

Planning Committee Report

London Thames Gateway Development Corporation

PLANNING PERFORMANCE MONITORING

Report of the Director of Planning

1. SUMMARY

- 1.1. This is the eighth quarterly report to advise Members of the performance of the Corporation's development control function. The value of performance monitoring is the ability to identify strengths and weaknesses and thus evaluate the reasons for performance changes, as well as to identify possible anticipatory action.

RECOMMENDATION

It is RECOMMENDED that the contents of this report are noted.

2. DATA

- 2.1. The data is obtained from the Corporation's electronic records of planning cases which have been registered since the granting of planning powers in October 2005.
- 2.2. The data highlights performance through each complete year of the Corporations function and to bring the information up to date the first complete quarter of the current year Apr 1 2008 to Mar 2009 is shown.
- 2.3. The information presented is based on the performance of the Corporation in handling all formal planning decisions for which it is the decision making authority. Additional information is presented in relation to planning appeals in which the Corporation is involved.
- 2.4. The large body of pre-application work and involvement in masterplans undertaken by Corporation planning officers is briefly referred to in table 5 of the report.

3. REPORT STRUCTURE

- 3.1. This report comprises the following sections :
- ◆ Development Control Performance- tables shown include the number of applications, the speed of decision-making, a breakdown of decisions made and a breakdown of applications under consideration.
 - ◆ Housing & Employment Data- tables provided are based upon data contained within formal planning applications. Please note that where

data has not been provided then an estimate based on the size and density of the application has been included.

- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.
- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.

4. KEY FINDINGS

- 4.1 A total of 4666 dwellings have been approved by LTGDC to date (851 pending completion of S106 agreements). Development yielding an estimated 5726 jobs has also been approved (1393 subject to completing S106 agreements).
- 4.2 In the past four quarters (July 1st 2007- June 30th 2008) the Corporation's performance at handling applications has averaged at 50.5% being determined within the 13 week target timeline. However when considering the handling of only those applications eligible for inclusion on the PS1/2 "major applications" return then this performance declines to 40%. This figure, however, represents an increase from the last quarterly performance report in which the Corporation returned an annualised rolling average of 24% (for the period 1st April 2007 to 21st March 2008).

5. CORPORATION PERFORMANCE DATA

Development Control Performance

Table 1: Showing The Total Number Of Planning Applications Handled

2005-2008		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
①	Year 1 2005-2006	15	48	0	9	39
②	Year 2006-2007	39	184	12	92	119
③	Year 3 2007-2008	119	296	27	206	182
2008-2009		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
④	Q1Y4 Apr 1 - June 30 08	182	49	4	64	163

- 5.1. On average 71 applications have been received each quarter of the past year. However, this has dropped in the quarter ended to 49 receipts and the number of

applications on hand has also reduced slightly from 182 at the end of March to 163 at the end of June.

- 5.2. 371 planning decisions have been issued by the Corporation to date. 64 decisions have made in the last quarter. 11 of these decisions relate to the PS1/2 Planning Performance statistics for processing MAJOR applications and the speed with which the UDC has determined these is shown in table 4 below.
- 5.3. A further 10 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements and a list of these is shown in table 7.

Table 2: Showing The Basic Breakdown Of Decisions Issued by the Corporation

2005-2008		Decided	Granted	Refused	Delegated
①	Year 1 2005-2006	9	9	0	9
②	Year 2006-2007	92	90	2	79
③	Year 3 2007-2008	206	200	6	178
2008-2009		Decided	Granted	Refused	Delegated
④	Q1Y4 Apr 1 - June 30 08	64	64	0	57

- 5.4. Table 2 shows, during the operating period, that out of the 371 decisions made, 363 applications were granted and eight were refused permission. This demonstrates the positive role of the Corporation in successfully negotiating schemes with agents and developers.
- 5.5. 314 applications were decided by the Director of Planning under delegated powers, with the remaining 57 being determined by the Corporation's Planning Committee.

