

Planning Committee Report

London Thames Gateway Development Corporation

Planning Obligations Monitoring 2010/11

Report of the Director of Planning

1. Purpose of this Report

- 1.1. This report provides an annual update on all the Section 106 agreements (S106) that the Development Corporation has agreed and signed. It covers three main areas:
- Details of all S106 agreements agreed and signed in the previous financial year (2010/11) (see Appendix 1)
 - Details of all the financial contributions negotiated to date including pooled funds for the Lower Lea Valley and London Riverside (see Appendix 2)
 - A summary table of the funds received by the Development Corporation pursuant to these agreements and an update on the allocation of these resources (see Appendix 3)
- 1.2 In summary, LTGDC has signed 22 S106 agreements this financial year and has negotiated more than £81m to date via the tariff for strategic infrastructure, in addition to £40m for other specific benefits and has received nearly £6 million in contributions. All figures in this report are up to date as at 31 March 2011.

2. Decision Required

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

3. Background

- 3.1. LTGDC Board approved the Planning Obligations Community Benefit Strategy in March 2008 and a revised version was approved in July 2010. Part of the Strategy is to provide regular monitoring reports on the community benefits and financial contributions negotiated and received through the strategy. Quarterly reports outline all S106s agreed by Committee and signed in the previous quarter and the annual review provides a full financial summary. The last annual monitoring report on S106 agreements was presented to Planning Committee and Board in May 2010, at the end of the previous financial year.

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- 3.2. A monitoring system has been set up through the Corporation's planning software, DC Gateway, to ensure that monies and in kind contributions due through s106 agreements are identified, received, spent, and that the Development Corporation fulfils the obligations it has entered into.
- 3.3. The Development Corporation has established Management Groups and a Developer & Landowner Liaison Group, which assist in determining how any pooled financial contributions are best utilised and how the Strategy should be reviewed.
- 3.4. Prior to the Strategy being adopted, the Development Corporation negotiated S106 contributions, both financial and in-kind works, relating to specific areas such as environmental improvements and transport works. The attached S106 reports therefore cover both the specific financial contributions assigned to certain projects as well as the pooled funds secured via the standard charge.
- 3.5. From the end of March 2011, the Development Corporation is no longer the local planning authority for London Riverside. Therefore, going forward, these monitoring reports will only cover the Lower Lea Valley. The obligations on the Development Corporation as local planning authority in London Riverside now relate to the relevant boroughs. Officers are in the process of transferring any unspent monies received from section 106 agreements in London Riverside to the boroughs.

4. Details of S106 agreements agreed and signed in the previous financial year (2010/11)

4.1 The following tables summarise S106 agreements agreed and signed in the previous financial year 2010/11. For further details of the clauses contained within these agreements, please see the reports at Appendix 1.

4.2 Pending S106 agreements in 2010/11 (Resolution to grant permission).

Case No	Address	Description of Development	Committee Date
LTGDC-10-113-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place	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 (LLV)

4.3 Signed S106 agreements in 2010/11

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-09-101-FUL	Telehouse West, Coriander Avenue, London, E14 2AA	Erection of a three storey sub-station and relocation of 32 car parking spaces and cycle stands onto a new concrete slab over existing linear pond and associated works	n/a	09-April-2010

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LTGDC-08-16 5-OUT	Rathbone Market, Barking Road, Canning Town	Outline planning permission for up to 60,600m2 comprising retail (A1, A2, A3, A4 and A5), offices (B1), residential (C3) and market, incorporating detailed 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)	30-March-2010	19-April-2010
LTGDC-09-064-FUL	150 High Street, Stratford	Alterations during the course of construction to planning permission reference 07/01166/LTGDC dated 19 December 2007 involving the development of six new buildings of between 7 and 43 storeys (plus roof plant level) and restoration of Warton House to provide 2,797 sqm of retail/commercial/community floor space for Class A1-A4/B1/D1 uses and 639 number one, two, three and four bedroom residential units (Class C3), 65 units of extra care	21-April-2010	12-May-2010
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.	13-December-2007	28-May-2010
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London,	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-May-2009	25-June-2010
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	Variation of Condition no.2 attached to planning permission number 08/00460/LTGDC dated 21/01/2010 for the construction of a combined cycle	21-April-2010	26-August-2010

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	Armada Way Gallions Reach	biofuel generation plant to generate renewable electrical energy. This amendment seeks to enable design 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-08-053-FUL	Dovers Corner Industrial Estate, New Road, Rainham, Essex RM13 8QT	Demolition and mixed use redevelopment comprising 95 houses and 634 apartments [729 dwellings], retail (A1 - A4) and commercial floorspace (B1 and D1) [8,780 sq m], car parking [627 spaces], public open space, de-culverting of Pooles Sewer, alterations to access to New Road, closure of accesses to New Road and Bridge Road, formation of emergency-only access to Lamson Road	10-June-2010	21-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
LTGDC-09-042-FUL	60 River Road Barking Essex	Change of Use from Storage and Distribution (Use Class B8) to a Materials Recycling Facility (Use Class Sui Generis) including the installation of a concrete batching plant (part retrospective)	8-September-2009	6-October-2010
LTGDC-10-090-FUL	Site of 160-188 High Street, Stratford, London	Variation of Conditions 5 (Grease Trap), 9 (Mechanical Ventilation), 28 (Buffer Zone), and 33 (Children's Play Space Strategy) attached to Permission Reference 08/00973/LTGDC/LBNM	3-August 2010	8-October-2010
LTGDC-10-076-WAS	Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW	Construction and operation of a culvert and associated infrastructure to intercept storm flows and transfer to the Station F shaft associated with the Lee Tunnel scheme (Planning Permission 08/01159/LTGDC)	7-October-2010	5-November-2010
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	17-November-2010
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

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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 sq.m 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 sqm); all in buildings ranging in height between 6 and 22 storeys;	12-August-2010	29-March-2011
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	10-March-2011	31- March 2011 (subject to

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		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)		Grampian condition)
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)

5. S106 Agreements with Funds Received

- 5.1 The table at Appendix 3 provides a summary of the agreements where the Development Corporation is in receipt of S106 funds and the projects that are benefitting from the S106 funding.
- 5.2 In relation to pooled funds, an expenditure process has been established, whereby LTGDC officers review the projects outlined in the Public Sector Investment Plan (PSIP) and liaise with borough stakeholders to identify the proposed priority infrastructure projects that support the growth in the LLV/LR areas and that can be delivered over the next 3 years. Project allocation options are considered in relation to the evaluation framework and then discussed with LTGDC Executive, the LLV/LR Management Group and the Developer and Landowner Liaison Group, and the views of these forums are reported to the LTGDC Board for final approval of the decision.
- 5.3 The projects that the Board have agreed will receive funding from the Lower Lea Valley pooled fund are set out in the table below.

Agreed Project	Cost	S106 Allocation	Date of Board Decision
Carpenters Road public realm works	£1,154,500	£930,000 LLV pooled fund £224,500 specific contributions	Dec 2009 and Feb 2010
Canning Town (A13) roundabout removal (project ref 1) – contributions from Rathbone Market and Portree Street / Lanrick House	£5m shortfall	£1,477,900	Feb 2010 and March 2011
Carpenters Primary School improvements (project ref 23)	£194,000	£194,000	March 2011
Bromley by Bow station access improvements (project 12) – phase 1 works, step free access (also funding from St Andrews Hospital section 106 agreement)	Phase 1 £5 - 7m	£250,000	March 2011
Stratford Cultural Quarter public realm works	£750,000	£150,000	March 2011

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(project ref 4) – provided discrete deliverable projects identified			
Eastway - Buses Two Way (project ref 8) – provided full funding not already provided by OPTEMS / LTGDC / LOCOG	£350,000 shortfall	£138,000	March 2011
TBC (potential to allocate to Bromley by Bow / Eastway depending on shortfall)		£175,000	March 2011

6. Financial details S106 agreements negotiated and agreed to date

- 6.1 The database report at Appendix 2 provides a financial summary of the negotiated benefits, including contributions to the LLV and LR pooled funds.
- 6.2 The summaries below provide details of the financial contributions negotiated via the standard charges into the pooled fund (from signed and pending S106 agreements). It should be noted that since contributions are only payable after commencement, not all these contributions will necessarily be received if the developments are not implemented.

