

Item No. 1.7	Classification: Open	Date: 29 June 2016	Meeting Name: Borough Bankside and Walworth Community Council
Report title:		Webber Street – Introduction of loading bay, permit holder bays and relocation of solo motorcycle bay	
Ward(s) or groups affected:		Cathedrals	
From:		Head of Highways	

RECOMMENDATION

1. It is recommended that the following non-strategic traffic and parking arrangements, detailed in the drawings attached to this report, are approved for implementation subject to any necessary statutory procedures;
 - Valentine Place
 - Provide 12m loading bay (where Valentine Row meets Valentine Place)
 - Remove solo motorcycle bay (to be relocated in Webber St)
 - Webber Street
 - Removal of a single yellow line along the frontage of the existing vehicular crossover.
 - Removal of four (4) permit holder bays
 - Provide double yellow lines across the new vehicular crossover into the car park
 - Provide new 12m loading bay
 - Reprovide solo motorcycle bay (relocated from Valentine Place).

BACKGROUND INFORMATION

2. Part 3H of the Southwark constitution delegates decision making for non-strategic traffic management matters to the community council.
3. Paragraph 15 of Part 3H of the Southwark constitution sets out that the community council will take decisions on the following local non-strategic matters:
 - the introduction of single traffic signs
 - the introduction of short lengths of waiting and loading restrictions
 - the introduction of road markings
 - the introduction of disabled parking bays
 - the setting of consultation boundaries for consultation on traffic schemes.
4. This report gives recommendations for amending the existing traffic regulation order for waiting restrictions and parking places. It also recommends the

introduction of loading bays, permit holder bays and relocation of solo motorcycle bay.

5. The origin and reasons for the recommendations are discussed within the key issues section of this report.
6. Webber St forms part of Quietway (QW2) which runs between Waterloo and Greenwich. Quietways provide cyclists with continuous, direct routes between key locations on lightly trafficked roads.

KEY ISSUES FOR CONSIDERATION

7. The proposals relate to the re-development of 1, 3-5 Valentine Place and 27-31 Webber Street which was given planning permission (13/AP/3791) on 25 September 2014 and allows for the provision of commercial and residential accommodation, car parking and public realm improvements.
8. This development will have commercial units on both the northern and southern side of the plot with no provision for on plot servicing. Highways officers support the proposals to provide dedicated loading bays to ensure the highway network is kept free from obstruction.

Parking matters

9. The development is located in parking zone C2 where no waiting, loading or stopping in the highway is allowed during operational hours (Mon-Fri: 8am - 6.30pm) except in a marked bay.
10. The relocation of the solo motorcycle bay and provision of loading bays are requirements of the s106 agreement Schedule 1
11. The loading only bays would be for the commercial (use classes A1/A3), business units (use class B1) and other retail units within the vicinity to ensure access to daily deliveries is provided in safe way.
12. As part of the Hampton Hotel development on Gray Street some permit holder bays were relocated to Webber St temporarily. However, these bays have been retained and formalized as part of the Quietway (QW2) scheme. This proposal will remove three bays east of Valentine Place (northern side of Webber St).
13. One temporarily relocated bay to the west of Valentine Place (northern side of Webber St) will also be removed to ensure visibility between vehicles exiting Valentine Place and Webber Street.
14. Double yellow lines (no waiting at anytime) will be introduced in front of the new vehicular crossover on Webber Street.

Policy implications

15. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011. particularly:

Policy 1.6 – Seek to support loading requirements in CPZ areas

Policy 7.1 - Maintain and improve the existing road network making the

best use of it through careful management and considered improvements.

Community impact statement

16. The policies within the transport plan upheld within this report have been subject to an equality analysis.
17. The recommendations are area based and will therefore have greatest effect upon those people living in the vicinity of the area.
18. The recommendations are not considered to have a disproportionate effect on any community or group.

Resource implications

19. All costs arising from implementing the recommendations will be fully met by the developer.

Legal implications

20. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
21. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
22. These regulations also require the council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
23. Should any objections be received they must be properly considered in the light of administrative law principles, human rights law and the relevant statutory powers.
24. 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.
25. These powers must be exercised so far as practicable having regard to the following matters:
 - a) the desirability of securing and maintaining reasonable access to premises.
 - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve amenity.
 - c) the national air quality strategy.
 - d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers.
 - e) any other matters appearing to the Council to be relevant.
26. By virtue of sections 45 - 46, the council may, by order designate parking places on highways in their area for vehicles or vehicles of any class specified in the

order; and the authority may make charges (of such amount as may be prescribed under section 46) for vehicles left in a parking place so designated.

27. The exercise by council of functions under this section shall not render council subject to any liability in respect of the loss of or damage to any vehicle in a parking place or the contents or fittings of any such vehicle.

Consultation

28. No informal (public) consultation has been carried out.
29. Should the community council approve the recommendations, statutory consultation will take place as part of the making of the traffic management order. This process is defined by national regulations.
30. The council will place a proposal notice in proximity to the site location and also publish the notice in the Southwark News and the London Gazette.
31. Any person wishing to comment upon or object to the proposed order will have 21 days in which to do so.
32. Should an objection be made that officers are unable to informally resolve, this objection will be reported to the community council for determination, in accordance with the Southwark constitution.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm 160 Tooley Street, London SE1 2QH Online: Southwark transport plan 2011 - Southwark Council	George Hutchful 020 7525 5473

APPENDICES

No.	Title
Appendix 1	Decision Notice
Appendix 2	Unilateral Undertaking S106 (Schedule 1)
Appendix 3	Existing layout
Appendix 4	Proposed layout

AUDIT TRAIL

Lead Officer	Matt Hill, Head of Highways	
Report Author	George Hutchful, Highway Development Engineer	
Version	Final	
Dated	16 June 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	No	No
Strategic Director of Finance and Governance	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	16 June 2016	