

Planning Committee Report

London Thames Gateway Development Corporation

Planning Obligations Monitoring Quarter 3 2011/12

Report of the Director of Planning

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 third quarter of 2011/12. .

2. Recommendation

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

3. Summary of s106 agreements agreed and signed Q3 2011/12

3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (October - December 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 Q3 2011/12 (Resolution to grant permission by Committee):

Case No	Address	Description of Development	Committee Date
LTGDC-11-048-OUT	Land Adjacent To Formans, Fish Island, London, E3 2nt	Temporary building for the position of a corporate hospitality venue associated with the London 2012 Olympic and Paralympic Games.	10-November-2011
LTGDC-11-077-FUL	Station Street, Stratford And New Town, London, E15 1aj	Section 73 application for a minor material amendment to vary condition 2 (drawing numbers) attached to planning permission ref. 07/00822/LTGDC dated 28th May 2010, to reduce the number of residential units to the Olympian Tower from 260 to 220.	8-December-2011

Meeting: 09 February 2012
Agenda Item: 6
Report No.: LTGDC/12/PC07

3.3 Signed S106 agreement in Q3 2011/12

Case No	Address	Description of Development	Committee Date	Date Signed
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	28-November-2011

Date: February 2012

APPENDIX 1:

Details of all S106 agreements agreed and signed in Q3 2011/12

Q3 Quarterly Report: S106 Cases Resolved By Committee 01.10.11 - 31.12.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-11-048-OUT	Land Adjacent To Formans, Fish Island, London, E3 2nt	10/11/2011	LTGDC Cttee resolved to APPROVE on 10/11/11 subject to Mayor and S106	
Temporary building for the position of a corporate hospitality venue associated with the London 2012 Olympic and Paralympic Games.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Parking Traffic Management	Travel and access Management Strategy		
Parking Traffic Management	Shuttle bus and taxi service arrangements		
Other	Pedestrian Environment Review System audit and wayfinding strategy		

LTGDC-11-077-FUL	Station Street, Stratford And New Town, London, E15 1aj	08/12/2011	LTGDC Cttee resolved to APPROVE on 08/12/11 subject to S106	
Section 73 application for a minor material amendment to vary condition 2 (drawing numbers) attached to planning permission ref. 07/00822/LTGDC dated 28th May 2010, to reduce the number of residential units to the Olympian Tower from 260 to 220.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	A financial contribution towards the provision of off-site affordable housing;	Affordable Housing	
Financial LLV Pooled Fund	A financial contribution towards the S106 Community Benefit Strategy including terms for recapturing the discount as required in the strategy	LLV Pooled Fund	
Local Labour	A Local Labour, Goods and Services commitment		
Green Travel Plan	A Green Travel Plan		
Parking Traffic Management	An on-site car club		
Parking Traffic Management	A Section 278 agreement to renew and reinstate footways surrounding the site		
Parking Traffic Management	A commitment to prevent future occupiers being issued with car parking permits for the Stratford Controlled Parking Zone		

Total Across Reported Agreements

Q3 Quarterly Report: S106 Cases Signed 01.10.11 - 31.12.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-10-113-OUT	Pura Foods Ltd, Leamouth Peninsula North, Orchard Place, London E14		Grant Outline Planning Permission on 2011-11-28. Decision issued on 2011-11-28.	£ 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: Owner to obtain consents required for emergency access.		
Public Realm	On-Site Public Realm Areas: various provisions regarding implementing in accordance with Public Realm Management Scheme.		
Transfer/Safeguarding of Land	Riverside Walkway: maintenance, public 24 hour access		
Public Realm	Off Site Public Realm Works:		
	(i) Southern Gateway Works;		
	(ii) the Northern Embankment and Rotunda/works;		
Other	Community Centre / Sports Hall		
Other	Site Management Scheme		
Green Travel Plan	Travel Plan:		
Green Travel Plan	Car 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:		
Other	Construction Phasing		
Carbon Offset/ Sustainability	Energy Requirements		
Other	River Wall		

Total Across Reported Agreements

£ 15,717,500