

APPENDIX A
UPDATE ON WINDSOR ROAD

1. Purpose of Report

- 1.1 The purpose of this report is to provide an update on the Windsor Road Regeneration scheme. It will advise members of a refined Road Widening Line (RWL) between 81-127 Windsor Road, identify the positive consequences and to seek approval to use alternative powers to assemble land required for housing-led regeneration.
- 1.2 The revised RWL has no impact on the decision to CPO land between 12-46 Windsor Road.

2. Recommendations

- 2.1 Cabinet is requested to resolve:
- (i) That the Strategic Director of Regeneration, Housing and Resources be authorised to take all necessary steps to secure the making, submission, confirmation and implementation of the CPO of the third party land at 101, 107 and 109 Windsor Road under regeneration powers and the land required to deliver the Windsor Road Regeneration Strategy (following statutory process set down in the Highway Act 1980 and the Acquisition of Land Act 1981, as amended by the Planning and Compulsory Purchase Act 2004.) including;
- Publication and service of all notices
 - Advertise the Order and submit it to the Secretary of State in accordance with the Acquisition of Land Act 1981.
 - Negotiation with landowners.
 - Setting out the terms for the withdrawal of objections to the CPO.
 - Where appropriate, seeking exclusions of land from the CPO
 - Making arrangements for the presentation of the Council's case for confirmation of the CPO at any Public Inquiry.
 - Exercising the compulsory purchase powers authorised by the CPO by way of general vesting declaration and / or notices to treat and notices of Entry.
 - Acquiring third party interests in the site by private treaty.
 - Making any third party payments of compensation due pursuant to the national Compensation Code as a result of the implementation of the CPO. Compensation due to unidentified owner can be paid to the Crown.
- (ii) That the Strategic Director of Regeneration, Housing and Resources be authorised to appropriate to planning purposes the land in the ownership of Slough Borough Council which is no

longer required for the purpose for which it was previously used, for use in connection with the Windsor Road Regeneration Strategy under Section 122 of the Local Government Act 1972.

- (iii) That subject to (i) and (ii) above, an update report is presented to Cabinet by September 2014 that identifies the preferred option for the housing development site between 81 and 111 Windsor Road.

3. Supporting Information

- 3.1 Windsor Road connects Slough with Eton and Windsor to the south and is one of the key arterial routes into the town centre. The road widening line (RWL) was brought into effect by Berkshire County Council as part of a long-term strategy to improve the capacity of the road network and reduce traffic congestion to and from the town centre. The scheme will provide a four lane road, with improvements to traffic crossings and traffic signals. In addition to improving the flow of traffic, it will increase access for cyclists and provide the infrastructure to facilitate associated regeneration projects.
- 3.2 On 15 April 2013, Cabinet approved a recommendation to use CPO powers for the assembly of the land between 12- 46 Windsor Road and from 81 – 127 Windsor Road to facilitate the road widening scheme. In making the CPO, it was noted that the Council would follow the statutory process set down in the Highway Act 1980 and the Acquisition of Land Act 1981, as amended by the Planning and Compulsory Purchase Act 2004.
- 3.3 The position of the RWL was established some time ago and showed the line running through the properties from 97- 127 Windsor Road. This subsequently required the demolition of all properties. However, as detailed plans have evolved, it has recently been established that the objectives of the road widening scheme can be realised without demolition of the properties – although it does require a thin strip of ground running through the front gardens.
- 3.4 The revised location of the RWL will significantly reduce the impact on the properties, the amount of compensation due to owners and introduce material savings to the public purse.

Current Position 81-127 Windsor Road

- 3.5 This area remains in mixed ownership between SBC, two individual owners and a property development company, as follows:

Number	Owner	Comment
97	SBC	Freehold acquired in 2013
101	Property Developer	The private developer is the freeholder, however SBC is the long leaseholder
103	SBC	
105	SBC	
107	Individual Owner ¹	
109	Individual Owner	
111	SBC	
113	Private Developer	
115	Private Developer	
117	Private Developer	
119	Private Developer	
121	Private Developer	The private developer is the freeholder, however SBC is the long leaseholder
123	Private Developer	
125	Private Developer	
127	Private Developer	

- 3.6 The individual owners of 107 and 109 Windsor Road have been contacted about an acquisition by private treaty but no further action has been taken. Negotiations are still ongoing.
- 3.7 The Council has been unsuccessful in reaching a negotiated agreement with the property developer that owns 101, 113 -127 Windsor Road. Following several meetings, the developer has confirmed that they are:
- Not interested in selling their interest at 101 Windsor Road to allow the demolition of numbers 101, 103, 105 and 107, which have been the source of several complaints,
 - Not interested in a land swap between 101 and 121 Windsor Road, which would provide each party with a cleared site to develop,
 - Not interested in any form of joint venture,
 - Not interested in acquiring the land owned by SBC,
 - Prepared to do nothing and realise the income generated from their rental units, and
 - Only interested in a straightforward disposal of all their interests to SBC.

4 Potential Options

- 4.1 The Council already has planning permission in place for a 7 unit development that sits behind the road widening line between numbers 81- 95 and has access from Windsor Road. The Council could revisit this to maximise the development potential to take account of the acquisition of 97 Windsor Road and seek to dispose of the site from the General Fund to the HRA or via an open market disposal.

