

## **PLANNING COMMITTEE MEETING: TUESDAY 30 MARCH 2010**

### **IMPLICATIONS OF PROPOSED COMMUNITY INFRASTRUCTURE LEVY (CIL) REGULATIONS IN RELATION TO LTGDC PLANNING OBLIGATIONS COMMUNITY BENEFITS STRATEGY (POCBS) AND TARIFF**

#### **REPORT BY THE DIRECTOR OF PLANNING**

#### **1. PURPOSE**

To update Planning Committee on the introduction of CIL and clarify the impact on the current operation of the LTGDC Planning Obligations Community Benefits Strategy (POCBS) and tariff, and to confirm the position in relation to proposed planning obligations supporting applications that have already been considered by Committee.

#### **2. RECOMMENDATION**

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

#### **3. COMMUNITY INFRASTRUCTURE LEVY OVERVIEW**

3.1 CIL is a new local levy which local authorities can choose to introduce to fund infrastructure, such as roads, public transport, open space or health centres in their areas. CIL would be charged on most types of development and local authorities can choose the CIL rate that they wish to set, but must set this out in their charging schedule which is subject to independent examination to ensure that it is evidence-based and appropriate for the local area.

3.2 The Community Infrastructure Levy Regulations 2010 come into effect on 6 April 2010, although it is not anticipated that any LPAs will be in a position to charge CIL for at least a year, due to the need to develop and then examine the charging schedule.

3.3 LTGDC will not have powers to charge CIL as it is not a plan-making authority. However, if one of the boroughs was to set a CIL, if LTGDC determined an application within the borough, LTGDC would be only able to collect and spend the CIL contributions, if this was agreed by the borough.

3.4 It should be noted that if the Conservatives win the general election, they have indicated that they will repeal CIL although they have proposed a form of 'tariff' (which may have a real resemblance to CIL).

#### **4. THE IMPACT ON CIL ON S106 PLANNING OBLIGATIONS AND THE LTGDC TARIFF**

4.1 The CIL Regulations now put three of the Circular 05/05 tests related to planning obligations into law:

*Limitation on use of planning obligations (paragraph 122)*

*(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:*

*(a) necessary to make the development acceptable in planning terms;*

*(b) directly related to the development; and*

*(c) fairly and reasonably related in scale and kind to the development.*

- 4.2 LTGDC has previously had legal advice that the tariff contributions under the POCBS were Circular 05/05 compliant. The emergence of statutory tests may resurrect others' previous concerns about the application of the tariff and therefore it is desirable to clarify supporting information in future committee reports.
- 4.3 Denton Wilde Sapte has advised that for permissions issued after the 6th April 2010, LTGDC should review resolutions to grant consent to make sure that any obligations, particularly where they relate to the tariff, satisfy the new tests in Regulation 122 and can properly be treated as reasons for approval. DWS also note that where there are already resolutions to grant consent, the applications should be reported briefly back to Committee, to confirm that the tariff (and any other) obligations are compliant with the new CIL Regulations.
- 4.4 Denton Wilde Sapte have confirmed that the Planning Obligations Community Benefit Strategy (POCBS) and tariff can still lawfully be applied and can, in most cases, still be used as a reason for approval. The POCBS policy and evidence base makes it quite clear that there are infrastructure costs that need to be met, and the POCBS approach and the tie in to the Public Sector Investment Plan ensures that in most cases there is a sufficiently direct and fair relationship between the infrastructure impacts and any contributions. There will, inevitably, be cases where the nature or location of the development means that the level of contribution needs to be re-examined but in most cases the contribution will be justified.

**5. REVIEW OF LIVE PLANNING APPLICATIONS THAT CONTAIN OBLIGATIONS SECURING THE LTGDC TARIFF**

- 5.1 All residential development creates a need for the classes of infrastructure specified in the Public Sector Investment Plan, and the Discounted Standard Charge is assessed at £10,000 per unit in the Lower Lea Valley and £6,000 per unit in London Riverside. It is clear from the evidence base supporting the Standard Charge that all forms of residential development are likely to have an infrastructure cost of this order.
- 5.2 The Discounted Standard Charge is less than 50% of the Standard Charge. Officers have considered whether the proposed developments are likely to have impacts or have locational characteristics that mean that the infrastructure impacts are likely to be lower than the Standard Charge. Officers believe that, in the cases outlined in the following section, the proposed Discounted Standard Charge satisfies the tests set out in Regulation 122.
- 5.3 Officers have also considered whether the potential payment of Deferred Standard Charges is likely to affect this conclusion. Since there will be no recovery of the discount in relation to units which are completed within three years of the grant of planning permission it has been concluded that, even if

Deferred Standard Charges are paid on units programmed to be completed after the three year period, the tests set out in Regulation 122 are also satisfied – the charge will still be lower than the properly attributed infrastructure cost. Wording will be included in the S106 agreement that allows this to be reviewed if the conditions for payment are satisfied.

