

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 1 June 2020	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		To release £1,000,442.43 from the S106 agreements associated with the below developments, in order to deliver expansion of the docked cycle hire expansion and associated highway improvements	
<b>Ward(s) or groups affected:</b>		London Bridge & West Bermondsey, North Bermondsey, South Bermondsey, Rotherhithe, Surrey Docks, Old Kent Road, North Walworth, Faraday, Newington, London Bridge and West Bermondsey, Faraday, and Camberwell Green	
<b>From:</b>		Director of Planning	

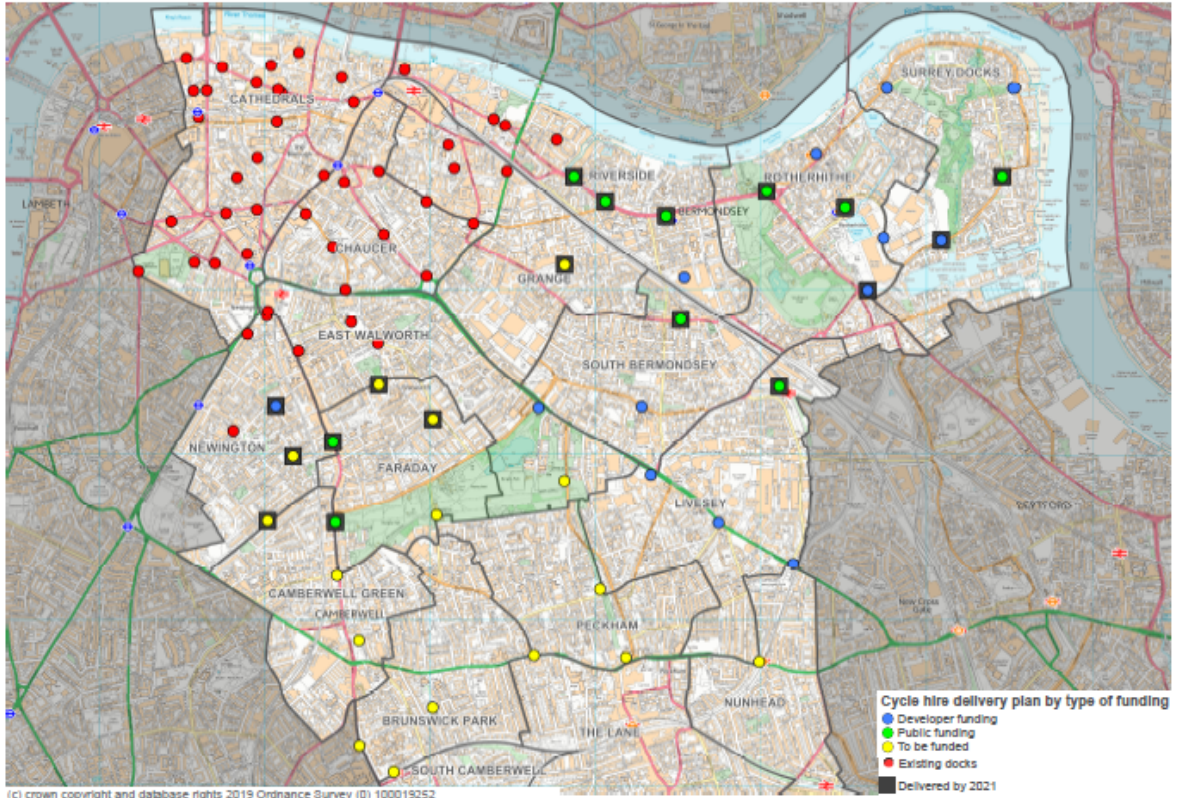
### **RECOMMENDATION**

1. That planning committee agrees the release of funds totalling £1,000,442.43 from the S106 agreements associated with the developments listed in paragraphs 3-8, in order to deliver the first phase expansion of the docked cycle hire scheme as shown in figure 1.

### **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 has long sought the expansion of the docked cycle hire scheme and remains a key ambition as set out in the Council Plan and Movement Plan. TfL have advised that from an operational perspective that a southern boundary broadly following the rail line through Camberwell and Peckham is the full extent to which an expansion could be considered.
4. In August 2019, TfL announced funding for the expansion of cycle hire along cycle way 4 (Jamaica Road to Canada Water). This will delivered alongside the infrastructure improvements which are currently on site.
5. The proposed phasing of the cycle hire expansion was endorsed by Cabinet on 30 October 2019 and is presented in two phases as set out in Figure 1. Please note the locations are indicative and will be further developed in discussion with TfL and will be subject to public consultation.

