

Item No. 12.2	Classification: Open	Date: 4 December 2013	Meeting Name: Bermondsey and Rotherhithe Community Council
Report title:		Parking Changes resulting from the Silwood Phase 4B development	
Ward(s) or groups affected:		Livesey	
From:		Head of Public Realm	

RECOMMENDATION

1. It is recommended that the following local parking amendments are approved for implementation subject to the outcome of any necessary statutory procedures:
 - Silwood Street – relocation of existing residents permit parking bays and introduction of double yellow line waiting restrictions
 - Debnams Road – Removal of 1 short stay bay, relocation of existing and provision of 3 additional residential permit bays. Introduction of double yellow line waiting restrictions.
 - Corbett's Lane – introduction of double yellow waiting restrictions.
 - Corbett's Lane (south) – provision of 4 new resident permit bays and introduction of double yellow line waiting restrictions at the junction with Silwood Street

BACKGROUND INFORMATION

3. Silwood street Phase 4B is the last phase in the Silwood Estate redevelopment.
4. The redevelopment of the estate has resulted in highways works to the surrounding roads which have been completed by the Developer at their expense under a S278 Highways Agreement. These highways works have resulted in changes to the parking layout and numbers of spaces.
5. The s106 Agreement for the development requires provision of an additional six on street residential parking spaces. Six properties on Debnams Road will be eligible for residential parking permits.
6. Part 3H of the Southwark Constitution delegates decision making for local non-strategic traffic management matters to the Community Council.

KEY ISSUES FOR CONSIDERATION

7. The development was granted planning consent in May 2011 under reference 11-AP/0139 for the demolition of existing buildings and construction of new building providing 127 residential units. Construction works are largely completed on site.
8. 44 private on site parking spaces are being provided as part of the development. An additional 7 on street parking spaces have also been created through works to Denhams Road. Six new houses on Debnams Road will be eligible for one residential parking permit each as outlined in the s106 agreement.
9. This development is located within Controlled Parking Zone N.

Silwood Street

10. Large mature trees used to be located along the western footway of Silwood Street. These created pinch points in the footway and trip hazards and it was agreed at planning that these could be removed and replaced with new planting. As part of the highways works the developer agreed to provide planting beds within the carriageway.
11. A new access to the private off street parking area has been constructed at the southern end of Silwood St and two new dropped kerbs have been constructed to provide access for bin stores located on Silwood Street.
12. These three changes have resulted in alterations to the location of parking bays on the western side of Silwood St. In order to ensure no net loss in parking spaces changes have also been made to maximise the parking layout on the eastern side of Silwood Street.
13. 'Fire brigade access' markings exist on Silwood Street on which will be removed and replaced with double yellow lines and parking bays. These markings do not comply with the Traffic Signs Regulations and General Directions order. Auto tracking drawings have been run to confirm that fire tender access is still available to the George Walter Housing Court. The Fire Brigade have been consulted on these changes and have no objections.

Corbett's Lane

14. Corbett's Lane is currently subject to single yellow waiting restrictions which are in force for the same time as the CPZ (8am – 6.30pm). Corbett's Lane previously was a no through road. This now provides access to the off street private car park servicing the development and weekly access for the biomass tanker and refuse collection vehicles.
15. The carriageway width is less than 4m wide. 24 hour waiting restrictions are required to ensure adequate access to the new development is always available. The need to introduce these restrictions was raised during the planning process.
16. Loading can continue to take place along this road for the premises fronting Rotherhithe New Road.

17. The southern section of Corbett's Lane which fronts the railway arches has always been an area of heavy inconsiderate parking. With changes in the occupancy of the railway arches this has reduced the over parking problem and there is the opportunity to provide 4 residents parking bays along the frontage of the development site.

Debnams Road

18. Debnams Road currently has three short stay bays near the junction with Rotherhithe New Road and 4 residents parking bays.
19. Changes to the junction to accommodate larger vehicles turning into Debnams Road from Rotherhithe New Road will result in the loss of one short stay bay.
20. An additional three residents bays will be provided further south along Debnams Road.
21. The six new terrace housing on Debnams Road will be eligible for one parking permit each.

Summary of Changes

Location	Existing	Proposed
Silwood St – resident bays	20	20
Corbetts Lane (South) – resident bays	0	4
Debnams Rd – resident bays	4	7
Short Stay Bays (Silwood St / Debnams Rd)	6	5
Total resident bays	23	30

Policy implications

22. The recommendations in this report are consistent with the policies of the Transport Plan 2011, specifically policy 4.2 – creating places that people can enjoy.

Community impact statement

23. The policies within the Transport Plan are adhered to in this report. These have been subject to an Equalities Impact Assessment.
24. The recommendations are not expected to have any disproportionate affect on any other community or group.

Resource implications

25. All costs arising from implementing the recommendation will be covered by the developer.

Legal implications

26. All Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1994.
27. If the recommendation is approved then the Council will follow the procedures set out in the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
28. Notice will be provided of the intention to make the order in local papers and in notices erected on site.
29. Any person can make a representation within a 21 day period of the notice of intent being advertised.
30. The Regulations require the Council to properly consider such representations.
31. By virtue of section 122, the Council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians and the provision of suitable and adequate parking facilities on and off the highway.

Consultation

32. No informal consultation has been undertaken. Changes to Corbetts Lane and Debnams Road were mentioned within the planning officers report under statutory consultee responses.
33. Some of the parking layout changes such as the planters in the carriageway are already 'on the ground'.
34. Should Community Council approve the items then statutory consultation will be carried out as part of the traffic order process. This process is set out in legislation.
35. The traffic order notice will be advertised in the Southwark News and the London Gazette. A number of site notices will be erected on lamp columns and similar fixtures around the site.
36. These notices and plans will be available for inspection on the Council website or by appointment at the Council offices.
37. Any person can make representations on the proposed order within 21 days of the date of order being advertised.

38. If objections are received which are not able to be resolved then a report will be brought to a future Community Council meeting for determination.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Online: http://www.southwark.gov.uk/downloads/download/2578/transport_plan	Leah Coburn 0207 525 4744

APPENDICES

No.	Title
Appendix 1	Existing Parking Layout
Appendix 2	CTP drawing – TMO/CPZ plan

AUDIT TRAIL

Lead Officer	Des Waters, Head of Public Realm	
Report Author	Leah Coburn, Principal Development Control Officer	
Version	Final	
Dated	31 October 2013	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	12 November 2013	