

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 4th December 2019

CONTACT OFFICER: Paul Stimpson, Planning Policy Lead Officer
(For all Enquiries) (01753) 87 5820

WARD(S): ALL

PART I

FOR DECISION

RESPONSE TO CONSULTATIONS ON WINDSOR AND MAIDENHEAD, SPELTHORNE AND AYLESBURY VALE LOCAL PLANS

1. Purpose of Report

1.1 The purpose of this report is to seek Member's approval for the proposed response to consultations on proposed modifications to the Royal Borough of Windsor and Maidenhead Local Plan and Vale of Aylesbury Local Plan. In addition Member's approval is sought for the Council's response to the Spelthorne Preferred Options Local Plan consultation.

2. Recommendation(s)/Proposed Action

2.1 The Committee is requested to resolve that:

- a) The proposed representations on the Windsor and Maidenhead Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes (October 2019) be approved and submitted to the Council.
- b) The proposed representations on the Aylesbury Vale Local Plan Main Modifications consultation (November 2019) be approved and submitted to the Council.
- c) No objections are made to the Spelthorne Preferred Options Local Plan Consultation: Sites and Policies document (November 2019).

3. The Slough Joint Wellbeing Strategy, the JSNA and the Five Year Plan

3a. Slough Joint Wellbeing Strategy Priorities

3.1 This will have an impact upon the following SJWS priorities:

4. Housing

3b. Five Year Plan Outcomes

These will help deliver the following Five Year Plan's outcomes:

- Our residents will have access to good quality homes.

4. **Other Implications**

(a) Financial

4.1 There are no financial implications

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
That the Committee responds to the proposals in the Local Plans of nearby Authorities.	Failure to respond could affect the ability to meet housing needs within the wider area.	Agree the recommendations.

(c) Human Rights Act and Other Legal Implications

4.2 There are no Human Rights Act Implications as a result of this report.

(d) Equalities Impact Assessment

4.3 There are no equality impact issues

(e) Workforce

4.4 No issues

5. **Supporting Information**

Consultation on the Windsor and Maidenhead Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes (October 2019)

5.1 The Royal Borough of Windsor and Maidenhead has been preparing a Borough Local Plan since 2016 in order to replace the current plan which was adopted in 1999.

5.2 The Local Plan was published for public consultation in August 2017.

5.3 This Council's main objection to the plan was the lack of any requirement in Policy H03 to require development to provide affordable housing for rent. This was considered to be a strategic cross boundary issue because it could put more pressure on Slough's housing market. As a result it was considered that by failing to address this, RBWM had failed the Duty to Cooperate.

5.4 The Council also objected on the grounds that the plan failed the test of soundness because it had not been positively prepared in a way which seeks to meet the objectively assessed needs of people in the most acute housing need within the Plan area.

5.5 One of the Council's other objections was that the plan did not allocate the site

south of Austen Way in Langley for housing which could have helped to meet some of Slough's housing needs.

- 5.6 The Submission version of the RBWM Borough Local Plan 2013-2033 was submitted to the Secretary of State for independent examination in January 2018. The Secretary of State appointed a planning inspector to carry out the examination.
- 5.7 A preliminary hearing took place in June 2018 which looked at the legal compliance and the soundness of the plan. Slough Borough Council Officers attended this.
- 5.8 The Inspector then wrote to the Royal Borough in July 2018 setting out her concerns regarding the outcome of the hearing and the soundness of the plan. She requested additional information and a range of questions. In December 2018 the Inspector paused the examination to enable the Royal Borough to undertake further work. The Inspector did not raise any questions about the Duty to Cooperate and so it is assumed that the plan has met this legal requirement.
- 5.9 Windsor and Maidenhead Council have now published proposed changes to the Borough local Plan which amends a number of policies and reduces the overall number of allocations.
- 5.10 The consultation on the proposed changes to the submitted Borough Local Plan (2012-2033) will run for six weeks until Sunday 15 December 2019.
- 5.11 The consultation document explains that the proposed changes are necessary because *“On multiple occasions, it has been necessary for the council to re-examine its approach to plan-making; to revisit, update and supplement the evidence base informing the preparation of the local plan; and to make appropriate changes to the emerging plan to ensure its consistency with the ever-changing priorities of national planning policy and practice guidance”*
- 5.12 The proposed changes to the plan are extensive and result in a significant rewording of large sections of text and policies.

Affordable housing

- 5.13 The affordable policy has been modified to reflect this Council's objections to the original affordable housing policy presented in the submission version of the Windsor and Maidenhead Borough Local Plan. As explained above this Council requested that the affordable housing policy included a requirement for social rent.
- 5.14 The new affordable housing policy is set out below which now requires 40% affordable housing on greenfield and employment sites with up to 500 units and 30% on all other sites. Within this proportion, 45% would be social rent, 35% affordable rent and 20% intermediate tenure.
- 5.15 This reflects the previous offer that was made in a letter to the Council but not included in the plan. As a result is proposed that the Council should support this modification and withdraw its objection as the affordable housing policy has now being positively prepared and is sound.

1. The Council will require all developments for 10 dwellings gross, or more than 1,000 sqm of residential floorspace, to provide on-site affordable housing in accordance with the following:

On greenfield sites (or sites last used for Class B business use or a similar sui generis employment-generating use) providing up to 500 dwellings gross - 40% of the total number of units proposed on the site;

On all other sites, (including those over 500 dwellings) – 30% of the total number of units.

Within designated rural areas, the Council will require 40% affordable housing from all developments of between 5 and 9 dwellings.

