

WANDSWORTH BOROUGH COUNCIL

PLANNING AND TRANSPORTATION OVERVIEW AND SCRUTINY
COMMITTEE – 2ND JULY 2009

EXECUTIVE – 6TH JULY 2009

Report by the Director of Technical Services recommending the introduction of a proposed pedestrian zone in Neville Gill Close, SW18 (Southfields) to be funded by the residential development in the Southside Shopping Centre at the junction of Neville Gill Close with Mapleton Road.

SUMMARY

Background. In previous years, the Council has made bids for funds to Transport for London (TfL) to introduce a home zone in Neville Gill Close, which have been unsuccessful. Planning permission for the residential development on land forming part of the Southside Shopping Centre was granted on 10th November 2005 by the Planning Applications Committee subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990. This agreement included a sum of £115,000 to the Council as a contribution towards environmental improvements in Neville Gill Close.

Policy. The Mayor of London approved the Council's Local Implementation Plan (LIP) 2006-2011 in January 2007. This document shows how the Council is assisting the implementation of the Mayor's Transport Strategy to the year 2011. Policy number LIP 40 states "The council will ensure that provision for pedestrians and their safety is given due consideration in the planning, programming and design of all traffic management, highways and development proposals, by means of walking audits where appropriate"

Issues/Proposals. The Director of Housing has commenced a scheme for landscaping the area of land under the control of the Housing Department to the south of Knowles House in Neville Gill Close and the car park to the Southside Shopping Centre. The Director of Technical Services has prepared a scheme for landscaping the highway of Neville Gill Close between the section adjacent to the new residential development, which the developer has recently landscaped in conjunction with that development, and a point on the south side of the access road to the north of Knowles House. This is all shown on the plan attached as Appendix A of this report. It is proposed to introduce pedestrian zone restrictions in this section of Neville Gill Close to allow access for pedestrians, cyclists and restricted access to vehicles so that only those wishing to gain access to the car park and service vehicles needing to gain access to the new residential development are allowed to use the road. This scheme could be incorporated into a more comprehensive scheme for the whole of Neville Gill Close when funds permit.

Comments of the Director of Finance. The cost of the measures proposed, estimated at up to £115,000, will be met from Section 106 deposits from developers and, as a result there will be no call on the Council's mainstream capital resources.

Conclusions. The landscaping proposals for Neville Gill Close and the introduction of a pedestrian zone are in keeping with the Council's overall objectives for Neville Gill Close and their cost can be met from funds secured through the legal agreement for the residential development at the junction of Neville Gill Close with Mapleton Road. This scheme could possibly be extended further north in the future if funding can be secured from future developments in this vicinity.

1. **Recommendation.** The Planning and Transportation Overview and Scrutiny Committee are recommended to support the recommendations in paragraph 3.
2. If the Overview and Scrutiny Committee approve the views, comments or recommendations on the report, these will be reported to the Executive for their consideration.
3. The Executive are recommended to: -
 - (a) approve the proposal to implement a pedestrian zone in Neville Close as described in the report and shown on drawing No OS/CES/EB/972415/01; and
 - (b) instruct the Director of Technical Services to:-
 - (i) carry out statutory consultation on the proposals;
 - (ii) carry out a public consultation with local residents and businesses on the proposals;
 - (iii) advertise the associated notices as necessary to make any necessary orders under the Traffic Regulation Act 1991; and
 - (iv) subject to no unresolved objections being received, to make the Traffic Management Order and implement the proposals as detailed in the report.
4. **Introduction.** The northern section of Neville Gill Close is a cul-de-sac and an adopted public highway maintained at public expense, which runs in a north-south orientation, extending southwards from its junction with Buckhold Road for a distance of 307 metres. The southern section of Neville Gill Close links the northern section to Mapleton Road outside a new development but is sealed off at each end by means of bollards and a barrier gate. The southern section is not an adopted public highway and vehicular access is limited to pedestrians, cyclists and service vehicles gaining access to the new development.
5. A new development, known as Argento Tower and Palladio Court consisting of 159 residential units and a commercial unit on the ground floor has been completed recently at a site to the southern end of Neville Gill Close at its junction with Mapleton Road. As part of this development, a new surfacing treatment has been provided to the highway area immediately adjacent to this development.
6. The Director of Housing has also commenced a scheme to create a landscaped parking area in the areas adjacent to Neville Gill Close.