Pooled Contributions - Lower Lea Valley (LLV)

LLV Pooled Fund				
Case No	Address	Status	Discounted Standard Charge	Contribution Received / Allocation
LTGDC-06-060 -FUL	'Pura' Foods Ltd, Orchard Place, Leamouth	Signed	£11, 254,987	
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP	Signed	£1,950,000	
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	Signed	£480,000 <i>(£360,000 to be received spring/summer 2011)</i>	£127,000
LTGDC-09-064-FUL / (07-134)	150 High Street Stratford London E15	Signed	£6,550,000 <i>(£1,042,500 to be received summer 11 blocks F&G)</i>	£1,712,866
LTGDC-07-139-OUT	Minoco Wharf North Woolwich Road Silvertown	Signed	£22,809,998	
LTGDC-07-147-FUL	Albert House 236 - 252 High Street Stratford London E15	Signed	£560,000 <i>(£420,000 to be received spring /summer 2011)</i>	£140,000

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LTGDC-08-120-FUL	60 Portree Street And Lanrick House, Lanrick Road, London	Signed	£360,000	£90,000 & £270,000
LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town	Signed	£1,039,500	£207,900
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London,	Signed	£660,000	
LTGDC-09-081-FUL	2 Broadway Chambers, Broadway, Stratford	Signed	£1,026,000	
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	Signed	£1,470,000	
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	Signed	£23,776	£9,035
09-099-OUT	Tesco - Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line, E3.	Signed	£4,540,000	
			£52,724,261	£2,556,801

Pooled Contributions – London Riverside (LR)

Case No	Address	Status	Discounted Standard Charge	Contribution Received / Allocation
LTGDC-07-295-FUL	Former 'Lintons' site, Linton Road, Barking (LEGI)	Signed	£420,000	
LTGDC-08-160-FUL	Creative Industries Quarter, 62-96 Abbey Road, Barking, Essex	Signed	£218,000	
LTGDC-08-170-FUL	Former 'Lintons' site, Linton Road, Barking, Essex.	Signed	£612,000	
LTGDC-08-053-FUL	Dovers Corner Industrial Estate, New Road, Rainham, Essex	Signed	£4,368,000	
LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	Signed	£1,350,000	
LTGDC-08-153-OUT	Fresh Wharf	Signed	£5,700,000	
LTGDC-10-179-FUL	Creative Industries Quarter 62-96 Abbey Road, Barking Essex	Grampian	£606,000	
			£13,274,000	£0

Other Financial Contributions

6.3 Prior to the development of the Strategy, the Development Corporation negotiated S106 contributions relating to specific areas such as environmental

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improvements and transport works. Please see Appendix 2 for a breakdown of these contributions.

Total Other Financial Contributions Negotiated = **£ 40,217,028**

7. Next steps

A quarterly S106 monitoring report will be presented to the Planning Committee in summer 2011, to provide a report on S106 agreements agreed and signed in Q1 2011/12. The next annual monitoring report will be presented to the Planning Committee at the end of the next financial year in May 2012.

Date: May 2011

APPENDIX 1:

Details of all S106 agreements agreed and signed in the previous financial year 2010/11

APPENDIX 2:

Summary of financial contributions and pooled funds for the Lower Lea Valley and London Riverside

APPENDIX 3:

Summary of contributions received by LTGDC

Annual Report 2010/2011: S106 Cases Resolved By Committee 01.04.10 - 31.03.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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

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		

Total Across Reported Agreements

£ 15,717,500

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LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-101-FUL	Telehouse West, Coriander Avenue, London, E14 2AA		Grant Full Permission on 09/04/2010. Decision issued on 09/04/2010.	
Erection of a three storey sub-station and relocation of 32 car parking spaces and cycle stands onto a new concrete slab over existing linear pond and associated works				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Deed of variation to 08-128 - see entry under that agreement - no change to clauses, only reference to new permission		

LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town, London E16	30-March-2010	Grant Outline Planning Permission on 19/04/2010. Decision issued on 19/04/2010.	£ 1,039,500
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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
Transfer/Safeguarding of Land Other	Carrying out, completion and transfer of the "Front Office" floor space (including Local Service Centre and library) Works in kind (value of £5,080,500) public toilets, A13 subway improvements, a Local Service Centre and library and public open space		
Green Travel Plan	Submission of and adherence to a Travel Plan		
Public Realm	Carrying out and completion of Children's Play Space within the development		
Parking Traffic Management	Submission of and adherence to a Car and Bicycle Parking Management Scheme		
Other	Assessment, monitoring and carrying out of mitigation measures in relation to television and domestic radio services reception		
Affordable Housing	Provision of affordable housing		
Local Labour	Submission of and adherence to a Local Labour Commitment Scheme		
Public Realm	Carrying out and completion of highway and public realm works (including works to the A13 subway)		
Financial LLV Pooled Fund	Payment of LTGDC's standard charge in accordance with its Planning Obligations Community Benefit Strategy	LLV Pooled Fund	£ 1,039,500
Public Realm	Access to public open space		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-064-FUL	150 High Street Stratford, E15	21-April-2010	Grant Full Permission on 12/05/2010. Decision issued on 12/05/2010.	
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Alterations during the course of construction to planning permission reference 07/01166/LTGDC dated 19 December 2007 involving the development of six new buildings of between 7 and 43 storey's (plus roof plant level) and restoration of Warton House to provide 2,797 sq.m of retail/commercial/community floor space for Class A1-A4/B1/D1 uses and 639 number one, two, three and four bedroom residential units (Class C3), 65 units of extra care, plus associated car and cycle parking, landscaping, and all associated enabling works under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.(THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT).

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund	Please see main agreement 07/01166 - different number of units, hence different tariff		

LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	13-December-2007	Grant Full Permission on 28/05/2010. Decision issued on 02/06/2010.	£ 6,900,000
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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 DSC contribution and deferred charge as applicable	LLV Pooled Fund	£ 1,950,000
Local Labour	Local Labour commitment		
Local Labour	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 - footway works scheme		
Parking & Traffic Management	A commitment to prevent future occupiers being issued with car parking permits for the Stratford Controlled Parking Zone		
Affordable Housing	Affordable Housing provision and scheme		
Other	Detailed design		

LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	14-May-2009	Grant Full Permission on 25/06/2010. Decision issued on 25/06/2010.	£ 660,000
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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	A financial contribution towards community infrastructure Works in Kind for the provision public square to value of £131,000	LLV Pooled Fund	£ 660,000

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Affordable Housing
 Parking Traffic Management
 Other
 Other

not less than 16 AH units
 Car permit free development and car club
 Public access to the square and riverside walkway
 Affordable business space - for not less than 7 years

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

LTGDC-08-053-FUL	Dovers Corner Industrial Estate, Rainham Trading Estate & Boomes Industrial Estate, New Road, Rainham, Essex RM13 8QT	10-June-2010	Appeal lodged on 2010-04-21. Appeal allowed and permission granted by SOS on 2011-01-28.	£ 4,368,000
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Full Planning Application for demolition and mixed use redevelopment comprising 95 houses and 634 apartments [729 dwellings], retail (A1 - A4) and commercial floorspace (B1 and D1) [8,780 sq m], car parking [627 spaces], public open space, de-culverting of Pooles Sewer, alterations to access to New Road, closure of accesses to New Road and Bridge Road, formation of emergency-only access to Lamson Road