Where a development falls below the size thresholds in 1 or 2 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.

The required affordable housing size and tenure mix shall be provided in accordance with the Berkshire Strategic Housing Market Assessment 2016, or subsequent affordable housing needs evidence. This currently suggests a split of 45% social rent, 35% affordable rent and 20% intermediate tenure overall.

The delivery of affordable housing will be provided in accordance with the following order of priority:

On-site as part of the development and distributed across the development to create a sustainable, balanced community

On an alternative site, only if provision would result in a more effective use of available resources or would meet an identified housing need, such as providing a better social mix and wider housing choice

Financial payment to be utilised in providing affordable housing on an alternative site. Only in exceptional circumstances to the satisfaction of the Council. Financial Contributions should however be used for any fractions of Affordable Housing units required on site, there should Planning obligations will be used to ensure that the affordable housing will remain at an affordable price for future eligible households, or for the subsidy to be recycled to alternative affordable housing provision

Housing sites

- 5.17 The housing target in the plan has not been changed. It is proposed that 14,240 houses should be built over the plan period at a rate of 730 a year until 2023/24 when it would increase to 850 a year. A total of 16,435 dwellings have either been built or are allocated in order to meet the target.
- 5.18 There has, however, been a significant change in where the proposed housing should go as a result of a reassessment of flood risks and the application of a new site selection methodology.

- 5.19 In total, 22 housing allocation sites have been deleted. Nine new sites with housing included mainly in mixed use developments in places like Maidenhead town centre,
- 5.20 The site East of Queen Mother Reservoir Horton, which adjoins properties in Brands Hill, has been retained for 100 residential units. The revised site Specific requirements refers to an improved vehicular access onto Horton Road but also states that it will have to “integrate well with development on Springfield Road, including provision of a vehicular access”. Springfield Road is an unadopted road and so it is suggested that the plan should make it clear that the new development would have to pay to bring the road up to adoptable standards or reimburse the residents if they have paid for this to happen in the meantime.
- 5.21 This Council previously objected to the failure of the submission version of the Borough Plan to allocate the land at Austen Way as a housing site. This site is not included in the proposed changes and so our objection still stands on the basis that it should be allocated for residential development to meet Sloughs unmet housing needs.

Vale of Aylesbury Local Plan (VALP) Main Modifications Consultation (November 2019)

- 5.22 The examination into the Aylesbury Vale Local Plan took place in July 2018. A key part of this plan is the proposal to meet Chiltern and South Bucks unmet housing needs by building an additional 5,750 dwellings in houses in Aylesbury.
- 5.23 This Council made representations at the examination that it was not reasonable or sustainable to import housing from outside of the “functional” Housing Market Area such as the southern part of South Bucks. It was estimated that 1,750 houses fell into this category and so this number should be deducted from the number of houses being built in Aylesbury to accommodate South Bucks unmet need.
- 5.24 Inspector published his interim finding in August 2018. This concluded that the plan could be made sound through modifications which are now the subject to public consultation until the 17th December.
- 5.25 The Inspector has proposed that the total housing provision in the plan should be increased from 27,400 to 28,600. Whilst the text continues to explain that this allows for 5,750 houses to meet Chiltern and South Bucks needs, the reference to this in Policy S2 is now recommended to be deleted. It is recommended that this proposed modification to the policy should be supported.
- 5.26 The plan was prepared under the now superseded 2012 version of the NPPF. As a result the Objectively Assessed Housing Need figure for Aylesbury of 20,600 was derived from their own Housing Needs Assessment. All plans now have to use the Government’s standard methodology for calculating housing needs. Using this, the current housing needs figure for Aylesbury would be 29,520. This means that the plan is not actually going to meet the District’s own needs and there is no scope for it to provide for the 8,000 unmet needs from Wycombe, Chiltern and South Bucks.
- 5.27 It is not possible to object to the proposed modifications on this basis but it makes it all the more important that the figures are removed from Policy S2.

Spelthorne Local Plan Preferred Options Consultation: Policies and Sites (November 2019)

5.28 Spelthorne Issues and Options document was the subject of public consultation in May 2018.

5.29 Spelthorne Borough Council has now prepared a Local Plan Preferred Options document which is out for consultation for six weeks.

5.30 The Local Plan uses the Government's standard methodology for calculating Local Housing Need and is proposing to meet this in full. As a result there will not be any additional pressure on Slough's housing market. We have not asked Spelthorne to accommodate any of our potential un met local housing needs because it does not come within the Area of Search identified in Part 1 of the Wider Growth Area Study.

5.31 The preferred option is to maximise densities in urban areas, release some green belt and produce a masterplan for Staines. In total 19 Green Belt sites have been identified for potential release which will provide approximately 1,649 units

5.32 As a result it is considered that this Council should not raise any objections to the Spelthorne Local Plan Preferred Options. We will continue to be involved in future consultations with Spelthorne through the Duty to Cooperate and will work together to produce a Statement of Common Ground.

6. Conclusion

6.1 Members' are requested to approve the representations to the proposed modifications to the Local Plans of Windsor and Maidenhead and Aylesbury Vale. Also Members are requested to agree that no objections are made to the Spelthorne Preferred Options Local Plan consultation.

7. Background Papers

'1' Windsor and Maidenhead Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes (October 2019)

'2' Aylesbury Vale Local Plan Main Modifications consultation (November 2019)

'3' Spelthorne Preferred Options Local Plan Consultation: Sites and Policies document (November 2019)