### Cycle hire expansion delivery plan



6. Phase one will be delivered by 2021 and builds on the announced TfL investment in cycle hire along cycle way 4 it is proposed that additional docking stations are pursued in Bermondsey, continued along Lower Road and provided on the Rotherhithe to Peckham cycle route. As part of the Walworth Road investment is proposed to connect to the existing docking in Kennington. These two expansion areas will form a substantial increase in access to cycle hire and provide connections to Burgess Park.
7. Phase two will delivered by 2023 provide docking stations in Camberwell and Peckham as well as the Old Kent Road to complete the envisaged expansion.
8. The funding is required to deliver the expansion including design, consultation and implementation as well as supporting complementary measures such as public cycle parking, landscaping

### KEY ISSUES FOR CONSIDERATION

#### Community impact statement

9. This project will support the council's commitment to meet the needs of Southwark's diverse community.
10. The proposed works will be designed to enhance the attractiveness and safety of cycle hire docking stations. By improving access to active travel infrastructure and 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 and physical activity.

11. The proposals will be designed to be fully accessible to all, without prejudice or discrimination.
12. The proposals have no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
13. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

### Consultation

14. There has been full consultation on both the Council Plan and Movement Plan to which there was general support for improving access to cycling and cycle hire expansion.
15. As the individual sites are developed, full consultation will continue to be undertaken.

### Resource implications

16. The project will be managed by the transport policy 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.
17. The following developments secured £1,000,442.43, combined, in contributions towards public realm, site specific transport and security improvements. All £1,000,442.43 is currently unallocated and available.

Case Ref	Account Number:	Site Address	Ward	Amount
11/AP/2565	616	QUEBEC WAY INDUSTRIAL ESTATE, QUEBEC WAY, LONDON, SE16	Surrey Docks	£188,245.41
12/AP/3940	712	SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE 245 BLACKFRIARS ROAD SE1 & RAILWAY ARCHES	Borough & Bankside	£172,662.45
12/AP/4126	693	CANADA WATER SITES C AND E, SURREY QUAYS ROAD, LONDON SE16 2XU	Rotherhithe	£82,369.77
09/AP/1089	530	KINGS COLLEGE HALL, 10 CHAMPION HILL, LONDON, SE5 8AN	Champion Hill	£70,000.00
15/AP/3508	820	94-116 SOUTHWARK PARK ROAD, LONDON, SE16 3RR	South Bermondsey	£30,976.49

<b>Case Ref</b>	<b>Account Number:</b>	<b>Site Address</b>	<b>Ward</b>	<b>Amount</b>
14/AP/1302	749	FIELDEN HOUSE, 28-42 LONDON BRIDGE STREET & 21-27 ST THOMAS STREET SE1	London Bridge & West Bermondsey	£102,296.89
14/AP/1552	007	FORMER SOUTHWARK CAR POUND, 25 MANDELA WAY, LONDON, SE1 5SS	London Bridge & West Bermondsey	£99,428.91
13/AP/3059	720	6-14 MELIOR STREET AND LAND ADJOINING TO THE REAR OF OUR LADY OF LA SALLE AND SAINT JOSEPH CATHOLIC CHURCH , LONDON, SE1 3QP	London Bridge & West Bermondsey	£18,500.00
12/AP/2942	661	4-10 LAMB WALK AND 7-9 MOROCCO STREET, LONDON, SE1 3TT	London Bridge & West Bermondsey	£14,847.76
14/AP/0175	725	16A WYNDHAM ROAD AND 166, 168, 170, 172, 174, 176 AND 176A CAMBERWELL ROAD, LONDON, SE5	Camberwell Green	£3,729.09
06/AP/1290	467	LAND AT 170-176 GRANGE ROAD, LONDON, SE1 3BN	London Bridge & West Bermondsey	£766.07
11/AP/1390	572	LAND AT 177-184 GRANGE ROAD, LONDON, SE1 3AA	London Bridge & West Bermondsey	£76.00
17/AP/0367	832	SOUTHWARK FIRE STATION, 94 SOUTHWARK BRIDGE ROAD, LONDON, SE1 0EG, GROTTA PLACE AND GROTTA PODIUMS	Borough & Bankside	£20,000.00
11/AP/1097	380	TAVERN QUAY COMMERCIAL CENTRE, ROPE STREET, LONDON, SE16 7TX	Surrey Docks	£33,323.25