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Implementation notice		
Financial LR Pooled Fund	DSC and deferred charge in line with POCBS	LR Pooled Fund	£ 4,368,000
Other	security		
Affordable Housing	186 affordable housing units		
Local Labour	local goods and services scheme		
Green Travel Plan	Travel plan		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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Public Realm
Parking Traffic Management

highways works
car free development

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
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;		
Financial 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		
Other	install DAISY (Dockland Arrival Information System) with the development;		
Local Labour	Local Goods and Services and Local Labour Scheme.		
Financial Other	Varied infrastructure contributions total £121,000	Local Infrastructure	£ 121,000

LTGDC-09-042-FUL	60 River Road Barking Essex IG11 0DU		Grant Full Permission on 08/09/2009. Decision issued on 06/10/2010.	£ 10,000
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Change of Use from Storage and Distribution (Use Class B8) to a Materials Recycling Facility (Use Class Sui Generis) including the installation of a concrete batching plant (part retrospective) and associated development (resubmission of DC/08/01076/FUL)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Implementation notice		
Financial Other	Streetscape contribution	Environmental Improve	£ 10,000
Carbon Offset/ Sustainability	Energy scheme		
Local Labour	Local labour - work with Council		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION	
LTGDC-10-090-FUL	Site of 160-188 High Street, Stratford, London E15 2PD		Grant Full Permission on 03/08/2010. Decision issued on 08/10/2010.		
Variation of Conditions 5 (Grease Trap), 9 (Mechanical Ventilation), 28 (Buffer Zone), and 33 (Children's Play Space Strategy) attached to Planning Permission Reference No. 08/00973/LTGDC/LBNM dated 10/03/2009					
CLAUSE TYPE	CLAUSE DETAILS			SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	please see main agreement 07-133 - undertaking related to variation of conditions				
LTGDC-10-076-WAS	Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW		Grant Full Permission on 07/10/2010. Decision issued on 05/11/2010.		
Construction and operation of a culvert and associated infrastructure to intercept storm flows and transfer to the Station F shaft associated with the Lee Tunnel scheme (Planning Permission 08/01159/LTGDC)					
CLAUSE TYPE	CLAUSE DETAILS			SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Thames Water will not bring the Lee Tunnel at the Abbey Mills Pumping Station Site into operation until it has completed construction of either the Development or the Connection Tunnel.				
Other	Thames Water may only Implement either the Development or the Connection Tunnel but not both.				
Other	Thames Water will comply with the obligations in Schedule 2 (the planning permission) of the Section 106 Agreement as if those obligations bound the Development Site.				
LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	12-August-2010	Grant Full Permission on 12/08/2010. Decision issued on 17/11/2010.	£ 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 Local Labour Public Realm	financial contribution of £100,000 towards the Barking Station public realm improvements Local labour / goods and services provision. highways works			Public Realm	£ 100,000

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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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
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Revised application : Change of Use application from former bus depot to materials reclamation facility [MRF].

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other Financial Other Local Labour	Implementation notice Dagenham Dock Road and Infrastructure Improvements local labour, goods and services	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
Other	Implementation notice		
Other	Amendments to EDF OMP		
Financial Other	Audit of EDF OMP and Protocols	Environmental Improve	£ 7,500
Financial Other	EDF Odour Management Plan and Protocols approval contribution	Environmental Improve	£ 4,250

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
Other Transfer/Safeguarding of Land Affordable Housing Financial LR Pooled Fund Public Realm Other	Updated viability appraisal Existing Jenkins Lane Bus link Provision of up to 35% affordable housing Contributions in line with strategy £6000 x 950 units (offsets) Scheme securing the delivery and maintenance of public spaces and landscaping, including the river walk 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	LR Pooled Fund	£ 5,700,000
Transfer/Safeguarding of Land Transfer/Safeguarding of Land Other Carbon Offset/ Sustainability Carbon Offset/ Sustainability Other Other Local Labour Financial Other Financial Other Transfer/Safeguarding of Land	Bus route: Bridge links: eastments in relation to building maintenance and public access of bridge links Moorings and Riverside Walk scheme for facilitating linkages to any district heating system. scheme securing the proposed sustainability measures reasonable endeavours to optimise the design of the buildings to achieve appropriate daylighting targets removal of the existing advertisement hoardings from the A406 boundary of the site A local labour scheme Use of local contractors in the supply of goods and services: details set out in s106 £35,000 towards transport modelling for Barking Town Centre 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	Education Parking Traffic Management	£ 35,000
Other Other	Local Electrical Networks Development Parameters: Maximum number of residential units, m floorspace of commercial units, m of floorspace of non residential institutions to be built in development Planning considerations: to discharge conditions, comply with conditions		
Other Other	Security: at any time after completion of 800 units, Corporation may request a security confirmation from the landowner / developer 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 Other Other	Implementation Notice Implementation Notice Initial Viability Appraisal		£ 3,800 £ 1,200

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
Financial LR Pooled Fund Public Realm Carbon Offset/ Sustainability Local Labour Parking Traffic Management Public Realm Public Realm Affordable Housing	Discount Standard Charge £6,000 per residential unit (£1,350,000) Works-in-kind - improvements to St Awdry's Walk and connection into the shopping centre Connect to the proposed community heat main if and when the opportunity becomes available 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 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 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)		LR Pooled Fund	£ 1,350,000

LTGDC-10-088-RE G3	Land off Jenkins Lane, Beckton Gateway, London, IG11	10-March-2011	Grant Full Permission on 2011-03-10. Decision issued on 2011-03-29.	£ 122,000
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
Financial Other	Environmental Monitoring		
Financial Other	A contribution to enable the local planning authority to monitor the S106.	Education	£ 2,000
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.		

LTGDC-10-045-FUL	Site previously known as Abacus Park, Choats Road, Dagenham, Essex	08-July-2010	Grant Full Permission on 2010-07-10. Decision issued on 2011-03-31.	
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)	Public Transportation	
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 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.	£ 611,000

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	Parking Traffic Manageme	£ 5,000
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 **£ 35,072,654**

