

PLANNING COMMITTEE MEETING: THURSDAY 11 NOVEMBER 2010

S106 PLANNING OBLIGATIONS MONITORING Q2 2010/11

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

This report provides a quarterly update on the Section 106 agreements (S106) that the Development Corporation has agreed and signed in the second quarter of 2010/11.

The five agreements signed in the last quarter secure £13 million in financial contributions together with a number of non financial benefits.

2. RECOMMENDATION

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

3. SUMMARY OF S106 AGREEMENTS AGREED AND SIGNED Q2 2010/11

3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (July-September 2010). For further details of the clauses contained within these agreements, please see the database reports at Appendix 1.

3.2 **Pending** S106 agreements in Q2 2010/11 (Resolution to grant permission by Committee:

Case No	Address	Description of Development	Committee Date
LTGDC-10-045-FUL	Site previously known as Abacus Park, Choats Road, Dagenham,	Erection of an 18,296 sqm industrial building incorporating a 43.6 metre high stack to be used as an energy generation facility to generate low carbon renewable combined heat and power with offices, highway alterations, 2 storey car park	08-July-2010
LTGDC-08-153-OUT	Fresh Wharf Estate, Barking	Outline planning application for Class A1 (Shops) and/or Class A2 (Financial and Professional Services) and/or Class A3 (Restaurants and Cafes) and/or Class A4 (Drinking Establishments) and/or Class A5 (Hot Food Takeaways) (up to 1,987 sqm); Class C3 (Dwellings) up to 950 dwellings (up to 88,606 sqm); and Class D1 (Non-residential Institution) (up to 1,616	12-August-2010

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		sqm); all in buildings ranging in height between 6 and 22 storeys;	
LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	Erection of 22-storey, 187-bedroom hotel together with restaurant, bar and function room facilities, with associated landscaping and basement parking, and commercial units (A1, A2, A3, A4, B1, D1, or D2 use) to ground floor and first floor (715sqm)	12-August-2010
LTGDC-10-088-REG3	Land off Jenkins Lane, Beckton	Development of no more than 15,000 sqm of floorspace comprising Use class B2/B8 accommodation with ancillary offices (Use class B1) and a car show room (sui generis), with associated vehicle parking, access and works in a landscaping setting.	09-September-2010

3.3 Signed S106 agreement in Q2 2010/11:

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-09-099-OUT	Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line (Tesco)	Hybrid planning application for comprehensive mixed-use redevelopment of the site comprising: Outline Application - Demolition of existing buildings and redevelopment of land to provide a new District centre of 23,790 sqm including a superstore and various other units falling within classes of A1,A2,A3,A4,A5,B1,C1 & D1 together with 468 car parking spaces.	26-May-2010	21-July-2010
LTGDC-09-067-FUL	Part Of Market Site East Street London Road Barking	Erection of 6 storey plus plant Skills Centre building, comprising 3,711m2 (GIA) Educational and training floorspace (Use Class D1) with 507m2(GIA) of retail (A1) /restaurant and cafe (A3) use at ground floor level . Alterations and extensions to barking Methodist Church (D1) and the provision of a 2 bed residential unit,	10-December-2009	26-August-2010
LTGDC-09-109-FUL	Beckton Gas Pressure Reduction Station Armada Way Gallions	Variation of Condition no.2 attached to planning permission number 08/00460/LTGDC dated 21/01/2010 for the construction of a combined cycle biofuel generation plant to generate renewable electrical energy. This amendment seeks to enable design	21-April-2010	26-August-2010

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	Reach	amendments to the approved scheme		
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	Erection of a part 9, part 11 storey, 188 bedroom budget hotel with ground floor restaurant, 1 disabled parking space, 8 motorcycle parking spaces, 12 bicycle spaces and ancillary development.	13-May-2010	09-Sept-2010
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford	Redevelopment of site for A1, A2, A3, A4, B1 and D2 (gymnasium use) total 1,596sqm, provision of 147 residential units in 26 storey building with basement car park.	11-February-2010	30-Sept-2010

Date: October 2010

APPENDIX 1:

Details of all S106 agreements agreed and signed in Q2 2010/11

Q2 Quarterly Report: S106 Cases Resolved By Committee 01.07.10 - 30.09.10

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-10-045-FUL	Site previously known as Abacus Park, Choats Road, Dagenham, Essex	08-July-2010	LTGDC Committee resolved to APPROVE subject to Mayor and S106	
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Erection of an 18,296 sq.m. industrial building incorporating a 43.6 metre high stack to be used as an energy generation facility to generate low carbon renewable combined heat and power with associated offices, highway alterations, 2 storey car park, boundary treatment and landscaping.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	Contributions towards the improvement of bus services within the vicinity of the site, implementing the cycle/pedestrian link between the site and Dagenham Dock interchange and improvements to local SINC(s)		
Carbon Offset/ Sustainability	Connections to the boundary of the site to facilitate future introduction of heat network		
Local Labour	local labour, goods and contractors.		

LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	12-August-2010	The Committee resolved to APPROVE on 12/08/10 subject to Mayor and S106	£5,735,000
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Outline planning application for Class A1 (Shops) and/or Class A2 (Financial and Professional Services) and/or Class A3 (Restaurants and Cafes) and/or Class A4 (Drinking Establishments) and/or Class A5 (Hot Food Takeaways) (up to 1,987 sqm); Class C3 (Dwellings) up to 950 dwellings (up to 88,606 sqm); and Class D1 (Non-residential Institution) (up to 1,616 sqm); all in buildings ranging in height between 6 and 22 storeys; erection of a 4 metre high landscaped acoustic bund 'Green Screen'; provision of up to 418 residential car parking spaces and 16 visitor and car club car parking spaces; provision of up to 113 motorcycle parking spaces and associated bicycle parking spaces; open space and landscaping including riverside walk; highways and transport works; works

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Affordable Housing	Provision of up to 35% affordable housing		
Financial LR Pooled Fund	Contributions in line with strategy £6000 x 950 units (offsets)	LR Pooled Fund	£5,700,000
Public Realm	Scheme securing the delivery and maintenance of public spaces and landscaping, including the river walk		
Other	scheme securing the delivery and maintenance of the community facilities		
Transfer/Safeguarding of Land	Making available of land/rights and appropriate provisions for access/maintenance		
Transfer/Safeguarding of Land	adoption or long term maintenance of appropriate routes		
Other	The agreement of an approach to the temporary and future long term management of moorings, including during construction of bridges.		
Carbon Offset/ Sustainability	scheme for facilitating linkages to any district heating system.		
Carbon Offset/ Sustainability	scheme securing the proposed sustainability measures		
Other	optimise the design of the buildings to achieve appropriate daylighting targets		
Other	removal of the existing advertisement hoardings from the A406 boundary of the site		
Local Labour	A local labour scheme		
Local Labour	Use of local contractors in the supply of goods and services	Public Transportation	£35,000
Financial Other	£35,000 towards transport modelling for Barking Town Centre		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	12-August-2010	LTGDC Committee resolved to APPROVE on 12/08/10 subject to Mayor and S106	£100,000
Erection of 22-storey, 187-bedroom hotel together with restaurant, bar and function room facilities, with associated landscaping and basement parking, and commercial units (A1, A2, A3, A4, B1, D1, or D2 use) to ground floor and first floor (715sqm)				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	financial contribution of £100,000 towards the Barking Station public realm improvements	Public Realm	£100,000
Local Labour	Local labour / goods and services provision.		
Public Realm	Removal of any redundant crossovers and the repair of footways fronting or surrounding the development site		

LTGDC-10-088-RE G3	Land off Jenkins Lane, Beckton Gateway, London, IG11	09-September-2010	LTGDC Committee resolved to APPROVE on 09 09 10 subject to Mayor and S106	
Development of no more than 15,000 sqm of floorspace comprising Use class B2/B8 accommodation with ancillary offices (Use class B1) and a car show room (sui generis), with associated vehicle parking, access and works in a landscaping setting.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Public Realm	Highway Works		
Other	Ecology		
Public Realm	enhancements to the public realm, including improved pedestrian and cycle access to and within the site.		
Financial Other	A contribution towards improvements to local public transport services		
Green Travel Plan	A commitment to operate an agreed Travel Plan		
Local Labour	A contribution towards skills training.		
Local Labour	Commitment to Newham Council's Local Labour, Local Goods and Services clause.		
Carbon Offset/ Sustainability	Commitment to an agreed Energy Strategy		
Financial Other	Environmental Monitoring		
Financial Other	A contribution to enable the local planning authority to monitor the S106.		

