

S106 AGREEMENTS

AGREEMENTS WHERE CONTRIBUTIONS HAVE NOT YET BEEN TRIGGERED OR HAVE BEEN ONLY PARTIALLY TRIGGERED.

Planning Reference	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of Development
04/01230/OUT (Former LTGDC) Signed 7/8/07	Barking Reach, Renwick Road, Barking.	See Separate Document			Development Ongoing
07/01289/OUT Signed 9/3/09 SB Also see 12/00170/FUL and 14/00293/FUL	Lymington Fields, Turnage Road, Dagenham	1. 50% Affordable Housing provision comprising a minimum of 60% of one bed and 40% of two bed 3 person Shared Ownership units for households with gross annual income up to £26,000 per annum, minimum of 25% of two bed 4 person shared Ownership Units for households with gross annual income up to £28,000 per annum and a maximum of 25% of Shared Ownership Units for households with gross annual income exceeding £35,001.		<p>Phase 1.</p> <p>Prior to the occupation of more than 30% of the private residential units in phase 1 the first 30% of Affordable Housing in Phase 1 to be constructed.</p> <p>Prior to the occupation of more than 60% of Private Residential Units in phase 1 a further 30% of affordable housing in phase 1 to be constructed.</p> <p>Prior to the occupation of more than 90% of the</p>	Obligation 1.

				<p>private residential units in phase 1 the final 40% of the affordable housing in phase 1 to be constructed.</p> <p>Phase 2</p> <p>Prior to the occupation of more than 30% of the private residential units in phase 2 the first 30% of Affordable Housing in Phase 2 to be constructed.</p> <p>Prior to the occupation of more than 60% of Private Residential Units in phase 2 a further 30% of affordable housing in phase 2 to be constructed.</p> <p>Prior to the occupation of more than 90% of the private residential units in phase 2 the final 40% of the affordable housing in phase 2 to be</p>	
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		<p>2. On site highways works involving 1) the construction of a permanent vehicular and pedestrian access road through the Development from Lymington Road to Whalebone Lane South and 2) erect bollards or such other form of barrier approved by the Council within the site to prevent more than 200 Residential Units from using Lymington Road as a vehicular access.</p> <p>3. Off site highway works to resurface the footpath either side of Lymington Road from the new entrance to the land to the south of Green Lane.</p> <p>4. Education Contribution for primary and secondary school places based on the formula:</p> <p>A=B-C where A= Education Contribution, B= £1,750,000 and C= the agreed cost of carrying out the works referred to in obligation 2 above.</p>	4.No Time Limit	<p>constructed.</p> <p>2. Prior to occupation of the 300th Residential Units.</p> <p>3. Within 3 months from the date Lymington Road ceases to be used as a construction access for the Development (6 months after commencement of development).</p> <p>4. 1) 25% to be paid prior to the construction of any Residential Unit on Phase 1.</p> <p>2) 25% to be paid on Practical Completion of Phase 1.</p>	<p>Obligation 2.</p> <p>Obligation 3.</p> <p>Obligation 4.</p> <p>1.Payment of £462,258 made by GLA on 7/2/12.</p>
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		<p>5. Monitoring Contribution £4,500</p> <p>6. Local Labour</p> <p>7. Biomass Boiler</p> <p>8. Remediation of School Site.</p> <p>9. Boundary Treatment</p> <p>10. Site Liaison – Appointment of person responsible for liaising with local residents.</p>	5. Within 10 years of payment.	<p>3) 25% to be paid prior to the construction of any Residential Unit on Phase 2.</p> <p>4) Balance not already paid to be paid upon Occupation of 50% of the Residential Units in Phase 2.</p> <p>5. Prior to the commencement of development.</p> <p>No Trigger Point.</p> <p>No Trigger Point.</p> <p>8. Prior to the occupation of the 350th Residential Unit.</p> <p>9. Following practical completion of the Development.</p> <p>10. Prior to commencement of development.</p>	<p>£1,057,183 paid quarter 4 2016/17</p> <p>Obligation 5.</p> <p>Obligation 6.</p> <p>Obligation 7.</p> <p>Obligation 8.</p> <p>Obligation 9.</p> <p>Obligation 10.</p>
08/01325/OUT (Former LTGDC) Signed 29/3/11	Fresh Wharf Estate Fresh Wharf Road, Barking	1. £3,800 Monitoring Contribution + £1,200 per phase thereafter (excluding 1 st phase)		<p>1. Upon Implementation.</p> <p>Upon implementation of</p>	Development commenced 2 nd July 2018.

<p>CS</p> <p>(See S73 14/01196/OUT)</p>		2.Heat Main Connection		each phase.	
		3.Discounted Standard Charge (£3,000 per unit)	31 st December 2028	<p>2.Within 1 year of the date of commencement of construction of the heat main, the relevant body shall supply full details to the developer. At least 6 months prior to the date of construction of service supply, the relevant body shall confirm costs of connection to the developer.</p> <p>3.25% of the Discounted Standard Charge for each residential unit within any Phase on Implementation of the relevant phase.</p> <p>The remaining 75% within 20 working days of the end of each quarter in relation to all residential units completed in that quarter.</p>	£686,500 paid for 531 units on 9 th October 2018.
		4.Further scheme contribution split (50% with developer 50% with Council) split 50/50 between		4.25% of the total Deferred Standard Charge within any	

		<p>increasing affordable housing (maximum 35% per Phase) and paying Deferred Standard Charge (up to a maximum of £6,000 per unit). Each Phase subject to financial viability appraisal.</p> <p>5. Local Labour Scheme including £50,000 per Phase to fund apprenticeships (penalties for non-compliance and Council obligations – see full S.106)</p> <p>6. Energy Strategy</p> <p>7. Works in Kind a) adaptation of A406 footbridge b) electricity upgrade c) existing Jenkins Lane bus link d) community facility e) northern and southern square.</p> <p>8. UDC Legal Fees</p> <p>9. Affordable Housing minimum of 5% across each Phase and minimum 10% across the development (maximum 35% per Phase). Each Phase subject to financial viability appraisal.</p> <p>10. £35,000 Barking Town Centre Transport Contribution</p>	<p>10. Within 6 months of date of payment.</p>	<p>Phase on Implementation of the relevant phase.</p> <p>The remaining 75% within 20 working days of the end of each quarter in relation to all residential units completed in that quarter.</p> <p>5. Prior to commencement of a relevant Phase.</p> <p>6. Prior to commencement.</p> <p>7. Various Triggers – refer to full S.106</p> <p>8. Upon Completion</p> <p>10. Monies Transferred to LBBD from LTGDC</p>	<p>Obligation 8 Paid - NFA</p>
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			Repay within 8 months of payment if not used.	July 2011	
11/01015/FUL Signed 3/5/13 SB	Land at Collier Row Road, Romford	1.Serve Implementation Notice on the Council within 14 days of Implementation of the Development.	Within 7 Years of Receipt of Payment.	1.Within 14 days of implementation of the development.	Development commenced April 2016.
		2.Serve written notice on the Council of the Occupation of any part of the Development.		2.Within 14 days of Occupation of any part of the Development.	
		3.Education Contribution £2,272.73 per dwelling – Payment to be made in 4 phases as according to Approved Phasing Strategy.		3.Within 14 days after the sale, letting or disposal of 75% of the dwellings in each phase.	
		4.Submission of Schedule of Works concerning improvements to the Wellgate Community Farm up to a maximum cost of £1,200,000.		4.To be submitted prior to commencement and works must be completed prior to either the occupation of 30 units or 42 months from implementation whichever is sooner.	
		5.Travel Plan		5.N/A	
		6.Development to be constructed to Code Level 6.		6.N/A	