Pedestrian Zone Neville Gill Close

7. **Proposals.** The proposals described in this report relate to the highway at the southern section of Neville Gill Close as shown on the plan in Appendix A of this report. The scheme would involve raising the surface of the carriageway of this section of highway to match the footway level and introducing a pedestrian zone in this section of Neville Gill Close. The proposed pedestrian zone would permit access only for pedestrians, cyclists and those authorised vehicles needing to gain access to the car park and for service vehicles needing to gain access to the new residential development. The area would be paved with blocks to a design coordinated with both the surface materials used in the Director of Housing's scheme for the landscaped parking area and the resurfaced southern section of Neville Gill Close outside the new residential development.
8. The Director of Technical Services has been liaising with the Director of Housing regarding the design of the proposed pedestrian zone so that it is in keeping with the proposals relating to the car park areas.
9. The pedestrian zone restrictions would restrict parking and waiting in this section of Neville Gill Close at all times and restrict loading to between 7 am and 11.30 am each day. The restrictions would be indicated by zone entry and repeater signs but would not require the introduction of yellow lines to be marked on the new surface. The raised blocked surface would emphasise pedestrian priority and assist them crossing this section of Neville Gill Close between the pedestrian access to the Southside Shopping Centre adjacent to Waitrose and the entrance to King George's Park which is located just to the north of Knowles House.
10. This scheme could be extended further north along Neville Gill Close in the future, if funding is sourced from future developments in this vicinity.
11. **Programme of Works.** It is anticipated that the scheme will be consulted on in September 2009 following the school summer holiday period with a view to commencing implementation in the autumn/winter of this year, subject to the outcome of the consultation.
12. **Comments of the Economic Development Officer.** This proposal will enhance the quality of life for residents and other users and is very welcome. It will also create an area for parents to allow children to freely gain access into the park without the worry of vehicles. The Wandsworth Town Centre Partnership Board is keen on identifying areas where more green features can be introduced and visible reduction of traffic within the Town Centre and its 'Vision and Agenda seeks 'a safer, more attractive environment for all users particularly for pedestrians and cyclists' This proposal would contribute in a small way to these ends. The scheme could incorporate space for a coffee shop or similar with tables and chairs outside creating a focal point next to the park and off Garratt Lane. It could also provide a space to hold town centre events. The scheme would also provide an opportunity to re-examine the Wandsworth Challenge Partnership proposal to remove the park railings and create a stronger green link between the estate and the park. The consultation could explore these themes. This area must however, be covered by CCTV and added to the Metropolitan police patrols.

Pedestrian zone in Neville Gill Close

14. **Comments of the Director of Finance.** The cost of the measures proposed, estimated at up to £115,000, will be met from Section 106 deposits from developers and, as a result, there will be no call on the Council's mainstream capital resources.

15. **Conclusions.** The landscaping proposals for Neville Gill Close and the introduction of a pedestrian zone are in keeping with the Council's overall objectives for Neville Gill Close and their cost can be met from funds secured through the legal agreement for the new residential development at the junction of Neville Gill Close with Mapleton Road. The measures will be coordinated to match in with the surfacing works already carried out associated with the new development and the works currently being undertaken by the Director of Housing.

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24th June 2009

Background papers.

No background papers were used in the preparation of this report.

All reports to Overview and Scrutiny Committees, regulatory and other committees, the Executive and the full Council can be viewed on the Council's website (www.wandsworth.gov.uk/committ) unless the report was published before May 2001, in which case the Committee Secretary (Mr. F. de Lima – 020 8871 6488; email fdelima@wandsworth.gov.uk can supply it if required).