R8: Financial Contributions

CATEGORY			£ IN CLAUSE	£ DUE	£ RECV
PENDING CLAUSES WITHIN: FINANCIAL LLV POOLED FUND					
LLV POOLED FUND					
LTGDC-10-113-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place, London E14	LLV tariff in line with POCBS	£ 11,690,000		
		LLV tariff in line with POCBS	£ 4,027,500		
Sub-total For Pending Clauses Within LLV Pooled Fund			£ 15,717,500		
SIGNED CLAUSES WITHIN: FINANCIAL LLV POOLED FUND					
LLV POOLED FUND					
LTGDC-06-060-PP	Pura Foods Ltd, Orchard Place, Leamouth North Peninsula, London, E14	Standard Charge Firat payment (FP) £5,051.71 Second payment (SP) £1,075.12 6,126.83 per unit 1,837 maximum units over 3 phases Based on 1837 units developed up to 2011	£ 11,254,987		
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	£1,950,000 DSC contribution and deferred charge as applicable	£ 1,950,000		
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	A discounted standard charge of £480,000	£ 480,000	£ 127,000	£ 127,000
LTGDC-07-134-FUL	150 High Street Stratford, E15	Standard charge of £1,084,800 Discounted Standard Charge (also see offsets) 655 units x 10,000 = £6,550,000 - previously 639 units x 10,000 = £6,390,000 - revised 09-064	£ 6,550,000	£ 1,712,866	£ 1,712,866
LTGDC-07-139-OUT	Minoco Wharf North Woolwich Road Silvertown London	First payment of £8,779.83 per unit.	£ 22,809,998		
LTGDC-07-147-FUL	Albert House 236 - 252 High Street Stratford London E15 2SA	Discounted standard charge - £560,000 with recapturing the discount in accordance with the strategy	£ 560,000	£ 140,000	£ 140,000
LTGDC-08-120-FUL	60 Portree Street And Lanrick House, Lanrick Road, London	A financial contribution in accordance with the Corporation's Planning Obligations Community Benefit Strategy (£5,625 x 64 units = £360,000 (DSC))	£ 90,000	£ 90,000	£ 90,000
		A financial contribution in accordance with the Corporation's Planning Obligations Community Benefit Strategy (£5,625 x 64 units = £360,000 (DSC))	£ 270,000	£ 270,000	£ 270,000
LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town, London E16	Payment of LTGDC's standard charge in accordance with its Planning Obligations Community Benefit Strategy	£ 1,039,500	£ 207,900	£ 207,900
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	A financial contribution towards community infrastructure	£ 660,000		
LTGDC-09-081-FUL	2 Broadway Chambers, Broadway, Stratford East London E15 4QS	Discounted standard charge and deferred standard charge	£ 1,026,000		
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	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)	£ 1,470,000		
LTGDC-09-099-OUT	Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line, E3.	Standard charge - discounted and deferred elements	£ 4,540,000		
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	balance of infrastructure contribution £23,776	£ 23,776	£ 9,035	£ 9,035
Sub-total For Signed Clauses Within LLV Pooled Fund			£ 52,724,261	£ 2,556,801	£ 2,556,801
Total For Financial LLV Pooled Fund			£ 68,441,761	£ 2,556,801	£ 2,556,801
SIGNED CLAUSES WITHIN: FINANCIAL LR POOLED FUND					
LR POOLED FUND					
LTGDC-07-295-FUL	Former site of the Lintons, Linton Road, Barking, Essex (LEGI building/Barking Business Centre)	Pay 25% of the DSC (£6,000) for each unit within said buidling to be started on site.	£ 420,000		
LTGDC-08-053-FUL	Dovers Corner Industrial Estate, Rainham Trading Estate & Boomes Industrial Estate, New Road, Rainham,	70 x £6,000 DSC and deferred charge in line with POCBS	£ 4,368,000		

CATEGORY			£ IN CLAUSE	£ DUE	£ RECV
LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	Contributions in line with strategy £6000 x 950 units (offsets)	£ 5,700,000		
LTGDC-08-160-FULREG3	Creative Industries Quarter, 62-96 Abbey Road, Barking, Essex IG11 7BT	£1000 per unit (218 units)	£ 218,000		
LTGDC-08-170-FUL	Former site of the Lintons, Linton Road, Barking, Essex	standard charge and deferred standard charge	£ 612,000		
LTGDC-09-044-FUL	Vicarage Field Shopping Centre Station Parade Barking Essex	Discount Standard Charge £6,000 per residential unit (£1,350,000)	£ 1,350,000		
LTGDC-10-179-FUL	62-96 Abbey Road, Barking	LR pooled fund as per POCBS	£ 468,000		
		LR pooled fund as per POCBS	£ 138,000		
Sub-total For Signed Clauses Within LR Pooled Fund			£ 13,274,000		
Total For Financial LR Pooled Fund			£ 13,274,000		

PENDING CLAUSES WITHIN: FINANCIAL OTHER

LTGDC-10-113-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place, London E14	Public Transport Obligations: ring fenced contribution of £3.3 million from LTGDC tariff to facilitate enhanced bus services to serve the development			
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AFFORDABLE HOUSING

LTGDC-07-052-FUL	Land on West Side of Leamouth Road at South West Junction of East India Dock Road, Leamouth Road, London E14	The application provides 46% Affordable - subject to not being included in the Standard Charge	£ 1,500,000		
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PUBLIC TRANSPORTATION

LTGDC-07-052-FUL	Land on West Side of Leamouth Road at South West Junction of East India Dock Road, Leamouth Road, London E14	Contribution towards new bus stops on Leamouth Road (north & southbound) (£40k)	£ 40,000		
		£20,000 to link up to DAISY system (Dockland Arrival Information System Boards)	£ 20,000		

Sub-total For Pending Clauses Within Public Transportation			£ 1,560,000		
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SIGNED CLAUSES WITHIN: FINANCIAL OTHER

LTGDC-10-179-FUL	62-96 Abbey Road, Barking	CPZ			
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AFFORDABLE HOUSING

LTGDC-06-100-PP	1A Lett Road, Stratford, London E15 2HP	Affordable Housing Contribution - off site	£ 1,290,000		
		AH contribution - on site	£ 360,000		
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	£4,950,000 contribution towards the provision of off-site affordable housing;	£ 4,950,000		
LTGDC-09-081-FUL	2 Broadway Chambers, Broadway, Stratford East London E15 4QS	offsite affordable housing payment	£ 2,540,000		
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	A commitment to contribute £3,100,000 towards the provision of off-site social rented housing;	£ 3,100,000		
LTGDC-09-099-OUT	Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line, E3.	Affordable Housing Contribution	£ 3,690,000		

CARBON OFFSET/ SUSTAINABILITY

LTGDC-06-096-PP	Beam Reach Business Park 5 Plots 7 & 8 Marsh Way Rainham	community sustainable energy fund contribution			
LTGDC-07-170-FUL	Former Lama Petroleum Site, Building 4, Muirhead Quay, Fresh Wharf Estate, Barking	Renewable Energy payment	£ 73,310	£ 73,310	£ 73,310
LTGDC-08-111-FUL	Beam Reach Business Park 5 Unit 7 Marsh Way Rainham	a) Upon completion of this Deed to pay to the LTGDC a contribution of £73,310.00 (the See main S106 06-096-PP (deed of variation related to community sustainable energy fund)			