		7.Land Transfers		7.N/A	
12/00042/FUL Signed 19/3/13 SB	The Old Vicarage, Crown Street, Dagenham	1.Education Contribution £54,000		£30,000 within 14 days of sale or occupation of the 5 th flat. £24,000 within 14 days of sale or occupation of the 9 th flat	Development commenced.
		2. Monitoring Contribution 4% £2,320 (Top Sliced)			
12/00170/FUL Signed 22/3/13 SB	Lymington Fields, Turnage Road, Dagenham.	Deed of Variation – obligations as per 07/01289/OUT (see above)			
12/00193/FUL Signed 7/2/13 AL	139A Woodbridge Road, Barking	1.Education Contribution £6,000	No Time Limit	1.Within 14 days of Implementation of the Development.	Development commenced. £5,200 paid as at 30 /6/16. £1,073.39 overdue
		2.Monitoring Contribution £240 (top sliced)		2.As Above	
12/00831/FUL Signed 15/7/14 SB	26 and 28 High Road and land to rear, Chadwell Heath, Romford	1.Education Contribution £48,000	No Time Limit	1.Within 14 days of Implementation of the Development.	Commenced. Payment overdue.
		2.Monitoring Contribution £1,920 (top sliced)		2.As Above.	
12/01029/FUL Signed 22/5/13 NM	369-371 Ripple Road, Barking	1.Education Contribution £2,320	No Time Limit	1.Within 14 days of Implementation of the Development	Development complete 4/3/14. Payment overdue.
		2.Monitoring Contribution £92.80 (top sliced)		2.As Above	

13/01134/FUL Signed 5/11/14 CS	Plot 2, LSIP North Choats Road, Dagenham	1. Local Infrastructure £290,000	No Time Limit	Within 14 days of occupation	Replaced by S73 application 18/01501/FUL and new S106.
		2. SINC £10,000		Within 14 days of occupation	
		3. Monitoring £12,000 (top sliced)			
14/00293/FUL Signed 28/1/15 SB	Lymington Fields (Phase 2), Turnage Road, Dagenham	1. 50% affordable homes in phase 2			Development Complete. Payment overdue.
		2. £105,000 Off-site highways works contribution		Upon commencement	
		3. £923,000 Education contribution	No time limit	50% prior to commencement and 50% on occupation of residential units	
		4. £1,500 Monitoring Contribution	Within 5 years		
		5. Skills and Employment Plan		6 month prior to commencement	
		6. Handover of remediated and serviced school site		Prior to occupation of 75 th residential unit	
14/00703/OUT Signed 27/3/15 SB	Phased redevelopment of Gascoigne Estate, Barking	Phase 1 1. £400,000 Doctors surgery relocation (no longer being implemented)	10 years from payment	Prior to occupation of centre	Phase 1 commenced 4/2/16
		2. £2,500 for every camera removed and £4,000 for every camera relocated in Phase 1 CCTV		Prior to commencement of phase 1	
		3. £21,500 Legible London contribution		3 months prior to occupation of phase 1	
		4. £15,000 Bus stop relocation		Prior to commencement of phase 1	£15,000 paid 12/2/19

		5.£16,701.80+VAT Car club		3 months prior to occupation of phase 1	
		6.£5,000 Temporary Traffic Management Order		Prior to commencement of phase1	
		7.£2,550 Monitoring fee		Prior to commencement of phase 1	
	Phase 2	1.£180,000 bus patronage contribution	10 years from payment	1 year prior to occupation of secondary school	
		2.£19,597.84+VAT Car Club contribution		3 months prior to commencement of phase 2	
		3.£2,500 per camera removed and £4,000 per camera relocated – Phase 2 CCTV		Prior to commencement of phase 2	
		4.£500,000 Community Facility		Prior to occupation of community centre	
		5.£21,500 (of £86,000) Legible London Contribution to be paid to TfL		3 months prior to occupation of phase 2	
		6.£5,000 Temporary Traffic Management Order		Prior to commencement of phase 2	
		7.£2,550 Monitoring		Prior to commencement of phase 2	
	Phase 3	1.£10,870.06 +VAT Car Club	10 years from payment	3 months prior to occupation of phase 3	
		2.£2,500 per camera removed and £4,000 per camera relocated – Phase 3 CCTV		Prior to commencement of phase 3	
		3.£ 21,500 Legible London contribution		3 months prior to occupation of	

				phase 3	
		4. £5,000 Temporary Traffic Management Order		Prior to commencement of phase 3	
		5.£2,550 Monitoring		Prior to commencement of phase 3	
	Phase 4	1.£45,000 Bus stop relocation	10 years from payment	During phase 4 as required	
		2.£15,313.29+VAT Car Club		3 months prior to occupation of phase 4	
		3.£2,500 per camera removed and £4,000 per camera relocated – Phase 4 CCTV		Prior to commencement of phase 4	
		4.£ 21,500 Legible London contribution		3 months prior to occupation of phase 4	
		5. £5,000 Temporary Traffic Management Order		Prior to commencement of phase 4	
		6.£2,550 Monitoring		Prior to commencement of phase 4	
14/00966/OUT Signed 1/4/15 CS	Merrielands Crescent, Dagenham	1.£894,000 Education	Within 5 years of receipt	50% to be paid prior to occupation of 75 units and 50% prior to occupation of remaining units.	
		2.£149,000 Public Realm		As above	
		3.£10,000 (top-sliced) Monitoring			
14/01196/OUT Signed 2/4/15 CS	Fresh Wharf Estate, Fresh Wharf Road, Barking (S73) (linked to 08/01325/OUT)	See 08/01325/OUT			

14/01425/FUL Signed 14/8/15 SB	Goresbrook School, former Goresbrook Leisure Centre Site, Cook Road	1.£4,750 Public Realm Works 2.£73,250 Dagenham Avenue works contribution 3.£23,000 widening works, Dagenham Avenue 4.£190 Monitoring Contribution (Top-sliced from public realm contribution) 5.Local Labour, Goods and Services Agreement	Within 5 years	Within 14 days of commencement	Commenced. Payment of £4,750 - other items have been provided in kind.
15/00427/FUL Signed 21/12/16 SB	174-176 Ripple Road, Barking	1.Implementation Notice		Within 14 days of commencement	
		2.£62,587.80 Repayment of charge on land	N/A	Within 14 days of commencement	
15/00651/FUL Signed 26/2/16 AL	Trocoll House, Barking	1.Implementation Notice			
		2.Affordable Housing Contribution – 60% of the Surplus if any.			
		3.Private Rented Sector Obligations – Not occupy any private rented sector unit until the private rented sector marketing strategy and Management Plans have been submitted and approved by the Council.			
		4.Local Employment and			