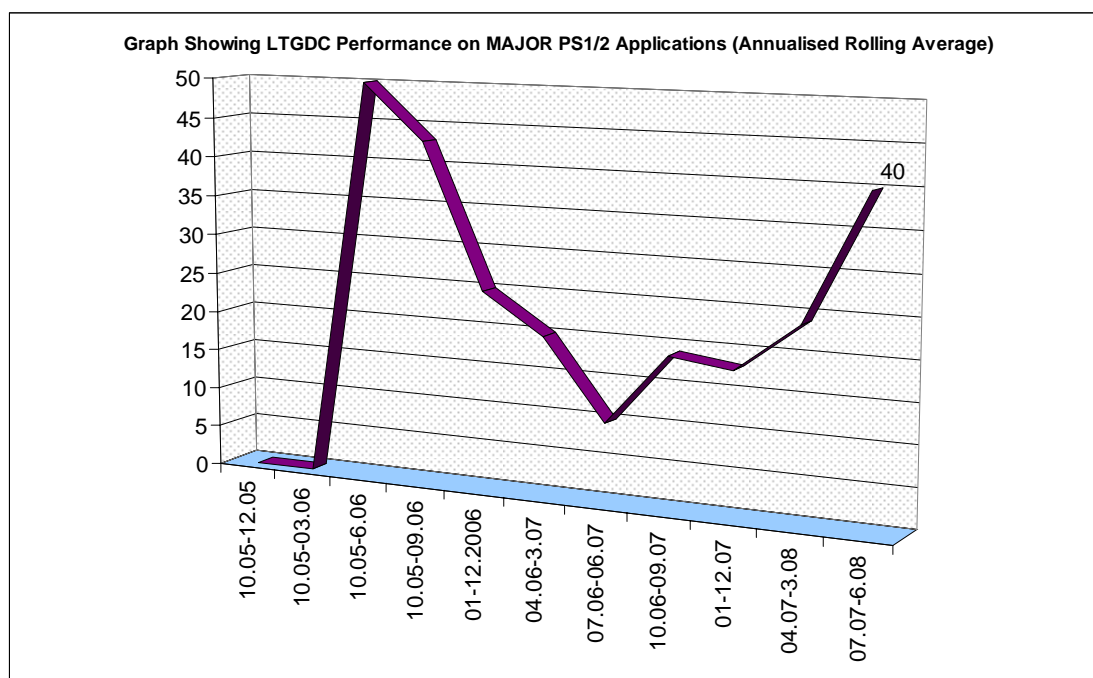
Table 3: Showing A Breakdown Of Decision Types Issued By LTGDC During Operating Period (31/10/2005 to 30/06/2008)

Application Type	Decision	Total
Planning Permission	Grant Full Permission	49
	Refuse Planning Permission	5
Outline Planning Permission	Grant Outline Permission	2
	Refuse Outline Planning Permission	3
Renewal of Temporary Permission	Grant Permission	2
Reserved Matters	Grant Reserved Matters	11
Variation of Conditions	Grant Variation	1
Listed Building Consent	Listed Building Consent	5
Approval of Details	Grant Approval of Details	292
Change of Use	Grant COU	1
		371

- 5.6. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions made 292 concern the approval of details pursuant to prior permissions, 79 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent.
- 5.7. 10 of these 79 applications are waste related county matters applications. The remaining 69 applications therefore form the basis of the PS1/2 report compiled by DCLG in order to compare the performance of planning authorities in the UK. 13 of those 69 are minor applications or listed building consents (which fall within the Corporations thresholds) and the other 56 are therefore major strategic planning applications.
- 5.8. The Corporation is now asked to submit its performance statistics for publication by DCLG. Table 4 shows these formal figures and highlights performance on determining major applications.

Table 4: Showing The Speed Of Decision-Making

2005-2008		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
①	Year 1 2005-2006	1 (11%)	8	0 (0%)	0
②	Year 2006-2007	45 (49%)	47	4 (20%)	16
③	Year 3 2007-2008	104 (49%)	107	6 (24%)	19
2008-2009		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
④	Q1Y34 Apr 1 - June 30 08	33 (52%)	31	7 (63%)	4



5.9. Table 4 shows that of the 218 decisions issued during the last 4 quarters that 50.5% have been handled within the 13 week target period set by DCLG for processing applications. However, when considering only the 30 applications that are counted by DCLG towards the PS1/2 MAJOR applications report, this figure is 12 out of 30 (40%) against a national target of 60%. This annualised rolling average is shown in the graph above and demonstrates the performance increase from 24% returned in the last quarterly report (March 2008)

Table 5: Showing The Breakdown Of Live Cases

Application Type	N°
Planning Permission	31
Outline Planning Permission	5
Reserved Matters	2
Listed Building Consent	1
Approval of Details	122
Pre-application enquiry	42
EIA Scoping Opinion	1
EIA Case	4
Observations	22
Miscellaneous	12
Grand Total	242

5.10. Table 5 shows that out of the 163 formal planning cases on hand at the end of the Corporation's last four full quarters of operation, 31 are applications for full planning permission. Beyond formal planning applications, LTGDC officers are continuing to be actively involved providing pre-application advice to developers with 42 active cases and 12 further cases being active at the initial stages of providing input to masterplans and development briefs.

