

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning – 05 th October 2021
Application reference:	202405
Applicant:	Thompson (NPLH Midland Limited)
Location:	639 and 643-649 High Road Leyton, London, E10 6RF
Proposed development:	Demolition of all existing buildings and construction of buildings ranging at two, four and five storeys in height across two sites (Sites A & B) to the north and south of the existing railway viaduct comprising 422sqm flexible commercial floorspace (Class E) at ground floor level, 25 residential units at ground and upper floor levels (11 x 1bed, 9 x 2bed, 5 x 3bed); and associated with disabled parking spaces, cycle stores, refuse stores and landscaping.
Wards affected:	Leyton, Forest and Grove Green
Appendices:	None

1 AMENDMENTS TO REPORT

1.1 Since the publication of the committee report, an update has been noted in the recommendation in paragraph 1.1. The Head of Terms (Employment and Training) was amended and have the following included:

- The Local Labour target will be 30%
- To work with the Council's Employment, Business and Skills Service to ensure that job vacancies within the completed Development are filled by Local Residents and advertise such jobs through the Councils Job brokerage service, Steps into Work (SiW)
- To notify the Council of new tenants and to introduce such tenants to the Council within 30 days of each tenant signing their lease or tenancy agreement or other legal document that allows them occupation
- To ring fence all non-technical jobs within the completed Development for Local Residents for a period of 40 days

- *Recommendation to GRANT planning permission under reference subject to conditions, informatives and completion of a Legal Agreement with the following Heads of Terms:*

Affordable Housing:

- *Contribution of £50,000 towards off-site affordable housing provision.*
- *A full outturn review of viability within the S106 agreement to ensure that any improvements in viability are captured at a later stage. Late review is triggered once 75% homes are sold/let.*

Highways:

- *S278 works will be required upon completion of the works relating to the development prior to occupation. Works will include but are not limited to:*
 - *Renewal of the footway on both frontages of the site on High Road Leyton and Coopers Lane*
 - *Removal/Renewal of the existing crossovers on Coopers Lane and High Road Leyton as appropriate*
 - *Construction of a blended crossing at the junction at Coopers Lane/High Road Leyton*
 - *Possible small dropped kerb for bin collection purposes on Coopers Lane*
 - *Any necessary road layout changes to facilitate vehicles exiting Tilbury Road via Skeltons Lane*
 - *Possible amendments to the waiting and loading restrictions*
 - *Renewal of road markings on both frontages.*

The highways department will need to be contacted for an application form for developer highway works. The application will need to accompany a plan to be submitted for approval and estimate. Works will be carried out by the Council and funded by the developer.

- *A S106 contribution of £25,000 is required towards mitigating pedestrian accessibility and safety between the development site and Leyton Midland Station and local bus stops. Currently pedestrian crossing facilities are not located on the desire lines for new residents, meaning people will cross away from them, therefore the interchange between bus stops and the station could be improved. This would directly improve and benefit the safety of pedestrians of the new development.*
- *Car Free Development - With the exception of Blue Badge holders, the development is to be classified as car-free and new residents will not be eligible for parking permits.*
- *The developer would have to sign an in perpetuity legally binding document with the Council that the developer and any future managing agents of Site A are solely responsible for the collection and disposal of all communally stored*

household waste and any other household waste generated. As the material generated from this development cannot be collected in conformity with the Council's policies for waste collection such that this constitutes adequate arrangements and that the Council is not liable for its collection under Section 45 of the Environmental Protection Act 1990.

- *The requirement for the developer to arrange for the relocation of the telegraph pole on Coopers lane, prior to the commencement of any works on site.*
- *The developer would be required to carry out a condition survey of the carriageway and footways fronting the site prior to the commencement of any works. The condition survey report would need to be submitted to the Council's Highways team for records including a site location plan highlighting the location of the photographs. Any damage to the highways as a result of the construction works would be reinstated by the Council and funded by the developer.*

Employment and Training:

Requirement	Quantity	Description
<i>Local Labour</i>	30%	30% <i>To notify the council of all opportunities that are generated from the construction phase of the development.</i>
<i>Apprenticeships</i>	<i>3 new 1 existing</i>	<i>Means a post as defined by the National Apprenticeships Service which should combine on the job training and academic instruction to those entering the work force with each apprenticeship post to last a minimum of 52 weeks per apprentice post or as stipulated by the chosen apprenticeship standard.</i>
<i>Placements</i>	1	1 Paid: <i>Secured through the boroughs job brokerage service and local partners, paid at the London Living Wage)</i>
<i>Local Supply</i>	20%	20% <i>To procure a minimum of x Local Suppliers during the Construction, Fit Out and End User Phases of the Development and with a target minimum provision of all suppliers to be local to the London Borough of Waltham Forest</i>
<i>Events</i>	2	<i>To engage in Council-led community engagement events, meet the buyer and meet the builder (ring-fenced to 2 per annum)</i>
<i>Commercial Space</i>	TBC	TBC

<i>End Use</i>	<i>TBC</i>	<i>To use reasonable endeavours to ensure that 50% (fifty percent) of non-technical jobs are taken up by Local People in the End-User Phase of the Development.</i>
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- ***To work with the Council's Employment, Business and Skills Service to ensure that job vacancies within the completed Development are filled by Local Residents and advertise such jobs through the Councils Job brokerage service, Steps into Work (SiW)***
- ***To notify the Council of new tenants and to introduce such tenants to the Council within 30 days of each tenant signing their lease or tenancy agreement or other legal document that allows them occupation***
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- **Default Payments**

- **Local Labour Default**

If the developer is unable to meet Local Labour targets a default payment will be based on the sliding scale indicated below. This is calculated as follows:

Percentage of local labour	35% +	25 - 34%	15 - 24%	Less than 15%
Default Payment	None	2.4% of total build cost	2.7% of total build cost	3% of total build cost

- **Apprenticeships**

If the developer is unable to meet apprenticeship targets a default payment will be requested for each apprenticeship the developer fails to start and complete. This is calculated as follows:

Minimum Salary of 12 months apprenticeship programme (i.e. at **London Living Wage of £10.85 per hour x minimum working hours of 30 hours per week x 52 weeks in a year = £16,926) x Number of unfulfilled apprenticeships based on build specification = Contribution due**

- **Placements**

In the event that obligations towards placements or paid placements remain unfulfilled, then the developer will pay a default payment of £3,234 per placement, toward employment training and business

Sustainability – Carbon Offset Fund:

- *A financial contribution of £38,070 towards Carbon Offset based on the current proposed emissions.*

Air Quality:

- *A contribution of £2,500 = £100 per dwelling proposed (towards the cost of delivering the Council's Air Quality Action Plan and the monitoring of air pollution in the borough)*

Epping Forest - SAC:

- *A contribution of £2,500 = £100 per new dwelling - contribution towards Epping Forest Special Area of Conservation to mitigate impact of the development.*

Monitoring and Implementation:

- *Payment of 5% of the total amount of contributions towards monitoring, implementation and compliance of the S106 Agreement.*

Legal Fees:

- *Payment of the Council's legal fees for the preparation and completion of the Legal Agreement.*