

Item No. 6.	Classification: Open	Date: 29 July 2019	Meeting Name: Planning Committee
Report title:		Project Title: North Peckham Healthy Streets Project To release £138,000 from the S106 agreement associated with the below development, to deliver public realm and highways improvements in the area between Burgess Park and Peckham Road.	
Ward(s) or groups affected:		Project: St Giles and Peckham Funds: St Giles	
From:		Director of Planning	

RECOMMENDATION

- To authorise the release of £138,000 of Section 106 funding, from the below development, to deliver public realm and highways improvements in the North Peckham area as set out in paragraphs below.

Permission Ref	Account No	Purpose	Address	Amount
14/AP/2992	747	TRA2	37-39 Peckham Road and 45-65 Peckham Road, London SE5 8UH	£138,000.00
TOTAL				£138,000.00

BACKGROUND INFORMATION

- 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.
- The proposed North Peckham scheme, forming part of the Southwark Cycle Spine, seeks to improve a network of streets south of Burgess Park for walking and cycling, while also seeking to reduce the amount of parking stress in the area.
- The Section 106 contributions will fund the following cycling improvements including: network improvements to support the delivery of a safe and accessible cycle facility, a two way cycle track on Commercial Way and various other interventions
 - The provision of cycle storage along the route
 - Design fees
 - Public consultation
 - Any required traffic management orders.

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 will be designed to enhance the safety, usability and attractiveness of the area.
7. All interventions 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. Both the Peckham and Brunswick Park ward councillors were supportive of the project and were briefed on Monday 5 March and Tuesday 6 March 2018.
11. A further email was sent to the Peckham ward councillors in May 2018 – following the local elections. The Peckham Ward councillors confirmed that they were supportive of the project.
12. An IDM report was tabled to cabinet member on Thursday 7 March 2019.
13. Three stages of public consultation will/have be completed;
 - Stage one was scoping completed by Mobycon in early 2018. Three workshops were held to identify areas where walking and cycling could be improved. The possibility of introducing a controlled parking zone was also discussed. Feasibility design was produced using the feedback.
 - Stage two will be public consultation on the more detailed outline design as well as asking whether residents/businesses are in favour of the implementation of a parking zone.
 - Stage three, if required, will be the formal statutory consultation to make changes to the street design.

Resource implications

14. All costs arising from implementing the recommendations above will be met from the S106 agreement attached to the planning permission for the development site as well as parking revenue funding.
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.

16. The proposed allocation accords with the above mentioned agreement and would provide appropriate mitigation for the impacts of the specific and future developments.

Policy implications

17. The project will help deliver our Fairer Future Promises by making our borough a greener borough to live in.
18. The proposals meet the following Fairer Future Promises:
 - A greener borough
 - A safer community
 - A healthier life.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

19. The proposal in this case is to draw funds from the planning agreement entered into relating to the redevelopment of the Camberwell College of arts in Peckham Road. This Agreement has been reviewed and it provides for the sum of £138,000 to be made by the developer as a public realm contribution to be used on improvements within the "vicinity of the site". This contribution has yet to be used and the intended use as set out in this report falls within the terms of the section 106 Agreement. The works proposed by this report relate to the area between Burgess Park and Peckham Road and therefore fall within the scope of the planning obligation contained in the section 106 agreement.
20. The report refers to consultation with the relevant ward councillors and paragraph 13 refers to the three stages of consultation which have either taken place or are still to be completed. The report also confirms that the proposal will be designed to enhance safety and is not considered to have any negative impact on those persons having a protective characteristic.
21. Accordingly, members can safely authorise the release of monies as proposed in this report should they feel this is appropriate.

Strategic Director of Finance and Governance CAP19/010

22. This report requests the planning committee to approve the release of £138,000 section 106 funds from legal agreement 14/AP/2992, towards the delivery of public realm and highways improvement works in the area between Burgess Park and Peckham Road.
23. The director of planning confirms that the s106 funds required to deliver this project are available, and the proposed allocation accords with the terms of the relevant section 106 agreement.
24. The strategic director of finance and governance notes the resource implications at paragraphs 14 and 16, confirms that the council has received the related s106 funds and they are available for the works outlined at paragraph 4.
25. The s106 allocation of £138,000 represents an increase in council's capital programme and will be reflected as budget variation in the next capital monitoring report to Cabinet.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Martha Dankwa 020 7525 3734

APPENDICES

No.	Title
Appendix 1	Outline Design drawings (available electronically, please copy and paste the following link into your browser : http://modern.gov.southwark.gov.uk/ieListDocuments.aspx?CId=119&Mid=6526)
Appendix 2	Mobycon final scoping report (available electronically, please copy and paste the following link into your browser : http://modern.gov.southwark.gov.uk/ieListDocuments.aspx?CId=119&Mid=6526)
Appendix 3	Consultation Report (available electronically, please copy and paste the following link into your browser : http://modern.gov.southwark.gov.uk/ieListDocuments.aspx?CId=119&Mid=6526)

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Dale Folden, Head of Highways	
Version	Final	
Dated	9 July 2019	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBERS		
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		18 July 2019