

**PLANNING COMMITTEE MEETING: THURSDAY 11 FEBRUARY 2010**

**S106 PLANNING OBLIGATIONS MONITORING Q3 2009/10**

**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 third quarter of 2009/10.

**2. RECOMMENDATION**

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

**3. SUMMARY OF S106 AGREEMENTS AGREED AND SIGNED Q3 2009/10**

3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (October-December 2009). For further details of the clauses contained within these agreements, please see the database reports at Appendix 1.

3.2 **Pending** S106 agreements in Q3 2009/10 (Resolution to grant permission by Committee:

Case No	Address	Description of Development	Committee Date
LTGDC-09-058-FUL	Former site of the Lintons, Linton Road, Barking, Essex	Residential development comprising of 14 No. 4-bedroom houses and 17 No. 3-bedroom houses	12/11/09
LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	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),	10/12/09
LTGDC-09-067-FUL	Part Of Market Site East Street And London Road Barking Essex IG11 8AL	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 2bed residential unit	10/12/09

Meeting: 11 February 2010  
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6.3 **Signed S106 agreement in Q3 2009/10**

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-08-094-FUL	Riverside Sewage Treatment Works	New sewage sludge advanced digestion facility	09/07/09	30/10/09
LTGDC-06-154-PP	Chloride Automotive Batteries, Chequers Lane 'Ravensbourne'	Development of 8 no. units for Class B1(c) (light industrial), B2 (general industrial) and B8 (warehousing) use totalling 30,116 sqm (Thames Gateway Park Phase 3)	09/08/07	16/11/09
LTGDC-09-019-FUL	Site of 223-231 High Street, Stratford, London E15	Application for amendments to full planning approval reference 06/00634/LTGDC  173 residential units and 946m2 of commercial space (A1, A2, A3, B1, D1 & D2)	08/10/09	27/11/09
LTGDC-08-095-FUL	Beckton Sewage Treatment Works  Abbey Mills Pumping Station	The Lee Tunnel & Beckton STW extension scheme	11/06/09	01/12/09
LTGDC-08-111-FUL	Beam Reach Business Park 5 Unit 7 Marsh Way Rainham	Extension to western side of existing building to accommodate new press automated stacking and loading equipment. Retrospective canopy to existing entrance and amended access off Consul Avenue		18/12/09
LTGDC-09-081-FUL	2 Broadway Chambers, Broadway, Stratford	Demolition of existing building and erection of two buildings of Ground plus 35 Storeys and Ground plus 10 Storeys for a Residential led mixed-use development comprising 342 Residential Units (Class C3) (And a contribution towards off-site Affordable Housing), 1,040 Square Meters of Commercial floor space (Class B1), 694.5 Square Meters of Retail floor space ( Class A1-A4) and 124 Square Meters of Leisure floor space (Class D2)	10/12/09	23/12/09

**Date:** January 2010

**APPENDIX 1:** Details of all S106 agreements agreed and signed in Q3 2009/10

# Q3 Quarterly Report: S106 Cases Resolved By Committee 01.10.09 - 31.012.09



LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-058-FUL	Former site of the Lintons, Linton Road, Barking, Essex	12-November-2009	LTGDC Committee resolved to approve on 12/11/09 subject to S106 .	£186,000
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Residential development comprising of 14 No. 4-bedroom houses and 17 No. 3-bedroom houses

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Affordable Housing	31 units		
Local Labour	Local Labour, Contractors, and Goods and Services		
Other	Playspace Provision		
Carbon Offset/ Sustainability	Community Heating Scheme		
Public Realm	Highway Works		
Financial Other	Infrastructure to be provided in lieu of payment of Standard Charge	Local Infrastructure	£186,000

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		
	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)		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Financial LR Pooled Fund

Discount Standard Charge £6,000 per residential unit (£1,350,000)

LR Pooled Fund

£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
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		

<b>Total Across Reported Agreements</b>	<b>£1,536,000</b>
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# Q3 Quarterly Report: S106 Cases Signed 01.10.09 - 31.12.09

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-08-094-FUL	Riverside Sewage Treatment Works, Ferry Lane North, off Lamson Road, Rainham, Essex RM13 8RL	09-July-2009	Grant Full Permission on 30/10/2009. Decision issued on 30/10/2009.	£ 10,000

New sewage sludge advanced digestion facility, including refurbishment of existing digesters. Sludge reception tanks; sludge thickening plant, thermal hydrolysis plant, anaerobic digestion plant, sludge dewatering and storage facilities, gas holders, combined heat and power plant, waste gas burner, odour control plant and associated works and structures; pipework; internal access roads; relocation of leachate reception facilities.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Odour Management Plan		
Other	To secure land for a potential future footpath open to the public along the eastern boundary of the site from `Ferry Lane North`, south through to the A13.		
Financial Other	To secure a contribution of £10,000 towards a local employment scheme such as Job Net or an equivalent.	Education	£10,000
Other	To ensure recruitment is sought through Job Net or a similar scheme.		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS
LTGDC-06-154-PP	Chloride Automotive Batteries Chequers Lane Dagenham Essex `Ravensbourne`	09-August-2007	Grant Full Permission on 16/11/2009. Decision issued on 16/11/2009.

