

Item No. 7.	Classification: Open	Date: 16 January 2018	Meeting Name: Planning Committee
Report title:		Harper Road improvement scheme: To release £267,259.52 from the S106 agreement(s) associated with the below development(s), to deliver street improvements at various points along Harper Road.	
Ward(s) or groups affected:		Project: Chaucer Funds: Chaucer	
From:		Director of Planning	

RECOMMENDATION

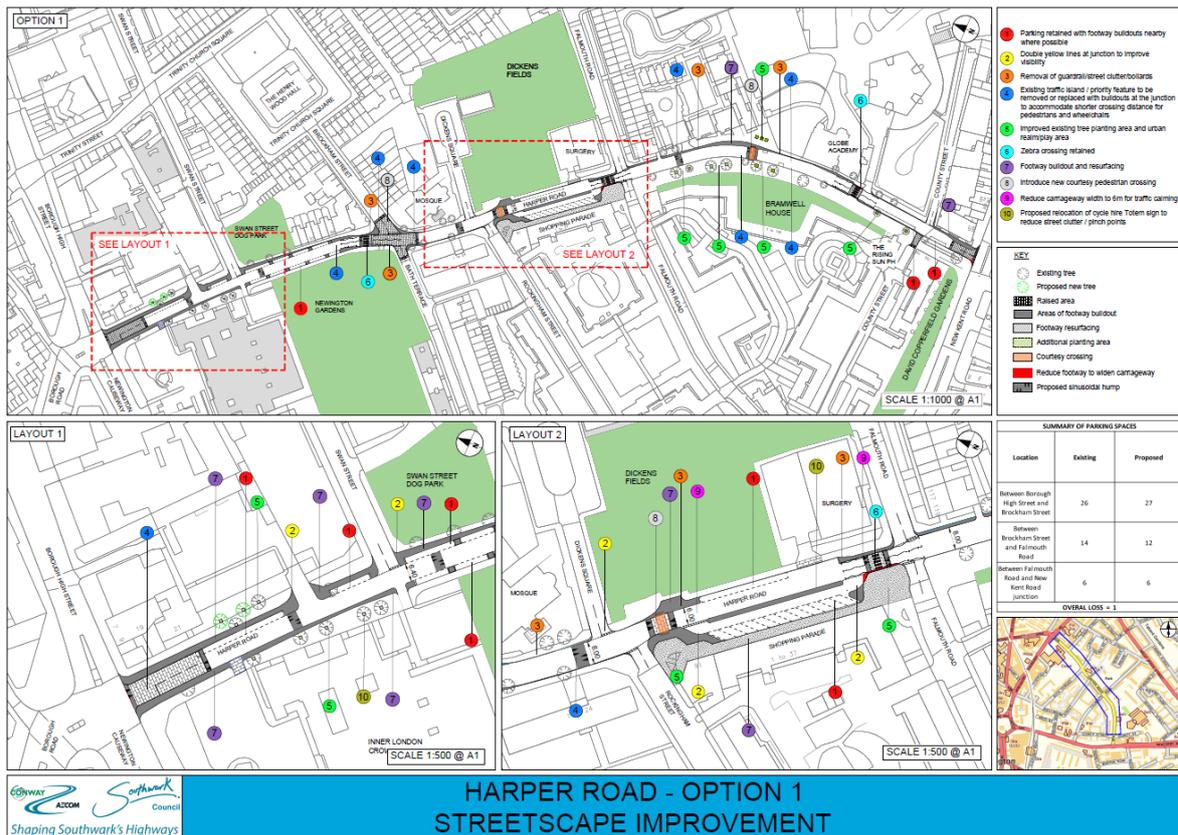
1. That planning committee authorise the release of £267,259.52 from the S106 agreement associated with the developments listed in paragraph 25, in order to deliver street improvements in Harper Road, as set out in paragraphs 3-11.

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 Harper Road improvement scheme seeks to improve the safety of pedestrians and cyclists through improvements to the public realm and highways.
4. The money will fund improvements to the street to make it feel safer, more attractive and provide safe crossing points for vulnerable users. The four areas of interest are:
 - a. The shopping parade at 16-40 Harper Road, which will provide an interface with the new entrance to Dickens Square Park, currently in design
 - b. Footway and carriageway improvements between Newington Gardens and Dickens Square Park
 - c. A crossing point at the Ark Globe infant school entrance
 - d. Footway improvements south of the secondary school entrance to Ark Globe academy.
5. At the shopping parade 16 – 40 Harper Road, public realm improvements will provide a sense of place and provide inclusivity and interaction between members of the community. The works will encourage park users to visit the shops and conversely for shop users to cross over and use the park. It is also hoped that there will be greater social interaction between members of the community north of Harper Road with those to the south, achieving more social cohesion.
6. Improvements will completely rebuild the footway and carriageway which are in disrepair and include a safe crossing at the northern end of shopping parade in line with desire lines and adapted for people with disabilities. The crossing will be a raised

table in order to slow traffic and enhance safety for pedestrians and cyclists. The presence of HGVs will be reduced through either the design at the shopping parade (closure of road), or through improvements as part of a Quietway scheme, due to begin January 2018.

