

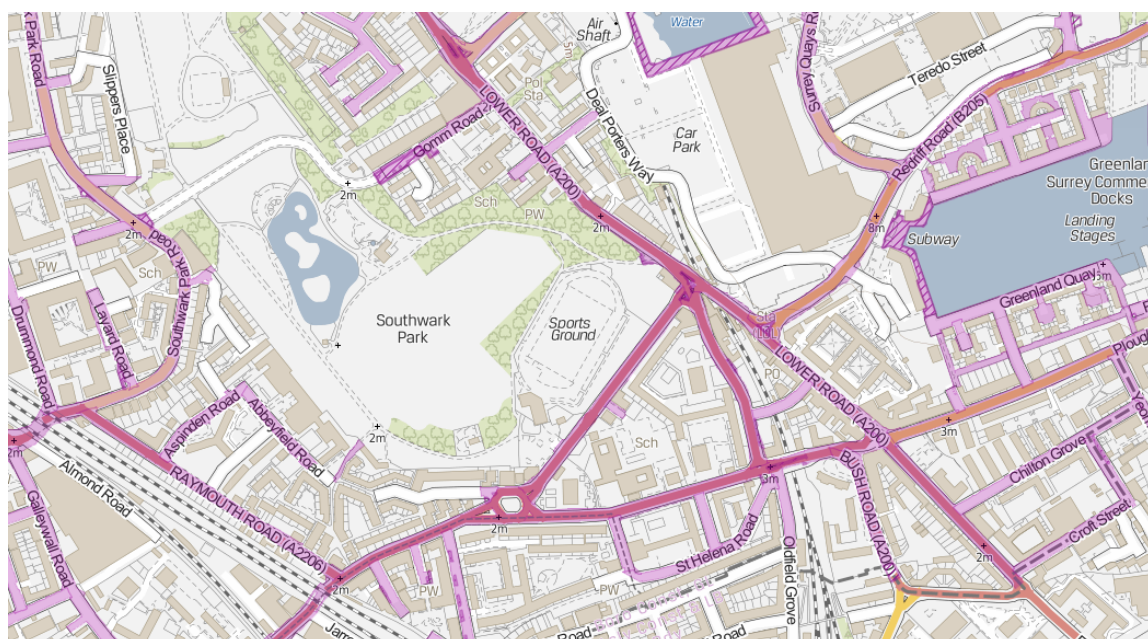
Item No. 6.	Classification: Open	Date: 16 January 2018	Meeting Name: Planning Committee
Report title:		Lower Road highway improvements: To release £726,810.37 from the S106 agreements associated with the below developments, in order to deliver highway improvements to Lower Road, including the Gyratory scheme works.	
Ward(s) or groups affected:		Project: Rotherhithe and Surrey Docks Wards Funds: Rotherhithe and Surrey Docks Wards	
From:		Director of Planning	

RECOMMENDATION

1. That Members of the committee approve the release of £726,810.37 from the S106 agreements associated with the developments listed in paragraph 15, in order to deliver highway improvements to Lower Road, as set out in paragraphs 3-5.

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 study area covers the Lower Road Gyratory Area and extends north to Surrey Quays Road.



4. The funding is required to carryout the following:
 - Carryout an outline design in accordance with the policy objectives below.
 - Traffic modelling of the design.
 - Consultation
 - Detailed Design
 - Construction

5. The proposal is to develop a Highway scheme which achieves Policy 32 of The Canada Water Area Action Plan (CWAAP), which states the following:
 - Creating a new high street linking the Canada Water Basin with Lower Road and strengthening existing retail provision in Lower Road.
 - Undertaking public realm improvements on Lower Road to improve the retail environment.

NB. The retail improvement works are being funded separately and are being managed by the Regeneration Team in the Chief Executive's office.
 - Improving pedestrian and cycle links between Hawkstone Road, Surrey Quays station and the shopping centre.
 - Reinforcing the viability of the shopping parade by making sure that no more than two units in any one section of the frontage are used as hot food takeaways.
 - Reintroducing two-way traffic movement on Lower Road to help make traffic movement more efficient and improve the environment around the gyratory.
 - Enabling a straight through movement for vehicles between Plough Way and Rotherhithe New Road.

KEY ISSUES FOR CONSIDERATION

Community Impact Statement

6. This project will support the council's commitment to meet the needs of Southwark's diverse community.

7. The proposed works will be designed to enhance the attractiveness and safety of the area, as a place in which people choose to live, work and visit. By making improvements to the public realm, the council will improve the environment and social sustainability of the area, providing a high quality environment which promotes public interaction.

8. The proposals will be designed to be fully accessible to all, without prejudice or discrimination.

9. The proposals have no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.

10. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

11. There has been full consultation on the Canada Water Area Action Plan and the table below outlines the informal consultations that have taken place.

Event	Date	Description
Community Council	Jan 2013	Project update, workshop & presentation on previous work, options for Lower Road and CS4
Cabinet Member briefing	Feb 2013	Project history and update
Cabinet Member briefing	Mar 2014	Project update
Cabinet Member briefing	Sep 2014	Network options update
Ward Member site visit	Sep 2014	Walkabout and project update
Cabinet Member briefing	Jun 2015	Project update – option development
Community Council	Oct 2015	Pre-consultation
Canada Water Consultative Forum	Oct 2015	Pre-consultation
Ward Member briefing	Feb 2016	Project update & discussion

12. As the proposals are developed, full consultation will continue to be undertaken.

Resource Implications

13. All costs arising from the design and modelling of the scheme will be met from the S106 agreements attached to the planning permissions for the development sites.
14. The project will be managed by the transport planning and the highway 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.
15. The following developments secured £726,810.37, combined, in contributions towards public realm, site specific transport and security improvements. All £726,810.37 is currently unallocated and available.

Permission Ref	Account No	Address	Purpose	Amount
12/AP/4126	693	Canada Water Sites C And E, Surrey Quays Road, London SE16 2XU	TRA1	£213,419.42
			TRA2	£249,499.23
13/AP/0568	692	Land At 247-251 Lower Road And 2-8 Plough Way, London, SE16 2LS	TRA1	£6,791.22
			TRA2	£7,100.50
14/AP/0000	777	Thames Tideway Tunnel At Chambers Wharf, Chambers Street, Bermondsey, London, SE16	TRA1	£250,000.00
TOTAL				£726,810.37

16. 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

17. 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

18. It is clear from the report that there has been extensive consultation concerning the proposed network and highway improvements along Lower Road, over several years. Authority is now sought to spend £726,810.37 on these works from a variety of section 106 Agreements.
19. The Agreements referred to at paragraph 15 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.
20. 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 CAP17/70

21. This report seeks approval from the planning committee to release the sum of £726,810.37 from the various agreements listed at paragraph 15 of this report towards highway improvements along Lower Road.
22. 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.
23. The strategic director of finance and governance notes the resource implications at paragraphs 13 to 16, 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

AUDIT TRAIL

Lead Officer	Sally Crew, Transport Policy Manager	
Report Author	Ian Ransom, Consultant – Lower Road	
Version	Final	
Dated	4 January 2018	
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 Planning	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		4 January 2018