

## Planning Committee Report

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### London Thames Gateway Development Corporation

#### Planning Obligations Monitoring Quarter 4 2010/11

##### Report of the Director of Planning

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#### 1. Purpose of this report

This report provides a quarterly update on the Section 106 agreements (S106) that the Development Corporation has agreed and signed in the fourth quarter of 2010/11. Also on this agenda is the annual monitoring report for 2010/2011.

#### 2. Recommendation

That Planning Committee **NOTE** the contents of this report

#### 3. Summary of s106 agreements agreed and signed Q4 2010/11

- 3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (January - March 2011). For further details of the clauses contained within these agreements, please see the database reports at Appendix 1.
- 3.2 **Pending** S106 agreements in Q4 2010/11 (Resolution to grant permission by Committee):

Case No	Address	Description of Development	Committee Date
LTGDC-10-1 13-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place London E14	Hybrid planning application for the comprehensive redevelopment of the Leamouth Peninsula for mixed-use development to provide up to 185,077 sqm (GEA) of new floor space (including up to 1,706 residential units (use class C3)) .	10-March-2011

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6.3 Signed S106 agreement in Q4 2010/11

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-09-059-FUL	Civil Engineering Division Of Samuel Williams Perry Road Dagenham Essex RM9 6QD	Revised application: Change of Use application from former bus depot to materials reclamation facility [MRF].	n/a	6-January-2011
LTGDC-10-102-FUL	Units 1-6 and 8 -12 Beam Reach Business Park, Consul Avenue, Rainham	A hybrid application for the development of plots 1, 2, 3, 4, 5 & 9 (full details) and plots 6, 8, 10, 11 & 12 (outline) Beam Reach 5 Business Park. Full application for a Refrigerated Distribution Centre	11-November-2010	18-February-2011
LTGDC-10-128-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham	Variation of Conditions 2 (Drawing Numbers), 3 (Environmental Statement), 5 (Odour Mitigation Measures), 6 (Operation of Odour Control Plant), 7 (Treatment of Sewage Influent), and 8 (Hydrogen Sulphide Monitoring Equipment and Protocol) attached to Planning Permission 08/01159/LTGDC dated 1 December 2009	n/a	2-March-2011
LTGDC-10-115-FUL	Land at Salway Road / Great Eastern Road, Stratford	Erection of a five storey building to provide 8,596m2 of new academic floorspace (Use Class D1) to be used for higher education purposes	11-November-2010	4-March-2011
LTGDC-10-100-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham	Erection of an enhanced sewage sludge digestion facility including relocation of existing workshop building	09-December-2010	23-March-2011
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 sqm of shopping, financial and professional services, restaurants and cafes (Classes A1, A2 and A3),	10-December-2009	29-March-2011
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	29-March-2011

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		sqm); all in buildings ranging in height between 6 and 22 storeys;		
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.	10-March-2011	29- March 2011 (subject to Grampian condition)
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	31- March 2011 (subject to Grampian condition)
LTGDC-10-179-FUL	62-96 Abbey Road, Barking CIQ	Demolition of existing buildings and redevelopment of the site to include the erection of three buildings (Blocks A, B, C and D) ranging from 8-15 storeys to comprise 269 residential units flexible creative industries /commercial / community floorspace use classes A1, A2, A3, A4, B1 B2, D1 and D2)	10-March-2011	31- March 2011 (subject to Grampian condition)

**Date:** June 2011

**APPENDIX 1:**

Details of all S106 agreements agreed and signed in Q3 2010/11

# Q4 Quarterly Report: S106 Cases Resolved By Committee 01.01.11 - 31.03.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-10-113-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place, London E14	10-March-2011	LTGDC committee resolved to approve on 10 03 11 subject to S106 agreement and referral to the Mayor	£ 15,717,500
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Hybrid planning application for the comprehensive redevelopment of the Leamouth Peninsula for mixed-use development to provide up to 185,077 sqm (GEA) of new floor space (including up to 1,706 residential units (use class C3)) as follows:  
 1) Part Outline, Part Full Planning Application for development of Phase 1, at the southern end of the site, to provide a new pedestrian access (river bridge) across the River Lea (in outline), and for erection of 5 Buildings (in full), namely G, H, I, J and K, including

