

SLOUGH BOROUGH COUNCIL

REPORT TO: Trustee Committee **DATE:** 24 January 2022

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WARD(S): St Mary's Ward, Kedermister Ward – Langley and
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PART I **FOR INFORMATION**

HIGH STREET, LANGLEY - WIDENING AND JUNCTION IMPROVEMENT WORKS

1. **Purpose of Report**

To update Trustee Committee members about the status of the Highway Widening works on High Street, Langley and the Langley Memorial Park.

2. **Recommendation(s)/Proposed Action**

Trustees are requested to note the report with updates about the Langley widening scheme and works within the Langley Memorial Park.

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

3a. **Slough Wellbeing Strategy Priorities**

The following are priorities of the Council but the Committee when discharging the Council's powers as Trustees are not bound to take these into account in making their decisions. They must act in the best interest of the trust even if such interests conflict with those of the Council.

The scheme aims to address the following Slough Wellbeing Strategy 2020-2025 priorities:

Priority 1: Starting Well

- 3.1 Improvements to the Langley Memorial Grounds as part of the mitigation measures will encourage more young people to access the park and could play an important role in increasing quality of life for young people with respiratory diseases and reducing Slough's health inequalities in the long term.

Priority 2: Integration

- 3.2 Provision of transport infrastructure including better crossings, walking and cycling routes will enable vulnerable young and elderly members of the community to access health facilities, schools and community centres.

- 3.3 The scheme will improve accessibility between areas of high unemployment or social deprivation and areas of job growth in Slough and at Heathrow.

Priority 3: Strong, Healthy and Attractive Neighbourhoods:

- 3.4 This scheme will improve crossings for pedestrians and cyclists, upgrade walking and cycle routes, thereby helping to promote these forms of healthy travel.
- 3.5 Whilst requiring some land from the Langley Memorial Ground, the scheme will seek to mitigate this loss through the provision of funding and improvements to facilities within the memorial ground which will support future usage of the ground for private leisure activities.

Priority 4: Workplace Health:

- 3.6 This scheme will mitigate existing and forecast levels of congestion and make a significant contribution to enabling the creation of new jobs in Slough, which in turn will have a positive effect on the lives of those workers and their families.
- 3.7 By promoting public transport while also improving opportunities for active travel, the scheme will promote a more sustainable alternative to private car for travelling to and from major employment areas, the town centre and residential communities.

3b. Five Year Plan Outcomes

Our people will be healthier and will manage their own care needs:

- 3.8 The installation of traffic signals provided by the scheme will provide a higher level of road safety for drivers, cyclists and pedestrians.

Slough will be an attractive place where people choose to live, work and stay:

- 3.9 This scheme will improve the key road junctions in Langley in advance of Hollow Hill Lane closure as a result of new Western Railway Link to Heathrow Airport to be built.
- 3.10 Ensuring that access to the Langley village centre and Harrow Market for leisure and shopping, as well as for employment, will not be significantly impacted by the above-mentioned proposals.

Our residents will live in good quality homes:

- 3.11 Homeowners in areas benefiting from reduced congestion will see an improvement to the quality of their homes.

Slough will attract, retain and grow businesses and investment to provide opportunities for our residents:

- 3.12 The council will be in a position to retain more commercial units to support the growth in the area and in so doing increase business rates and job opportunities.
- 3.13 Improved public transport links in Langley between Langley Station and Heathrow will help ensure businesses of all sizes locate, grow, and stay in the area.

4. Other Implications

(a) Financial

No negative impact on the trust as the cost of the scheme is to be funded by the Berkshire Local Enterprise Partnership and SBC Capital Funding.

A mitigation package has been agreed with the Parks and Major Infrastructure Teams towards improvements to the Memorial Grounds facilities, future maintenance of the new paths and associated lighting including electrical costs and funding towards maintenance of the propose planting

The above-mentioned funds would be transferred to the Parks, Open Spaces & Allotments team for future use as described.

The scheme is to be constructed by the Council's Direct Service Organisation (DSO).

(b) Risk Management

Risk	Mitigating action	Opportunities
Legal: Objections to Traffic Regulation Orders (TRO) required for elements of the scheme modifying the use of the highway.	Early stakeholder engagement and ensure compliance with the TRO process.	Early buy in of the scheme by key stakeholders and ensure that the Traffic Regulation Orders are advertised as per requirements of the Road Traffic Regulation Act 1984.
Health and Safety: Road safety hazards during construction	No health and safety concerns have been identified during the construction phase. The scheme is being constructed in accordance with the CDM 2015 Regulations and existing traffic management is being reviewed to minimise road hazards	

