

Committee(s) Streets & Walkways Sub Committee	Dated: 03/10/2021
Subject: Report of Action Taken	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	9a, 9d
Does this proposal require extra revenue and/or capital spending?	No
Report of: Town Clerk	For Information

Summary

This report advises Members of action taken by the Town Clerk since the last meeting of the Sub-Committee, in consultation with the Chairman and Deputy Chairman, in accordance with Standing Order Nos. 41(a) and (b).

Recommendation:

- That Members note the report.

Main Report

Approval of a Gateway 2 report relating to highway and public realm works in the vicinity of the development at 40 Leadenhall Street:

Project Description: Section 278 (S278) highway works to facilitate the new 40 Leadenhall St development

Next Gateway: Gateway 3/4 - Options Appraisal (Regular)

The scope of the Section 278 works includes the following elements:

- **Leadenhall Street:** Paving the footways surrounding the development in high-quality Yorkstone, realignment of kerbs, carriageway resurfacing and consideration for a new pedestrian crossing. Opportunities to widen the footway on Leadenhall Street will be explored at the next stage, in line with the objectives of the Transport Strategy and the City Cluster Vision. Security requirements will also be considered.
- **Fenchurch Street:** Paving the footways surrounding the development in high-quality Yorkstone, realignment of kerbs, carriageway resurfacing and improvements to pedestrian crossings. Opportunities to widen the footway on Fenchurch Street will be explored at the next stage, in line with the objectives of the Transport Strategy and the City Cluster Vision. Security requirements will also be considered.
- **Billiter Street:** A contribution for repaving the southern end of the street has already been secured through the Section 278 agreement for the development

at 120 Fenchurch Street; as part of the design process officers will consider the potential for introducing additional greening, seating and public art, the uplift of which would be funded through the 40 Leadenhall Street project.

- **Fenchurch Buildings:** Repaving of the pedestrian alleyway and implementation of a raised carriageway at the southern end of the street.
- **Contribution to Leadenhall Street project:** A financial contribution will be sought from the developer to be put towards a transformational enhancement project on Leadenhall Street, delivering a key element of the City Cluster Vision. This project is subject to a separate report.

The Streets & Walkways Sub Committee approved a request for delegated authority at their meeting of 08 July '21 in relation to the approval of a Gateway 2 report related to the 40 Leadenhall Street developments.

The planning permission for 40 Leadenhall Street (13/01004/FULEIA) was granted on 29 May 2014. A non-material amendment for the same site was granted on 18 December 2020.

A Section 106 agreement was entered into on 29 May 2014. A subsequent Deed of Variation to this agreement has been signed, which amended the trigger point for entering into a Section 278 agreement (ie. to within 18 months of Implementation). The planning permission was implemented on 23 March 2020, meaning the deadline for entering into the Section 278 agreement is 23 September 2021.

Reason for delegated authority request:

The delegated authority request was made because of the otherwise short deadline between full approval of project initiation and the deadline for entering into the Section 278 agreement.

Next Steps:

- Develop detailed design with developer, undertake preparatory survey work and liaise with utility companies.
- A Section 278 agreement will be negotiated and entered into with the developer, to release funding for the scheme.

Funding source: Section 278 contribution.

Decisions:

1. That a budget of £100,000 is approved for detailed design, engagement with stakeholders and survey work to reach the next Gateway, subject to receipt of funds;
2. Authorise officers to enter into a Section 278 agreement with the developer of 40 Leadenhall Street;
3. Note the total estimated cost of the project at £800,000 - £2m (excluding risk).

4. That delegated authority be granted to the Town Clerk, in consultation with the Chair and Deputy Chair of Streets & Walkways Sub Committee, to approve a Gateway 2 report on this basis, with the next Gateway 3-4 report considered by the full meeting of the Streets & Walkways Sub Committee.

Action Taken

The Town Clerk, in consultation with the Chair and Deputy Chair of the Streets & Walkways Sub Committee, approved the Gateway 2 report.

Appendix

Environment 'G2 – 40 Leadenhall' – Report of the Director of the Built
 'Project briefing'

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