EDUCATION

LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Contribution of £100,000 for education	£ 100,000	£ 100,000	£ 100,000
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CATEGORY			£ IN CLAUSE	£ DUE	£ RECV
LTGDC-07-005-FUL	North End of 84, Leven Road, London, E14	£135,000 Towards education provision	£ 135,000	£ 135,762	£ 135,762
LTGDC-08-094-FUL	Riverside Sewage Treatment Works, Ferry Lane North, off Lamson Road, Rainham, Essex RM13 8RL	To secure a contribution of £10,000 towards a local employment scheme such as Job Net or an equivalent.	£ 10,000		
LTGDC-08-095-FUL	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD; Abbey Mills Pumping Station,	local labour and workplace initiatives and workplace contribution	£ 50,000		
		S106 monitoring contribution	£ 5,500		
LTGDC-08-128-FUL	Telehouse South, Coriander Avenue, E14	contribution to training and employment	£ 50,000	£ 50,000	£ 50,000
LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	Use of local contractors in the supply of goods and services: details set out in s106			
LTGDC-08-170-FUL	Former site of the Lintons, Linton Road, Barking, Essex	Education contribution £120,000	£ 120,000		
LTGDC-09-099-OUT	Land South of Otis Street and Three Mills Lane, east of the A12 and North of the Railway Line, E3.	Design review panel	£ 5,250		
LTGDC-10-088-REG3	Land off Jenkins Lane, Beckton Gateway, London, IG11	A contribution to enable the local planning authority to monitor the S106.	£ 2,000		
		A contribution towards skills training.	£ 90,000		
LTGDC-10-102-FUL	Units 1-6 and 8 -12 Beam Reach Business Park, Consul Avenue, Rainham, Essex, Rm13 8GJ	Local skills training contribution	£ 100,000		
		monitoring contribution	£ 2,000		
LTGDC-10-115-FUL	Land at Salway Road/Great Eastern Road, Stratford, E15 1NS	monitoring contribution	£ 2,000		
ENVIRONMENTAL IMPROVEMENTS					
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Contribution £51,500 to Environmental Works	£ 51,500	£ 51,500	£ 51,500
LTGDC-06-085-PP	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	£10,000 Contribution towards the monitoring and modelling of local air quality	£ 10,000	£ 10,000	£ 10,000
LTGDC-07-139-OUT	Minoco Wharf North Woolwich Road Silvertown London	A contribution of £150,000 towards an Environment Agency nominated mudflat creation project in the Thames Estuary;	£ 150,000		
LTGDC-08-094-FUL	Riverside Sewage Treatment Works, Ferry Lane North, off Lamson Road, Rainham, Essex RM13 8RL	Odour Management Plan and Odour Management Protocol Approval Contribution	£ 8,200		
LTGDC-08-175-FUL	Barking Riverside- Barking Reach Renwick Road Barking Essex	Pedestrian and cycle provision, including signage contribution of £20,000	£ 20,000		
LTGDC-09-042-FUL	60 River Road Barking Essex IG11 0DU	Streetscape contribution	£ 10,000	£ 10,000	£ 10,000
LTGDC-10-088-REG3	Land off Jenkins Lane, Beckton Gateway, London, IG11	Ecology	£ 10,000		
LTGDC-10-100-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD	EDF Odour Management Plan and Protocols approval contribution	£ 4,250		
		Audit of EDF OMP and Protocols	£ 7,500		
HEALTH					
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Health Contribution £150,000	£ 150,000	£ 150,000	£ 150,000
		Environmental health £2,400	£ 2,400	£ 2,400	£ 2,400
LTGDC-08-095-FUL	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD; Abbey Mills Pumping Station,	OMP and protocols	£ 8,500		
LOCAL INFRASTRUCTURE					
LTGDC-06-006-PP	Land at corner of Shirley Street and St Luke's Square, Canning Town, London E16 1HU	The Developer shall not Implement the Development pursuant to the Planning Permission until the Contributions have been paid to the Council and a written receipt as evidence thereof has been provided to the Local Planning Authority.	£ 125,500	£ 125,500	£ 125,500
LTGDC-06-016-PP	Crown Wharf, Roach Road, London E3 2PA	Employment Contribution: 50,000 towards employment initiatives in the vicinity of the property	£ 50,000		
		Bridge Payment of £75000 toward providing a footbridge over the Hertford Union Canal to be paid to the Council	£ 75,000	£ 75,000	£ 75,000
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	CPZ Admin £2,000	£ 2,000	£ 2,000	£ 2,000

CATEGORY			£ IN CLAUSE	£ DUE	£ RECV
LTGDC-06-157-PP	Town Square, Clock House Avenue, Barking, Essex (PHASE 1 & PHASE 2)	Local Infrastructure contribution	£ 100,000	£ 103,510	£ 103,510
LTGDC-08-095-FUL	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD; Abbey Mills Pumping Station,	Feasibility study contribution and sailing club contribution	£ 10,000		
		Feasibility study contribution and sailing club contribution	£ 50,000		
LTGDC-09-058-FUL	Former site of the Lintons, Linton Road, Barking, Essex	Infrastructure to be provided in lieu of payment of Standard Charge	£ 186,000		
LTGDC-09-088-FUL	Garage 206 - 214 High Street Stratford London E15 2JA	Varied infrastructure contributions total £121,000	£ 121,000		
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	£192,654 for range of initiatives including public realm works, skills training and parking management	£ 168,878	£ 64,174	£ 64,174
OPEN SPACE					
LTGDC-07-005-FUL	North End of 84, Leven Road, London, E14	£25,000 Towards open space provision	£ 25,000	£ 25,000	£ 25,000
PARKING TRAFFIC MANAGEMENT					
LTGDC-06-001-PP	Cleanaway Ltd, Freightmaster Estate, Rainham	Commuted sum £5,000 (five thousand) towards transport feasibility study	£ 5,000		
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Contribution to City Car Club £13,500, submission of car club scheme to LPA, and making available 2 card to the development for the car club	£ 13,500		
LTGDC-06-047-PP	Barking Power Station River Road Barking Essex IG11 0EB	Provision of £2,500 for a traffic management order	£ 2,500	£ 2,500	£ 2,500
LTGDC-06-051-PP	Land At Armada Way Gallions Reach Beckton London E6 7FB KESSLERS	The Gallions Study Contribution: 15,000 towards the Gallions Roundabout Study to be carried out by the London Borough of Newham and / or TfL	£ 15,000	£ 15,000	£ 15,000
LTGDC-06-060-PP	Pura Foods Ltd, Orchard Place, Leamouth North Peninsula, London, E14	Bus Subsidy Phases 1,2,3	£ 200,000		
		£200,000 Bus Subsidy Phases 1,2,3	£ 200,000		
		£200,000 Bus Subsidy Phases 1,2,3	£ 200,000		
LTGDC-06-095-PP	Land At Armada Way Gallions Reach Beckton London E6 7FB	Traffic Management Order - to pay to the Council the sum of £1500 (to be spent by the Council on a traffic management order to prevent car parking on the new highways comprised within the Development) within 14 days of the date of the Planning Permission	£ 1,500		
		To pay to Council £80000 towards the consultation and implementation of the Cyprus and Beckton Area Controlled Parking Zone	£ 80,000		
LTGDC-06-096-PP	Beam Reach Business Park 5 Plots 7 & 8 Marsh Way Rainham	Traffic Management Contribution - plot 8	£ 3,250		
LTGDC-07-119-FUL	Town Square, Clock House Avenue, Barking, Essex (BUILDING 4, PHASE 2)	Public parking contribution £550,000	£ 550,000	£ 561,812	£ 561,812
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	Implementation of a controlled parking zone (CPZ);	£ 6,800		
LTGDC-07-134-FUL	150 High Street Stratford, E15	Car club: submission of car club scheme and establish a car club for not less than 2 months, with 6 cars and to make a payment of £60,000 index linked to the car club coordinator to operate for 2 years. Pay membership for residents for first year of	£ 60,000		
LTGDC-07-147-FUL	Albert House 236 - 252 High Street Stratford London E15 2SA	Commitment to a reduced car development whereby residents will not be issued with parking permits - this has an administration fee of £2000	£ 2,000	£ 2,000	£ 2,000
LTGDC-07-171-FUL	Peruvian Wharf North Woolwich Road Silvertown London E16 2AB	Payment of car parking restriction contribution to the Corporation: Corporation to use for purpose of preparing, investigating and or implemntin on street parking restrictions or a controlled parking zone in the local area around the property (plan attached to deed at	£ 20,000		
LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	£35,000 towards transport modelling for Barking Town Centre	£ 35,000	£ 35,000	
LTGDC-08-160-FULREG3	Creative Industries Quarter, 62-96 Abbey Road, Barking, Essex IG11 7BT	Abbey Road			
LTGDC-10-115-FUL	Land at Salway Road/Great Eastern Road, Stratford, E15 1NS	car free development and contribution	£ 2,000		
		deliveries contribution re loading restrictions	£ 8,000		
		CPZ	£ 30,000		
PUBLIC REALM					
LTGDC-06-010-PP	Car park at Wakering Road, Barking IG11	Public Realm	£ 100,000	£ 100,000	£ 100,000
		Payment of contribution toward public realm £100,000.			

