

Slough Borough Council

Report To:	Trustee Committee
Date:	11 th October 2022
Subject:	Update on High Street, Langley - Widening and Junction Improvement Works and the Langley Memorial Park footpath and landscaping works
Chief Officer:	Richard West, Executive Director of Place and Community
Contact Officer:	Savio De Cruz
Ward(s):	St Mary's Ward, Kedermister Ward – Langley and Foxborough Ward
Exempt:	No
Appendices:	Appendix A: Scheme photographs

1. Summary and Recommendations

- 1.1 This report updates the Trustee Committee members about the status of the Langley highway widening works on High Street Langley and the Langley Memorial Park footpath and landscaping works.

Recommendation:

- Committee is requested to note the Langley highways widening and the Langley Memorial Park construction works updates.

Reason: To provide the Trustees with an update for the Langley highways widening and the Langley Memorial Park construction works.

Commissioner Review

The Commissioners reviewed the report and made no observations.

2. Report

Introductory paragraph

2.1 The Langley highway widening works and Langley Memorial Parks works are 90% complete. The following works have been completed:

- Highway widening works and resurfacing works along Langley High Street;
- New footpaths in the Memorial Park;
- Landscaping including tree planting in the Memorial Park;
- New fencing;
- Raised table near Bar H;
- New Heritage Lamps along the new footway and
- Utility diversion works.

See Appendix A for a selection of photographs of the changes.

The outstanding works include:

- Installation and commissioning of traffic signals;
- Resurfacing and installation of tables Willoughby Road and Elmhurst Road junctions.
- Relining and resurfacing of parking bays on Meadfield Road.

Options considered

None. The scheme is currently being constructed and is now 90% complete, the report is to update the Trustees about the completed and outstanding works.

Background

Slough Borough Council (SBC) was awarded grant funding by the Berkshire Local Transport Body (BLTB) to undertaken road widening works on Langley High Street. To accept the conditional grant offer, implement the highway improvement scheme, agree in principle to the development of the scheme drawings and approve further discussions with the Trustees about the Trust land take and proposed compensatory improvement works and funding, a Cabinet report was presented to the Cabinet members on 13th July 2020. The report was approved by Cabinet.

Officers presented a report to the Trustee Committee on 20th July 2020 that set out the proposed scheme and mitigation measures. The measures included enhancements to the Langley Memorial Field landscaping works, in keeping with the nature of the Langley War Memorial Field 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 War Memorial Field, contribution towards other leisure facilities, future maintenance of paths and maintenance of facilities.

The scheme proposals were 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).

Following the recommended action by the Trustee committee and as per SBC'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 War Memorial Field, 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 War Memorial Field parallel to High Street Langley will not be designated as an adopted highway but will be classified as a permissive path that will allow access for cyclists. The permissive path will remain within the Langley War Memorial Field ownership and designed to be in keeping with park.

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.

As the construction works progressed, committee reports with updates were presented to the Trustees on 25th November 2020, 29th November 2021 and 25th January 2022.

3. Implications of the Recommendation

3.1 Financial implications

The scheme highway widening works have been funded by Berkshire Local Enterprise Partnership and Slough Borough Council. Money towards the mitigation measures for the Langley highway widening scheme have been transferred into a holding account and this includes £10k per annum over the next 15 years, towards future maintenance of the new paths and associated lighting, including electrical costs and £50k towards improvements to Memorial Grounds facilities such as play equipment upgrades as deemed necessary by the Parks, Open Spaces & Allotments team.

3.2 Legal implications

The 'High Street, Langley - Widening and Junction Improvement Works' report considered by the Trustee Committee on 25 November 2020 did include written 'advice' to the Trustees about the highway works widening scheme and the package of mitigation measures and other benefits for the Charity, including the payment by SBC to the Charity of £50k towards improvements to War Memorial Field facilities, (such as play equipment upgrades), and £10k per year, for the next 15 years, towards future maintenance of the new paths and associated lighting, including electrical costs, to be provided as lump-sum (£150k).

The Trustees were satisfied that this package of measures was in the Langley War Memorial Field charity's best interests.

3.3 Risk management implications

Risk	Mitigating action	Opportunities	Status
Legal: The Charity Commission has raised enquiries in relation to the disposal of part of the charity land	Legal advice has been sought	N/A	Open

3.4 Environmental implications

None. All mitigation measures for the Langley Memorial Park have been delivered as part of the scheme.

3.5 Equality implications

None

3.6 *Procurement implications*

None

3.7 *Workforce implications*

None

3.8 *Property implications*

None

4. Background Papers

- High Street, Langley - Widening and Junction Improvement Works Cabinet Report 13th July 2020.
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee on 20th July 2020
- Neighbourhoods and Community Services Scrutiny Panel 3rd September 2020.
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 25th November 2020,
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 29th November 2021
- High Street, Langley - Widening and Junction Improvement Works Trustee Committee meeting on 25th January 2022

Appendix A: Site photographs.

Taken week commencing 19/09/2022



Meadfield Road Parking Bays



High Street, Langley



Memorial Park Entrance



Heritage Lamps along Langley High Street



Installation of pedestrian crossing on High Street Langley near the Memorial Park Entrance