Housing & Employment Data

Table 6a: Showing Housing Data To Date (October 31st 2005 – June 30th 2008)

Housing		London Riverside	Lower Lea Valley	Total Predicted Dwellings
★	TOTAL GRANTED	<u>898(251)</u>	<u>2917 (876)</u>	<u>3815(1127)</u>
★	TOTAL PENDING S106		<u>851 (365)</u>	<u>851 (365)</u>
★	GRAND TOTAL	<u>898(251)</u>	<u>3768 (1241)</u>	<u>4666 (1492)</u>

Table 6b: Showing Employment Data To Date (October 31st 2005 – March 31st 2008)

Employment		London Riverside	Lower Lea Valley	Total Net Jobs
★	TOTAL GRANTED	<u>2588</u>	<u>1745</u>	<u>4333</u>
★	TOTAL PENDING S106	<u>627</u>	<u>766</u>	<u>1393</u>
★	GRAND TOTAL	<u>3215</u>	<u>2511</u>	<u>5726</u>

- 5.11. Table 6 shows housing & employment data gathered from information supplied by the applicant within their formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included based on research conducted by ARUPS for English Partnerships.
- 5.12. This table separates housing and employment figures contained in approved schemes (where permission has been formally granted) from those schemes that are pending the finalisation of their S106 agreements. The figures currently show an overall total of 3815 predicted dwellings from LTGDC applications of which 1127 or (29.5%) are affordable units. A further 851 units are contained in schemes which are pending the S106's of which 365 or 43% are affordable dwellings. This brings the total housing pipeline to 4666 residential dwellings of which 1492 or 32% will be affordable.
- 5.13. Schemes considered by the Corporation also show a predicted net employment gain of 5726 jobs to date distributed across the Lower Lea Valley and London Riverside.

6. Appeals 2007/2008

- 6.1. Since the last quarterly performance report, the appeal at the Freshwharf estate (LTGDC-07-053-OUT) has been withdrawn by the applicant. Renewed negotiations are now underway with Countryside to support a revised submission.
- 6.2. Two new appeal cases have also been lodged with the Planning Inspectorate. These are LTGDC-06-064-PP at Box Lane in Barking and LTGDC-07-169-FUL at Chequers Lane also in Barking. Summary details are provided in the table below.
- 6.3. The appeal case for the Minoco Wharf site and the proposed comprehensive mixed use development is presently due to be reviewed at a public inquiry on the 7th of October. This case is being jointly defended by the Corporation and the London Borough of Newham as the UDC boundary falls through the middle of the site location. The larger portion of the site falls within the LBNM.
- 6.4. Please see Table 7 for a complete list of appeals handled by the Corporation during the year 2006-2007.

Table 7: Showing Appeals Handled By The Corporation 2007-2008

APPEAL REF	CASE	SITE	DATE LODGED	APPEAL TYPE	APPELLANT	REASON	DEC'N
APP/A958 0/A/07/203 6253	LTGDC-06- 008-PP	Trad Site, Site south of Imperial Street, Imperial Street, London E3	25/01/2007	Public Inquiry	Aitch construction limited	Non-determination	Appeal Dismissed
APP/A958 0/A/07/203 4287	LTGDC-06- 048-PP	302-312 High Street, Stratford.	22/12/2006	Public Inquiry	St John Spencer Estates and Developments Ltd	Non-determination	Appeal Withdrawn
APP/A958 0/A/08/206 9481	LTGDC-06- 064-PP	Box Lane off Renwick Road Former railway land BARKING Essex IG11 0SB	31/03/2008	Written Representations	R F V Developments Ltd	Non-determination	Appeal Pending
APP/A958 0/A/07/203 7245	LTGDC-06- 068-PP	Pura Foods Ltd, Orchard Place, Orchard Place, London, E14	26/02/2007	Public Inquiry	Clearstorm Limited	Non-determination	Appeal Withdrawn
APP/A958 0/A/07/205 3649	LTGDC-06- 086-PP	Concorde House Caxton Street North Canning Town London E16 1JL	06/09/2007	Written Representations	Samsen Ltd	Refusal	Appeal Dismissed 6/12/2007
APP/A958 0/A/07/206 0879	LTGDC-07- 053-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	11/12/2007	Public Inquiry	Countryside properties	Refusal	Appeal Withdrawn
APP/A958 0/A/08/206 2703	LTGDC-07- 061-FUL	1 High Street Stratford, London E15 2NA	07/02/2008	Public Inquiry	Genesis Housing	Refusal	Appeal Withdrawn
APP/A958 0/A/08/206 5185	LTGDC-07- 138-OUT	Minoco Wharf North Woolwich Road Silvertown London	29/01/2008	Public Inquiry	Clearstorm Ltd	Non-determination	Appeal Pending
APP/A958 0/A/08/207 5279	LTGDC-07- 169-FUL	75 - 77 Chequers Lane Dagenham Essex RM9 6QT	06/06/2008	Public Inquiry	Hunts Heat & Power Ltd	Non-determination	Appeal Pending

