

Item No. 10.	Classification: Open	Date: 12 September 2016	Meeting Name: Planning Committee
Report title:		To release £176,570 from the s106 agreements associated with the below developments, for the purposes of improving safety and enhancing the built environment for all road users	
Ward(s) or groups affected:		Cathedrals	
From:		Chief Executive/Director of Planning	

RECOMMENDATION

1. To authorise the release of £176,570 of section 106 funding, from the below development, towards improving the built environment and enhancing road safety by providing crossing facilities, traffic calming measures in Webber Street and Webber Row and making adequate provision for cyclists adjacent to the development in Valentine's Place/Webber Street.

Permission Ref	Account No	Address	Amount
13/AP/0943	683	10 - 13 Rushworth Street SE1 0RB	£11,350
13/AP/3791	733	1, 3 - 5, 7 - 19 Valentine Place and 27 - 31 Webber Street	£165,220

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. The Council is committed to improving safety on Southwark's roads and enhancing provision for alternative modes of travel such as walking and cycling.
4. This area was historically a light industrial and commercial area. The nature of the area has been changing with new mixed use developments being built, and today the area comprises a mixture of modern apartments, housing estates, offices and mixed use buildings.
5. A number of the neighbouring sites have been redeveloped for residential use, including the London Bridge Collection on Southwark Bridge Road and the Wireworks in Great Suffolk Street.
6. Rushworth Street and surrounding area are predominately residential with two/three story high buildings. A property adjacent to the development site has buildings ranging in height up to 6 storeys. The area is located within a controlled parking zone and the site is not part of a conservation area.
7. In terms of policy designations, the site is located within the Bankside and District Town

Centre, Central Activity Zone, Air Quality Management Area, and Bankside and Borough Opportunity Area.

8. Valentine's Place site contains the buildings and land located at 1 - 1A, 3 - 5, 7 - 19 Valentine Place and 21, 27 - 31 Webber Street comprising of total area of 0.34 hectares. The site is bounded by Valentine Row, Valentine Place and Webber Street within the Valentine Place Conservation Area.
9. In terms of policy designations, the site is located within the Central Activities Zone, Air Quality Management Area, Bankside and Borough District Town Centre and forms part of the Bankside, Borough and London Bridge Opportunity Area.

KEY ISSUES FOR CONSIDERATION

Community Impact Statement

10. This project will support the council's commitment to meet the needs of Southwark's diverse community.
11. The proposed works have been designed to enhance the attractiveness of the area as places in which people choose to live and work. By implementing the public realm improvements in the area, the council is improving the environment and social sustainability of the community council area, providing high quality public places which local residents and workers can use, and which promotes the potential for interaction.
12. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
13. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment.
14. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
15. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

17. On Thursday 26 May 2016, the highways officers met with the ward Councillors at the development site on Valentine's Place to discuss potential works. Opportunities for improvement available in the vicinity of the developments have also been discussed.
18. It was decided to upgrade footways in Valentine's Place, Webber Street and Webber Row. Raised tables with appropriate crossing facilities will also be upgraded at the junctions of Webber Street /Webber Row and Webber Street/Valentine's Place.
19. Cycle stands are being proposed opposite the development site at the corner of Valentine's Place and Webber Street.
20. Local consultation is carried out before making any changes to the network.

Resource implications

21. The project will be managed by the Highways team which has an extensive experience of improving public realm in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

22. The proposal to authorise the release of £176,570 of s106 funding from the two legal agreements meet the following policy objectives as detailed in the Transport Plan.
- a) Policy 1.8 – Improve the walking environment and ensure that people have the information and confidence to use it
 - b) Policy 1.9 – Improve the cycling environment and ensure that people have the information and confidence to use it
 - c) Policy 4.2 – Create places that people can enjoy
 - d) Policy 4.3 – Make our streets greener
 - e) Policy 5.1 – Improve safety on our roads and to help make all modes of transport safer
 - f) Policy 5.2 – Seek to reduce vehicle speeds and educate and enforce against those who break speed limits
 - g) Policy 5.6 - We will seek to create conditions where our roads are safe
 - h) Policy 6.1 - Make our streets more accessible for pedestrians.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

23. The proposal is to release £176,570 from two s106 agreements in order to fund road safety improvements. The two agreements mentioned in the report have been reviewed and the expenditure proposed is in accordance with the identified contributions that were made.
24. The works proposed in the report are all in close proximity of the sites which were the subject of the agreements. Paragraph 17 of the report comments upon the consultation which has taken place with ward councillors.
25. Under the Council's constitution, the expenditure of s106 monies falls within the responsibility of the Planning Committee where it exceeds £100,000 and Members are therefore advised that they can approve the proposed expenditure as it is consistent with the terms of the agreement.

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
13/AP/0943	683	PRI	£6,750.00	£60.00
		TRA2	£4,500.00	£40.00
13/AP/3791	733	PRI	£90,360.00	N/A
		TRA2	£74,860.00	N/A

26. The above mentioned developments secured £176,570.00, combined in contributions towards public realm and site specific transport improvements. All £176,570.00 is currently unallocated and available.
27. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Finance and Governance

28. This report requests the planning committee to approve the release of £176,570 s106 funds from the legal agreements listed in the first paragraph of this report towards public realm improvements, road safety and traffic calming measures on Rushworth Street and surrounds.
29. The Strategic Director of Finance and Governance notes the council has received the related s106 funds and that they are available for the improvement works outlined in this report.
30. The s106 allocation of £176,570 represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital budget monitoring report to cabinet.
31. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICES

No.	Title
Appendix 1	Map of the area

AUDIT TRAIL

Lead Officer	Matthew Hill, Head of Highways		
Report Author	Mandalina Stricevic, Project Manager, Highways		
Version	Final		
Dated	1 September 2016		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Finance and Governance	Yes	Yes	
Director of Planning	Yes	Yes	
Date final report sent to Constitutional Team		1 September 2016	