The Slough Spatial Strategy Consultation

Planning the future

Have your say until 21 December



Slough is changing.
Overleaf details the
overarching spatial strategy
for the borough up to 2036.
Take a look, read about how the
council is planning to build more
homes, attract businesses and
employment, and protect
green spaces. Then get
involved and have your
say as a resident.



The council wants Slough to be an attractive place to work, rest, play and stay

The Spatial Strategy is the first part of the Local Plan, it sets out how the council propose to make this happen by 2036.

The strategy sets out how much development there should be and what could go where in the most sustainable way.

The strategy sets out:

- Future of the town centre
- Providing the housing our residents need
- Creating job opportunities
- Protecting the environment including open spaces

Look at the proposals in the strategy in the centre pages of this leaflet, have a look at the more in depth document online, then have a say on the future development of Slough.

The council wants **your** views on the proposals.

Your views will be taken into account and used to change the proposals.

The Big Issues

Big Issue 1:

There is not enough land to meet the borough's housing needs with a 5,000 home shortfall

Slough response:

Around 9.000 homes can be accommodated in the centre of Slough with selected key locations chosen for additional development. Family housing in suburbs will be protected from redevelopment and cross border expansion will be promoted to meet housing needs. To provide more family homes releasing sites in the Green Belt, subject to consultation and further testing, will be considered.

Big Issue 2:

Without the expansion of Heathrow the main opportunity for employment growth is new offices in the town centre.

Slough response:

Sites have been identified for up to 150,000m² of office space in the centre of Slough. The regeneration of Slough Trading Estate will continue and other employment areas will be retained.

Big Issue 3:

The future of a traditional shopping town centre

Slough response:

Assessing national trends reveals there will be a reduction in the amount of shopping in town centres. However, this is an opportunity to create a better looking centre with new retail and leisure uses plus some housing focused on a rediscovered High Street.

Big Issue 4:

How to minimise the environmental impact of new developments

Slough response:

Development will mainly go in the most sustainable locations such as the centre of Slough to minimise the need to travel and limit the need to put development in the suburban areas.



The council wants your views on whether we have got the balance right

The consultation is open until 5pm on Monday 21 December 2020. All responses must be received before the close of consultation at 5pm.

The full consultation document can be viewed online by searching for *The Emerging Local Plan for Slough* at www.slough.gov.uk.

To submit any responses use the online form at slough.citizenspace.com.



Those not using the online form should submit representations

- via email to: spatialstrategy@slough.gov.uk with the subject line Spatial Strategy Consultation
- via post to: Slough Borough Council, Spatial Strategy Consultation, Planning Policy, Observatory House, 25 Windsor Road, SL1 2EL

If you have any questions about the Local Plan Spatial Strategy consultation, please contact the Planning Policy team using the contact details above.



BP-6841/09-10-20

Promoting cross border expansion of Slough to meet Promoting cross borde unmet housing needs

There is a shortage of suitable land to accomodate approximately 5,000 houses required in the borough, which should be met as close as possible to where it is needed.

As a result we will be looking to neighbouring councils to help meet that requirement. The council believe this can be achieved through further joint working, taking account of the results of the Wider Area Growth Study which is currently being carried out.

Slough Proposed Spatial Strategy to 2036 (Key Diagram)

