

LONDON BOROUGH OF RICHMOND UPON THAMES

DATE: 21st November 2011.

REPORT OF: Aurang Zeb, Head of Highways and Transport.

LEAD OFFICER: Mark Taplin, Traffic Management and Projects Manager.

SUBJECT: Section 106 Transport Contributions (Stanley Road, Teddington)

WARDS: Fulwell and Hampton Hill

KEY DECISION?: NO

IF YES, IN FORWARD PLAN?: N.A

For general release

1. PURPOSE OF THE REPORT

- 1.1 To seek approval to use Section 106 funds secured for transport improvements at Stanley Road, Teddington.

EXECUTIVE SUMMARY

- 1.2 Section 106 agreements were entered in to between the Council and the developers of 206-208 Stanley Road, Teddington This report outlines proposals to implement highway improvements to mitigate the impact of this development in accordance with the terms of the Agreements.

2. RECOMMENDATIONS

- 2.1 The Cabinet Member for Highways and Street Scene notes the highway contribution secured under S106 of the Town and Country Planning Act 1990.**
- 2.2 The Cabinet Member for Highways and Street Scene approves the use of this contribution to progress the scheme detailed within this report.**

3. DETAIL

- 3.1 **07/2441/FUL - 206-208 Stanley Road, Teddington**
As part of the above development the developer entered into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 to make a financial contribution of £42,201 for highway improvements within the Council's administrative area.
- 3.2 Residents have reported ongoing issues with vehicles parking on the zig-zag markings on the approaches to the Stanley Road Zebra Crossing and illegal

manoeuvres associated with the one way restrictions at the junction of Fulwell Road/Stanley Road. The development site is opposite the junction of Fulwell Road/Stanley Road and just north of the Stanley Road Zebra Crossing.

3.3 This project will have two main elements:

- Footway widening at the junction of Fulwell Road/Stanley Road to improve the start of the one way working
- The introduction of a central refuge on the zebra crossing outside the parade of shops, just south of the development to shorten the crossing distance and discourage parking on the zig-zag markings.

3.4 There is also £20,000 allocated within the Transport for London Corridors, Neighbourhoods and Supporting Measures programme as a contribution to the proposals.

3.5 The Planning Team Leader has confirmed that the proposals are in accordance with the terms of the Section 106 Agreement.

4. CONSULTATION

4.1 Consultation will be undertaken with the Ward Councillors and local residents once the detailed design has been developed and prior to implementation.

5. FINANCIAL IMPLICATIONS

5.1 07/2441/FUL - 206-208 Stanley Road, Teddington
£42,201 has been provided within the Section 106 Agreement. The estimated cost of the proposals are £62,000 and £20,000 is currently allocated within the 2011/12 TfL LIP programme as a contribution to the scheme.

6. POLICY IMPLICATIONS/CONSIDERATIONS

6.1 There are no time constraints for expenditure within the Agreement.

7. RISK ASSESSMENT

7.1 There are no exceptional risks arising from these proposals.

8. EQUALITY IMPACT/CONSIDERATIONS

8.1 All works will be carried out to current design standards to ensure accessibility requirements are met.

9. LEGAL IMPLICATIONS

9.1 There are no legal implication arising from these proposals.

10. ENVIRONMENTAL IMPLICATIONS

10.1 All lining and signing will be kept to an absolute minimum to reduce the effect on the local environment and the works will be carried out

to minimise disruption to members of the public and local businesses.

11. BACKGROUND DOCUMENTS

07/2441/FUL - 206-208 Stanley Road, Teddington – S106 Agreement

12. CONTACTS

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