- 5.4 Accordingly, the contributions in the proposed planning obligation can properly be taken account as a reason for approval. It should be noted that if the proposed contributions had not been offered then the failure to contribute appropriately to the infrastructure needs generated by the development would have justified the refusal of planning permission.
- 5.5 Officers have also considered the other proposed planning obligations, including those relating to affordable housing. Officers are satisfied that each of the obligations meets the tests in Regulation 122 and can therefore be taken into account as a reason for approval.

## 6. RELEVANT SCHEMES

6.1 Officers have re-considered the proposed obligations contained in the 13 draft agreements outlined at Appendix 1, five of which include LTGDC tariff contributions which are set out below. In relation to each of them it is believed that the proposed obligations, including the tariff, satisfy the tests in Regulation 122 and the obligations can therefore be taken into account as one of the reasons for approval.

6.2 The proposed planning obligations are contained in the original reports to Planning Committee.

Reference	Address	Description	Date of resolution to Grant	Proposed tariff
LTGDC-08-165-OUT	Rathbone Market, Barking Road	Outline planning permission for up to 60,600m <sup>2</sup> comprising retail (A1, A2, A3, A4 and A5), offices (B1), residential (C3) and market; incorporating detailed planning permission for development of land to the south of Barking Road including 1-19 Rathbone Market for 25,907m <sup>2</sup> comprising retail (A1, A2, A3, A4 and A5), residential (C3), parking for residential and associated highway infrastructure and public realm works, in buildings ranging from 2 to 22 storeys in height.	12/03/09  and under review 30/03/10	LLV Pooled Fund – see report to committee 30/03/10 re offsets
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.	11/02/10	LLV pooled fund - £10,000 per residential unit (£1,470,000)
LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station	Full planning application for development comprising a mixed use scheme for 229 residential units (Class C3) ranging from 3 to 27 storeys in height, 1333 sq.m of	10/12/09	LR Pooled fund - Discount Standard Charge

	Parade Barking Essex	shopping, financial and professional services, restaurants and cafes (Classes A1, A2 and A3), alterations to the highway and ancillary parking and landscaping facilities and services.		£6,000 per residential unit (£1,350,000)
LTGDC-09-004-FUL	Devon Wharf, Leven Road	Redevelopment of site comprising the erection of a six and eleven storey building to provide 7 affordable B1 units and 68 residential units together with 12 car parking spaces, riverside walkway and public forecourt.	14/05/09	LLV Pooled Fund-financial contribution towards community infrastructure £10,000 per unit = £660,000
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	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.	13/12/07	LLV Pooled Fund - £1,950,000 financial contribution towards community infrastructure

## 7. FURTHER INFORMATION ON THE CIL REGULATIONS

7.1 The Community Infrastructure Levy Regulations 2010 were laid before the House of Commons on 10 February 2010 and will, subject to approval by MPs, come into force on 6 April 2010.

- Link for the Regulations themselves:  
[http://www.opsi.gov.uk/si/si2010/draft/pdf/ukdsi\\_9780111492390\\_en.pdf](http://www.opsi.gov.uk/si/si2010/draft/pdf/ukdsi_9780111492390_en.pdf)
- Explanatory Memorandum:  
[http://www.opsi.gov.uk/si/si2010/draft/em/ukdsiem\\_9780111492390\\_en.pdf](http://www.opsi.gov.uk/si/si2010/draft/em/ukdsiem_9780111492390_en.pdf)

