



CABINET

28 September 2011

REPORT

Subject Heading:	Rainham Traffic Management Scheme – Open Space Appropriation
Cabinet Member:	Councillor Robert Benham Councillor Andrew Curtin
CMT Lead:	Cynthia Griffin Group Director Culture and Community
Report Author and contact details:	Christopher Barter. Christopher.barter@havering.gov.uk 01708 4326124
Policy context:	Local Development Framework Site Specific Allocations Rainham Compass Local Implementation Plan
Financial summary:	The proposed appropriation does not involve expenditure of council funds, but will facilitate the delivery of the £1.5m Rainham Traffic Management Viking Way extension scheme.
Is this a Key Decision?	No
Is this a Strategic Decision?	No
When should this matter be reviewed?	N / A
Reviewing OSC:	Towns and Communities

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	[y]
Excellence in education and learning	[n]
Opportunities for all through economic, social and cultural activity	[y]
Value and enhance the life of every individual	[n]
High customer satisfaction and a stable council tax	[n]

SUMMARY

In June 2009, Cabinet agreed the Rainham Compass regeneration programme, which included as one of its key improvement projects a traffic management scheme to allow one-way working and short-term parking on Upminster Road South, through the extension of Viking Way.

This report proposes the appropriation of 880 square metres of Open Space under the Local Government Act 1972, Section 122 (2A), Appropriation of Land for Highway purposes. The open space is situated at Rainham Recreation Ground and the appropriation is required to enable the extension of Viking Way to Upminster Road South as part of the £1.5m Rainham Traffic Management Scheme. Notices of the proposed appropriation were advertised in the Romford Recorder on two consecutive weeks, 17th and 24th June 2011, posted around the proposed area and displayed in the PASC (Public Advice Service Centres). Following a consultation period of four weeks which ended on 15th July 2011 no objections or representations were received by the Council.

The extension of Viking Way is identified as a Site Specific Allocation in the Local Development Framework and Planning Permission has been granted for the scheme.

RECOMMENDATIONS

That having considered all representations (no representations were made) following consultation that Cabinet approval is given to proceed with the appropriation for highway purposes of 880 square metres of Open Space at Rainham Recreation ground, extending east from Viking Way to meet Upminster Road South, as detailed on the attached plan.

REPORT DETAIL

1. The Council proposes to appropriate an area of land of approximately 880 square metres (see attached plan) formed of a grassed area of playground situated at Rainham Recreation Ground for highway purposes in order to construct an extension to Viking Way and facilitate a one-way system in Rainham Village. This relief road aims to facilitate access to the Village, alleviate congestion through the centre of the Village and improve parking. It will also allow for a significant uplift in the public realm and enhance pedestrian amenity and safety. There was strong local support for the proposal during public consultation.

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2. The Traffic Management Scheme was approved as a site-specific proposal in Havering's statutory Local Development Framework (Site Specific Allocation SSA14), and planning permission was granted on 25 August 2011.
3. In order to ensure a safe set back from the proposed extended Viking Way road it is proposed to relocate the existing play equipment within the recreation ground area. The play facility will be removed from its existing location and reinstated approximately 10m north of the new road. The cost of relocating the play equipment will be met from within the £1.5m capital project grant allocation
4. Although there is no direct re-provision, the open space to be used for the road, it is offset by increases in accessibility to public open spaces as part of the wider Rainham Compass regeneration programme. Substantial improvements including improved access to open spaces are being undertaken on large areas to the north and south of the A13 on Rainham Marshes. In addition, Rainham Hall Gardens has recently been made more accessible and attractive for public use, though a major improvement programme.
5. A notice of the intention to appropriate the open space under the Local Government Act 1972, Section 122 (2A), was advertised in the Romford Recorder for two consecutive weeks from 17 June 2011. Plans of the area were made available to the public for inspection between 9.30am and 4.30pm on normal working days at the offices of the London Borough of Havering, in the PASC Liberty Shopping Centre, Romford.
6. The deadline for objections to the proposed appropriation was 15 July 2011. No objections were received by Legal and Democratic Services, and it is therefore recommended that the appropriation should proceed.

REASONS AND OPTIONS

Reasons for the decision:

To enable the extension of Viking Way to Upminster Road South and enable the highways and public realm improvements of the Rainham Traffic Management Scheme, as previously agreed by Cabinet (24 June 2009)

Other options considered:

A two-way running extension to Viking Way option was considered and presented at public consultation in September 2010. This two-way option required additional open space above the 880 square metres currently being

considered. The current single carriageway extension to Viking Way was favoured by the public and the two-way working option was rejected.

7. The only remaining alternative option would be not to appropriate the open space and therefore sacrifice delivery of the £1.5m project, funded by Transport for London and Design for London, for the Rainham Compass programme. This option is rejected.

IMPLICATIONS AND RISKS

Financial implications and risks:

The proposed appropriation of land, for highways purposes, does not in itself involve council expenditure beyond the minor costs of advertisement which have been met from existing budgets. It will, however, facilitate the delivery of a £1.5m scheme for which funding has been secured from the Transport for London Local Implementation Plan and Design for London, which is time limited and would be lost if the scheme does not proceed. Some of this funding has already been utilised for design and technical fees and if deemed abortive may be subject to clawback. It is unlikely in the current financial climate that funding for this scheme would be available again in the foreseeable future. The £1.5m of funding includes an allowance for playground relocation. The £1.5m project will be monitored by council staff to ensure it remains within budget.

Legal implications and risks:

The Council has a general power to appropriate land to different purposes, but in the case of land used for open space it has to first advertise the proposal and consider any representations made before reaching a final decision. The necessary advertising has been carried out, but no representations have been made. It is therefore open to the Council to make the appropriation.

Human Resources implications and risks:

There are no Human Resources implications.

Equalities implications and risks:

There are no direct equalities implications or risks. The play facility will be removed from the existing location and reinstated approximately 10m further north, and it is ensured that the play facility will be no less accessible to the community in its new position than it was in its old site.

BACKGROUND PAPERS

1. Planning Permission under planning reference P1070.11