

Cllr David Coppinger
Lead Member for Planning, Health and Sustainability
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Maidenhead, SL6 1RF



Cllr Martin Carter
Cabinet Member for Planning & Transport
Slough Borough Council
St Martins Place
51 Bath Road
Slough, SL1 3UF

18 January 2018

Dear Martin,

Duty to Co-operate – response to Slough’s concerns regarding emerging RBWM affordable housing policy

As you are aware, RBWM published its draft Borough Local Plan 2013-2033: Submission version ("BLP") over the summer of 2017 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In response to Regulation 19 publication, the Council has received a number of Regulation 20 representations about BLP Policy HO3 concerning affordable housing. As you are aware, the Regulation 20 representation made by Slough Borough Council objected to Policy HO3 and its supporting text disputing its soundness and compliance with the duty to co-operate on the basis that Policy did not define an appropriate tenure mix or make provision for the delivery of social rented and affordable rented affordable homes. We have noted from that Regulation 20 representation and from other conversations that Slough Borough Council is particularly concerned by the BLP's apparently exclusive reference to affordable home ownership.

We are grateful for Slough Borough Council's helpful representations, which I confirm RBWM Officers and Members have considered very carefully, together with the representations made by other interested persons. Having reflected upon the concerns expressed about the BLP's approach to tenure mix, we acknowledge that it would be helpful for RBWM to clarify its approach to affordable housing, which we accept could be better expressed in the BLP.

Further to our recent the constructive discussions, I confirm that our submission documents supporting the BLP will clarify RBWM's position by proposing an affordable housing tenure split based on 80% social/affordable rent and 20% intermediate housing. At this stage we anticipate proposing a 45/35% split between affordable and social rent (based on the findings of the SHMA and local need) in Policy HO3 as a starting point for discussions with developers.

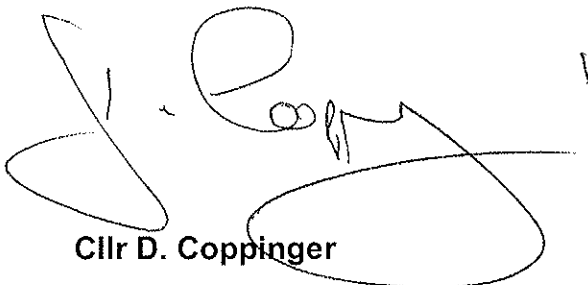
When submitting the BLP to the Secretary of State for independent examination, we confirm that RBWM will invite the inspector to recommend that Policy HO3 and its supporting text be amplified to achieve the following:

- Specifically refer to the need for social rent and affordable rent in the Borough;
- Detail what social and affordable rent represents in the Borough;
- Set out the tenure split the Council will be seeking from future development, and the basis for this;
- Include a specific description of the affordable tenure split that the Council will be seeking from qualifying sites.

These measures will demonstrate that the BLP is positively prepared and consistent with current national policy by making provision to meet the objectively assessed needs for affordable housing arising in the Borough over the Plan period.

By clarifying RBWM's position on affordable housing and by confirming these proposals, I trust you can agree that we have worked constructively with you on this important cross boundary matter and have addressed Slough Borough Council's objections on soundness and duty to co-operate.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Coppinger', written over a large, loopy scribble.

Cllr D. Coppinger

**Deputy Chair of Cabinet
Lead Member for Planning, Health and Sustainability**