

Report to the Chief Officer of Highways and Transportation

Date: 04 December 2018

Subject: Design & Cost Report for Off-site Highway Works Associated With Residential Development Galloway Lane, Pudsey, Leeds

(Sect 106 planning ref : 16/06514/FU (Condition 15 - 18/00599/COND))

Capital Scheme Number : 33046

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Calverley & Farsley	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

- 1 The Best Council Plan 2018-19 outlines how Leeds City will achieve its ambition to become the Best City in the UK and Leeds City Council the best authority. According to the Best Council Plan, the success of the Best Council objective: will be partly measured through reduced numbers of people killed or seriously injured on the city's roads. By enhancing the local residential environments and by reducing vehicle speeds, this will provide a safer and friendly road environment for all.
- 2 Highway works are required in connection with a residential development off Galloway Lane, Pudsey; the green field site, former farmland, is to be accessed from Galloway Lane. The proposal, application ref 16/06514/FU comprises 52 dwellings, a S106 and Section 38 Agreements have been signed for financial contributions to be made by the developer towards the provision of a zebra crossing across Galloway Lane, and a Traffic Regulation Order to manage parking and access arrangements around the junction.
- 3 The developer has requested that the City Council undertakes the highway works in order to meet with the requirements of the planning permission and the S106 and Section 38 Agreements.

- 4 This report seeks authority to implement the highway works as set out in Section 3.2 and approve an injection of £20,000 into the City Development Capital Programme, to be fully funded by the developer via funding secured by S106 obligation. A further £7500 has already been paid under Section 38 of the Highways Act and is already in the Revenue Account.

Recommendations

- 5 The Chief Officer (Highways and Transportation) is requested to:
- i) note the highway works as outlined in Section 3.2 and indicated on drawings TM8-1-3032-01 and TM8-1-45-01
 - ii) give authority to implement the works as set out in Section 3.2;
 - iii) approve the injection of £20,000 into the capital programme funded from a section 106 private developer receipt;
 - iv) give authority to incur expenditure of £20,000 comprising £16,000 works signed S106 Agreement and £4000 staff costs, all to be fully funded by the developer; the overall costs of £27,500 includes a figure of £7500 paid under a Section 38 Agreement to be allocated to a Traffic Regulation Order, these monies have already been paid in advance. The remaining costs (for the provision of the crossing) are to be paid on completion of the first properties.
 - v) give authority to publish a Section 23 Notice under the Road Traffic Regulation Act 1984 to inform the public of the proposals, on receipt of the funding identified for the new Zebra crossing

1 Purpose of this report

- 1.1 To note the principle of the implementation of highway works associated with a residential development off Galloway Lane Pudsey, which was granted approval on the 18th Jan 2018 (reference 16/06514/FU).
- 1.2 To obtain authority to inject and incur expenditure of £20,000 being £16,000 works costs, and £4000 staff costs all to be fully funded by the developer from the signed S106 Agreement.
- 1.3 To obtain authority for the advertising of a Section 23 notice to establish a Zebra crossing and a Traffic Regulation Order comprising a package of measures to manage traffic. The Order will include a number of other sites in the Ward that can be attached and advertised as part of the same Order with no additional costs or financial penalties. Details of these 2 additional Order proposals are outlined in para: 3.4 to 3.8.

2 Background information

- 2.1 The S106 Agreement requires the off-site highway works shown on the attached plan TM8-1-3032-01 to be carried out by the Council. Funding of the highway works will be provided from the S106 contribution, the funding for the Traffic Regulation Order has already been received and has been paid under a Section 38 Agreement.

2.2 The developers have requested the City Council to commence the carrying out of the Traffic Regulation Order part of the agreement to enable them to commence work on site.

3 Main issues

3.1 The proposals within this report are concerned only with the delivery of the highway works, the principle of these works having been considered as part of the planning process.

3.2 The highway works are shown in outline on plan TM8-1-3032-01 attached and will consist of the following:-

- New zebra crossing across Galloway Lane, located west of Alder Drive improving pedestrian access to the shops and retail units on the south side of Galloway Lane. These works will commence once first occupation has triggered the remaining funds.
- All associated Civils works including signs, lighting, road markings and drainage;
- Any Statutory undertakers works resulting from the works described above.

The provision of a Traffic Regulation Order on Galloway Lane and 2 other nearby sites in the Ward.

3.3 Programme – Preparatory work on the residential site is imminent and the design and construction of the development is anticipated to be carried out within the current financial year 2018.

3.4 The advertisement of the TRO is required in advance of occupancy of the development, and the funding for this has been received.

