, Slough, SL1 5ED	ENF	Without planning permission the material change of use of the outbuilding on the Land shown edged with a blue line on the attached plan and its use as an independent self-contained dwelling with facilitating works.	06/06/24	Appeal Dismissed, ENF upheld
APP/J0350/W/ 24/3343896	17 Petersfield Avenue, Slough SL2 5DY	Minor res	Change of use from a 6 room HMO into a 7 room HMO (Sui Generis Use	12/09/2024	Appeal dismissed
APP/J0350/W/ 23/3334641	American Golf, 175, Bath Road, Slough, SL1 4AA	Full Plannin g Major res	Demolition of existing building and the construction of a part 4, part 5 and part 6 storey apartment block comprising 19 x one bedrooms, 19 x two bedrooms and 12 x three bedrooms including	11/10/2024	Appeal dismissed

			basement level parking and landscaped open space		
APP/J0350/D/24/3346315	6, Gloucester Avenue, Slough, SL1 3AZ	Full Planning- Householder	Construction of a first floor rear extension and alterations to existing ground floor extension	14/10/2024	Appeal dismissed
APP/J0350/W/24/3346862	32, St Johns Road, Slough, SL2 5EZ	Minor res	Planning application for a change of use of existing bungalow from C3 use (dwelling) to C2 use as a children's care home only (residential institutions)	14/10/2024	Appeal granted and costs dismissed
APP/J0350/C/24/3340428	14, Spencer Road, Slough, SL3 8RS	ENF	Without planning permission, the material change of use of the outbuilding with associated facilitating works and its use as a self-contained dwelling ("the Unauthorised Material Change of Use"), and the erection of a plastic/timber framed single storey rear extension to the main dwelling house outlined blue on the attached plan ("the Unauthorised Development")	02/10/2024	Dismissed and ENF upheld & Granted in Part for material change of use

APP/J0350/D/ 24/3346883	8, Sheffield Road, Slough, SL1 3EE	Full Plannin g- Househ older	Construction of a two storey side, first floor rear extension and hip to gable loft conversion with rear dormer	25/10/2024	Appeal granted
2020/00578/E NF	Land at Rear of 42-44 Lake Avenue, Slough	ENF	Without planning permission, the erection of a spray booth and material change of use of the site from Mixed Use (Class C3 single family dwellinghouse and storage and sale of used cars) (Unauthorised Use) to a sui generis use consisting of Class C3, storage and sale of used cars and commercial spraying	01/11/2024	Appeal dismissed, ENF notice upheld
P/05737/005	Land to the rear of, 42-44, Lake Avenue, Slough, SL1 3BZ	Full Plannin g- househ older	Retention of replacement spray booth/outbuilding (retrospective)	01/11/2024	Appeal dismissed
APP/J0350/W/ 24/3341581	33, Bower Way, Slough, SL1 5HW	non res minor	Amendments to existing warehouse elevations including fenestration changes and external wall cladding and erection of a timber pergola following the demolition of existing structure.	08/11/2024	Appeal dismissed
APP/J0350/W/ 24/3347612	21, Langley Road, Slough, SL3 7AE	Full plannin g	Demolition and replacement of existing dwelling to create a 8no	19/11/2024	Appeal dismissed

		residential	bedroom, 6no bathroom, double breasted residential dwelling house with a mansard style roof and 6 parking spaces.		
APP/J0350/W/24/3347392	Land adj to, 13 Rodney Way, Slough, SL3 0PN	full planning residential	Construction of 1no 3 bedroom dwelling house adjacent to 13 Rodney Way and associated works	21/11/2024	Appeal dismissed
APP/J0350/W/24/3340935	132, Weekes Drive, Slough, SL1 2YP	full planning residential	Construction of a 1no one bedroom end of terraced dwelling with 6no solar panels and E/V charger to the side of 132 Weekes Drive, SL1 2YP and associated works	26/11/2024	Appeal dismissed
APP/J0350/W/24/3340610	325A, Bath Road, Slough, SL1 5PR	full planning residential	Conversion of loft into habitable room with kitchen and ensuite, flat roof rear dormer and 2no front velux windows	06/12/2024	Appeal granted
APP/M5450/C/24/3348685	7, Gloucester Avenue, Slough, SL1 3AW	ENF	Without planning permission, the material change of use of the outbuilding, with associated facilitating works and its use as 2 x self-contained dwellings.	05/12/2025	Appeal dismissed, ENF notice upheld
APP/J0350/D/24/3351920	143, Upton Road, Slough, SL1 2AE	full planning household	Construction of a two storey extension to both sides, rear and front and roof alterations to create habitable space	07/02/2025	Appeal dismissed

APP/J0350/D/ 24/3349669	72A, Knolton Way, Slough, SL2 5TJ	full plannn g- househ older	Construction of a first floor rear infill extension	07/02/2025	Appeal dismissed
APP/J0350/D/ 24/3348366	32, Boundary Drive, Slough, SL2 4FQ	full plannn g- househ older	Retrospective application for garage conversion to habitable room	07/02/2025	Appeal dismissed
APP/J0350/D/ 24/3350334	2, Century Lane, Slough, SL2 4FP	full plannn g- househ older	Construction of a single storey rear extension	10/02/2025	Appeal dismissed
APP/J0350/C/ 23/3335773	7, Furnival Avenue, Slough, SL2 1DH	ENF	Without planning permission, the material change of use of the outbuilding with associated facilitating works and its use as a self-contained dwelling	28/02/2025	Appeal dismissed, Enforcement notic eupheld
APP/J0350/W/ 24/3350532	105, Langley Road, Slough, SL3 7DY	minor res	Construction of a 1no 5 bedroom dwelling following the demolition of existing dwelling and associated works	03/03/2025	Appeal dismissed
APP/J0350/D/ 25/3360122	32, Knolton Way, Slough, SL2 5TB	full plannn g- househ older	Demolition and replacement of roof to existing outbuilding and removal of W/C and kitchen	13/03/2025	Appeal dismissed
APP/J0350/W/ 24/3355245	5, Meadfield Road, Slough, SL3 8HL	full plannn g-	Variation of condition 2 (approved plans) of planning permission P/06440/013 dated	20/03/2025	Appeal dismissed

		householder	26/04/2021 (alterations to first floor and loft plans and amendments to elevations) (retrospective)		
APP/J0350/D/25/3359945	190, Stoke Road, Slough, Slough, SL2 5AY	full planning household	Retrospective application for a front and side boundary wall	26/03/2025	Appeal granted
APP/J0350/D/24/3355581	242 London Road	full planning household	Retrospective application for a single storey side and part single part double rear extension, hip to gable loft conversion with 2 side dormers.	31/03/2025	Appeal granted
APP/J0350/D/24/3357140	151 Parlaunt Road SL3 8BG	full planning household	Construction of a part first floor extension	11/02/25	Appeal granted
APP/J0350/D/24/3352055	22 Maryside Slough SL3 7ET	full planning household	Construction of a single storey rear infill extension and a first floor rear extension	11/02/25	Appeal dismissed
APP/J0350/D/24/3352064	34 Mendip Close, Slough SL3 8UB	Full planning household	Construction of a single storey rear extension and a part first floor rear extension	13/02/25	Appeal dismissed