CATEGORY
**£
IN CLAUSE**
**£
DUE**
**£
RECV**

LTGDC-06-015-PP	Barking Life Long Learning Centre, Town Square, Clock House Avenue, Barking, Essex (PHASE 1 ONLY)	First Phase Open Space Maintenance Sum total £20,000 of £200,000 total	£ 20,000		£ 20,000
		Openspace maintenance contribution	£ 180,000		
		Remainder of the £180,000 of £200,000 to be paid for Open space			
LTGDC-06-050-PP	Land west of the Fairview Industrial Park off Marsh Way, within the Ford Motor Co site, Rainham	A total financial contribution of £100,000 towards:improvements to public access to riverside areas;	£ 100,000		
		and environmental improvements and landscaping in the vicinity of the site; including			
LTGDC-06-051-PP	Land At Armada Way Gallions Reach Beckton London E6 7FB KESSLERS	Environmental Improvements Contribution: 5,000 towards environmental improvements within the London Borough of Newham	£ 5,000	£ 5,000	£ 5,000
LTGDC-06-060-PP	Pura Foods Ltd, Orchard Place, Leamouth North Peninsula, London, E14	Highway Contribution £50,000	£ 50,000		
LTGDC-06-085-PP	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	£5,000 as a contribtuion towards off site highway works including the implementation of parking restrictions, to be undertaken for the regulation of road traffic on the highway network in the vicinity of the property including Bradford Road and Knights Road	£ 5,000	£ 5,000	£ 5,000
		To pay to the Council the sum of £3300 (to be spent on the painting of yellow lines on Armada Way) within 14 days of the date of the planning permission approved pursuant to the deed	£ 3,300		
LTGDC-06-095-PP	Land At Armada Way Gallions Reach Beckton London E6 7FB	Infrastructure Contribution of £100,000 to be paid to the LPA	£ 100,000	£ 110,250	£ 110,250
LTGDC-06-100-PP	1A Lett Road, Stratford, London E15 2HP	Public realm contribution - £400,000 to Council	£ 400,000	£ 400,000	£ 400,000
LTGDC-06-102-PP	Town Hall Private Car Park Axe Street Barking Essex (B&H LIFT)	A contribution towards highway improvements	£ 50,000		
LTGDC-06-154-PP	Chloride Automotive Batteries Chequers Lane Dagenham Essex `Ravensbourne`	Openspace maintenance contribution	£ 180,000		
LTGDC-06-157-PP	Town Square, Clock House Avenue, Barking, Essex (PHASE 1 & PHASE 2)	Remainder of the £180,000 of £200,000 to be paid for Open space			
LTGDC-07-005-FUL	North End of 84, Leven Road, London, E14	£40,000 Towards environmental and highways improvements	£ 40,000	£ 40,000	£ 40,000
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	Open Space Contribution	£ 25,000	£ 26,385	£ 26,385
LTGDC-07-137-FUL	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	£10,000 contribution towards monitoring and modelling local air quality;	£ 10,000		
		£5,000 contribution towards off-site highways works	£ 5,000		
LTGDC-07-139-OUT	Minoco Wharf North Woolwich Road Silvertown London	A contribution of £125,000 towards public art within the development site;	£ 125,000		
LTGDC-09-059-FUL	Civil Engineering Division Of Samuel Williams Perry Road Dagenham Essex RM9 6QD	Dagenham Dock Road and Infrastructure Improvements	£ 70,000		
LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	financial contribution of £100,000 towards the Barking Station public realm improvements	£ 100,000		
LTGDC-10-102-FUL	Units 1-6 and 8 -12 Beam Reach Business Park, Consul Avenue, Rainham, Essex, Rm13 8GJ	Junction capacity contribution	£ 150,000		
		public art contribution	£ 80,000		
LTGDC-10-115-FUL	Land at Salway Road/Great Eastern Road, Stratford, E15 1NS	S247 - stopping up	£ 7,500		
PUBLIC TRANSPORT					
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Contribution of £50,000 to transport	£ 50,000	£ 50,000	£ 50,000
LTGDC-06-051-PP	Land At Armada Way Gallions Reach Beckton London E6 7FB KESSLERS	The DLR Works Payment: 15,000 toward a real time DLR ``Daisy`` display to be located in a central area within the reception area of the Development Site.	£ 15,000	£ 15,000	£ 15,000
LTGDC-06-079-PP	98 - 100 Abbey Road Barking Essex IG11 7BT	£200,000 Towards the ELT project	£ 200,000		
LTGDC-06-096-PP	Beam Reach Business Park 5 Plots 7 & 8 Marsh Way Rainham	Traffic Management Contribution - Plot 7	£ 6,750	£ 6,750	£ 6,750
LTGDC-07-006-FUL	Royal Mail Parcel Force Stephenson Street Canning Town London E16 4SA	Pay Second Contribution of £1,500,000	£ 1,500,000		
		Payment of Phase one contribution of £625,000	£ 625,000	£ 625,000	£ 625,000
PUBLIC TRANSPORTATION					
LTGDC-06-016-PP	Crown Wharf, Roach Road, London E3 2PA	Bus Payment: £25,000 to be paid to the Council towards improving bus services in the vicinity of the devleopment	£ 25,000		
LTGDC-06-022-PP	Site of 223-231 High Street Stratford London	Contribution of £135,000 for a High Street/Cam Road junction improvements	£ 135,000	£ 135,000	£ 135,000

CATEGORY			£ IN CLAUSE	£ DUE	£ RECV
LTGDC-06-096-PP	Beam Reach Business Park 5 Plots 7 & 8 Marsh Way Rainham	TFL contribution - plot 7	£ 26,082	£ 26,082	£ 26,082
		``Traffic Management Contribution`` means the total contribution of £10,000 (being £6,750 TfL contribution - plot 8	£ 12,558		
LTGDC-06-130-PP	Easter Park, Beam Reach 8A, Formally the Murex site, Ferry Lane, Rainham RM13	Public Transport Contribution: £180,500* (One hundred and eighty thousand, five hundred pounds) Public Transport Contribution towards the provision of and improvement to public transport within the vicinity of the development, including the provision of bus stops and Provision of public transport information boards in the development (DAISY boards);	£ 180,500	£ 180,500	£ 180,500
LTGDC-07-133-FUL	160-188 High Street, Stratford, London		£ 20,000		
LTGDC-07-139-OUT	Minoco Wharf North Woolwich Road Silvertown London	DLR contribution of £2,200,000	£ 550,000		
		DLR contribution of £2,200,000	£ 550,000		
		DLR contribution of £2,200,000	£ 550,000		
		DLR contribution of £2,200,000	£ 550,000		
		A contribution of up to £20,000 towards providing DLR Daisy technology within the development	£ 20,000		
		A contribution of up to £850,000 towards bus route improvements serving the site	£ 250,000		
		A contribution of up to £850,000 towards bus route improvements serving the site	£ 200,000		
		A contribution of up to £850,000 towards bus route improvements serving the site	£ 200,000		
		A contribution of up to £850,000 towards bus route improvements serving the site	£ 200,000		
		A contribution of up to £100,000 towards bus stop improvements along the site`s North Woolwich Road boundary	£ 100,000		
LTGDC-08-128-FUL	Telehouse South, Coriander Avenue, E14	DAISY DLR contribution	£ 20,000	£ 20,000	£ 20,000
LTGDC-08-175-FUL	Barking Riverside- Barking Reach Renwick Road Barking Essex	ELT / bus fund and provision - £10,800,000	£ 10,800,000		
LTGDC-10-045-FUL	Site previously known as Abacus Park, Choats Road, Dagenham, Essex	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)			
LTGDC-10-088-REG3	Land off Jenkins Lane, Beckton Gateway, London, IG11	A contribution towards improvements to local public transport services	£ 20,000		
LTGDC-10-102-FUL	Units 1-6 and 8 -12 Beam Reach Business Park, Consul Avenue, Rainham, Essex, Rm13 8GJ	public realm improvements	£ 50,000		
		Public transport improvement contribution	£ 40,000		
		Beam Park Station contribution and LTGDC obligations	£ 500,000		
Sub-total For Signed Clauses Within Public Transportation			£ 38,657,028	£ 3,339,435	£ 3,324,435
Total For Financial Other			£ 40,217,028	£ 3,339,435	£ 3,324,435
SIGNED CLAUSES WITHIN: OTHER					
LTGDC-08-153-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	Implementation Notice	£ 3,800		
		Implementation Notice	£ 1,200		
Sub-total For Signed Clauses Within			£ 5,000		
Total For Other			£ 5,000		