3.5 The construction of the Zebra crossing is conditioned on first occupancy, and the funding for this is required at that time. This report seeks the approval to construct the crossing on receipt of this funding at a date to be determined.

3.6 Ward Members have requested that additional locations be included in this Traffic Regulation Order to alleviate existing parking problems at 2 other sites in the Calverley Ward. This can be included within the TRO detailed above at no additional cost to the developer provided the associated lining and signing is funded from the Traffic Management Revenue budget.

3.7 Two years ago a proposal was put forward to overcome long stay parking issues on Upper Carr Lane in Calverley to alleviate parking associated with commercial operations at Hollin Park Mills. The old mill complex houses a multitude of commercial operations and would appear to have inadequate parking facilities for the number of businesses operating within the site.

3.8 There is also a demand for short stay parking on Upper Carr Lane for the local doctors surgery and a Care Home, and the long stay parking associated with the mill complex often clogs up the street, restricting short stay parking and access for residents.

- 3.9 Some years ago a consultation was carried out with all the affected residents and the vast majority were in favour of the introduction of traffic regulations to manage parking in the street. There were two residents that had strong objections to the measures but as the problem still persists Ward Members have now asked if this proposal can be resurrected.
- 3.10 The details of these additional Traffic Order proposals are attached on a separate drawing No TM8-1-45-01. Two Ward Members also asked if a short section of yellow line could be included in the Order around the junction of Thornhill Street/Blackett Street to overcome the problem of inadequate sight lines for drivers emerging from the junction.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members: The site is located in the Calverley & Farsley Ward. Members were consulted by email dated 29th Aug 18; all three members support the scheme.
- 4.1.2 Emergency Services and the West Yorkshire Combined Authority (WYCA): The Emergency Services and WYCA were consulted by email dated 29th Aug 18; no comments have been received to date.
- 4.1.3 The following service areas have been consulted: Finance, Traffic, Environmental Studies, Transport Policy, Road Safety, Street Lighting, Contracts, Bridges, Flood Risk Management, UTMC, Highway Design, Highway Maintenance, Highway Asset Management and Network Management. A Safety Audit has been carried out and there are no significant points raised, all the point have been responded to.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 A screening document has been prepared and an independent impact assessment is not required for the approvals requested.
- 4.2.2 The crossing will be provided with tactile paving to assist those with sight issues by identifying a safe place to cross. These measures also benefit carers supporting wheelchairs and pushchairs; people who are visually impaired and disabled.
- 4.2.3 The scheme provides a new formal crossing facility that gives precedent to pedestrians over vehicular traffic. This benefits all pedestrians but particularly those with mobility issues, the visually impaired, carers supporting wheelchairs and pushchairs who can now cross with confidence for their safety.

4.3 Council Policies and City Priorities

- 4.3.1 The proposed highway works which allow the development to take place accord with the Councils Local Transport Plan and other policies in that they provide a safe means of access for all users of the highway, to and around, the development.

4.4 Resources and value for money

4.4.1 The total estimated cost of the scheme is £20,000 being £16,000 works costs, and £4000 staff costs, all to be fully funded by the developer from the contributions secured by the S106 Agreement.

4.5 Capital Funding and Cash Flow

4.5.1 Funding: The total cost of the scheme £20,000 will be funded from the contribution secured by the S106 Agreement, including the works costs, statutory undertakers costs and the cost of staff fees. A further £7500 has been paid into the Council's Revenue Account to fund the associated TRO in advance of the civils works.

4.5.2 Staffing: The design and supervision of the works can be carried out within the existing staff resources.

	£000's	£000's	£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH 2017	FORECAST				
	£000's	£000's	2017/18	2018/19	2019/20	2020/21	2021 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	16.0			16.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	4.0			4.0			
OTHER COSTS (7)	0.0						
TOTALS	20.0	0.0	0.0	20.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH 2017	FORECAST				
	£000's	£000's	2017/18	2018/19	2019/20	2020/21	2021 on
			£000's	£000's	£000's	£000's	£000's
Section 106	20.0			20.0			
Total Funding	20.0	0.0	0.0	20.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

4.6 Legal Implications, Access to Information and Call In

4.6.1 The works are exempt from call in being a consequence of and in pursuance of a regulatory decision.

5 Risk Management

- 5.1 There are no risk issues over and above those expected when working within the public highway.

6 Conclusions

- 6.1 The scheme will facilitate safe and efficient access to the development site for users of the highway network.
- 6.2 This report seeks authority to incur total expenditure of £20,000 being £16,500 works costs, and £4000 staff costs, all to be fully funded by the developer via funding secured by S106 obligation.