		Supplier Obligation			
15/01252/FUL Signed 24/3/16 AL	16-48 Cambridge Road, Barking	1.Written notice of implementation and completion		Within 14 days	Commenced 26/6/16.
		2.Construction of shared ownership units			
		3.Car club contribution of £5,000	With 5 years of receipt	Within 14 days of occupation	
		4.Submit marketing strategy and get approval		Before marketing of units	
		5.Submit public realm scheme and get approval		Before commencement of development	
		6.Submit travel plan		Before occupation of units	
		7.Local employment and supplier obligation			
15/01526/FUL Signed 24/5/16 AL	Abbey Park Industrial Estate, 52 Abbey Road	1.Serve implementation notice		Within 14 days of implementation	Commenced 26/9/16
		2.£5,000 Car Club contribution	Within 5 years of receipt	Within 14 days of implementation	£5,053.41 cheque received 11/7/17
		3.Only affordable housing allowed is Affordable Intermediate Residential Units			
		4.Submit Marketing Strategy and get approval.		Before marketing of units	
		5. Submit public realm scheme and get approval		Before commencement of public realm works	
		6.Employment, Skills and Suppliers Plan			
		For further details, see agreement			

15/01635/FUL Signed 14/12/16	Abbey Retail Park, Abbey Road	1.Serve Implementation notice	Within 5 years of receipt	14 days prior to commencement	
		2.Archaeological Investigation contribution up to £89,925 (plus further £9,062.50 if required)			
		3.£5,000 Car Club contribution		Prior to occupation of any residential units	
		4.£20,000 VISSIM modelling contribution		Prior to occupation of any residential units	
		5.Additional Profit Sum – submit ARGUS development appraisal		As soon as possible after occupying any residential unit	
		6.Employment and Skills Plan		Three months prior to commencement of development	
		7.Give lease to Council for Commercial unit 4		As soon as possible after completion	
		See agreement for further details of affordable housing and PRS			
16/00368/FUL Signed 14/7/16 AL	243-245 High Road, Chadwell Heath, and land to rear	1.Serve implementation notice		Within 14 days of implementation	Commenced 1/3/17
		2.Serve Substantial Implementation Notice		Within 14 days of substantial implementation	
		3.Serve notice of practical completion, first exchange of contracts, or letting of first unit.		Within 14 days	
		4.£100,000 Sub-market housing commuted sum.		On first occupation of any of the units.	
16/00504/FUL Signed 21/10/16	Land at 9 The Triangle, Tanner Street	1.Serve implementation notice		Within 14 days of implementation	Commenced 18/6/18.

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		2.£3,000 Traffic control and road markings	Within 5 years of receipt	Within 14 days of implementation	Payment overdue – Paying CIL/S106 in instalments
16/00981/FUL Signed 29/5/18 NM	BMS House, 1 Wantz Road, Dagenham	1.Serve implementation notice		Within 10 working days of implementation	
		2.Serve completion notice		Within 10 working days of completion	
		3.Serve disposal notice		Within 10 working days of disposal of any part of the development	
		4.£50,000 Playspace contribution	Within 5 years of receipt	Prior to occupation	
		5.Affordable housing contribution (60% of surplus following an updated viability assessment)	Within 5 years of receipt		
		6.S278 agreement to secure highways works			
		7.Employment, Skills and Suppliers Plan			
16/01325/OUT Signed 19/4/17 AL	Vicarage Fields Development Site, Ripple Road, Barking	1. Serve implementation notice		At least 14 days prior to implementation	
		2.Serve occupation notice.		Within 14 days of occupation of any part of the development	
		3.Serve phasing notice.		At least 14 days prior to implementation	
		4.£15,000 Car club contribution.	Within 5 years of receipt.	Within 14 days after implementation	
		5.£200,000 Tree compensation		14 days prior to	

		contribution.		removal of tree	
		6.Provide 10% affordable housing in perpetuity.			
		7.Affordable housing contribution (if surplus).		50% prior to 50% occupation of dwellings, 50% prior to 90% occupation of dwellings	
		8.Transfer school site transfer land.		Prior to occupation of 50% of dwellings.	
		9.Grant NHS a lease of the health centre at £10 per sqft for a minimum of 20 years.		Following practical completion of the health centre	
		10.Provide marketing strategy for affordable workspace.		Prior to implementation	
		11.Employment skills and suppliers plan.			
		12.Contribution to car club operator for 12 months membership for any occupier that requests it.			
		13.Provision and maintenance of public toilets.			
		14.Provide dial-a-ride drop off and parking bay.		Prior to 50% occupation	
		15.Set up management company to manage communal areas.		Prior to occupation	
		16.Connect to district heating network.			
		17.Repair of roads damaged in construction.			
		18.TV Reception study.		Prior to implementation	
		19.Relocation of bus stops.			
		20.Implement CCTV for traffic management.			
		21.Provision of variable message signs.			

		22.Submit carbon reduction measures and pay carbon offset contribution (if any).		Prior to occupation of the final plot.	
		23.Submit cycle hub plan.		Prior to occupation of 50% of commercial space	
		24.Cinema marketing strategy		With reserved matters	
		25.Music venue marketing strategy		With reserved matters	
16/01975/FUL	Becontree Heath Development, Dagenham	1.Serve implementation notice	No time limit	Within 10 working days of implementation	
Signed 10/10/17		2.Serve occupation notice		Within 10 working days of occupation of any part of the development	
SB		3.Provide a minimum of 46 affordable dwellings			
		4.Pay affordable housing contribution if there is a surplus following viability assessment (maximum £363,875)		Within 20 days of identifying a surplus	
		5.Employment, skills and suppliers plan			
16/02007/FUL Signed 22/12/17 SB	The Short Blue, Bastable Avenue, Barking	1.Serve written notice to the Council of implementation.		Within 14 days of implementation	
		2.£12,000 Park Improvement Contribution for Newlands Park		Prior to commencement of development	Paid 10/5/18
		3.All units to be shared ownership			

		4. Marketing strategy		Prior to marketing of units	
		5. Transfer to the Council a strip of land along the east boundary of the site to enable pavement widening on Endeavour Way.		Prior to occupation	
17/00698/FUL Signed 20/12/17 AL	Land between Whiting Avenue and Gurdwara Way, Barking	1. Serve written notice to the Council of implementation.	Within 5 years of receipt	Within 14 days of implementation	Commenced 7/12/18
		2. Secure 100% of dwellings as sub-market housing			
		3. Marketing Methods Plan		Within 6 months of implementation	
		4. Submit assessment of carbon emission measures implemented		On practical completion	
		5. Carbon offset contribution (if any)		Within 3 months of practical completion	
		6. Employment and Skills Plan		Before commencement	
		7. £5,000 Parking Management Measures Contribution		Within 14 days of implementation	Payment Received 4 th March 19
17/00786/FUL Signed 29/10/18 ID	Former Dagenham Working Men's Club, 121 Broad Street, Dagenham	1. Serve written notice to the Council of implementation.	Within 5 years of receipt	Within 14 days of implementation	
		2. Serve written notice of practical completion.		Within 14 days of practical completion	
		3. Serve written notice of occupation.		Within 14 days of occupation of any part of the development	
		4. Submit an assessment of the carbon reduction measures implemented in the development and the figure for any Carbon Offset Contribution payable.		On practical completion	
		5. Pay Carbon Offset Contribution		On practical	

