

<p>LONDON BOROUGH OF BRENT</p> <p>Meeting of the Highways Committee 27th January 2005</p> <p>Report from the Director of Environment</p>	
For information	Wards affected: Fryent, Welsh Harp, Northwick Park, Sudbury, Willesden Green, Kensal Green

Report Title: Section 106 schemes 2004 / 2005

Forward Plan ref:

1.0 Summary

1.1 This report informs members on proposed road safety measures in Harlesden Road, Doyle Gardens, Townsend Lane and Harrow Road to be funded from developer contributions (Planning Section 106 Agreements) to be progressed in the 2005/06 financial year. The report seeks Committee approval for officers to proceed with all aspects of scheme development, public consultation, statutory consultation and implementation.

2.0 Recommendations

2.1 That Committee notes the programme of schemes detailed in the report and the scheme development work undertaken so far.

2.2 That Committee agrees to officers to proceed with the detailed design, consultation and implementation of the schemes detailed at Item 3 subject to satisfactory consultation.

2.3 That Committee notes and approves the public consultation strategy to be adopted for the schemes in the programme as detailed in the report.

2.4 That Committee authorises the Director of Transportation to proceed with any necessary statutory consultation, to consider any objections or representations and either to refer objections back to this committee

where he thinks appropriate or to implement the order if there are no objections, or he considers the objections or representations are groundless or insignificant.

3.0 Detail

- 3.1 Funding for the schemes detailed in this report has been secured by Brent Council through Planning Agreements linked to local developments in these areas. The funds are agreed under Section 106 of the Town and Country Planning Act 1990 to implement works beyond the development sites and in these cases to mitigate the impact of the developments on the surrounding Public Highway.
- 3.2 No detailed scheme designs or proposals were prepared at the time of the planning decisions. Instead the funds were provided in lieu of detailed surveys and design work being undertaken by Brent Council to address any existing or anticipated problems in the vicinity of the development. The value of the funds obtained were related to the scale of the development.
- 3.3 The schemes detailed in this report are proposed following a review of road safety issues in the areas close to developments for which either planning consent has been granted, or the development is under construction. Officers have drafted scheme proposals for consultation with local residents and these are shown at Appendices A to D.

ROBSON AVENUE / HARLESDEN ROAD (Appendix A)

- 3.4 The proposed scheme is designed to provide general improvements for pedestrians in accessing Willesden General Hospital and the Brahma Kumaris Spiritual University (in Pound Lane) and to address local road safety issues. The indicative scheme proposal shown in Appendix A incorporates:
 - A zebra crossing in Harlesden Road between Pound Lane and Robson Avenue.
 - A zebra crossing in Robson Avenue.
 - Improvements to the existing pedestrian refuges in Robson Avenue
- 3.5 It is also proposed to change the junction of Harlesden Road and the northern end of Robson Avenue to a mini-roundabout. This would serve the dual purpose of slowing traffic on the approach to the proposed zebra crossing nearby and also allowing easier right-turn movements out of Harlesden Road.

DOYLE GARDENS (Appendix B)

- 3.6 Preliminary consultations with a local Neighbourhood Watch Group identified a number of areas of concern amongst residents such as speeding traffic, difficulties experienced in crossing roads, and poor visibility for pedestrians and drivers at a number of road junctions.
- 3.7 Officers conducted site investigations and vehicle speed surveys in Doyle Gardens which confirmed that speeds exceeded the local limit, and that the level of parking at road junctions could hinder drivers and pedestrians.
- 3.8 A scheme has been designed to address the above concerns, which includes the introduction of speed cushions along Doyle Gardens, between All Souls Avenue and Harlesden Road, with raised junction tables at the junctions with Uffington Road and Furness Road. It is also proposed to introduce a mini-roundabout at the junction with Furness Road, and a zebra crossing outside the Capital City Academy in Doyle Gardens. Indicative scheme proposals are shown at Appendix B.

TOWNSEND LANE (Appendix C)

- 3.9 Following discussions on local traffic issues with local Ward Councillors and residents, a scheme of traffic calming in Townsend Lane has been drafted for consultation.
- 3.10 Residents also raised concerns at goods vehicles from the trading estate in Jubilee Close using Townsend Lane as a short cut to the estate. A width restriction, with access for emergency services vehicles only, is proposed to address the concerns raised.
- 3.11 In addition to the above some localised 'yellow line' waiting restrictions at a number of junctions are recommended to improve visibility for drivers and pedestrians crossing at these junctions.
- 3.12 The proposals for Townsend Lane are shown at Appendix C and detailed scheme proposals will be on display at Committee.