Farnham Road District Centre

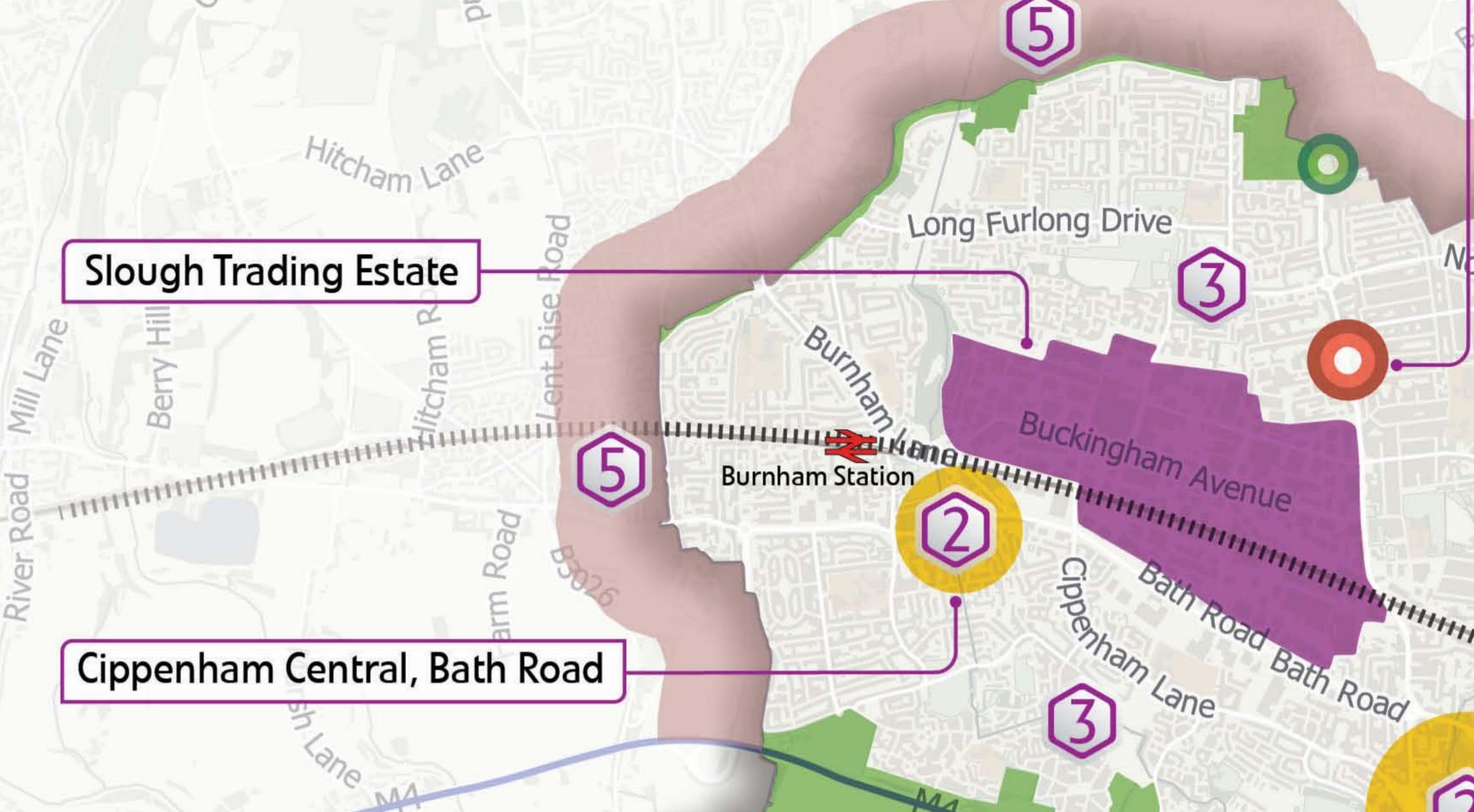
Langley District Centre

Langley State.

Delivering major comprehensive redevelopment within the centre of Slough

The centre of Slough is the most accessible part of the borough and has the greatest potential for change. As a result, it is proposed to concentrate the bulk of the new development within parts of the centre of Slough shown as "square mile" in orange on the diagram.

There will be around 9,000 new dwellings on a range of sites which will all be linked to the town centre. There will be an expanded Central Business District which could have up to 150,000 m² of office development. Businesses help to create more activity which supports a smaller but revitalised shopping centre focused upon a "rediscovered High Street". There will be more leisure and cultural facilities and an improved environment.





Green Belt Releases within Slough

Ten possible sites within the borough have been identified as areas which could be released from the Green Belt for family housing to be built. Separate consultations will be conducted, in 2021, for the proposed sites. This will happen after the Wider Area Growth Study cross boundary expansion plans have been decided.



Selecting other key locations for appropriate sustainable development

- Cippenham Central, Bath Road Earmarked a group of sites either side of the Bath Road east of Elmshott Lane and west of Brook Path.
 - Gradual regeneration to improve appearance.
 - New homes to be built on vacant land and retail and commercial sites when available;
 - Creation of flats proposed above ground floor level retail, business or community uses;
 - Houses or low rise flats near existing homes.

- Chalvey

Regeneration through the development of new homes at:

- Former Montem leisure centre site with enhanced woodland and streamside area;
- Parts of the east side of Tuns Lane;
- New health centre and homes for the elderly or those in need of some care at Greenwatt Way;
- Improved appearance of key streets.



Chalvey

Enhancing our distinct suburbs, vibrant neighbourhood centres and environmental assets

Enhancing suburbs, providing vibrant neighbourhood centres and protecting the environmental assets for Slough's local communities will ensure the suburbs will be a place for our residents to work, rest, play and stay.

- Protect family housing in the suburbs from redevelopment and promote neighbourhood centres.
- Support the "living locally" ethos enabling people to meet their day-to-day needs within immediate neighbourhoods, reducing the need to travel and encouraging walking and cycling.
- Protecting green spaces will help mitigate the effects of climate change, support health and wellbeing and the attractiveness of neighbourhoods.



Square Mile



Existing Green Belt

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Protecting the "Strategic Gap" between Slough and Greater London

The area is not suitable for housing because of its close proximity to Heathrow Airport.

There will be no development in the Colnbrook and Poyle area to protect a strategic gap between Slough and Greater London. This will safeguard the green belt and Colne Valley Park.

This approach will safeguard land that could be needed for future Heathrow airport expansion.

Poyle Trading Estate