

Item No. 9.	Classification: Open	Date: 18 December 2017	Meeting Name: Planning Committee
Report title:		<u>Balfour Street</u> To release £252,301.86 from the S106 agreements associated with the developments listed in the report, to deliver public realm and highways improvements along Balfour Street.	
Ward(s) or groups affected:		Project: East Walworth Funds: Newington	
From:		Director of Planning	

RECOMMENDATION

1. That planning committee approve the release of £252,301.86 of Section 106 funding, from the below developments, to deliver public realm and highway improvement works, as set out in paragraphs 3 and 4.

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 proposed Balfour Streetscape Improvement Scheme seeks to improve the safety of pedestrians and cyclists through improvements to the public realm and highways.
4. The Section 106 contributions will fund the following works:
 - Footway Resurfacing
 - Raised table on Rodney Road to reduce speeds
 - Relocation of the pedestrian crossing to the east of Rodney Road to provide a safer more direct link between Victory Community Park and Nursery Row Park
 - Junction improvements to reduce speeds into Balfour Street
 - Additional trees will be introduced along the street.

KEY ISSUES FOR CONSIDERATION

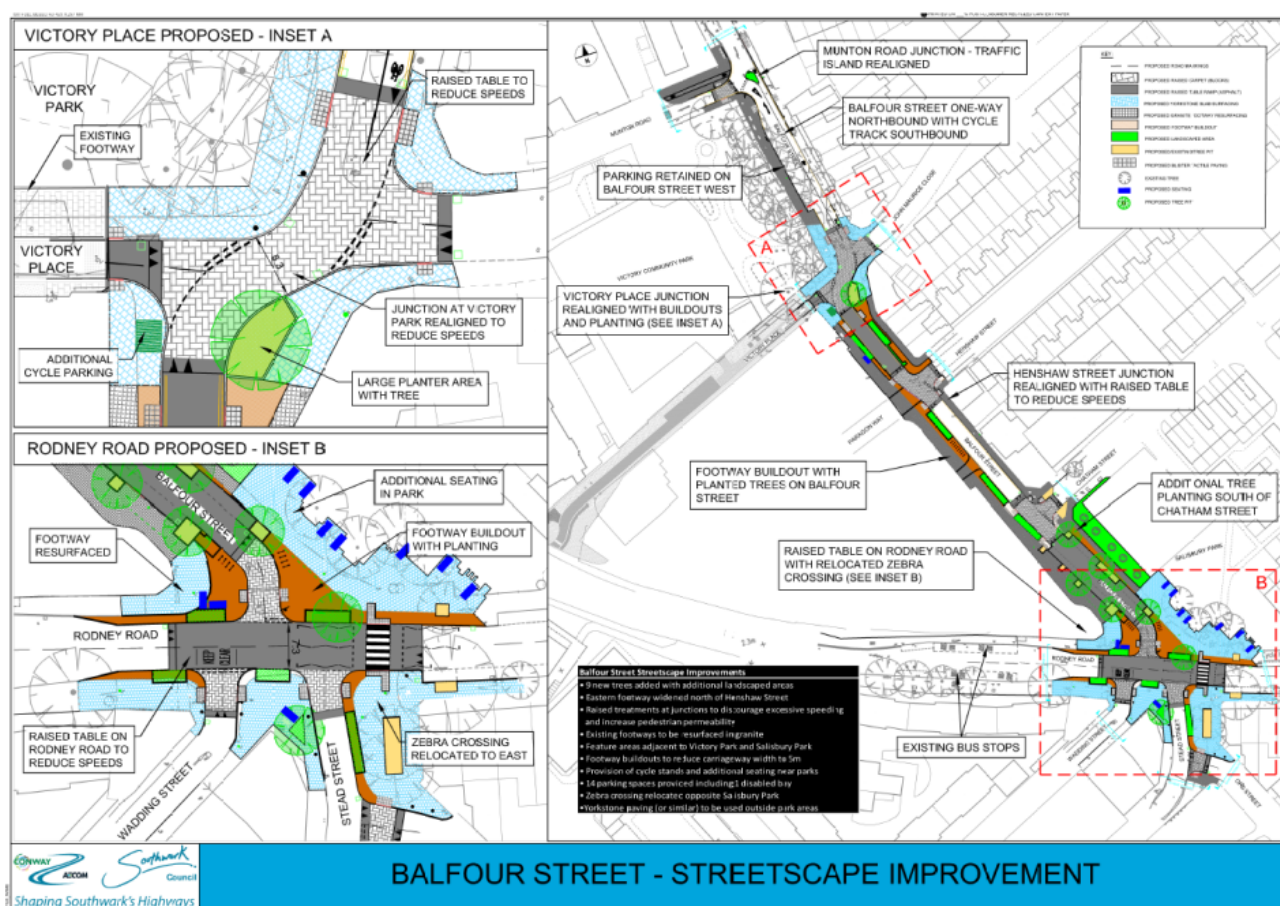
Community impact statement

5. This project will support the council's commitment to meet the needs of Southwark's diverse community.
6. The proposed works have been designed to enhance the safety and attractiveness of the Balfour Street area.
7. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.

8. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
9. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

10. This is additional funding to support a previous Section 106 release, as presented and passed at Planning Committee 24 September 2015.
11. In November 2016 informal consultation was held with residents and community groups directly affected by the proposed improvements.
12. In June 2017 residents and businesses in surrounding streets were asked to provide comments on what they did and/or did not like about the design, and how they would improve it. These comments have been included in the design.



Resource Implications

13. The below mentioned developments secured £252,301.86, combined, in contributions towards public realm, site specific transport and environmental improvements. The £252, 301.86 is currently unallocated and available.

Permission Ref	Account No	Address	Purpose	Amount
11/AP/0868	666	2-10 Steedman Street, London, SE17 3AF	TRA2	£142,134.19
13/AP/1235	702	226 Hillingdon Street, London, SE17 3JD	TRA2	£9,662.91
10/AP/0521	488	36-38 Penrose Street, London, SE17 3DW	PRI	£36,911.76
07/AP/0650	352	Land At Amelia Street & Robert Dashwood Way, London, SE17 3PY	PRI	£8,593.00
05/AP/2502	291	Castle House, 2-20 Walworth Road, London, SE1 6SP	ENV	£50,000.00