7. S106 Agreements

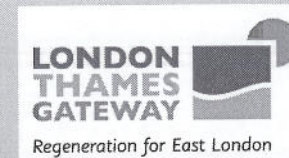
7.1. 10 applications have been resolved by the planning committee of the Corporation but remain outstanding whilst S106 agreements are negotiated with the applicants. Full details follow in the table below. This represents a fall from the last report in March which contained 13 outstanding agreements.

Table 8. Showing S106's Pending Agreement

LTGDCCASE	SITE_ADDRESS	PROPOSAL	APPLICANT	STATUS
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Mixed use development comprising 178 new homes and 946m2 of commercial space A1 (shop), A2 (financial and professional services) A3 (restaurants and cafes) B1 (business) D1 (non residential institutions) and D2 (assembly and leisure)	Stock Woolstencroft	LTGDC committee has resolved to approve on 14/12/06 subject to agreement of S106
LTGDC-06-046-PP	Plaistow and Peruvian Wharf North Woolwich Road Silvertown London	Development of land for the importation and handling of aggregate, cement and other powdered products, to include: the construction of a jetty and mooring dolphins; the erection of an aggregate processing plant; the erection of a concrete batching plant with 4No associated cement/powdered products silos; erection of s further 4No silos for cement storage bays; office; ancillary facilities; associated parking; creation of new means of access and other works incidental to the development of the site. This application is accompanied by an Environmental Statement	Aggregate Industries Ltd	LTGDC committee resolved to approve on 21.06.2007 subject to S106 agreement. Currently held in abeyance
LTGDC-06-050-PP	Land west of the Fairview Industrial Park off Marsh Way, within the Ford Motor Co site, Rainham	Construction of sustainable energy facility comprising the erection of gasification power generation plant and associated building and plant. (see statement para 5.1.1 for full details)	Novera Energy Limited PLC	Pending S106 and referral to Mayor of London. LTGDC committee resolved to approve on 14/09/2006.
LTGDC-06-154-PP	Chloride Automotive Batteries Chequers Lane Dagenham Essex	Development of 8 no. units for Class B1(c) (light industrial), B2 (general industrial) and B8 (warehousing) use totalling 30,116 sq.m. (Thames Gateway Park Phase 3)	Ravenbourne Developments Ltd	LTGDC committee resolved to approve on the 9th of August 2007, pending agreement of S106.
LTGDC-07-058-OUT	Land Adjacent To Jenkins Lane Jenkins Lane East Ham London	Construction of a bus depot on land adjacent to Jenkins Lane, north of the A13, east of the A406 and south of Jenkins Lane, with ancillary two storey office building (Class b1(a)), a single storey building for ancillary canteen use, area for hard standing for buses and car parking bays and new access from and to the site from Jenkins Lane (IN OUTLINE)	London Borough Of Newham	LTGDC committee resolved to approve 21.06.2007 subject to conditions and completion of a S106 as well as referral to GOL.

