

Decision Maker: Environment Portfolio Holder

Date: Following Environment PDS Committee on 23rd September 2014

Decision Type: Non-Urgent Executive Non-Key

Title: ELMSTEAD LANE: FOOTWAY UPGRADE

Contact Officer: Malcolm Harris, Team Leader: Traffic Engineering
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Chief Officer: Nigel Davies, Executive Director of Environment & Community Services

Ward: Chislehurst

1. Reason for report

To obtain approval for a replacement hard footway in Elmstead Lane, Chislehurst, to improve road safety between its street junctions with Grange Drive and Walden Road.

2. **RECOMMENDATION(S)**

That the Environment Portfolio Holder:

2.1 Approves the proposal shown on the attached drawing (number 11429-01[2]) to improve the walking environment in Elmstead Lane; and

2.2 That the scheme cost be met from Section 106 funding associated with the development of the site previously known as Ravensbourne College of Art

Corporate Policy

1. Policy Status: Existing Policy
 2. BBB Priority: Quality Environment
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Financial

1. Cost of proposal: Estimated Cost: £20k
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Section 106 funds
 4. Total current budget for this head: £20k
 5. Source of funding: Section 106 funds
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Staff

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: 50
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Legal

1. Legal Requirement: Non-Statutory - Government Guidance:
 2. Call-in: Applicable
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All users of the footway in Elmstead Lane.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes
2. Summary of Ward Councillors comments: Cllr Boughey has reported that the Ward councillors had no objections. Cllr Payne expressed support for this proposal. Any other comments received will be reported to Members.

3. COMMENTARY

- 3.1 Elmstead Lane is a rural borough road , with a relatively narrow carriageway. It was developed over a period of many years, resulting in piecemeal building of footways to different specifications and detail. Some footways were built by developers as land gain occurred through various legal agreements
- 3.2 There is a shared use cycle path running along the middle part of the lane (west side) and there is a dedicated cycle path to the north between Broadheath Drive and Walden Avenue, including an upper footway.
- 3.3 A major traffic and road safety scheme was implemented in 2010, with entry treatments at Walden Avenue and Offenham Road along with two mini-roundabouts. At this time some footway surfacing was also provided to improve conditions for pedestrians.
- 3.4 For some years the Council has sought to provide the public with safer and continuous footways across the borough whenever possible. In this case footfall is high on both sides of Elmstead Lane due to the presence of the rail station (Elmstead Woods) and a bus service.
- 3.5 Some years ago the Council upgraded a section of soft verge to hard footway, from no. 14 Elmstead Lane to its street junction with Grange Drive. It is now proposed to upgrade the section to the north of this, from Grange Drive to Walden Road. This section includes a bus stop. The area is detailed in drawing number 11429-01 (2). It is considered part of the highway by the Council.
- 3.6 It is expected that the works will cost £20k and will be fully funded from a contribution contained in a Section 106 legal agreement dated 7th August 2006 as amended in respect of the Ravensbourne College development. The estimated costs include £3,500 for site clearance and £16,500 for footway and kerb works.
- 3.7 The Council also aspires to continue the footway northwards, should land take become available during the redevelopment of no. 112 Elmstead Lane (ref-14/01262/OUT) This would also need to be under a legal agreement.
- 3.8 Details of the Section 106 agreement and its proposed use are provided below: -

Planning Ref	Development	S106 Agreement Clause	Amount and how money will be allocated	Justification
178	Ravensbourne College, Walden Road, Chislehurst, Kent, BR7 5SN	Highways contribution of £20,000. The Council undertakes to (a) spend the highways contribution only on the provision of a bus stop or bus stops at Elmstead Lane/Walden Road and the improvement to the footpath on the east side of Elmstead Lane; and (b) return to the payer any unexpended part of the Highways contribution on the fifth anniversary of the payment. Payment was received on 5th January 2012.	The £20k is intended to meet the costs to upgrade the soft verge between Grange Drive and Walden Road, including improvements to the bus stop.	This section of Elmstead Lane on the eastern side, lacks a hard footway and is currently a well worn muddy verge, especially the alighting point at the existing bus stop. The proposed works will therefore meet the requirements set out in the S106 agreement.

4. POLICY IMPLICATIONS

- 4.1 Transport objective 3 (iii) of the Council's Unitary Development Plan (UDP) 2006 commits the Council " to seek safe, convenient conditions and improvements for cyclists, pedestrians and other vulnerable road users".
- 4.2 Transport objective 7 from the UDP states that the Council will "seek road safety measures where opportunities arise through the land use planning process".
- 4.3 The Environment Portfolio Plan 2014/17 includes the aims "Promotion of cycling (and) walking..." and "Promote safe and secure travel...".

5 FINANCIAL IMPLICATIONS

- 5.1 This report is requesting approval to spend £20k Section 106 funds from the Ravensbourne College development to improve the footway area between Grange Drive and Walden Road.
- 5.2 As set out in the agreement, the S106 contribution must be spent before January 2017, otherwise any unspent monies must be returned to the developer.

6. LEGAL IMPLICATIONS

- 6.1 The contribution must be spent in accordance with clause 2.1 and 6 of the Section 106 Agreement, which is also shown in the schedule provided in paragraph 3.8 of the report.

Non-Applicable Sections:	Personnel Implications
Background Documents: (Access via Contact Officer)	none