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund	LLV tariff in line with POCBS	LLV Pooled Fund	£ 11,690,000
Financial LLV Pooled Fund	LLV tariff in line with POCBS	LLV Pooled Fund	£ 4,027,500
Other	Security		
Local Labour	Local Labour, Contractors, and Goods Services		
Affordable Housing	Affordable Housing - Provision of 19.6% affordable housing (87% social rented and 13% intermediate) by habitable rooms (with grant) or 11.5% by habitable rooms (without grant).		
Public Realm	Highways works		
Public Realm	Pedestrian and Cycle Bridge		
Transfer/Safeguarding of Land	Emergency Access:		
Public Realm	On-Site Public Realm Areas:		
Transfer/Safeguarding of Land	Riverside Walkway		
Public Realm	Off-Site Public Realm Works:		
Public Realm	Leamouth Roundabout Crossing Works:		
Other	Community Centre / Sports Hall		
Other	Site Management Scheme		
Green Travel Plan	Travel Plan:		
Green Travel Plan	Car and Cycle Club		
Financial Other	Public Transport Obligations: ring fenced contribution of £3.3 million from LTGDC tariff to facilitate enhanced bus services to serve the development		
Parking Traffic Management	Traffic Control Centre:		
Parking Traffic Management	Car and Bicycle Parking Management		
Parking Traffic Management	Disabled Car Parking:		
Parking Traffic Management	Car-Free Development:		
Transfer/Safeguarding of Land	Metropolitan Police Floorspace:		
Transfer/Safeguarding of Land	Temporary Walkway Link:		
Other	Construction Phasing		
Carbon Offset/ Sustainability	Tree Planting Scheme:		
Other	Provision of Accessible Leisure Centre Changing Rooms		
Other	Public Access to Lifts		
Carbon Offset/ Sustainability	Energy Requirements		
Other	River Wall		
Other	Payment of LTGDC's Legal, Professional and Monitoring Costs		

<b>Total Across Reported Agreements</b>	<b>£ 15,717,500</b>
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# Q4 Quarterly Report: S106 Cases Signed 01.01.11 - 31.03.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-09-059-FUL	Civil Engineering Division Of Samuel Williams Perry Road Dagenham Essex Rm9 6qd		Grant Full Permission on 2011-01-06 00:00:00. Decision issued on 2011-01-06 00:00:00.	£ 70,000

Revised application : Change of Use application from former bus depot to materials reclamation facility [MRF].

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other Local Labour Other	Dagenham Dock Road and Infrastructure Improvements local labour, goods and services Implementation notice	Public Realm	£ 70,000

LTGDC-10-102-FUL	Units 1-6 And 8 -12 Beam Reach Business Park, Consul Avenue, Rainham, Essex, Rm13 8gj	11-November-2010	Grant Full Permission on 2011-01-12. Decision issued on 2011-02-18.	£ 922,000
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A hybrid application (part outline planning permission, part full planning permission) for the development of plots 1, 2, 3, 4, 5 & 9 (full details) and plots 6, 8, 10, 11 & 12 (outline) Beam Reach 5 Business Park, Rainham, Essex.

Full application for a Refrigerated Distribution Centre (Use Class B8) and ancillary accommodation (42,000 sqm), associated Vehicle Maintenance Unit (1,795 sqm), Distribution Centre Processing Facility (10,635 sqm), associated hard standing areas, HGV