Recommendations

- 7 The Chief Officer (Highways and Transportation) is requested to:
- i) note the highway works as outlined in Section 3.2 and indicated on drawings TM8-1-3032-01 and TM8-1-45-01;
 - ii) give authority to implement the works as set out in Section 3.2;
 - iii) approve the injection of £20,000 into the capital programme funded from a section 106 private developer receipt;
 - iv) give authority to incur expenditure of £20,000 comprising £16,000 works signed S106 Agreement and £4000 staff costs, all to be fully funded by the developer; the overall costs of £27,500 includes a figure of £7500 paid under a Section 38 Agreement to be allocated to a Traffic Regulation Order, these monies have already been paid in advance. The remaining costs (for the provision of the crossing) are to be paid on completion of the first properties; and
 - v) give authority to publish a Section 23 Notice under the Road Traffic Regulation Act 1984 to inform the public of the proposals, on receipt of the funding identified for the new Zebra crossing

Appendix 1 Equality, Diversity, Cohesion and Integration Screening

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions. Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being/has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

Directorate: Development	Service area: Traffic Management
Lead person: Alan Robinson	Contact number: 0113 3787490

1. Title: Galloway Lane Pudsey – Proposed zebra crossing and Traffic Regulations

Is this a:

Strategy / Policy

 Service / Function

 Other

If other, please specify

2. Please provide a brief description of what you are screening

The screening focuses on a report to the Highways and Transportation Board requesting authority to construct a zebra crossing.

Galloway Lane is located in Pudsey and is a single carriageway road currently subject to a speed limit of 30mph at the point where a zebra crossing is proposed to be located.

Main issues

- It is proposed to implement a zebra crossing on Galloway Lane with tactile paving and associated lining in order to improve pedestrian movements.

- Associated lining with the Zebra crossing will be implemented to ensure the correct behaviour of motorists will be adopted.

3. Relevance to equality, diversity, cohesion and integration

All the council's strategies/policies, services/functions affect service users, employees or the wider community – city wide or more local. These will also have a greater/lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation and any other relevant characteristics (for example socio-economic status, social class, income, unemployment, residential location or family background and education or skills levels).

Questions	Yes	No
Is there an existing or likely differential impact for the different equality characteristics?	X	
Have there been or likely to be any public concerns about the policy or proposal?		X
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?		X
Could the proposal affect our workforce or employment practices?		X
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> • Eliminating unlawful discrimination, victimisation and harassment • Advancing equality of opportunity • Fostering good relations 		X

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?** (think about the scope of the proposal, who is likely to be affected, equality related

information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)

The crossing facility is being introduced in association with a nearby residential development to offset the expected increase in pedestrian movements.

A Section 23 Notice will be posted on site which advises of the intention to introduce a crossing facility and provides the opportunity for members of the public to make comments.

- **Key findings**

(think about any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

Positive Impacts of the Scheme

- Tactile paving will also be provided at the crossing points and these assist those with sight issues by identifying a safe place to cross. These measures also benefit carers supporting wheelchairs and pushchairs; people who are visually impaired and disabled.
- The scheme provides a new formal crossing facility that gives precedent to pedestrians over vehicular traffic. This benefits all pedestrians but particularly those with mobility issues, the visually impaired, carers supporting wheelchairs and pushchairs who can now cross with confidence for their safety.
- The crossing will be built out on one side which reduces the crossing width at a pedestrian desire line across a road. This improves safety by reducing the amount of time taken to cross the road and reducing the amount of time a pedestrian is exposed to traffic. This benefits people with mobility issues, young and older people, carers supporting wheelchairs and pushchairs.

The scheme is in line with the findings of the Pedestrian Crossing Review EDCI Assessment

- **Actions**

(think about how you will promote positive impact and remove/ reduce negative impact)

5. If you are not already considering the impact on equality, diversity, cohesion and integration you will need to carry out an impact assessment.

Date to scope and plan your impact assessment:

Date to complete your impact assessment	
Lead person for your impact assessment (Include name and job title)	

6. Governance, ownership and approval		
Please state here who has approved the actions and outcomes of the screening		
Name	Job title	Date
Nick Hunt	Principal Engineer	/8/2018

7. Publishing	
This screening document will act as evidence that due regard to equality and diversity has been given. If you are not carrying out an independent impact assessment the screening document will need to be published.	
If this screening relates to a Key Delegated Decision, Executive Board, full Council or a Significant Operational Decision a copy should be emailed to Corporate Governance and will be published along with the relevant report.	
A copy of all other screening's should be sent to equalityteam@leeds.gov.uk . For record keeping purposes it will be kept on file (but not published).	
Date screening completed	
If relates to a Key Decision - date sent to Corporate Governance	
Any other decision – date sent to Equality Team (equalityteam@leeds.gov.uk)	