**Date:** March 2010

# R2: All Applications With S106 Pending Agreement.

LTGDC CASE	SITE ADDRESS	CASE STATUS	RESOLUTION DATE
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	LTGDC Committee resolved to APPROVE on 11 February 10 subject to referral to the Mayor and a S106 Agreement	11-February-2010
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	LTGDC Committee resolved to APPROVE on 11 February 10 subject to referral to the Mayor and a S106 Agreement	11-February-2010
LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	LTGDC Committee resolved to approve on 10/12/09 subject to Mayor and S106	10-December-2009
LTGDC-09-067-FUL	Part Of Market Site East Street And London Road Barking Essex IG11 8AL	LTGDC Committee resolved to approve on 10/12/09 subject to S106	10-December-2009
LTGDC-08-172-FUL	Veolia Rainham Landfill Site Coldharbour Lane, Rainham	LTGDC Planning Committee resolved to approve on 13 August 09 subject to S106 and Mayor of London	10-September-2009
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	LTGDC committee resolved to approve on 14/05/2009 subject to S106, referral to HSE, referral to Mayor	14-May-2009
LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town, East London E16	LTGDC committee resolved to approve on 12/3/09 subject to referral to Mayor and S106	12-March-2009
LTGDC-07-165-FUL	Site within CEME campus, Rainham, London RM13 8EV	LTGDC committee resolved to approve on 13th November 2008 subject to S106 agreement	13-November-2008
LTGDC-07-190-FUL	Vanesta Wharf North Woolwich Road Silvertown London E16 2BQ	LTGDC committee resolved on 10/07/2007 to delegate authority to the Director of Planning to grant planning permission subject to S106	10-July-2008
LTGDC-07-191-FUL	Vanesta Wharf North Woolwich Road Silvertown London E16 2BQ	LTGDC committee resolved on 10/07/2007 to delegate authority to the Director of Planning to grant planning permission subject to S106	10-July-2008
LTGDC-07-052-FUL	Land on West Side of Leamouth Road at South West Junction of East India Dock Road, Leamouth Road, London E14	LTGDC committee has resolved to approve subject to agreement of S106	12-June-2008
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	LTGDC committee has resolved to grant on 13/12/2007 S2 referral issued on 4/1/2008, subject to S106 agreement.	13-December-2007
LTGDC-07-081-PP	Land North of Wyke Road, including timber depot, Bow London, E3 2PL	LTGDC committee resolved to approve on 09/08/2007 subject to pending S106 agreement.	09-August-2007

Total Number Of Agreements:13

# S106 Cases Resolved By Committee

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-07-081-PP	Land North of Wyke Road, including timber depot, Bow London, E3 2PL	09-August-2007	LTGDC committee resolved to approve on 09/08/2007 subject to pending S106 agreement.	£42,500
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.				
CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION	
Financial Other	Financial contribution towards the implementation of a Controlled Parking Zone, including the employer and its staff being prevented from applying for business parking permits	Parking Traffic Management	£7,500	
Financial Other Public Realm	a £20,000 contribution towards the design and implementation of highway improvements the applicant to submit a scheme detailing the highway improvement works to be carried out and entered into under a s.278 agreement with the Local Highway Authority;	Public Realm	£20,000	
Financial Other Green Travel Plan	a £15,000 contribution towards canal tow path improvements; the preparation, implementation and monitoring of a Travel Plan	Public Realm	£15,000	
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	13-December-2007	LTGDC committee has resolved to grant on 13/12/2007 S2 referral issued on 4/1/2008, subject to S106 agreement.	£6,900,000
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.				
CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION	
Financial Other	£4,950,000 contribution towards the provision of off-site affordable housing;	Affordable Housing	£4,950,000	
Financial LLV Pooled Fund	£1,950,000 contribution towards the S106 Community Benefit Strategy including terms for recapturing the discount as required in the strategy.	LLV Pooled Fund	£1,950,000	
Local Labour	Local Labour commitment			
Other	Local Goods and Services commitment			
Green Travel Plan	Green Travel Plan			
Parking & Traffic Management	Car Club			
Public Realm	Section 278 agreement to renew and reinstate footways surrounding the site			
Parking & Traffic Management	A commitment to prevent future occupiers being issued with car parking permits for the Stratford Controlled Parking Zone			

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL 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	£1,560,000
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Erection of nine new buildings: Block A being 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

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	The application provides 46% Affordable - subject to not being included in the Standard Charge	Affordable Housing	£1,500,000
Financial Other	£20,000 to link up to DAISY system (Dockland Arrival Information System Boards)	Public Transportation	£20,000
Local Labour	Local Employment & Training Strategy		
Other	Mitigation measures for impacts identified by TV signal study		
Green Travel Plan	Green Travel Plan		
Other	Code of Construction Practice		
Public Realm	Open Space Improvements		
Other	Community centre to be provided on site		
	Play hub to be provided on site		
	Management strategy for the play hub to be submitted		
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)		
Parking Traffic Management	Highway works (A13 approaches at Leamouth Road, A1261 slip roads at Aspen Way roundabout)		
Public Realm	Pedestrian/public realm improvements		
	- Improvements to the unmade section of pedestrian footway that forms a link to East India Dock Road from the end of		
Financial Other	Contribution towards new bus stops on Leamouth Road (north & southbound) (£40k)	Public Transportation	£40,000
Other	Servicing Management Strategy		
Other	Electric Car Charging Points		
Other	Minimum Renewable Energy Commitment		