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	Junction capacity contribution	Public Realm	£ 150,000
Financial Other	public realm improvements	Public Transportation	£ 50,000
Financial Other	Public transport improvement contribution	Public Transportation	£ 40,000
Financial Other	Beam Park Station contribution and LTGDC obligations	Public Transportation	£ 500,000
Financial Other	public art contribution	Public Realm	£ 80,000
Financial Other	Local skills training contribution	Education	£ 100,000
Financial Other	monitoring contribution	Education	£ 2,000
Local Labour	local committment scheme		
Public Realm	Junction capacity study and LTGDC obligations		
Carbon Offset/ Sustainability	Renewable energy		
Public Realm	Public realm improvement works scheme and LTGDC obligations		
Other	Public transport improvement works scheme and LTGDC obligations		
Transfer/Safeguarding of Land	Safeguarding of rail freight route		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-10-128-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London, Ig11 0ad		Grant Full Permission on 17 December 2010. Decision issued on 2 March 2011.	
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Variation of Conditions 2 (Drawing Numbers), 3 (Environmental Statement), 5 (Odour Mitigation Measures), 6 (Operation of Odour Control Plant), 7 (Treatment of Sewage Influent), and 8 (Hydrogen Sulphide Monitoring Equipment and Protocol) attached to Planning Permission Reference No. 08/01159/LTGDC dated 1 December 2009

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	S106 variation to ensure S106 applies to varied development		

LTGDC-10-115-FUL	Land At Salway Road/great Eastern Road, Stratford, E15 1ns	11-November-2010	Grant Full Permission on 2010-11-11. Decision issued on 2011-03-04.	£ 49,500
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Erection of a five storey building to provide 8,596m2 of new academic floorspace (Use Class D1) to be used for higher education purposes including teaching space, a lecture theatre, ancillary offices, rehearsal space, music rooms, café and advice centre together with a private student and staff garden, bicycle storage, landscaping and open space resurfacing.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Local Labour	Local goods and services		
Financial Other	car free development and contribution	Parking Traffic Manageme	£ 2,000
Financial Other	deliveries contribution re loading restrictions	Parking Traffic Manageme	£ 8,000
Financial Other	CPZ	Parking Traffic Manageme	£ 30,000
Financial Other	S247 - stopping up	Public Realm	£ 7,500
Financial Other	monitoring contribution	Education	£ 2,000
Public Realm	S278 highways agreement		

LTGDC-10-100-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London Ig11 0ad	09-December-2010	Grant Full Permission on 9 December 2010. Decision issued on 23 March 2011.	£ 11,750
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Erection of an enhanced sewage sludge digestion facility including relocation of existing workshop building

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	EDF Odour Management Plan and Protocols approval contribution	Environmental Improveme	£ 4,250
Other	Implementation notice		
Other	Amendments to EDF OMP		
Financial Other	Audit of EDF OMP and Protocols	Environmental Improveme	£ 7,500

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex Ig11 7bg	12-August-2010	Grant Full Permission on 2011-03-29. Decision issued on 2011-03-29.	£ 5,740,000
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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
Transfer/Safeguarding of Land	East West Link: construct the western part of the East West Link on plan 2, and make available rights and land to the Corporation (or successor body) at nil cost		
Transfer/Safeguarding of Land	Existing Jenkins Lane Bus link		
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 - scheme shall provide for cost of fit out of community facilities at a cost of approx £250,000		
Transfer/Safeguarding of Land	Bus route:		
Transfer/Safeguarding of Land	Bridge links: eastments in relation to buidling maintence and public access of bridge links		
Other	Moorings and Riverside Walk		
Carbon Offset/ Sustainability	scheme for facilitating linkages to any district heating system.		
Carbon Offset/ Sustainability	scheme securing the proposed sustainability measures		
Other	reasonable endeavours to 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		
Financial Other	Use of local contractors in the supply of goods and services: details set out in s106	Education	
Financial Other	£35,000 towards transport modelling for Barking Town Centre	Parking Traffic Manageme	£ 35,000
Other	Local Electrical Networks		
Other	Development Parameters: Maximum number of residential units, m floorspace of commercial units, m of floorspace of non residential institutions to be built in development		
Other	Planning considerations: to discharge conditions, comply with conditions		
Other	Security: at any time after completion of 800 units, Corproation may request a security confirmation from the landowner / developer		
Other	Corporation`s Obligations: various obligations re management of standard charges, level, repayment, conditions, transport improvements, bus services, east west link, river roding bridge link, A406 Footbridge Adaptations, Sustainability, Planning Permission		
Other	Updated viabliity appraisal	Monitoring of Agreement	£ 3,800
Financial Other	Implementation Notice	Monitoring of Agreement	£ 1,200
Financial Other	Implementation Notice		
Other	Initial Viability Appraisal		

LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	10-December-2009	Grant Full Permission on 2011-03-29. Decision issued on 2011-03-29.	£ 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
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LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
Carbon Offset/ Sustainability Local Labour	Connect to the proposed community heat main if and when the opportunity becomes available			
Parking Traffic Management Public Realm	A commitment to promote the use of Local Goods, Labour and Contractors in the construction and occupation of the development; Ensure residents are aware that they are not eligible for on-street parking permits			
Public Realm	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) Maintain public access along St Awdry's walk during construction and until works to the Shopping Centre are completed			
Affordable Housing Public Realm Financial LR Pooled Fund	Make the new St Awdry's Walk publicly accessible 24 hours a day and 7 days a week; 63 units (39 social rented) / 24 Intermediate) Works-in-kind - improvements to St Awdry's Walk and connection into the shopping centre Discount Standard Charge £6,000 per residential unit (£1,350,000)			LR Pooled Fund £ 1,350,000

<b>LTGDC-10-088-RE G3</b>	<b>Land Off Jenkins Lane, Beckton Gateway, London, Ig11</b>	<b>10-March-2011</b>	<b>Grant Full Permission on 2011-03-10. Decision issued on 2011-03-29.</b>	<b>£ 122,000</b>
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Outline planning application (with all matters reserved) for the development of no more than 15,000 m2 of floorspace comprising Use Class B2 and B8 accommodation with ancillary offices (Use Class B1(a)) and car showrooms (Sui Generis Use Class), with associated vehicle parking, access and works in a landscaped setting.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Public Realm	Highway Works		
Financial Other	Ecology	Environmental Improve	£ 10,000
Financial Other	A contribution towards improvements to local public transport services	Public Transportation	£ 20,000
Financial Other	A contribution towards skills training.	Education	£ 90,000
Local Labour	Commitment to Newham Council's Local Labour, Local Goods and Services clause.		
Financial Other	Environmental Monitoring		
Financial Other	A contribution to enable the local planning authority to monitor the S106.	Education	£ 2,000

<b>LTGDC-10-045-FUL</b>	<b>Site Previously Known As Abacus Park, Choats Road, Dagenham, Essex</b>	<b>08-July-2010</b>	<b>Grant Full Permission on 2010-07-10. Decision issued on 2011-03-31.</b>	<b>£ 300,000</b>
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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	Financial contributions to improvements to local SINC(s)		
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		£ 290,000
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	Public Transportation	
Carbon Offset/ Sustainability Local Labour	Heating Infrastructure Plan - submitted to and approved by local planning authority local labour, goods and contractors.		£ 10,000

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-10-179-FUL	62-96 Abbey Road, Barking	10-March-2011	Grant Full Permission on 2011-03-31. Decision issued on 2011-03-31.	£ 606,000

Demolition of existing buildings and redevelopment of the site to include the erection of three buildings (Blocks A, B, C and D) ranging from 8-15 storeys to comprise 269 residential units flexible creative industries /commercial/community floorspace use classes A1, A2, A3, A4, B1 B2, D1 and D2) an energy centre, car parking and motorcycling parking spaces to be provided at grade and within a basement beneath blocks C and D, cycle spaces, landscaping of private and communal amenity space and other associated works.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial LR Pooled Fund	LR pooled fund as per POCBS	LR Pooled Fund	£ 468,000
Financial LR Pooled Fund	LR pooled fund as per POCBS	LR Pooled Fund	£ 138,000
Transfer/Safeguarding of Land	Interim public transport corridor (eastern approach ramp)		
Affordable Housing	Up to 20% affordable housing		
Other	Creative industry covenant		
Transfer/Safeguarding of Land	Public access		
Financial Other	CPZ		
Public Realm	highways works		
Green Travel Plan	Implement a car club scheme		
Local Labour	Provide Local Labour, Contractors, Goods and Services Initiatives;		
Parking Traffic Management	CPZ restriction		

**Total Across Reported Agreements** **£ 9,171,250**