LTGDC-07-081-FUL	Land North of Wyke Road, including timber depot, Bow London, E3 2PL	A temporary change of use until 2011 from storage and distribution (Land use Class B8) to offices (Land use Class B1), general industry (Land use Class B2) and storage and distribution (Land use Class B8) including a concrete batching plant.	Team Limited	LTGDC committee resolved to approve on 09/08/2007 subject to pending S106 agreement.
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP	Demolition of existing building and construction of a 26 storey mixed use tower with a three storey basement comprising retail (A1) and office (B1) floor space and 280 residential units (c3) with associated car and cycle parking, and landscaped amenity space at ground floor levels.	User Friendly Properties Ltd	Committee resolution to grant on 13/12/2007 S2 referral issued on 4/1/2008, subject to S106 agreement.
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	Construction of a residential-led mixed-use development comprising two buildings between 8 and 27 storeys (including mezzanine level) with 1,130 square metres of commercial floor space suitable for Class A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), B1 (Business) and D1 (Non-Residential Institutions) uses at ground floor and mezzanine levels, and 298 one, two and three bedroom residential units, including landscaped amenity space and 80 car parking spaces, 40 motorcycle parking spaces, and 298 cycle parking spaces.	McFeely Group	Resolution to grant at October committee subject to S106.
LTGDC-07-147-FUL	Albert House 236 - 252 High Street Stratford London E15 2SA	Erection of a part 17, part 7/8 storey building comprising 113 residential units (50% affordable), 1833m ² of commercial floorspace (A1, A2, A3 and B1) 24 basement car parking spaces and associated amenity areas, bin storage and cycle parking	Community Housing Association	LTGDC committee resolution to grant subject to S106 and referral to GLA & minor other matters
LTGDC-07-171-FUL	Peruvian Wharf North Woolwich Road Silvertown London E16 2AB	Tranship and distribute aggregates using sea-going vessels, utilising rear of the wharf for aggregate storage. loading and onward distribution and for cementitious powders import, storage and export. Construction and operation of a ready-mixed concrete batching plant and a dry silo mortar plant using aggregates and cementitious powders landed and handled. The bagging of aggregates.	Brett Aggregates Ltd, Colpy Ltd, Haworth Ltd	LTGDC committee resolved to approve 08/11/2007 subject to conditions and completion of a S106, referral to the Mayor of London.

S106 Agreements signed during the period 01.04.08 - 30.06.08



LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	FINANCIAL CONTRIBUTION
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LTGDC-07-006-FUL	Royal Mail Parcel Force Stephenson Street Canning Town London E16 4SA	21-June-2007	Grant Full Permission on 12/05/2008. Decision issued on 13/05/2008.	£ 2,125,000
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Construction of bus garage, two storey office building (Class B1(a)), associated facilities (including wind turbine of 35m to hub with a 21m propeller), hard standing and landscaping together with the provision and use of a temporary hard standing area for vehicle parking and associated temporary facilities

CLAUSE TYPE	CLAUSE DETAILS	CLAUSE TRIGGER	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	Payment of £1,500,000 transport contribution	Grant of Regeneration Planning Permission (phase two) and/or Prior to implementation. Prior to phase one start on site.	Transport	£ 1,500,000
Financial Other Green Travel Plan	Payment of Phase One contribution of £625,000 for transport improvements Submit GTP for approval and adhere to said GTP.	Prior to occupation of phase one and phase two and future occupation. 5 days prior to intended start date	Transport	£ 625,000
Other Other	Notification of intent to Implementation of permission Prohibition of use of Stephenson St between Cody Road & Manor Road save for emergency access and to issue instructions to staff to that effect.	Prior to occupation of Phase 1 and or Phase 2 except in accordance with para's 5.1-5.4 of the schedule.		
Parking & Traffic Management	Implementation of a Controlled Parking Zone	Prior to occupation See with paras 4.1 -4.5		

LTGDC-07-137-FUL	'Trad Scaffolding Co Ltd', Knights Road Silvertown London E16 2AT	13-September-2007	Grant Full Permission on 29/05/2008. Decision issued on 13/06/2008.	£ 15,000
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Erection and operation of a combined concrete and mortar batching plant without complying with Condition 20 of planning permission 06/01231/LTGDC previously granted.

CLAUSE TYPE	CLAUSE DETAILS	CLAUSE TRIGGER	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	£10,000 contribution towards monitoring and modelling local air quality;	Prior To Implementation	Public Realm	£ 10,000
Financial Other	£5,000 contribution towards off-site highways works	Prior to Implementation	Public Realm	£ 5,000
Local Labour	Local Labour commitment.	Prior to Implementation		

S106 Agreements signed during the period 01.04.08 - 30.06.08

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	FINANCIAL CONTRIBUTION
LTGDC-07-140-FUL	Leamouth Peninsula North, (former 'Pura Foods' site), Orchard Place, Orchard Place, London, E14	13-September-2007	Grant Full Permission on 11/04/2008. Decision issued on 11/04/2008.	

Erection of a building in the south-western part of the Leamouth Peninsula North; temporary landscaping and parking; building accommodating (a) an electrical sub-station to serve the forthcoming larger development on the Leamouth Peninsula (b) Community Centre/Sports Hall with temporary interim use as a Marketing Suite for the sale of residential units within the Leamouth North Development.