CATEGORY	£ IN CLAUSE	£ DUE	£ RECV
Grand Total Across Pending Clauses	£ 17,277,500		
Grand Total Across Signed Clauses	£ 104,660,289	£ 5,896,236	£ 5,881,236
Grand Total Across Agreements	£ 121,937,789	£ 5,896,236	£ 5,881,236

Appendix 3 - Summary of contributions received by LTGDC

Development	S106 Spend Category	Contribution Received	Balance (to 31.3.11 with interest added)	Project Proposals	Project Status	Date received Repayment	Borough
<p>Town Square, Clock House Avenue, Barking, Essex (Building 4 Phase II)</p> <p>(07-119-FUL) (AP)</p>	Public Parking Contribution	£561,812	£517,466 (£61,070) spend on parking	<p>The funds received are identified for the provision of a multi-storey car park with a mixture of other potential uses. Proposal is being led by Barking & Dagenham Council. At present a brief is being finalised to reflect an increase in the size of the site. The proposal may now include a replacement of the present leisure centre and swimming pool.</p>	<p>The proposal is being led by the Council and once the scheme is finalised the monies will be part of a funding package towards the overall development.</p> <p>Contribution to go towards the Axe St development involving the former Captain Cook pub and the current Town Hall CP. Andy Butler, Jennie Coombs & Steve Oakes to agree a timetable for that project (email from JG Feb 2010) Discussion at Barking meeting 4-6-10</p> <p>Correspondence with Andy Butler Aug 2010 re provision of parking in relation to health centre. Parking provided at LIFT centre, so LBBB reimbursed £61,070</p>	<p>May 2008</p> <p>N/A</p>	LBBB
<p>Former Lama Petroleum Site, Fresh Wharf Estate, Barking (Muirhead Quay)</p> <p>(07-170-FUL)</p>	Renewable Energy payment	£73,310	£41,176	<p>The funds are to support renewable energy to help off set the 10% target for the development. LTGDC is in discussion with LBBB officers to utilise the funds to deliver a demonstration renewable energy (wind turbine and PV) at a school.</p>	<p>LBBB have agreed two renewable energy projects for two schools within the energy action area PV solar panels (£34,698) have been installed on St Josephs School</p>	<p>December 2007</p> <p>N/A</p>	LBBB

Appendix 3 - Summary of contributions received by LTGDC

(AW)				Barking Town Centre is an Energy Action Area and the project would be in line with the objectives of the LTGDC.	Proposal to use remaining contribution on alternative energy project - remainder of the funding will be spent on energy efficiency measures for the Barking Low Carbon Zone (probably heating upgrades and possibly solar hot water systems for vulnerable residents).		
Barking Power Station River Road Barking Essex IG11 0EB (06-047-PP) (WS)	Traffic management order	£2,500	£0	Provision of £2,500 for a traffic management order	LBBB confirmed funds were received directly and have now been spent	N/A	LBBB
Car park at Wakering Road, Barking IG11 (06-010-PP) (PM)	Public Realm	£100,000	£0	Payment of contribution toward public realm	Public Realm Contribution to LBBB in June 07	June 2007 N/A	LBBB
Town Square, Clock House Avenue, Barking, Essex (PHASE 1 & PHASE 2) (LTGDC-06-157-PP)	Local Infrastructure contribution	£103,509	£103,615 (£103,524 committed)	Local infrastructure contributions (unspecified)	Funds for public realm works to the rear and sides of the Magistrates Court in Clockhouse Avenue Grant letter sent to LBBB12-11-10	November 2009 N/A	LBBB

Appendix 3 - Summary of contributions received by LTGDC

Town Hall Private Car Park Axe Street Barking Essex (B&H LIFT) 06-102-PP	Public realm contribution	£400,000	£0	Public realm contribution to Council	Correspondence on file from Dave Mansfield Dec 2008 - contribution received directly by Council, as set out in agreement	Dec 2008	LBBD
60 River Road (09-042-FUL)	Streetscape works	£10,000	£10,000	Streetscape works	Works commencing - invoice to be sent from Charles Sweeny	Jan 2011	LBBD
Land At Armada Way Gallions Reach Beckton London E6 7FB (KESSLERS) (06-051-PP) (WS) (London Riverside)	Gallion's Roundabout Study	£15,000	£21,562	LTGDC and TfL officers have discussed the funds and now consider that £21,061 is best spent on environmental works, namely the removal and making good of the adjacent temporary access route on Armada Way.	Funds to be spent on environmental works - amendment to the S106 to fund the removal of the access road may be necessary.	December 06 N/A	LBN
	Environmental Improvements	£5000			Invoice PAID (TBC) for environmental improvements work	December 06 N/A	LBN
	DLR Daisy Display	£15,000	£0	Project Completed	Completed - Display has been provided	December 06 N/A	LBN

Appendix 3 - Summary of contributions received by LTGDC

<p>Land at corner of Shirley Street and St Luke`s square, St Luke`s square custom house, Canning Town</p> <p>(06-006-PP)</p>	<p>Various</p>	<p>£125,500.00 to LBN directly</p>	<p>£0</p>	<p>Education; Controlled parking zone; Pedestrian Access and Bus Stop Accessibility; Kier Hardie recreation ground; Environmental pollution monitoring and improvement works</p>	<p>Sept 09 - LBN directly received a cheque for £125,500.00 for all the financial contributions for the site.</p>	<p>September 2009</p> <p>N/A</p>	<p>LBN</p>
<p>Royal Mail Parcel Force Stephenson Street Canning Town London E16 4SA (London Bus Services Ltd)</p> <p>(07-006-FUL) (PM)</p>	<p>Transport</p>	<p>£625,000</p>	<p>£616,069 (£479,988 committed) £124,520.67 invoice PAID (TBC) £500k Highways £120k CPZ £5k TRO</p>	<p>The funds are for £500k Highway improvements and transport improvement schemes, £120k Controlled Parking Zone and £5k Traffic Regulation Order.</p>	<p>Part of the highways contribution (£20,465) has been spent on the LLV bus study, which includes this area.</p> <p>Highways are implementing a scheme for access improvements to the north of the site (£479,988). Grant agreement signed with LBN</p> <p>The CPZ is programmed for implementation in 2010-11 financial year subject to consultation with Members and the community</p> <p>LBN unable to spend the £5K TRO as was for a prescribed route traffic order relating to articulated buses which was not supported (suggest use in CPZ)</p>	<p>May 2008</p> <p>Repay within 5 years of receipt with interest if not spent (12 May 2013)</p>	<p>LBN</p>