		(if any).		completion (and before occupation of the development)	
		6.To make available to the Council a Community Space Unit at nil cost.		On practical completion	
		7.To let the Community Space Unit to the Council on a 99 year lease at nil cost with an annual rent at a peppercorn on demand with no service charge.		On practical completion	
		8.Employment, skills and suppliers plan.			
		9.Submit Marketing Plan.		Within 6 months of implementation	
17/00977/OUT Signed 14/12/18 AL	Gascoigne West	1.Serve the Implementation Notice		Within 14 days of implementation	
		2.Serve Substantial Implementation Notice		Within 14 days of substantial implementation	
		3.Serve Occupation Notice		Within 14 days of occupation of any part of the development	
		4.£10,000 Car Club spaces contribution	Within 5 years of receipt	Within 14 days of implementation	
		5.Employment, Skills and Suppliers Plan			
		6.Pay car club operator for 12 months membership for any occupier requesting it.		For a period of 2 years from dwelling being occupied.	
		7.Submit Travel Plan for each phase.		Before occupation of the relevant phase.	
		8.Submit CCTV Management Strategy.		Prior to occupation of the relevant stage.	

		9.Submit bus route plan.		Before occupation of the first phase.	
		10.Submit Public Transport Capacity Assessment.		Prior to occupation of the development.	
		11.Carbon Offset Contribution (if required)		Before occupation of the final phase.	
		12.Affordable Housing Provision in accordance with third schedule.			
		13.Late stage review contribution for affordable housing (if required)		Within 10 working days of request by council	
17/01906/FUL Signed 1/5/18 SB	223 Gascoigne Road, Barking	Car free – no entitlement for future residents to obtain CPZ parking permits			
		Land transfer – transfer of strip of land on north boundary of the site to the Council if notice served within 5 years that will enable completion of the Gascoigne East regeneration scheme masterplan.			
17/02111/FUL Signed 22/8/18 NM	Merrielands Development Site, Merrielands Crescent, Dagenham.	Serve Implementation Notice on the Council.		Within 14 days after the date of implementation of the development.	
		Serve Substantial Implementation Notice on the Council.		Within 14 days of the date of substantial implementation of the development.	
		Serve notice on the Council.		Within 14 days after the Practical Completion of the Development, or	

				the first exchange of contracts or the letting of any part of the Development, whichever occurs first.	
		Pay the Council's profession fees of £2,000.		Prior to the completion of the deed.	
		Carbon Offset Assessment together with any Carbon Offset Contribution figure payable to be submitted to the Council.		On Practical Completion of the Development and before occupation of the development.	
		Employment and Skills Contribution of £115 per residential unit (£37,375)		Within 14 days of the date of Substantial Implementation of the Development.	
		Employment, Skills and Suppliers Plan			
		Development to Provide 35% (116 units) Sub-Market Housing of which 55 units would be London Affordable Rent Units and 61 units being London Shared Ownership Units.			
		Viability Review required if development has not been substantially implemented within 2 years of planning permission being granted.			
		Enter into a Section 38 and/or 278 Highways Act Agreement in respect of highway improvements in accordance with		On substantial implementation.	

		details to be approved under condition 42 of the planning permission.			
		For a period of two years from first occupation of each residential unit in the development to pay a car club operator a reasonable fee for a maximum 12 months membership of a car club for any residential unit in the development, upon the tenant or owners request, provided that the car club is at that time operating.			
		Prohibition on Parking Permits for residential units unless the occupant is the holder of a disabled persons badge.			
17/02144/FUL Signed 10/8/18 NM	Department of Employment, Chequers Lane, Dagenham.	Serve Implementation Notice on the Council .		Within 14 days after the date of implementation of the development.	
		Serve Substantial Implementation Notice on the Council.		Within 14 days of the date of substantial implementation of the development.	
		Serve notice on the Council.		Within 14 days after the Practical Completion of the Development, or the first exchange of contracts or the letting of any part of the Development,	

				whichever occurs first.	
		Pay the Council's profession fees of £2,000.		Prior to the completion of the deed.	
		Carbon Offset Assessment together with any Carbon Offset Contribution figure payable to be submitted to the Council.		On Practical Completion of the Development and prior to occupation of the development.	
		Employment, Skills and Suppliers Plan			
		Development to Provide a minimum of 16% (11 units) Sub-Market Housing of which 6 units would be at London Affordable Rent and 5 units being London Shared Ownership.			
		Requirement to undertake a viability review. If the scheme becomes viable on implementation, a minimum of 35% sub-market housing shall be provided split equally between London Affordable Rent and London Shared Ownership. If this is not viable a reduced London Affordable Rent provision (to a minimum of 6 London Affordable Rent units) shall be tested with the remaining to 35% comprising London Shared Ownership.		On implementation of the development.	
		Viability Review also required if development has not been substantially implemented within			

		2 years of planning permission being granted.			
		Enter into a Section 38 and/or 278 Highways Act Agreement in respect of highway works.		On substantial implementation.	
18/00555/FUL Signed 24/9/18 SK	Rear of Barking Enterprise Centre, Linton Road, Barking	1.Serve implementation notice.		Within 14 days of implementation	
		2.Serve occupation notice.		Within 14 days of occupation of any part of the development.	
		3.Provide 12 intermediate rent dwellings in perpetuity at immediate rent price.			
		4.Ensure all head leases have a provision to prevent leaseholders from applying for a CPZ permit.			
		5.Development to achieve a minimum 35% reduction in carbon emissions over part L of Building Regulations through on-site provision and the remaining carbon emissions to zero offset.			
		6. Pay carbon offset contribution (if any).	Within 5 years of receipt.	Before occupation of final dwelling.	
		7. Employment, Skills and Suppliers Plan.			
18/01501/FUL Not yet signed					

Updated 10 April 2019

CONTRIBUTIONS IDENTIFIED AS PAID/COMPLETED

Planning Ref:	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money Received on	To be Spent by
03/00131/FUL Signed 16/7/03	SGB Depot – Former British Gas Sports Ground, Hertford Road, Barking	Environmental Improvement to river bank and adjacent land of £2,948	Unilateral undertaking – No Time Limit	1 month of implementation	Implemented Money paid 14 Aug 2007.	No Time Limit.
03/00191/OUT Signed 1/11/04	Solignum Limited, Chequers Lane, Dagenham, RM9 6QD	£60,000 infrastructure improvements to Chequers Lane	No Time Limit		Monies Received.	No Time Limit.
03/00309/FUL Signed 30/6/03	The Foyer Redevelopment Site, Church Road, Barking	<p>1.Provision of 42 socially rented affordable units and 30 shared ownership, with affordable rents in the Foyer.</p> <p>2.£250,000 contribution to offsite highway works and admin costs of preparing a controlled parking zone.</p> <p>3.£100,000 contribution to ELT.</p> <p>4.£100,000 contribution to public art/public realm.</p> <p>5.£30,000 contribution for</p>	10 Years from Date of Payment.	Commencement of Development	Received 16 Nov 2004	16 Nov 2014