CONTRIBUTION	CLAUSE TYPE	CLAUSE DETAILS	CLAUSE TRIGGER	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Local Labour		Submission of Local Labour, Contractors and Good & Services Scheme	Prior to implementation for approval by the LPA		
Other		Operation and opening of the sports / community hall and Management Scheme - as approved.	Prior to occupation and operation of community/sports hall		
Other		Details of management scheme details for community /sports hall and secured	Prior to no more than 50% of open market written approval of management scheme .units begin occupied.		
Other		Construction of Community / Sports Hall to be completed and made available to public in line with agreed management plan	Prior to 70% of open market housing being occupied		
Parking & Traffic Management		Submit and secure written approval from LPA and implement the Marketing Suite Car Parking Management Plan	Prior to occupation of the marketing suite		
Public Realm		River Wall - undertake river wall condition survey, and design, submitted and secure approval of the River Wall remedial scheme.	Prior to implementation of planning Permission		
Public Realm		Implementation of the public realm additional information for approval in writing from LPA	Prior to occupation of the Community Centre /Sports Hall		
Public Realm		Implementation of Riverside Walkway	Prior to occupation		
Public Realm		Submission of a Riverside Walkway Additional Approval and secure Approval	Prior to implementation of planning permission		
Public Realm		River Wall - Implementation of approved scheme	Prior to occupation of development (except for marketing suite)		
Travel Plan		Comply with schedule 3 of the Leamouth North S106	Occupation and operation of the community / sports hall		

Total for the period 01.04.08 - 30.06.08

£ 2,140,000

Planning Applications with S106 Agreements Agreed by Planning Committee between 01.04.08 - 30.06.08



LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	FINANCIAL CONTRIBUTION
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LTGDC-07-052-FUL	Land on West Side of Leamouth Road at South West Junction of East India Dock Road, Leamouth Road, London E14	12-June-2008	LTGDC committee has resolved to approve subject to agreement of S106 and referral to Mayor	£ 60,000.00
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Erection of nine new buildings: Block A 36 storeys high, Block B 20 storeys, Block C and D 8 storeys, Block E 12 storeys, Block F 8 storeys, Block G 21 storeys, Block H 11 storeys and Block I 33 Storeys.

Use of the new buildings as 796 residential flats (56 studios, 297 one-bedroom, 362 two-bedroom, 76 three-bedroom and 5 four-bedroom units), 975 sqm of commercial floorspace (Classes A1/A2/A3/A4/A5/B1a), 368 sqm of community floorspace (Class D1/D2), a 373 sqm gymnasium, 760 sqm of internal child play space and 203 sqm of energy centre use plus 236 car parking spaces in two basement levels and associated communal, private and public realm amenity spaces including landscaping and variety of works including pedestrianisation of Sorrel Lane.

(AMENDED SCHEME AND REVISED ES)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Affordable Housing	A mix of affordable housing constituting 46% of the total number of units.		
Financial LLV Pooled Fund	Due to the high level of affordable housing, the standard charge has not been applied. A payment of £1,500,000 has been agreed this is the gross figure and will include funding the other items identified in the clauses listed in this agreement. The final net cost of this contribution is therefore not shown as this would skew any actual amount left available for the pooled fund.		
Financial Other	Contribution towards new bus stops on Leamouth Road (north & southbound) (£240k)	Public Transportation	£ 40,000.00
Financial Other	£20,000 to link up to DAISY system (Dockland Arrival Information System Boards)	Public Transportation	£ 20,000.00
Green Travel Plan	Green Travel Plan		
Local Labour	Local Employment & Training Strategy		
Other	Electric Car Charging Points and 10 car club spaces provided		
Other	Servicing Management Strategy		
Other	Mitigation measures for impacts identified by TV signal study		
Other	Code of Construction Practice		
Other	A commitment to provide up to 19% Renewable Energy on site.		
Other	Social Infrastructure - Community facility and play hub to be provided		
Parking Traffic Management	Highway works (A13 approaches at Leamouth Road, A1261 slip roads at Aspen Way roundabout)		
Public Realm	Open Space Improvements		
Public Realm	Pedestrian/public realm improvements in the wider area (Improved access to public transport interchange at canning town; improved access to green links and areas of open space; improved street lighting)		
Public Realm	Listed dock wall on Leamouth road (improvements; heritage signs etc)		
Public Realm	New pedestrian crossings (across Leamouth Road, A13 etc)		