02/AP/1290	189	The Castle Service Station, 100-114 Walworth Road SE1	ENV	£5,000.00
TOTAL				£252,301.86

14. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
15. The project will be managed by the transport projects team, which sits within the Highways division and has extensive experience of delivering highway and public realm improvements in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

16. The proposals meet the following Fairer Future Promises:

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

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

17. The Agreements referred to at paragraph 13 of the report all have balances available for expenditure. Some of the Agreements were concluded some time ago and after such lengthy periods it is not surprising that the specific works which are now identified in this report were not anticipated at the time of the original agreement. Accordingly, the authority for the expenditure is reliant upon provisions in the various Agreements which allow any surpluses (paragraph 13 of the report refers to contributions in the listed Agreements which were made towards public realm, site specific transport and

environmental improvements) to be spent on other works required in the vicinity of the site.

18. Any expenditure will also need to meet the tests which are set out in Regulation 122 of the Community Infrastructure Regulations 2010 which require that a planning obligation must (a) be necessary to make the development acceptable in planning terms; (b) directly relate to the development; and (c) fairly and reasonably relate to the scale of the development.
19. The decision to consider and approve the expenditure of section 106 monies is reserved to members of the planning committee in accordance with Part 3F, paragraph 9 of the Council Constitution.

Strategic Director of Finance and Governance CAP17/71

20. This report seeks approval from the planning committee to release the sum of £252,301.86 from the various agreements listed at paragraph 13 of this report, towards the delivery of public realm and highway improvement works along Balfour Street.
21. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects and the proposed allocation accords with the terms of the agreements.
22. The strategic director of finance and governance notes the resource implications at paragraphs 13 to 15, confirms the council has received the related section 106 funds, and they are available for the purposes outlined in this report.

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
None	

AUDIT TRAIL

Lead Officer	Matt Hill, Head of Highways		
Report Author	Rachel Gates, Programme Management Officer		
Version	Final		
Dated	30 November 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
Date final report sent to Constitutional Team			7 December 2017