		CCTV.				
03/00332/FUL Signed 8/4/04	London & Coastal Oil Wharves, Hindmans Way, Dagenham	£10,000 to upgrade infrastructure of public transport.	No Time Limit		Received. Obligation Complete. NFA	No Time Limit
03/00381/FUL Signed 14/10/03	Former School Site, Bromhall Road, Dagenham	Affordable housing units including 28 houses and 10 flats.	N/A	N/A	Completed. Obligation Complete. NFA	N/A
03/00434/FUL	Morland Road Day Hospital, Morland Road, Dagenham	£15,500 to improve pedestrian access on Moreland Road.	5 years after occupation.	Occupation	Payment Received.	Obligation Complete. NFA
03/00551/FUL Signed 23/8/04	Maskell Site, Chequers Lane, Dagenham	£150,000 infrastructure upgrading of public transport/accessibility	No Time Limit	Commencement of Development	Received	Obligation Complete. NFA No Time Limit
03/00893/FUL Signed 22/6/04	Land to the rear of Blackborne Road, Dagenham.	1.Education Contribution £282,750. 2.Pondfield Park Contribution £15,000. 3.Contribution to Dagenham Heathway Framework Plan £5,000. 4.Affordable Housing: 36 units including 11 three and five bedroom houses.	10 years from date of payment	1,2&3. 28 days from implementation. 4,5&6 Prior to implementation.	Money paid in full. Legal fees direct to Solicitors.	

		5.Slow worm relocation. 6.LBBD legal fees £3887.50				
03/00919/FUL Signed 23/8/04	Reede Road, Dagenham	1.76 affordable units, of which 24 socially rented with 100% nominations rights to the Council, 36 intermediate tenure, 16 key worker intermediate. 2.£65,000 contribution towards Pondfield Park. 3.£15,000 contribution towards Dagenham Heathway Framework Plan. 4.£450,000 contribution to education. 5.£54,700 contribution to highways. 6.legal costs.	10 years after Date of Payment.	Implementation	Received.	Obligations Complete. NFA
04/00024/FUL	Samuel Williams No 5 Site Chequers Lane, Dagenham	Superseded by 04/00524/OUT				Superseded by 04/00524/OUT
04/00163/FUL Signed 31/3/05	Land adjoining allotments in Hedgemans Road and to the	1.57 affordable units. 2.£397,000 contribution to Education.			Received.	Obligations Complete. NFA

	rear of 497-509 Gale Street, Dagenham.	<p>3.£50,000 contribution to Parsloes Park.</p> <p>4.£25,000 contribution to highways.</p> <p>5.4% staff monitoring costs</p>				
04/00472/REM Signed 4/7/05	Land at south of Crown Street and Rainham Road South, Dagenham	<p>1.10 affordable units including 4 family houses.</p> <p>2.Legal costs not exceeding £1240.80</p>	N/A	No permission for implementation until submission of affordable housing scheme.	N/A	Obligations Complete. NFA
04/00524/OUT Signed 30/3/05	Former Railway Sidings Between Mainline and other land south of Choats Road	<p>1.Safeguarding and transfer of ELT route.</p> <p>2.Land Transfer for ETRCL/recycling plant.</p> <p>3.Road upgrading and offer for adoption.</p> <p>4.Provision of sustrans route.</p> <p>5.Safeguarding of land for pumping station.</p> <p>6.Local employment and training strategy.</p> <p>7.Legal fees.</p>	N/A	Prior to development		<p>Obligations 1,2, 3 and 6 completed.</p> <p>Obligation 4 passed to GLA</p> <p>Obligation 5 no longer required.</p>

04/00608/FUL Signed 11/3/05	Redevelopment Site Church Road, Barking.	Provision of units in Queens Road: 20 Intermediate 10 General needs renting 10 Shared Ownership Amendment additional to 03/00309/FUL	N/A	Completed and Occupied. NFA		
04/00672/FUL (Furlong Homes) Signed 2/8/05	98-178 Abbey Road, Barking	1.Affordable housing – 32 flats block f, 19 flats block D, 12 off site units at Linsdell Road. 2.Works to provide riverside walk, public square, stop log store to remain, extended barrage control room, Canoe Clubhouse built and handed over to B&D Canoe Club. 3.£10,000 community chest for local projects	No Time Limit	1.Occupation of blocks A, B, C and E restricted until blocks F and D handed over to RSL 2.No occupation of market units in block C until canoe club is substantially completed and lease granted. 3.Prior to occupation of	Completed. 2.Occupation has commenced without the Public Square being completed. Developers have paid £75,000 = £750 legal fees as a bond against non completion of the work. Money must be repaid within 28 days of the completion of the square. 3.Paid	Obligation 1. NFA 2. Bond Returned - NFA Obligation 3. NFA

		<p>which the community and voluntary sector can apply for.</p> <p>4.£40,000 for involvement of an artist for public riverside development.</p> <p>5.£8,000 monitoring.</p> <p>6.£Highways and public transport contribution of £150,000 (index linked to inflation).</p>		<p>>50% of market units</p> <p>4.Before development begins.</p> <p>5.Within a month of carrying out material operation.</p> <p>6.No occupation >50 market residential units.</p>	<p>4.Paid November 2009</p> <p>5.Paid</p> <p>6.Paid Nov 2009</p>	<p>Obligation 4. NFA</p> <p>Obligation 5. NFA</p> <p>Obligation 6. NFA</p>
04/00770/REM (Former LTGDC)	Town Square, Clockhouse Avenue and 10-26 Ripple Road, Barking.	Revised ration of affordable housing and revised trigger threshold – see original s106.				Obligation Complete. NFA
05/00030/FUL Signed 10/8/05	Land to the south west of Perry Road, Dagenham.	£30,000 toward upgrading of infrastructure, public transport/accessibility and ETRCL site.	No Time Limit	Commencement of Development.	26 th Jan 2006	<p>Obligation Complete. NFA</p> <p>No Time Limit</p>
05/00078/FUL Signed 23/3/05	Allotment Gardens to the north of Digby Gardens and No 72 and 74 Heathway, Dagenham.	Affordable Housing: 27 units, 13 shared ownership, 14 socially rented, including 2 3-bed wheelchair accessible houses.	N/A	Commencement of Development	Development Complete.	Development Complete NFA