7. Increased footway will be available adjacent to the shops which can then be used for licensed tables and chairs, replacing the existing planters which are associated with antisocial behaviour. It is hoped that this will create a place for people to visit and stay. Some new planting and trees will be added where possible with consideration given to sustainable drainage systems (SuDS).
8. The footway in front of the shops will be increased to allow refuse bins to be stored away from shop entrances and it is proposed that the TfL cycle hire stand be shortened, or relocated, to improve pedestrian access to the park. The needs of vulnerable pedestrians will be catered for by the decluttering and reduction of street furniture, keeping the colour of the footway uniform to prevent confusion and the introduction of tactile paving for the safety of visually impaired people. Lighting will also be improved to enhance security.
9. Works to the area between Newington Gardens and Dickens Square Park will improve pedestrian comfort when crossing from one park to the other and for those using the mosque. Extended raised tables are proposed with footway buildouts to decrease crossing distances. Tactile paving will ensure safety for visually impaired people.
10. Improvements are proposed for Harper Road south of Falmouth Road, in order to provide a safe crossing point at the desire line for people using the infant school and primary school opposite Bramwell House. It is proposed that footways are built out and that a raised, informal, crossing is added, with the benefit of slowing traffic as well as improving pedestrian comfort. It is also proposed that guard rails are replaced with planters.
11. Improvements are proposed for Harper Road south of County Street to increase the width of the eastern footway, which currently experiences a high volume of pedestrian flows from the adjacent secondary school. At present it is too narrow and doesn't feel safe, with school teachers employed to take pupils safely to New Kent Road. A raised side entry table is also proposed here, so as to offer an improved crossing and slow traffic turning from New Kent Road. These measures will provide a much improved environment for pedestrians.



KEY ISSUES FOR CONSIDERATION

Community impact statement

12. This project will support the council's commitment to meet the needs of Southwark's diverse community.
13. The proposed works have been designed to enhance the attractiveness and safety of the area, as a place in which people choose to live, work and visit. By implementing the public realm improvements, the council is improving the environment and social sustainability of the area, providing high quality public places which promotes public interaction.
14. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
15. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

17. Ward councillors from Chaucer Ward are aware that there are works proposed for Harper Road and have been made aware of discussions with the Friends of Harper Road Triangle resident group, who have proposed many of the features in the concept

design. Comments have been supportive of the measures put forward by the projects team.

18. Ward Councillor Karl Eastham attended a public workshop on Dickens Square Park on 5 July 2017, where improvements to the adjacent public realm and traffic calming were discussed. In addition, the project and the Quietway proposals have been discussed with Councillor Eleanor Kerlake.
19. In order to understand their aspirations and concerns for the area, local shopkeepers were interviewed. They raised the antisocial issues and are in favour of space for licensed chairs and tables. They all request chevron parking and for bins to be relocated.
20. The Ark Globe gave feedback as part of a site visit and requested a wider footway for secondary school students and safe crossing point for infant school pupils and parents/carers.
21. The Mosque trustees, Imam and congregation took part in a site meeting with Highways and Parks project managers to discuss their aspiration for the area. These include safer crossing points at desire lines to protect children attending study classes in the evenings as well as general public realm improvements, slowing of traffic and removal of HGVs. Further consultation is planned with the Bengali and Somali groups.
22. Feedback to concept design is planned as part of the St Georges to Thurlow Street Quietway This is currently at Route Delivery Plan stage (RDP), due for scoping in January 2018 and engagement in March 2018. Formal consultation on outline designs is planned for January 2019 (dates to be confirmed).

Resource Implications

23. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
24. The project will be managed by the highways projects team, who have extensive experience of delivery in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.
25. The following developments secured £267,259.52, combined, in contributions towards public realm, site specific transport and security improvements. All £267,259.52 is currently unallocated and available.

Permission Ref	Account No	Address	Purpose	Amount
04/AP/2348	282	New Caledonian Antiques Market; Land Bounded By Bermondsey Street, Abbey Street, Tower Bridge Road And Long Walk, SE1	SEC	£57,878.00
10/AP/2081	510	153-163 Harper Road, London, SE1 6AE	TRA2	£11,770.00
10/AP/3131	526	28-30 Trinity Street, London SE1 4JE	TRA2	£13,250.00

Permission Ref	Account No	Address	Purpose	Amount
10/AP/2849	551	Hand In Hand, 37 Arch Street, London, SE1 6PQ	DISA	£5,000.00
			PRI	£14,250.00
			TRA2	£9,500.00
11/AP/0217	565	20-30 Wilds Rents, London, SE1 4QG	PRI	£27,750.00
11/AP/2577	591	157-159 New Kent Road, London SE1 4AG	DISA	£18,116.69
			PRI	£11,322.93
			TRA2	£7,548.62
09/AP/1940	600	89-93 Newington Causeway, London, SE1 6BN	PRI	£10,301.53
13/AP/0501	695	1-20 Spurgeon Street, London, SE1 4YP	PRI	£4,000.00
			TRA2	£25,000.00
13/AP/1714	707	127-143 Borough High Street, London SE1 1NP	TRA2	£51,571.75
TOTAL				£267,259.52

26. The proposed allocations accord with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments

Policy implications

27. 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.
- Promise 10: Age friendly borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

28. It is clear from the report that there has been extensive consultation concerning the proposed street improvements along Harper Road over many months. Authority is now sought to spend £267,259 on these works from a variety of section 106 Agreements.
29. The Agreements referred to at paragraph 26 of the report have been checked and it is confirmed that the contributions are being spent in accordance with the terms of the specific section 106 Agreements and also the legal tests relating to the validity and expenditure of section 106 monies.
30. 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

31. This report seeks approval from the planning committee to release the sum of £267,259.52 from the various agreements listed public realm improvements in Southwark.
32. 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.
33. The strategic director of finance and governance notes 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
Copies of Consultation reports	Planning Division, 160 Tooley Street, London SE1	Jo Lesak 020 7525 0127

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Matthew Hill, Head of Highways	
Report Author	Jo Lesak, Project Manager - Transport Group	
Version	Final	
Dated	17 November 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABNET 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		1 December 2017