Case Ref	Account Number:	Site Address	Ward	Amount
12/AP/1066	654	44-50 AND 52-58 LANCASTER STREET, LONDON, SE1 0S	St George's	£21,196.91
13/AP/1864	716	525-539 OLD KENT ROAD LONDON SE1	Old Kent Road	£19,228.26
12/AP/4049	676	27-29 BLUE ANCHOR LANE, LONDON, SE16 3UL	South Bermondsey	£19,020.50
11/AP/0217	565	20-30 WILDS RENTS, LONDON, SE1 4QG	Chaucer	£18,500.00
13/AP/2007	698	161-165 BOROUGH HIGH STREET AND 71 NEWCOMEN STREET, LONDON SE1	Chaucer	£16,076.00
11/AP/2242	641	DOCKLAND SETTLEMENT AND LAND ADJOINING, ROTHERHITHE STREET, LONDON, SE16 5LJ	Surrey Docks	£14,161.00
13/AP/2311	745	67 CRAWFORD ROAD, LONDON, SE5 9NF	Rye Lane	£13,000.00
11/AP/0024	611	18-22 GROVE VALE, LONDON, SE22 8EF	Goose Green	£11,011.66
12/AP/3860	713	ESTATE OFFICE, AVONDALE SQUARE, LONDON, SE1 5PD	Old Kent Road	£9,368.17
11/AP/0963	570	41-55 ROTHERHITHE OLD ROAD, LONDON, SE16 2PR	Rotherhithe	£8,049.37
14/AP/1085	803	170 SUMNER ROAD, LONDON, SE15 6JL	Peckham	£7,585.38
13/AP/0876	674	WOOD DENE, SITE BOUNDED BY QUEENS ROAD, MEETING HOUSE LANE AND CARLTON GROVE SE15	Nunhead & Queen's Road	£3,384.46
14/AP/0075	750	41-43 EAST DULWICH ROAD, LONDON,	Goose Green	£2,000.00

Case Ref	Account Number:	Site Address	Ward	Amount
		SE22 9BY		
06/AP/1116	408	BLOCKS A, B, C & D 27 GREEN WALK, LONDON, SE1 4TX	Chaucer	£538.27
11/AP/3529	635	123-131 LONDON ROAD (INCLUDING FORMER DUKE OF CLARENCE PH) AND 113-119 BOROUGH ROAD, LONDON SE1	St George's	£100.36
			<b>Total</b>	<b>£1,000,442.43</b>

18. 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

19. 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

20. Currently, the TfL docking stations in Southwark are concentrated in the north west corner of the borough. It is clear from the report that there has been extensive consultation concerning the proposed extension of the scheme to Bermondsey and beyond to Authority is now sought to spend £1,000,442.43 on these works from a variety of section 106 Agreements. A later phase is planned to introduce the docking stations to Kennington and Burgess Park.

21. The Agreements referred to at paragraph 17 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. Since it is necessary to work in consultation with TfL in introducing these new stations, the expenditure has been delayed and some of the agreements are from some years ago.

22. Paragraph 12 of the report considers that there are no negative impacts on those group of persons with a protected characteristic in accordance with the Equality Act 2010

23. 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 (CAP 19/037)**

24. This report seeks approval from the planning committee to release the sum of £1,000,442.43 from the various agreements listed at paragraph 17, and for the purposes outlined in the body of the report
25. 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.
26. 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.
27. The S106 allocation of £1,000,442.43 represents an increase in council's capital expenditure and will be reflected as budget variation in the next capital monitoring report to cabinet.
28. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1 2QH	Neil Loubser 020 7525 5464

**APPENDICES**

<b>No.</b>	<b>Title</b>
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Sally Crew, Transport Policy Manager	
<b>Report Author</b>	Sally Crew, Transport Policy Manager	
<b>Version</b>	Final	
<b>Dated</b>	17 March 2020	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
<b>Date final report sent to Constitutional Team</b>		12 May 2020