05/00492/FUL Signed 1/3/06	101-113 Longbridge Road, Barking, IG11 8TB	£50,000 for improvement works to Barking Park	5 years after date of payment.	1 day after commencement taken place	10 Oct 2006.	9 Oct 2011
05/00564/FUL Signed 5/12/05	1 Loxford Road, Barking, IG11 8PU	1.Affordable Housing: 13 units of socially rented in block 1; 4 1-bed, 1 1-bed wheelchair accessible unit, 8 2-bed. 2.Barking Park Contribution: £105,000. 3.Monitoring Contribution: £4,200 linked to RPI. 4.Legal fees not exceeding £1000	10 years after date of payment for all.	Within 5 days of implementation of planning permission for all.	1 st Feb 2007	31 st January 2017. Obligation 1. NFA Obligation 2. NFA Obligation 3. NFA Obligation 4. NFA
05/00568/FUL Signed 22/12/05	Allotments north of Darcy Gardens and East of Coombes Road, Dagenham.	1.£230,000 for highway improvements to Coombes Road. 2.Legal fees £1,175 3.Affordable Housing scheme to be submitted which must be occupied by no one else but frail elderly persons.	No Time Limit	On or before completion of the agreement.	Money received and spent, work complete.	Obligations Complete. NFA No Time Limit
05/00661/FUL Signed 17/11/05	34-42 East Street Barking, IG11 8EP	£80,000 towards Public Realm and/or Public Art in vicinity of site.	No Time Limit	Within 28 days of implementation of planning	Planning Permission now expired.	N/A

NM				permission.		
05/00746/FUL (Former LTGDC) Signed 16/9/08	Public Car Park Axe Street, Barking, IG11 7LX	<p>1.Provsn of affordable housing 93 units.</p> <p>2.Contribution (£200,000) towards improvements to the public realm of the area including works in respect of the formation of the public footway link on the south-west side of the site.</p> <p>3.Contribution towards the works to open up the north east end of Axe Street to one-way vehicular traffic, construction of a parking bay for refuse vehicles on St Pauls Road, contribution of £45,000 towards provision of alternative recycling facilities in Town Centre. Total Road and refuse contribution: £145,000.</p> <p>4.£5,000 towards replacement of CCTV camera.</p> <p>5.£5,000 towards replacement tree planting</p>	No Time Limit	Within 28 days of implementation	£410,000 (full amount) received on 24 March 2006.	No Time Limit

		in Town Centre 6.£10,200 towards monitoring costs of implementing schemes.				
05/00933/FUL Signed 31/1/06 DM	Barking Working Mens Club	1.Affordable Housing 2.Improvements to North Street and Kings Road highway front in accordance with Barking Code. 3.£30,000 to Quaker burial ground and/or public arts projects for BTC. 4.£1,200 towards monitoring costs. 5.LBBD Legal Fees.	No Time Limit	3&4 commencement. 2. Occupation.	1.Complete 2. Works complete 3. Paid April 2009. 4. Paid April 2009.	No Time Limit
05/01079/FUL	Solignum Limited, Chequers Lane, Dagenham, RM9 6QD.	Replacing existing s106 for Milencrest Ltd £60,000 environmental contribution for infrastructure improvements in Chequers Lane and Hindmans.	No Time Limit		Received 13 Feb 2006.	Obligation Complete. NFA No Time Limit
05/01272/FUL NM	Etap Hotel, Highbridge Road, Barking, IG11 7BA	1.£1,000 per completed bedroom (£26,000) to be used towards highway improvements either immediately adjoining the site or to 4 and 6 Gates Bridges. 2. 4% of the above contribution to be used for monitoring.	No Time Limit	1&2 within 28 days of implementation.	Development not commenced. Permission expired 11 th March 2012.	N/A
06/00164/FUL	Wakering Road	1.Public Realm	Five years		1.Paid.	Obligation 1.

(Foyer) (Former LTGDC) Signed 30/3/07	Car Park, Wakering Road.	Contribution £100,000 for improvements to the public realm in the vicinity of the property. 2.Foyer referral agreement between LBBD and Foyer Manager. 3.Highways Works 4.Green Travel Plan. 5.Payment of LBBD legal fees.	after date of payment.	2.Occupation 3.Occupation 4.Must be in place before occupation. 5.None incurred.	2.Completed. 3.Works Completed. 4.Completed. 5.Completed.	Money Paid - NFA Obligation 2 Completed. NFA Obligation 3 Completed. NFA Obligation 4 Completed. NFA Obligation 5. Money Paid. NFA
06/00231/REM (Former LTGDC) Signed 11/1/06	Town Square, Clockhouse Avenue, Barking	1.Developer to implement public realm improvements not less than £1,605,000 2.Provision of affordable housing – negotiations ongoing. 3.Maintenance of open spaces or payment of £200,000.		2.18 x 3 bed units agreed and under construction.	Obligation 1. £20,000 payment received 5/6/07 towards public realm phase 1. 3.£186,946.45 payment received 6/11/09 (£20,000 paid earlier above).	Obligation Complete. NFA
06/00268/FUL Signed 5/6/06	The Red Lion Public House, 66 North Street, Barking, IG11 8JD	£50,000 towards public realm improvements or public art provision within BTC			Received	Obligation Complete. NFA

06/00637/FUL (Former LTGDC) Signed 5/4/07	J A Symes Limited, Town Quay, Barking, IG11 7AY	1.Affordable Housing (15 shared ownership, 10 1- bed, 5 2-bed). 2.Parking for affordable units. 3.Provsn for riverside walk. 4.Payment of LBBD legal fees plus VAT	N/A	1&2. No more than 50% of open market units shall be occupied until shared ownership units are substantially completed and units and parking transferred to 1 or more RSLs. 3.Prior to occupation owner shall carry out riverside work in accordance with riverside walkway scheme.		Obligations Complete. NFA.
06/00675/FUL (Former LTGDC) See 11/00173/FUL Signed 8/4/08 DM	98-100 Abbey Road, Barking, IG11 7BT.	£200,000 contribution linked to the purposes of East London Transit and Public Realm works at the sole discretion of the Local Planning Authority.	Within 5 year of date of payment.	Prior to occupation of the development.	Trigger not yet reached.	Application lapsed. Replaced by 11/00173/FUL.
06/00766/FUL Signed 16/2/07	237-241 High Road & 430 Whalebone Lane North, Chadwell Heath, RM6 6AS	20 affordable units (11 1- beds, 9 2-beds: of the 11 1-beds: 5 new build homebuy and 6 intermediate rented, of the 9 2-beds, all new build homebuy). There is a commuted sum: £25,250 in lieu of one affordable	Within 5 years of date of payment	No occupation of more than 50% of open market units before all affordable units are completed.	Development completed and obligations complied with. NFA.	May 2015

		housing unit.				
06/00790/FUL (Former LTGDC) Signed 23/3/07	Town Hall Car Park, Axe Street, Barking	1.22 Affordable Housing Units. 2.£400,000 contribution to public realm directly abutting application site. 3.Green Travel Plan.	Within 5 years of date of payment.	1.N/A all housing on site is affordable. 2.Development must not be occupied until the public realm contribution is paid to the Borough. 3.No occupation of health centre until submission and approval of green travel plan.	Development Completed.	Obligations Completed. Monies received as part of Lease Payment. NFA
06/01136/FUL Signed 16/11/09 MT	Chloride Automotive Batteries, Chequers Lane, Dagenham	1.£50,000 highways contribution 2.Local Labour agreement 3.Construction of pedestrian/cycle bridge	Within 5 years of payment	Prior to implementation	1.£50,000 received 2012/13 3.Bridge not to be constructed	Obligations Completed. 17/18
06/01249/REM (Former LTGDC) Signed 25/6/07	Town Square Phase II Barking	1.Affordable housing – 18 three bed flats. 2.Highway works – road widening.	No Time Limit	1, 4 & 5 Before 50 of open market units are occupied. 2.Prior to	Development Completed.	Obligations Completed. £103,509.62 Indexed Linked Paid 04/11/09 to