Total Across Reported Agreements				£5,835,000
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Q2 Quarterly Report: S106 Cases Signed 01.07.10 - 30.09.10

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-09-099-OUT	Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line, E3.	26-May-2010	Grant Outline Planning Permission on 21/07/2010. Decision issued on 21/07/2010.	£ 8,235,250

Hybrid planning application for comprehensive mixed-use redevelopment of the site comprising: Outline Application (all matters reserved, except for access) □
Demolition of existing buildings and redevelopment of land to provide a new District centre of 23,790 sqm including a superstore and various other units falling within classes of A1,A2,A3,A4,A5,B1,C1 & D1 together with 468 no. car parking spaces.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Implementation notice		
Financial LLV Pooled Fund	Standard charge - discounted and deferred elements	LLV Pooled Fund	£4,540,000
Other	Security - confirmation request		
Financial Other	Affordable Housing Contribution	Affordable Housing	£3,690,000
Affordable Housing	Affordable Housing - 106 units		
Local Labour	Local labour, training, goods and services		
Transfer/Safeguarding of Land	IDEA store - community library and information services		
Public Realm	primary school and open space		
	Highways works		
	- A12 all-movement junction		
	- A12 subway		
Green Travel Plan	Car club		
Other	Commerical unit obligations		
Financial Other	Design review panel	Education	£5,250
Other	Delivery		

LTGDC-09-067-FUL	Part Of Market Site East Street And London Road Barking Essex IG11 8AL	10-December-2009	Grant Full Permission on 26/08/2010. Decision issued on 26/08/2010.
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Erection of 6 storey plus plant Skills Centre building, comprising 3,711m2 (GIA) Educational and training floorspace (Use Class D1) with 507m2(GIA) of retail (A1) /restaurant and cafe (A3) use at ground floor level . Alterations and extensions to barking Methodist Church (D1) and the provision of of a 2 bed residential unit, associated hard landscaping and cycle parking.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Carbon Offset/ Sustainability	Energy Scheme		
Green Travel Plan	manage the traffic, transport and environmental impacts of the proposed development		
Local Labour	Local Labour, goods and services		
Public Realm	Renewal of footways fronting or surrounding the development site required due to the damage of the footway and adjacent public square during the course of construction works.		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-109-FUL	Beckton Gas Pressure Reduction Station And Adjoining Land Armada Way Gallions Reach Beckton London E6 7FB	21-April-2010	Grant Full Permission on 26/08/2010. Decision issued on 26/08/2010.	
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Variation of Condition no.2 attached to planning permission number 08/00460/LTGDC dated 21/01/2010 for the construction of a combined cycle biofuel generation plant to generate renewable electrical energy. This amendment seeks to enable design amendments to the approved scheme relating to the design of the CHP Plant building; the CHP Plant exhaust stack; fuel tanks; the Turbo Expander building; plant housing; the sub-station/pump-house and the incorporation of ancillary infrastructure.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Deed of Variation - applying terms of previous S106 (08-045) to new planning permission		

LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	13-May-2010	Grant Full Permission on 09/09/2010. Decision issued on 09/09/2010.	£ 192,654
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Erection of a part 9, part 11 storey, 188 bedroom budget hotel with ground floor restaurant, 1 disabled parking space, 8 motorcycle parking spaces, 12 bicycle spaces and ancillary development.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other Public Realm	£192,654 for range of initiatives including public realm works, skills training and parking management S278 Agreement to fund and implement the necessary highway and footway works to Park Lane, High Street and Jupp Road West;	Local Infrastructure	£168,878
Other Local Labour Financial LLV Pooled Fund Financial Other	DAISY (Dockland Arrival Information System) screens in the hotel reception area; Local Goods and Services and Local Labour Scheme balance of infrastructure contribution £23,776 TBC	LLV Pooled Fund	£23,776

LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	11-February-2010	Grant Full Permission on 30/09/2010. Decision issued on 30/09/2010.	£ 4,691,000
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Redevelopment of site for A1, A2, A3, A4, B1 and D2 (gymnasium use) total 1,596sqm, provision of 147 residential units in 26 storey building with basement car park.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund	Discount Standard Charge of £10,000 per residential unit (£1,470,000) LLV pooled fund and Deferred Charge payments (up to £22,600 per unit)	LLV Pooled Fund	£1,470,000
Financial Other Affordable Housing Public Realm	A commitment to contribute £3,100,000 towards the provision of off-site social rented housing; 16 units on-site for intermediate rent or sale S278 Agreement to fund and implement the necessary highway and footway works to Carpenters Road, Park Lane, High Street and Jupp Road West;	Affordable Housing	£3,100,000

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Other Local Labour Financial Other	install DAISY (Dockland Arrival Information System) with the development; Local Goods and Services and Local Labour Scheme. Varied infrastructure contributions total £121,000		Local Infrastructure	£121,000
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Total Across Reported Agreements				£ 13,118,904
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