LTGDC-07-190-FUL	Vanesta Wharf North Woolwich Road Silvertown London E16 2BQ	10-July-2008	LTGDC committee resolved on 10/07/2007 to delegate authority to the Director of Planning to grant planning permission subject to S106
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The construction of a riverboat pier and riverside walkway at Vanesta Wharf to be known as Silvertown Pier

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Public Realm	A commitment to hold a design competition for the pier and passenger waiting facility;		
Other	A commitment to implement and operate the pier in accordance with the provisions of the Navigational Risk Assessment ref ELP-55273-0806-57247- Rev 6;		
Public Realm	A commitment to submit a public realm management strategy that demonstrates compatibility with the Minoco Wharf development;		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Other A commitment to use best endeavours to maximise the use the river to transport construction and waste materials to and from the site;  
Public Realm A commitment to provide a dedicated public route between the riverside pier and Pontoon Dock DLR station in the event that part of Minoco Wharf is still under construction when the riverboat service is in operation.  
Public Realm A commitment to construct the pier and jetty prior to 75% occupation of the Minoco Wharf development and use reasonable endeavours to operate a river bus service for an agreed minimum period of time.

LTGDC-07-191-FUL	Vanesta Wharf North Woolwich Road Silvertown London E16 2BQ	10-July-2008	LTGDC committee resolved on 10/07/2007 to delegate authority to the Director of Planning to grant planning permission subject to S106	
The construction of a riverboat pier and riverside walkway to be known as Silvertown Pier (Duplicate Application)				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	This is a duplicate application - the S106 would be part of the `original` application - see 07-190 above		

LTGDC-07-165-FUL	Site within CEME campus, Rainham, London RM13 8EV	13-November-2008	LTGDC committee resolved to approve on 13th November 2008 subject to S106 agreement	
Proposed hotel on a currently vacant site, consisting of 127 bedrooms				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Parking Traffic Management	To secure the car parking arrangement between the hotel and CEME which would allow the hotel to use 65 allocated spaces on the CEME campus between 1600 hours and 0800 hours.		

LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town, East London E16	12-March-2009	LTGDC committee resolved to approve on 12/3/09 subject to referral to Mayor and S106	
Outline planning permission for up to 60,600m2 comprising retail (A1, A2, A3, A4 and A5), offices (B1), residential (C3) and market, parking for residential and market traders and associated highway infrastructure, public realm works and provision of open space; incorporating detailed planning permission for development of land to the south of Barking Road including 1-19 Rathbone Market for 25,907m2 comprising retail (A1, A2, A3, A4 and A5), residential (C3), parking for residential and associated highway infrastructure and public realm works, in buildings ranging from 2 to 22 storeys in height.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Affordable Housing Green Travel Plan Local Labour	Provision of affordable housing Submission of and adherence to a Travel Plan Submission of and adherence to a Local Labour Commitment Scheme		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Public Realm  
 Parking Traffic Management  
 Other  
 Financial LLV Pooled Fund  
 Public Realm  
 Public Realm  
 Transfer/Safeguarding of Land

Carrying out and completion of Children`s Play Space within the development  
 Submission of and adherence to a Car and Bicycle Parking Management Scheme  
 Assessment, monitoring and carrying out of mitigation measures in relation to television and domestic radio services reception  
 Payment of LTGDC`s standard charge in accordance with its Planning Obligations Community Benefit Strategy  
 Carrying out and completion of highway and public realm works (including works to the A13 subway)  
 Access to public open space  
 Carrying out, completion and transfer of the ``Front Office`` floor space (including Local Service Centre and library)

LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	14-May-2009	LTGDC committee resolved to approve on 14/05/2009 subject to S106, referral to HSE, referral to Mayor	£660,000
Redevelopment of site comprising the erection of a six and eleven storey building to provide 7 affordable B1 units and 68 residential units together with 12 car parking spaces, riverside walkway and public forecourt.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund Transfer/Safeguarding of Land Affordable Housing Other Green Travel Plan Other	A financial contribution towards community infrastructure Works in Kind for the provision public square not less than 16 AH units Affordable business space Car permit free development and car club Public access to the square and riverside walkway	LLV Pooled Fund	£660,000