<p>Equalities Issues:</p> <p>Compliance with Equality Act 2010</p>	<p>Tactile Paving Slabs will be installed at crossing points. Audible/tactile indicators will be provided alongside green man crossing facilities.</p> <p>New lighting provision will be provided for new footpaths.</p>	
<p>Financial:</p> <p>Damage to statutory utility apparatus</p>	<p>Continual liaison with Statutory Undertakers throughout the construction phase.</p> <p>Ensure latest statutory undertakers plans are obtained; undertake trial holes; scan ground prior to excavation. Undertake hand digging where required, in line with NJUG guidelines.</p>	
<p>Project Capacity:</p> <p>Delays during construction stage.</p> <p>Lack of resource within Slough DSO.</p>	<p>Constant dialogue with Slough DSO during scheme construction.</p> <p>Liaison with external bodies to assist in development and acceptance of scheme design.</p> <p>Early engagement with the affected statutory utility companies to identify affected utilities and seek estimates for diversion works.</p>	<p>Dedicated DSO team are delivering the scheme.</p>
<p>Other:</p> <p>Impact on local residents, businesses and the general public in the immediate vicinity of the construction works.</p> <p>Traffic congestion resulting from construction phase.</p> <p>Impact on Local businesses / community from loss of parking spaces resulting from the new layout.</p>	<p>Construction Management Plan and traffic management plans were developed before construction works and continue to be audited to minimise impact of construction activities, such as noise, vibration and traffic to residents and visitors in the area.</p> <p>Coordinate construction works with other planned highway schemes. Plan construction elements which have most impact on traffic to coincide with school holidays.</p> <p>Scheme development to minimise loss of parking as far as practicable.</p>	

(c) Human Rights Act and Other Legal Implications

- No Human Rights Act implications arise from the contents of this report.

Various elements of the scheme including Planning Permission Traffic Regulation Orders and agreements from the Trust have gone through formal legal processes.

(d) Equalities Impact Assessment

EIA report to be confirmed.

5. Supporting Information

Background

- 5.1 A Cabinet report was presented to the Cabinet Members on 13th July 2020. recommending that the Cabinet, welcomes the conditional grant offer from the Berkshire Local Transport Body (BLTB) towards, implementing the highway improvement scheme, agree in principle to the development of the scheme drawings and approve further discussions with the Trustees about the land take and proposed works.
- 5.2 Following Cabinet approval, a report dated 20th July 2020 was submitted to the Trustee Committee and it set out the proposed scheme and mitigation measures. These include enhancements to the Langley Memorial Ground landscaping works, in keeping with the nature of the Langley Memorial Ground and the future desires for the park grounds, lighting enhancements, new / extended paths, in particular on the eastern side of the park, to provide new circulatory routes around the Langley Memorial Ground, contribution towards other leisure facilities, future maintenance of paths and maintenance of facilities.
- 5.3 The scheme was also presented to the Neighbourhoods and Community Services Scrutiny Panel on the 3rd September 2020. The report informed the committee members about the proposed widening works, rationale behind the scheme, expected impacts of the proposed scheme on local business and services and funding by Local Growth Fund contributions via the Thames Valley Berkshire Local Enterprise Partnership (LEP).
- 5.4 Following the recommended action by the Langley Trustee committee and as per Slough's consultation procedures, a consultation exercise was undertaken to gauge the responses from the residents and other statutory consultees. The Slough Communication team advertised the virtual consultations and invites were sent via email to the Local Access Forum groups, Councillors and consultee list. 16 responses were received via survey monkey, 1 via TfS email and 42 consultees attended the online consultation event. Despite the options having similar designs, the majority of the responses chose option A that presented a central reservation with planting along the stretch. In view of the widening works that will result in land-take from the Langley Memorial Ground, the Major Infrastructure Team sought advice from the Planning Team to identify requirements for a planning application. It was agreed that the new footpath in the

Langley Memorial Ground parallel to High Street Langley will not be designated as an adopted highway but will be classified as a permissive path. It is also anticipated that the permissive path will allow access for cyclists. The permissive path will remain within the Langley Memorial Ground ownership and will be designed in keeping with park.

- 5.5 A Lawful Development Certificate was issued by the Planning Department to enable the Langley High Street highway widening and footway works to be carried out under the Permitted Development rules.

6. **Comments of Other Committees**

None

7. **Conclusion**

- 7.1 The Trustee Committee members are requested to note that the highway works are currently being undertaken on site. The delivery time scales have been affected by the utility diversion works.
- 7.2 The kerb works on the Langley Memorial Park side have been completed and the DSO are currently working near the shop frontages. The Heritage Lamps have been installed.
- 7.3 To minimise future maintenance issues, the Parks Team in consultation with the Major Infrastructure Projects team have identified alternative landscaping. The proposals are to be presented to the Trustees by the Parks Team. Attached are 3 options that were presented to the Major Infrastructure Projects team. Option A is the preferred option. To note this design shows a new footpath that runs across the park (by the new crossing south of Willoughby Road).
- 7.4 Weather permitting and subject to no further delays by the utility companies, the highway works are expected to be completed by end of February 2022. Landscaping works completion date to be confirmed following agreement with Parks and Trustees.

8. **Appendix**

'1 Meadfield Road and High Street Highways widening and junction signalisation Detailed Design General Arrangement Sheet 1 /2 5158063-ATK-HGN-MRJ-DR-D-D001A and 5158063-ATK-HGN-MRJ-DR-D-D001B.