		<p>3. Energy Scheme to be submitted.</p> <p>4. Local Infrastructure Contribution - £100,000</p> <p>5. Parking provision.</p>		Occupation		LTGDC
<p>06/01284/OUT</p> <p>Signed 20/2/09</p> <p>SB</p>	<p>University of East London, Longbridge Road, Dagenham.</p>	<p>1. Affordable Housing comprising 30 Intermediate Market Rent, 78 Shared Ownership and 257 Social Rented.</p>		<p>1.</p> <p>i) Phase 1A – No occupation of more than 75% of the market housing until affordable housing provision is completed. Developers to notify Council 10 days prior to occupation of more than 75% of the Market Housing Units.</p> <p>ii) Phase 1B, 2A, 2B, 3 & 3B – No occupation of more than 50% of the market housing until affordable housing provision is completed. Developers to notify Council 10 days prior to occupation of more than 50% of the Market Housing Units.</p>	<p>Obligation 1.</p>	<p>Obligations Completed.</p>

				<p>iii) Phase 4 – As Phase 1A</p> <p>Within 6 months of first occupation of any phase, developers are required to deliver to the Council a purchaser profile in respect of that phase which monitors the occupation of the intermediate market rent and shared ownership units of that phase.</p>		
		<p>2. £2,000.000 for the promotion and construction of a two-form entry primary school on the school site and provision of the Bursary Scheme.</p>		<p>2. 4 equal installments of £500,000 each prior to the following:</p> <p>a) Implementation.</p> <p>b) 3 months from implementation.</p>	<p>Obligation 2.</p> <p>a) Paid April 2009</p> <p>b) Paid April 2009</p> <p>c) Paid May 2009</p>	

				c) 6 months from implementation. d) 9 months from implementation.	d) Paid May 2009 e) Additional £72,000 paid July 2014 for 12 extra units in blocks G and H	
		3. £2,460.570 for the carrying out improvement works for facilities in Mayesbrook Park, for play area for teenagers in Mayesbrook Park, towards replacement swimming pool at Becontree Heath, s106 monitoring, off-site tree planting, provision of apprenticeships in the course of constructing the development and the promotion and construction of a new two-form entry primary school.	3. Within 7 Years.	3. 4 equal installments prior to the following: a) Occupation of more than 521 residential units. b) 3 months from first installment (a). c) 6 months from first installment (a). d) 9 months from first installment	Obligation 3. £730,876.23 paid 2013/14 £731,735.44 paid 2013/14 £735,094.91 paid 2013/14 £739,427.66 paid 2013/14	
		4. £1,250,000 for provisions as outlined in obligation 3 above.	4. Within 7 Years	4. Prior to the occupation of 834 residential units.	Obligation 4. £1,532,085.21 paid Sept 2014	
		5. Contributions towards Bus Capacity Improvements:	5. Within 7 Years	5. a) Prior to the occupation of 313	Obligation 5. a) £191.825.42 Paid February	

		a) £168,809.00 b) £112,540.00 c) £112,540.00 d) £112,540.00		Residential Units. b) Prior to the first anniversary of the due date for payment (a) or the occupation of more than 432 residential units whichever occurs first. c) Prior to the second anniversary of the due date for payment (a) or the occupation of more than 569 residential units whichever occurs first. d) Prior to the third anniversary of the due date for payment (a) or the occupation of more than 681 residential units whichever occurs first.	2012. b) £130,813.42 Paid November 2012 c) £134,100.14 Paid 9/1/14 d) £137,264.46 Paid July 2014	
		6. £35,000 to be used towards bus stop	6. Within 7 years after payment.	6. Prior to the occupation of 937 Residential Units.	Obligation 6. £42,550 paid Dec 2014	

		improvements.				
		7. Transfer of School Site		7. Prior to the occupation of any residential units.	Obligation 7. Completed – NFA	
		8. Provision of an access road constructed to adoptable standards providing access from the school site to the public highway.		8. Prior to the opening of the school.	Obligation 8. Completed - NFA	
		9. School site to have proper connections with its boundary so as to connect it to (a) mains foul drainage and water (b) electricity (c) the proposed supply of heat and hot water from the proposed district heating system and (d) to the proposed telecommunications media network.		9. 6 months prior to the opening of the school.	Obligation 9.	
		10. Local Labour – No fewer than 25% of construction site works during the build time of the Development to be Local Residents.		10. Prior to the commencement of development in each phase to furnish the Council or its nominee with a full breakdown of staffing requirements and labour loadings.	Obligation 10.	
		11. S278 agreement to be signed and a bond approved by the Council		11. Prior to the occupation of any residential unit with	Obligation 11.	

		which procures the performance of the Eastern Access Road works and originals of both to be supplied to the Council.		the exception of plot number 1*16 and Phase 5.		
		12. S278 agreement to be signed and a bond approved by the Council which procures the performance of the Western Access Road works and originals of both to be supplied to the Council.		12. Prior to the occupation of any residential unit in Phase 1B	Obligation 12.	
		13. Eastern Access Road Works to be constructed in accordance with the agreement referred to in either 11 above or to the satisfaction of the Council.		13. Prior to the occupation of more than 100 residential units in Phase 1A or any residential units within phases 2A,2B,3A or 4.	Obligation 13.	
		14. Western Access Road Works to be constructed either in accordance with the agreement referred to in 12 above or to the satisfaction of the Council.		14. Prior to the occupation of more than 100 residential units in Phase 1B or any residential units within phase 4.	Obligation 14. £75,000 received Aug 2016 for highways works on Longbridge Rd at junction of Western Access Road – In lieu of Western Access Road Works – See 11/00347/FUL and 11/00567/FUL	
07/00136/FUL	Site of Fishing	£50,000 contribution to	10 years from	Payment within	Trigger not yet	N/A

Signed 26/6/07 DM	Smack 92 Abbey Road, Barking	Abbey Road Public Realm.	date of Payment	28 days of completion.	reached. Permission expired	
07/00939/FUL Signed 20/11/07	Allotment Gardens, Crescent Road, Dagenham.	1.35 Affordable Housing units comprising 6 units of Intermediate rented, 14 units of shared Ownership, 15 Social Rented. 2. Local Labour Scheme to notify the Council's S, L & E team regarding job opportunities before advert, create links with education establishments and links to allow local businesses to provide goods and services for the development.	N/A	20 days prior to implementing consent. Not to occupy more than 40 units until 21 affordable units are completed and ready for occupation. Not to occupy more than 60 units until an additional 14 affordable units are completed and ready for occupation.	Development completed.	Obligation Completed. NFA
07/01014/FUL (Former LTGDC) Signed 18/12/07	Former Lama Petroleum site – Fresh Wharf Road	Payment of £73,310 as a contribution towards a renewable energy system to be constructed within the area and/or any other carbon reduction measures within the area of the Council.	No Time Limit	On signing of S.106 to LTGDC	19 Dec 2007	Obligation Completed. NFA
07/01359/REG3 (Former LTGDC) Signed 15/5/08	Land at the former site of the Lintons, Linton Road, Barking	1. 35 Affordable Housing Units of Intermediate Tenure.	None			Permission expired 2011
		2. Standard Charge = £420,000 towards infrastructure costs.		2.25% prior to implementation. Balance prior to occupation of residential units.		