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)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Transfer/Safeguarding of Land	Transfer of the land east of Chequers Lane to Transport for London for use as the East London Transit Phase 1 terminus facility;		
Transfer/Safeguarding of Land	Safeguarding the land along the northern boundary to accommodate the proposed Dockland Light Railway extension and Sustrans link for its future transfer/acquisition;		
Public Realm	A contribution towards highway and public realm improvements		
Transfer/Safeguarding of Land	Transfer of half the width of Chequers Lane to the London Development Agency;		
Green Travel Plan	Green Travel Plan		
Local Labour	Local Labour commitment;		
Local Goods & Services	Local Goods and Services commitment.		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-09-019-FUL	Site of 223-231 High Street, Stratford, London E15	08-October-2009	Grant Full Permission on 27/11/2009. Decision issued on 27/11/2009.	£ 490,900

Application for amendments to full planning approval reference 06/00634/LTGDC for 178 No. new homes and 946m2 of commercial space (A1, A2, A3, B1, D1 & D2). The amendments propose the omission of 15 No. studio flats to be replaced with 10 No. 1-bed flats, resulting in a reduction in the total number of residential units to 173; the omission of parking stackers and re-planning of semi-basement car park resulting in a reduction in the number of car parking spaces from 85 No. spaces + 2 No. car club spaces to 60 No. spaces + 2 No. car club spaces; the raising of the commercial entrance level of the proposed units along Rick Roberts Way to the existing level of the pavement to provide level access to these units; amended refuse arrangements; the

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	See S106 entry for 06/00634/LTGDC namely total contributions of £490,900	Local Infrastructure	£490,900

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-08-095-FUL	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD; Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW; Land between Abbey Mills Pumping Station and the Olympic Delivery Authority boundary east of Canning Road; Land between the Olympic Delivery Authority boundary west of Jubilee Line Railway and the London Thames Gateway Development Corporation boundary east of Jubilee Line Railway; and Land between	11-June-2009	Grant Full Permission on 01/12/2009. Decision issued on 01/12/2009.	£ 74,000

The Lee Tunnel & Beckton STW extension scheme incorporating the following elements within the London Thames Gateway Development Corporation area:

1) Abbey Mills Pumping Station: works to enable interception of combined sewer overflows and transfer into the new Lee Tunnel including shafts, transfer tunnels, connecting culverts, connection chambers and associated odour control units.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Landscape and Ecology Masterplan		
Other	Northern Lagoon Restoration Scheme		
Other	Barking Creekside Scheme		
Other	Riverside and Thames Walkway Opening Programme		
Other	Riverside Walkway Scheme		
Other	Thames Walkway Scheme		
Other	Access		
Other	Odour control works		
Other	Odour information		
Local Labour	local labour and workplace initiatives		
Local Labour	Use of local goods and services		
Financial Other	Feasibility study - sailing	Local Infrastructure	£10,000
Financial Other	Feasibility study - sailing	Local Infrastructure	£50,000
Carbon Offset/ Sustainability	Carbon emissions		
Other	Groundwater monitoring		
Financial Other	OMP and protocols	Health	£8,500
Financial Other	S106 monitoring contribution	Education	£5,500
Transfer/Safeguarding of Land	TGB Safeguarding		
Transfer/Safeguarding of Land	East London Transit 2		
Transfer/Safeguarding of Land	Transport Corridor		
Transfer/Safeguarding of Land	DLR		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-08-111-FUL	Beam Reach Business Park 5 Unit 7 Marsh Way Rainham		Grant Full Permission on 22/10/2008. Decision issued on 18/12/2009.	
Extension to western side of existing building to accommodate new press automated stacking and loading equipment. Retrospective canopy to existing entrance and amended access off Consul Avenue				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Carbon Offset/ Sustainability	See main S106 06-096-PP (deed of variation related to community sustainable energy fund	Carbon Offset/ Sustainability	

LTGDC-09-081-FUL	2 Broadway Chambers, Broadway, Stratford East London E15 4QS	10-December-2009	Grant Full Permission on 23/12/2009. Decision issued on 23/12/2009.	£ 3,476,000
Demolition of existing building and erection of two buildings of Ground plus 35 Storeys and Ground plus 10 Storeys for a Residential led mixed-use development comprising 342 Residential Units (Class C3) (And a contribution towards off-site Affordable Housing), 1,040 Square Meters of Commercial floor space (Class B1), 694.5 Square Meters of Retail floor space ( Class A1-A4) and 124 Square Meters of Leisure floor space (Class D2) with associated Landscaping, Amenity Space, Parking and Plant. (REVISED UNDER REG 8)				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	offsite affordable housing payment	Affordable Housing	£2,450,000
Affordable Housing	34 units		
Local Labour	local labour, contractors, good and services and young people		
Parking Traffic Management	Applications for parking permits restricted		
Other	TV reception mitigation		
Financial LLV Pooled Fund	Discounted standard charge and deferred standard charge	LLV Pooled Fund	£1,026,000

<b>Total Across Reported Agreements</b>				<b>£ 4,050,900</b>
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