¹ The properties owned by the private developer between 113-127 Windsor Road are split into two units and rented through a subsidiary company.

- 4.2 The Council could CPO the properties at 101, 107 and 109 Windsor Road, develop options for either low density family housing or a high density flatted development between numbers 81 and 111, seek planning permission for the preferred option and dispose of the site from the General Fund to the HRA or via an open market disposal.

5 Conclusion

- 5.1 The Windsor Road scheme has the potential to introduce substantial economic, social and environmental benefits to the town. It will increase the flow of traffic to and from the town centre, reduce congestion and provide additional high quality housing at this key gateway.
- 5.2 Since April 2014, the Council has endeavoured to reach a negotiated settlement with the private developer that owns several properties between 101 and 127 Windsor Road. However this ultimately proved unsuccessful.
- 5.3 The redesign of the RWL has resulted in an opportunity to introduce the four lane carriageway without the demolition of the existing properties. It also introduces the option for SBC to develop land already in its ownership or CPO number 101, 107 and 109 using regeneration powers to maximise the potential of the site.

6 Appendices Attached

Appendix 1 – site map

7 Background Papers

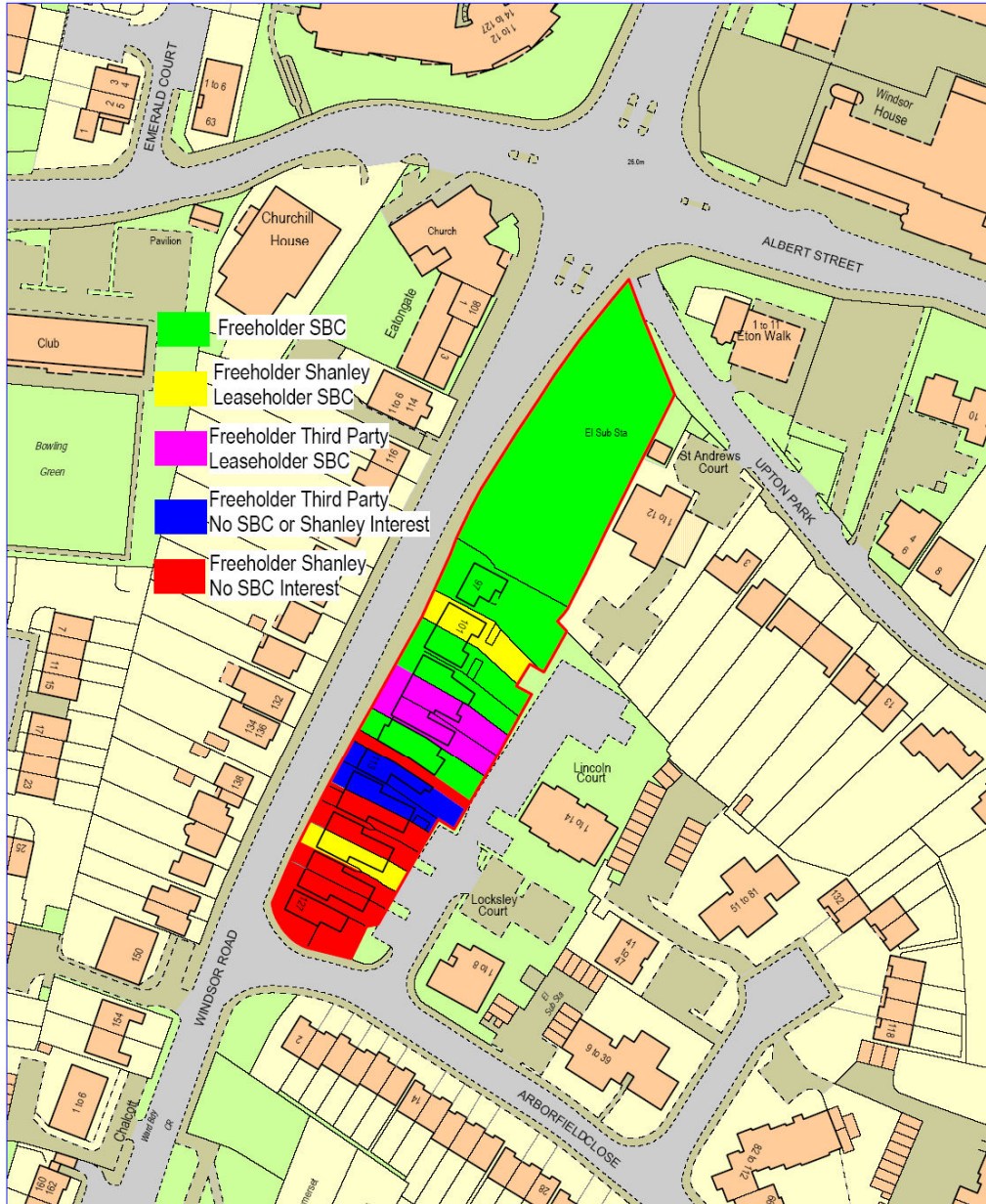
None.

Asset Management Resources

Scale 1: 1,250



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