

Item No. 7.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		To release £523,121.66 from the S106 agreements associated with the below developments, in order to deliver public realm improvements in Grange and Riverside	
Ward(s) or groups affected:		Project: Riverside and Grange Wards Funds: Riverside and Grange Wards	
From:		Director of Planning	

RECOMMENDATION

1. To authorise the release of £523,121.66 of Section 106 funding, from the below developments, to deliver public realm improvements, as outlined in paragraphs 4 and 5.

Permission Ref	Account No	Address	Amount
09/AP/1874	441	150 Spa Road, Bermondsey Spa, London SE16 4RR	£16,500.00
09/AP/1917	547	Century House, 82-84 Tanner Street and 62 Riley Road, London SE1 3PJ	£134,917.22
12/AP/0164	621	Site at 126 Spa Road, London, SE16 3QT	£59,901.54
12/AP/1423	627	Site at 19 Spa Road, London SE16 3SA	£51,822.14
12/AP/3127	668	Site at 2 Old Jamaica Road and 168 Abbey Street, London, SE16 4AN	£51,230.76
14/AP/2102	734	Site bounded by Grange Walk, Grange Yard and the Grange, London, SE1	£208,750.00
TOTAL			£523,121.66

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. This proposed programme of public realm improvement works will focus on:
 - Enhancing pedestrian crossings on Thurland Street, Spa Road and Maltby Street to provide raised tables and tactile paving.

- Improving provision for cyclists in Thurland, Alscot and Spa Roads, Maltby Street, Grange Walk and The Grange.
 - Improving the condition of, and widening, of existing footways in Maltby Street and Spa Road, in order to meet the standards set out in Southwark's Streetscape Design Manual (SSDM).
4. These proposals will also complement delivery of previously funded section 106 projects delivered through the Bermondsey Streetscape improvement programme which were approved by the planning committee on 15 July 2014 (item 7).
 5. Such programmes respond to requests from the local community, councillors and local partnerships to seek a strategic way to bring a number of separate historical section 106 legal agreements together and to deliver a holistic programme of streetscape improvements.
 6. The programme proposes projects which have been promoted through consultation with the Public Realm and Transport Planning teams. Discussions have also taken place with ward councillors for comment on proposals.
 7. Given the above, the proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

KEY ISSUES FOR CONSIDERATION

8. In order to match available section 106 funding to potential projects, a mapping exercise was carried out by Public Realm, in order to understand the distribution of unspent section 106 monies by purpose (transport specific contribution / public realm). Having mapped the existing funds, a list of projects was then drawn up through consultation meetings as described above in paragraphs 7 and 8.
9. This report therefore seeks to release funding to provide accessible crossing facilities and improve cycling and pedestrians' experience in Old Jamaica Road, Thurland Road, Grange Walk, the Grange, Spa Road and Maltby Street.
10. The northern footway in Spa Road is inaccessible to vulnerable users, so it is proposed to widen the existing footway. This will enhance the accessibility and safety for all users.
11. The footway adjacent to the development in Maltby Street (southern section) has been upgraded in line with Southwark's SSDM requirements. The footway opposite has been left in-situ. It is proposed to widen the northern section of the footway and to bring it up to Southwark's standard. To improve safety, a raised table will be constructed at the entrance to Ropewalk and at the junction with Tanner Street.
12. Improving safety in Thurland Road is a primary aim of the Thurland Road project. It is proposed to either turn Thurland Road into one way northbound with cycle contra-flow southbound or close Thurland Road to traffic between Spa Road and Dockley Road. The final proposal will be determined following consultation with local residents and stakeholders.

Community Impact Statement

13. These projects support the council's commitment to meet the needs of Southwark's diverse community.

14. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment.
15. 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.
16. The proposal has no adverse impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
17. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.
18. The programme of the projects described above has been designed to enhance the attractiveness of Bermondsey as a place in which people choose to live and work.
19. By implementing the above environmental projects in the area, the council is improving the environment 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.
20. The delivery of these projects will also continue the regeneration that is taking place in the area and achieve sustainable development.
21. All projects will be designed to be fully accessible to all, without prejudice or discrimination.

Consultation

22. On Tuesday, 26 January 2016, the highways officers met with Riverside ward Councillor Al-Samerai in Thurland Road to discuss potential works. Councillor Al-Samerai was particularly interested in ensuring the road safety improvements in the vicinity of the local school are addressed.
23. Details of the proposed works were sent to Grange and Riverside ward councillors on Thursday, 8 September 2016.
24. Local consultation will be carried out before changes are proposed to the network.
25. Because parking alternations and crossing facilities are proposed on the public highway statutory consultation is required.

Resource implications

26. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
09/AP/1874	441	TRA2	£16,500.00	N/A
09/AP/1917	547	TRA2	£117,093.00	£17,824.22
12/AP/0164	621	PRI	£34,500.00	£1,440.92
		TRA2	£23,000.00	£960.62
12/AP/1423	627	PRI	£30,750.00	£343.28
		TRA2	£20,500.00	£228.86
12/AP/3127	668	TRA1	£25,260.00	£234.27
		TRA2	£25,500.00	£236.49
14/AP/2102	734	PRI	£125,250.00	N/A
		TRA2	£83,500.00	N/A
Totals			£501,853.00	£21,268.66
TOTAL				£523,121.66

27. The above mentioned developments secured £523,121.66 combined, in contributions towards public realm, site specific transport and strategic transport improvements. All £523,121.66 is currently unallocated and available.

28. The project will be managed by the Highways and CGS teams, who have extensive experience of delivering projects in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

29. The proposal(s) meet the following Fairer Future Promise:

- Promise 1: Value for money
- Promise 6: A greener borough
- Promise 7: Safer communities.
- Promise 9: Revitalised neighbourhoods
- Promise 10: Age friendly borough

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

30. The report requests authority from the committee for the release of £523,121.66 from a number of section 106 Agreements in order to allow for the delivery of public realm improvements in the Grange and Riverside wards.

31. Paragraphs 22 to 25 of the report indicate the consultation which has taken place including the referral to ward councillors.

32. Monies paid in accordance with financial obligations contained within section 106 Agreements are intended to mitigate the harm caused in the vicinity of the site as a result of the development taking place. Such s.106 monies must be spent in accordance with the terms of the specific Agreements and also the tests set out in Regulation 122 of the community infrastructure levy regulations. The agreements specified in this report have been checked and they have all been found to be compliant in respect of the relevant tests and their specific terms.

33. The decision to consider and approve the expenditure of section 106 monies is a matter reserved to members of the Planning Committee. Members are therefore able to authorise the release of monies as outlined in this report.

Strategic Director of Finance and Governance

34. This report requests the planning committee to approve the release of £523,121.66 from the legal agreements listed at paragraph 1 of this report, towards public realm improvement works in Grange and Riverside.
35. The director of planning has confirmed that the section 106 funds associated with the agreements listed in this report are available, and the proposed allocations accord with the terms of the section 106 agreements.
36. The strategic director of finance and governance notes the council has received the related section 106 funds, and they are available for the projects outlined in this report.
37. Staffing and any other costs associated with this recommendation are to be contained within existing departmental 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

AUDIT TRAIL

Lead Officer	Matt Hill, Head of Highways	
Report Author	Mandalina Stricevic, Project Manager	
Version	Final	
Dated	7 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet member	No	No
Date final report sent to constitutional team		7 September 2017