



Report – Planning and Transportation Committee

Adoption of the West Smithfield Area Enhancement Strategy

To be presented on Thursday, 16th January 2014

*To the Right Honourable The Lord Mayor, Aldermen and Commons
of the City of London in Common Council assembled.*

SUMMARY

1. This report seeks approval for the adoption of the revised West Smithfield Area Enhancement Strategy and advises on the recently undertaken public consultation and the revisions to the Strategy.
2. The Strategy will -
 - a) provide improvements to the public realm in the West Smithfield Area to benefit the increasing number of pedestrians using the streets and new developments including Crossrail;
 - b) provide an improved, accessible and functional pedestrian environment that would support the projected increased pedestrian footfall, whilst supporting the activity of Smithfield meat market and the continuing operation of St Bart's Hospital; and
 - c) identify current issues and future demands and set out a framework for addressing these within the context of existing policies and guidance.
3. The Strategy sets out a delivery plan which identifies projects arising from the Strategy prioritises them and indicates the funding strategy for delivery.
4. A copy of the revised West Smithfield Area Enhancement Strategy has been made available in the Members' Reading Room.

RECOMMENDATION

That the West Smithfield Area Enhancement Strategy be adopted.

MAIN REPORT

Background

1. The preparation of an area strategy for West Smithfield was instigated as a result of the proposed development of Bartholomew Close and the construction of Crossrail Farringdon East Station. The adoption of an area based approach was needed in order to respond to the changing nature of the area and accommodate future growth.
2. The City has adopted several area enhancement strategies as mechanisms for delivering public realm improvements in areas where significant change was required.
3. In July 2012, your Planning and Transportation Committee approved the draft West Smithfield Area Enhancement Strategy to be issued for public consultation which took place from October to December 2012. The consultation targeted relevant stakeholder groups using a variety of methods. The main comments received related to pedestrian and street environment, cycling, spaces and greenery, vehicle movement and servicing and the historic character of the area.
4. The proposals have been grouped into high, medium and low priorities in the delivery plan for the strategy. Specifically, the Strategy covers the following themes –
 - Accessibility and Movement
 - Public Spaces
 - Planting and Open Spaces
 - Courtyards and Alleys
5. It is anticipated that funding for these will be from external sources such as Section 106, Section 278, the Community Infrastructure Levy (CIL) and Transport for London. If the strategy is approved, delivery of the schemes will be initiated through the project gateway process broadly in the priority order set out.
6. Funding totalling £7m has been identified towards enhancement projects for the Strategy area through existing Section 106 and Section 278 agreements related to the Bartholomew Close development.

Conclusion

7. The West Smithfield Area Enhancement Strategy has been revised in response to the public consultation feedback to ensure the document reflects the needs of the City community. It sets out a Delivery Plan which identifies the projects arising from the strategy, prioritises them and indicates the funding strategy for delivery. Your Committee recommends the adoption of the Enhancement Strategy.

All of which we submit to the judgement of this Honourable Court.

DATED this 26th day of November 2013.

SIGNED on behalf of the Committee.

DEPUTY MICHAEL WELBANK, M.B.E.
Deputy Chairman