LTGDC-08-172-FUL	Veolia Rainham Landfill Site Coldharbour Lane, Rainham	10-September-2009	LTGDC Planning Committee resolved to approve on 10 September 09 subject to S106 and Mayor of London	
Proposed re-contouring of landfill site through controlled landfill involving continuation of road-borne waste imports until 2018 (as well as river-borne imports, as previously approved) to achieve appropriate restoration scheme and associated visitor facilities.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Green Travel Plan Transfer/Safeguarding of Land Transfer/Safeguarding of Land Other Transfer/Safeguarding of Land Other Other Public Realm Other Other	Travel Plan limiting the waste vehicle movements to 300 per day London Borough of Havering the option of a leasehold over the site Upgrade the Rainham to Purfleet Path as a Public Right of Way Maintain Coldharbour Lane to a standard reasonable for public access. Grant the London Borough of Havering the right to purchase the Aveley Saltings Public access - public liability insurance / timetable for early delivery / defined areas of public access Ecological Method Statement to include a monitoring programme for over-wintering bird populations landscape and restoration plan Revisit the settlement model at regular intervals Odour Mitigation Strategy		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	10-December-2009	LTGDC Committee resolved to approve on 10/12/09 subject to Mayor and S106	£1,350,000
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Full planning application for development comprising a mixed use scheme for 229 residential units (Class C3) ranging from 3 to 27 storeys in height, 1333 sq.m of shopping, financial and professional services, restaurants and cafes (Classes A1, A2 and A3), alterations to the highway and ancillary parking and landscaping facilities and services.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Public Realm	Prevent occupation of residential units in block A until works to the Shopping Centre and the new St Awdry's Walk are completed and made publicly accessible		
Public Realm	Maintain public access along St Awdry's walk during construction and until works to the Shopping Centre are completed		
Affordable Housing	Make the new St Awdry's Walk publicly accessible 24 hours a day and 7 days a week;		
Other	Provide 30% affordable housing (on a habitable room basis) on a 68:32 split between social rented and intermediate		
Parking Traffic Management	Phasing Plan		
Carbon Offset/ Sustainability	Car Park Management Strategy		
Local Labour	Connect to the proposed community heat main if and when the opportunity becomes available		
Green Travel Plan	A commitment to promote the use of Local Goods, Labour and Contractors in the construction and occupation of the development;		
Parking Traffic Management	Travel Plan		
Public Realm	Ensure residents are aware that they are not eligible for on-street parking permits		
Financial LR Pooled Fund	S278 Agreement (the applicant to fund all relevant enabling highway works, including pedestrian/cycling, public realm improvements and signage and maintenance as part of access/servicing proposals)	LR Pooled Fund	£1,350,000
	Discount Standard Charge £6,000 per residential unit (£1,350,000)		

LTGDC-09-067-FUL	Part Of Market Site East Street And London Road Barking Essex IG11 8AL	10-December-2009	LTGDC Committee resolved to approve on 10/12/09 subject to S106	
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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
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.		
Carbon Offset/ Sustainability	Energy Scheme		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	11-February-2010	LTGDC Committee resolved to APPROVE on 11 February 10 subject to referral to the Mayor and a S106 Agreement	£4,570,000
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
Public Realm	S278 Agreement to fund and implement the necessary highway and footway works to Carpenters Road, Park Lane, High Street and Jupp Road West;		
Other	A commitment to contribute £3,100,000 towards the provision of off-site social rented housing;	Affordable Housing	£3,100,000
Affordable Housing	16 units on-site for intermediate rent or sale		
Green Travel Plan	Travel Plan		
Other	install DAISY (Dockland Arrival Information System) with the development;		
Local Labour	Local Goods and Services and Local Labour Scheme.		

LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	11-February-2010	LTGDC Committee resolved to APPROVE on 11 February 10 subject to referral to the Mayor and a S106 Agreement	£192,654
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	£192,654 for range of initiatives including public realm works, skills training and parking management	Local Infrastructure	£192,654
Public Realm	S278 Agreement to fund and implement the necessary highway and footway works to Park Lane, High Street and Jupp Road West;		
Green Travel Plan	Travel Plan;		
Other	DAISY (Dockland Arrival Information System) screens in the hotel reception area;		
Local Labour	Local Goods and Services and Local Labour Scheme		

<b>Total Across Reported Agreements</b>				<b>£15,275,154</b>
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