Appendix 3 - Summary of contributions received by LTGDC

Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT (Tarmac) (06-085-PP) (WS)	Air Quality Monitoring	£10,000	£0	Contribution towards the monitoring and modelling of local air quality.	<p>£10,000 was paid to LB of Newham in June 08 for air quality assessment work.</p> <p>Officers are awaiting details from the Local Authority as to when they require the highways funds to complete the project.</p>	June 2007	LBN
	Highways Works	£5,000	£5,250	Contribution towards off-site highway works including the implementation of parking restrictions in the vicinity of the property including Bradfield Road and Knights Road.		<p>Repay within 5 years of receipt with interest if not spent (June 2012)</p> <p>Repay within 5 years of receipt with interest if not spent (June 2012)</p>	
150 High Street Stratford, E15 (Seapoint Developments Ltd) (07-134-FUL) (SA)	LLV Pooled Fund	£1,712,866	£1,712,866 (£1,700,000 committed)	25% of standard charge paid on commencement of development	Received March 2009 pooled fund. Allocation discussed with LTGDC Exec, LLV Management Group, Developer Group and Board (Dec 2009 / Feb 2010). Allocated to Carpenters Road (£700,000) and Canning Town (£1m)	March 2009 N/A	LBN
Rick Roberts Way - 223-231 High Street Stratford London (06-022) (09-019) (AW)	Specified contributions	£490,900	£486,942 (£135 +£51.5k committed) (£4.4k transferred)	<p>Pre-dates tariff and therefore funds for specific benefits:</p> <p>100k – education – Carpenters? 50k – transport – Strat High St Stn 150k – health – Carpenters clinic</p> <p>135k – Cam Rd/High St works - committed 51.5k – enviro improvements - committed</p> <p>2.4k – enviro health - transferred LBN</p>	<p>LTGDC in discussion with LBN re expenditure of these contributions</p> <p>£135k & £51.5k to supplement the high street 2012 / Carpenters Rd improvement works</p> <p>Health - NHS Newham (Andre Pinto) Sept 2010 - directed to the development of either a temporary facility in</p>	January 2010 N/A	LBN

Appendix 3 - Summary of contributions received by LTGDC

				2k – car reduction admin – transferred LBN	Rowse Close or a permanent facility in one of the new developments around the High Street i.e. Duncan House Transport – likely to be used in relation to Stratford High Street station (Julia Brion/Matt Derry) Education – proposals for works to Carpenters primary School		
Albert House, 236-252 Stratford High Street (07-147-FUL) (SA)	LLV Pooled Fund Reduced Car admin	£140,000 £2,000	£140,000 (committed)	25% of standard charge paid on commencement of development	Allocation discussed with LTGDC Board (Feb 2010) and agreed could be allocated to Carpenters Road improvement works. LLV management group agreed (June 2010).	April 2010 N/A	LBN
160-188 Stratford High Street (Stratford Gate) (07-133-FUL)	LLV Pooled Fund	£127,000	£127,000 (committed)	25% of standard charge paid on commencement of development	Allocation discussed with LLV management group (Jan 2011) Dev Group (Feb 2011) and Board (March 2011) – LLV priority projects	Nov 2010	LBN
	Open Space	£26,385	£26,389		Email to Matthew Nimmo re Metropolitan Stratford Nov 2010 & March 2011	Nov 2010	LBN
Rathbone Market Barking Road, Canning Town (08-165-FUL)	LLV Pooled Fund	£207,900	£207,900 (committed)	20% of standard charge paid on commencement of development	Allocation discussed with LLV management group (Jan 2011) Dev Group (Feb 2011) and Board (March 2011) – Canning Town	Dec 2010	LBN

Appendix 3 - Summary of contributions received by LTGDC

1A Lett Road LTGDC-06-100-PP	Infrastructure	£110,125	£110,125 (includes interest)	Infrastructure Contribution £100,000, towards environmental improvements, education, traffic orders and skills training	Discuss with LBN – likely for Metropolitan Stratford masterplan works. Email to Matthew Nimmo re March 2011	Feb 2011	LBN
1-4 Park Lane (Kwik Fit) (09-100-FUL)	Various infrastructure including LLV pooled fund	£73,209	£73,209	£64,174 for various infrastructure £9,035 in the LLV pooled fund	£38,000 towards the Stratford High Street public realm improvements (Julia Brion) £11,733 local skills training £7,600 public transport improvements £5,700 CPZ - Stratford South West £1,140 Deliveries - waiting restrictions £9,035 LTGDC LLV tariff All representing 38% of the total contribution Email to Newham March 2010	March 2011	LBN
Beam Reach Business Pk 5 Plots 7 & 8 Marsh Way Rainham (Newsfax) (06-096-PP) (AR)	TFL Contribution - Plot 7	£26,082	£34,781	The monies received are for wider improvements to the public transport system, to provide six bus stops and increase service. The monies are to be pooled to provide an enhanced service as Beam Reach is built out.	These funds are to be retained and pooled with other funds once development at Beam Reach is sufficient to warrant an enhanced bus provision. Update from AR 18-06-10. Commercial WG seeking bus provision but TfL now reluctant to extend route	May 2007	LB Havering
	Traffic Management Contribution - Plot 7	£6,750				N/A	
Easter Park, Beam Reach 8A, Formally the Murex site, Ferry	Public Transportation	£180,500	£180,885	Public Transport Contribution towards the provision of and improvement to public transport	Public Transport Contribution towards the provision of and	February 2009	LB Havering

Appendix 3 - Summary of contributions received by LTGDC

<p>Lane, Rainham RM13 (LDA) (06-130-PP) (AR)</p>				<p>within the vicinity of the development, including the provision of bus stops and bus routes.</p>	<p>improvement to public transport within the vicinity of the development, including the provision of bus stops and bus routes – liaison with TfL</p> <p>Update from AR 18-06-10. Commercial WG seeking bus provision but TfL now reluctant to extend route</p>	<p>Repay within ten years from the date of payment with interest, unless a new contract determine otherwise (Feb 2019)</p>	
<p>North End of 84, Leven Road, London, E14 (Swan Housing Ltd) (07-005-FUL) (WS)</p>	<p>Environmental and highways improvement</p>	<p>£40,000</p>	<p>£204,410</p>	<p>Borough S106 officer is identifying local schemes for environmental improvement works and open space provision.</p>	<p>Officers identifying local schemes for environmental improvement works and open space provision.</p> <p>Chasers to LBTH Jan 2011</p>	<p>May 2008</p> <p>N/A</p>	<p>LBTH</p>
<p>Open space provision</p>	<p>£25,000</p>	<p>Under discussion – likely add to Council pooled education fund</p>		<p>May 2008</p> <p>N/A</p>		<p>LBTH</p>	
<p>Education provision</p>	<p>£135,762</p>	<p>May 2008</p> <p>N/A</p>		<p>LBTH</p>			
<p>Telehouse South, Coriander Avenue, E14 (Telehouse Europe) (08-128-FUL) (AP)</p>	<p>Training / Employment</p>	<p>£50,000</p>	<p>£70,096</p>	<p>Contribution towards employment and training initiatives in the Borough of Tower Hamlets</p>	<p>Ongoing discussion with LBTH re expenditure on training / DLR programme</p> <p>Chasers to LBTH Jan 2011</p> <p>DLR contacting site manager re installation (Sept 2010)</p>	<p>February 2009</p> <p>if uncommitted 18/02/2019</p>	<p>LBTH</p>
<p>Public Transportation</p>	<p>£20,000</p>	<p>DAISY DLR contribution (Docklands Arrival Information System Boards)</p>		<p>February 2009</p> <p>if uncommitted 18/02/2019</p>		<p>LBTH</p>	

Appendix 3 - Summary of contributions received by LTGDC

60 Portree Street And Lanrick House, Lanrick Road, London (LTGDC-08-120-FUL)	LLV Pooled Fund	£90,000	£90,000 (committed)	25% of standard charge paid on commencement of development	Allocation discussed with LTGDC Board (Feb 2010) and agreed could be allocated to Carpenters Road improvement works. LLV management group agreed. (June 2010).	November 09 Repay if not committed or spent by 31/12/19	LBTH
	LLV pooled fund	£270,000	£270,000 (committed)	LLV pooled fund	Allocation discussed with LLV management group (Jan 2011) Dev Group (Feb 2011) and Board (March 2011)– Canning Town	March 2011	
Crown Wharf, Roach Road, London E3 2PA (06-016-PP)	Bridge payment	£75,000	£0	Bridge Payment	Monies received directly to Leaside Regen	2007	LBTH
		Total Received £5,881,236	Total Balance £5,067,141 (3,414,037 committed)				

Notes

- Yellow highlighting means funds returning to London Riverside boroughs from April 2011.