HARROW ROAD (Appendix D)

- 3.13 An existing pedestrian refuge outside number 703 & 703a Harrow Road has been brought to the attention of the Transportation Unit by local councillors as its islands are in a poor state of repair.
- 3.14 On inspection it was observed that one of the islands is obstructing the main vehicular entrance of development at 703 & 703a Harrow Road. As part of the redevelopment of this site, the Council have secured funds from the developer to relocate the crossing outside number 1006 Harrow Road and upgrade it to a zebra crossing as shown at Appendix D.

Consultation

- 3.15 Subject to Committee's approval of the schemes detailed above consultations will be undertaken with Ward Councillors and local residents to seek their views on the proposals. Officers recommend that where support is identified that schemes be progressed to statutory consultation and implementation.

4.0 Financial Implications

Robson Avenue / Harlesden Road

- 4.1 Funds for the Robson Avenue / Harlesden Road scheme have been made available from Planning Agreements for two local developments for various non car issues. The sum secured totals £136,713 through the redevelopment of Willesden General Hospital and the Brahma Kumaris Spiritual University on Pound Lane). The estimated scheme costs of £105,000 are accommodated within the allocated funds. These planning developments were considered and approved subject to the section 106 agreements by the Planning Committee on 25th February 2002 and 29th April 2002 respectively.

Doyle Gardens

- 4.2 Funds for the Doyle Gardens proposals have been made available from Planning Agreement for the construction of the Capital City Academy on Doyle Gardens. This development was considered and approved by the Planning Committee on 22 May 2002 subject to the fulfilment of the Section 106 agreement. The Section 106 sum secured (£75,000) is considered sufficient to deliver the proposals detailed in the report. It is likely that the total cost of these proposals will exceed this allocation and the short fall will be taken from the allocated funds for the nearby hospital development detailed in 4.1 of this report.

Townsend Lane

- 4.3 Funds for the Townsend Lane proposals have been made available from the Planning Agreement for the redevelopment of the Townsend Lane Allotments. This development was considered and approved subject to the Section 106 agreement by the Planning Committee on 25th September 2003. The estimated cost of the proposals are £42,000 which exceed the £32,500 allocation if speed cushions and the width restriction are implemented simultaneously. It is recommended that the speed cushions be implemented initially to provide the traffic calming benefits, and thereafter the width restriction subject to the availability of additional funding, possibly from revenue allocations for the 2005/06 financial year.

Harrow Road

4.4 Funds for the Harrow Road proposals have been made available from the Planning Agreement for the redevelopment of 703 & 703a Harrow Road. This development was considered and approved subject to the Section 106 agreement by the Planning Committee on 30th August 2002. It is anticipated that the scheme costs will be accommodated within the Section 106 allocation of £33,700 allocated.

5.0 Legal implications

5.1 Some elements of the schemes highlighted in this report will require traffic and/or parking restrictions. These proposals would require the making of traffic regulation orders under the Road Traffic Regulation Act 1984, or a variation to existing orders. The procedures to be adopted for making the actual orders or varying existing orders are set out in the associated Statutory Traffic Regulations.

5.2 In addition Public Notices for the proposed pedestrian crossings and road humps will be required will need to be advertised prior to implementation. Road Hump measures are made under sections 90 A to F of the Highways Act 1980 and would require the Council to undertake prescribed consultation and consider objections and place statutory notices.

5.3 Committee is requested to authorise the Director of Transportation to consider and reject objections or representations if he thinks appropriate prior to him implementing the various schemes following the statutory consultation process. This means a further report need not be brought before this committee prior to implementation.

6.0 Diversity Implications

6.1 All Public consultation material distributed will include a section written in the most common languages used in the borough with an explanation of how more information can be obtained.

6.2 Any venue used for a public presentation or exhibition will be fully accessible to disabled visitors.

7.0 Staffing/Accommodation Implications

7.1 The Council's Transportation Services Unit will deal with all issues relating to these schemes detailed in this report.

8.0 Environmental Implications

8.1 The implementation of measures detailed in this report will help to reduce vehicle speeds and improve safety for all road users.

Background Papers

Planning consents and Section 106 agreements
Road Traffic Regulation Act 1984
Highways Act 1980

Contact Officers

Any person wishing to inspect the above papers should contact Malcolm Keen, Transportation Service Unit, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Telephone: 0208 937 5142

Richard Saunders
Director of Environment

Malcolm Keen
Transportation Unit