

Review of the Slough Local Plan 2016-2036:

Issues and Options consultation response form

Personal details	
Category	other
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Questions	
1. Do you agree we should plan to meet our local housing needs in or around Slough?	Yes
If not, where should new housing go?	
2. Do you agree that we should be building more high quality homes to meet future aspirations of local people?	Yes
If not, what type of housing would you want?	
3. Do you agree that we should continue to promote Slough as a major employment centre?	Yes
If not, how should	

<p>we provide new jobs for local people?</p>	
<p>4. Do you agree that Slough Town Centre should be revitalised as a Commercial, leisure and Retail Centre?</p>	<p>Yes No</p> <p>Comments</p>
<p>If not, what should the future of the town centre be?</p>	
<p>5. Do you agree that we should continue to protect the suburbs from major development?</p>	<p>Yes No</p> <p>Comments</p>
<p>If not, what sort of development should we allow in the Suburbs?</p>	
<p>6. Do you agree that we should plan to get the maximum benefits and mitigate the environment impacts of the growth at Heathrow Airport?</p>	<p>Yes No</p> <p>Comments</p>
<p>If not, what should our approach to Heathrow be?</p>	
<p>7. Do you agree we should use strong measures to discourage people using their car for short journeys?</p>	<p>Yes No</p> <p>Comments</p>

If not, how should we try to stop congestion getting worse?	
8. Do you agree we should use strong measures to discourage people using their car for short journeys?	Yes No Comments
If not, how should we try to stop congestion getting worse?	Yes No Comments
8. Do you agree that we should insist on better design to improve image of Slough?	Yes No Comments
Can do you think of other ways we could improve the image of Slough?	
9. Which Spatial Options do you support?	<p><i>(delete as appropriate)</i></p> <p>Option A – Expansion of the Town Centre</p> <p>Option B – Expand the centre of Langley</p> <p>Option C – New neighbourhood on Akzo Nobel and National Grid sites</p> <p>Option D1 – The Canal Basin</p> <p>Option D2 – New Central Cippenham Strip</p> <p>Option D3 – Chalvey Regeneration area</p> <p>Option E - Estate renewal</p> <p>Option F – Intensification of the Suburbs</p> <p>Option G – Redevelop existing business areas for housing</p> <p>Option H – Release of Green Belt land for Housing</p> <p>Option I – Release of Green Belt land for Employment (in Colnbrook and Poyle)</p> <p>Option J- Expansion of Slough</p> <p>J1 – Northern expansion into South Bucks (Garden Suburb)</p> <p>J2 – Southern expansion into Windsor & Maidenhead (small sites)</p> <p>K Build in other areas outside of Slough</p> <p>None of the above</p>

	<p>Why?</p>
<p>10. Which Spatial Options do you object to and why?</p>	<p><i>(delete as appropriate)</i> J1 – Northern expansion into South Bucks (Garden Suburb)</p> <p>Why?</p> <p>Re Option J1 – Northern Expansion into South Bucks:</p> <p>We welcome the acknowledgement that parts of South Bucks have been and are being worked for minerals. However, the Plan needs to recognise properly that this part of Buckinghamshire has been identified as a Mineral Safeguarding Area and Mineral Consultation Area (Policy CS1) and an ‘Area of Search’ for sand and gravel extraction (Policy CS2) in the adopted Buckinghamshire Minerals and Waste Core Strategy (2012). Development would therefore need to be consistent with these policies.</p> <p>This requires consultation between SBC and Buckinghamshire County Council and demonstration that development would not un-necessarily sterilise the mineral (sand and gravel) resource, that ‘prior extraction’ of the mineral (before the sterilising development occurs) has been considered, and that the need for the development outweighs the economic value of the mineral. Safeguarding applies in the long-term in order to ensure that mineral resources are available for future generations, but also to ensure that potential sites for mineral extraction can be available in order to deliver a steady and adequate supply of aggregates and so deliver the other policies (including Policy CS2) of the Buckinghamshire Minerals and Waste Core Strategy. These policies reflect NPPF requirements for mineral safeguarding - para 143(3) and 144(7). Para 144(7) makes it clear that ‘local planning authorities should not normally permit other [non-minerals] development proposals in Mineral Safeguarding Areas where they might constrain potential future use for these purposes.’</p> <p>Care also needs to be taken to ensure that development does not adversely affect the operation of minerals infrastructure, including rail depots that are important for the sustainable transport of minerals, concrete batching plants, asphalt plants, and aggregates/construction and demolition waste recycling facilities. Policy CS7 of the Buckinghamshire Minerals and Waste CS Policy CS7 provides for safeguarding of rail depots, and Policy CS6 provides for sites for recycled and secondary aggregates. NPPF para 143(4) requires safeguarding of existing, planned and potential mineral infrastructure facilities and sites. Such facilities can be adversely affected by inappropriate proximate development that may be sensitive to noise, dust, traffic and visual impacts arising from site operations, and so the County Council needs to be consulted to ensure that site allocations properly take this, and the importance of safeguarding, into account.</p>
<p>11. Any other comments?</p>	<p>Our comments focus on the safeguarding of minerals resources and infrastructure. SBC should recognise that the delivery of the development and economic aspirations set out in the draft Plan will require minerals</p>

	<p>(especially aggregates including locally extracted sand and gravel and also hard crushed rock and mineral products (such as readymix concrete, concrete blocks, asphalt). Safeguarding is therefore critical in the short and especially the long term. While Slough has limited resources, planned expansion into other areas will necessitate close working with the Mineral Planning Authorities to ensure that mineral resources and infrastructure are properly taken into account and un-necessary sterilisation or impacts on operations are avoided.</p>
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