		3. Local Labour Scheme Local Commitment Scheme.		3. LCS Prior to implementation.		
		4. Car free development – no car parking permits.				
		5. Highway Works		5. Within 12 months of commencement.		
		6. Green Travel Plan.		6. Within 12 months of commencement.		
		7. No Occupation of development until planning permission granted for redevelopment of former Lintons Estate & a contract has been let to carry out development.		7. No occupation until highway works completed.		
08/00106/FUL Signed 23/4/09 TL	Cranfield Golf Centre (formerly Warren Park Golf Centre, Whalebone lane North, Romford.	1. Implementation of Landscape Management Plan.		1&2 No Trigger Points.		Obligation Completed. NFA
		2. Implementation of Travel Plan.				
		3. Enter into an S278 Agreement with TfL and to undertake highway works relating to the A12 Access in accordance with that agreement.		3. Prior to the commencement of the Development.		

		4.To carry out the development in seven phases in accordance with the Construction Phasing Plan.		4.No Trigger Points.		
		5.To implement the Method Statement fully in accordance with its terms.		5.No Trigger Points		
		6.To provide to the Council of Materials being brought into the Land a certificate confirming the origin of those Materials.		6.Within five working days of materials being brought into the Land.		
		7.Local Labour		7.No Trigger Points.		
		8.£2,000 Legal Fees		8.Upon completion of S106.	Obligation 8 Paid April 2009.	
		9.£3,000 towards monitoring costs.		9.a) £1,000 upon completion of S106 agreement. b) £1,000 upon the first anniversary of the S106. c)£1,000 upon completion of the second anniversary of the S106.	Obligation 9. £3,000 paid April 2009	
08/00469/FUL Signed 6/2/09	Premier Inn, Highbridge Road, Barking, IG11 7BA	£30,000 to be used towards improving The Barking Public Realm either through highway	No Time Limit	Within 14 days of the service of the Commencement Notice.	Development not commenced.	Superseded by 12/00121/FUL

NM		improvements immediately adjoining the site or towards improvements to the Town Quay.				
08/00470/FUL Signed 8/3/10 SB	Dupont Building, 22-42 Freshwater Road, Dagenham.	<p>1.Affordable Housing: 20 Affordable Housing Units.</p> <p>2.£110,000 Education Contribution</p> <p>3. Local Labour.</p> <p>Deed of Variation 20 Aug 2014 - developer to pay a commuted sum of £373,473 for affordable housing</p>	2. Five years from payment.	<p>1.The owner shall not Occupy more than 50% of the Private Housing Units until affordable housing units have been completed.</p> <p>2. Prior to Occupation of the Development.</p> <p>Prior to occupation of housing units.</p>	<p>Development has commenced.</p> <p>2. £110,000 Paid 22/3/16. Indexation of £17,368.42 paid 21/4/16.</p> <p>£373,473 paid 22/3/16</p>	Obligation Completed. NFA
08/00727/FUL Signed 17/11/09 TL	Creative Industries Quarter, 62-80 Abbey Road, Barking	<p>1. £6,000 education contribution per residential unit (deferred payment)</p> <p>2. 35% affordable housing</p> <p>3. £5,000 for Controlled Parking Zone</p> <p>4. £15,000 to TfL to upgrade bus stop on Gascoigne Road</p> <p>5. S278 Highways works to Abbey Road</p> <p>6. Provision of an interim transport corridor</p>				Superseded by 10/01038/FUL

08/00827/FUL Signed 7/10/08	237-241 High Road & 430 Whalebone lane North, Chadwell heath, RM6 6AS – Unit 60 former gymnasium	Deed of variation of agreement above for additional affordable housing reconciliation – contribution of £17,800 to give combined total of £43,000.	Within 5 year of date of payment.	No occupation of more than 50% of open market units before all affordable units are completed.	Development completed and obligations complied with. NFA	May 2015
08/01422/FUL Signed 23/2/09 SB	44-48 Freshwater Road, Dagenham, RM8 1RY	£20,000 to be used toward traffic regulation works in the residential area to the west of the site or highway improvements in the vicinity of the site.	No Time Limit	Within 14 days of the service of the Commencement Notice	Development not Commenced and permission expired.	
08/01426/FUL Signed 2/6/09 SB	Old Essex Works, Ripple Road, Barking	1. £10,000 Highway works (A13/Renwick Road junction)	No Time Limit	Within 14 days of commencement	Paid 20/4/10	Obligation Completed. NFA
09/00388/FUL (Former LTGDC) Signed 11/10/10	McGraths, 60 River Road, Barking, IG11 0DU	1. £10,000 payment towards streetscape works. 2. Comply with Energy Strategy. 3. Local Labour Scheme Local Commitment.	No Time Limit	14 days prior to first occupation.	20 Jan 2011	Obligation Completed. NFA
09/00476/FUL (Former LTGDC) Signed 29/3/11 CS	Vicarage Field Shopping Centre, Station Parade, Barking.	1. 675,000 Discounted Standard Charge (£3,000 per unit)	No Time Limit	1.25% of the Agreed Discounted Standard Charge for the maximum number of residential units payable on	Development not yet Commenced. Expires 29/3/16	Permission expired

				<p>completion of 25% of the Open Market Units.</p> <p>75% of the Agreed Discount Standard Charge payable within 20 days of the end of each calendar year in relation to all residential units completed within that calendar year.</p>		
		<p>2.Deferred Charge dependent upon realized sales value (30% of realized sales values above £4,000 per square metre). Maximum total cap to not exceed £6,000 per unit.</p>		<p>2.Deferred part of the Standard Charge within 20 days of the end of each calendar year in relation to all Open Market Units completed within that calendar year.</p>		
		<p>3.Affordable Housing Scheme (18 no. 1 bed units, 25 no. 2 bed units, 13 no. 3 bed units and 7 no. 4 bed units).</p>		<p>3.Upon Completion.</p>		
		<p>4.Works in Kind – St Awdry's Walk and connection to Shopping Centre</p>		<p>4.Prior to completion of 40% of residential units in Block A. If not completed prior to completion of</p>		

				50% of Block A, pay the sum of £675,000.		
		5. Local Labour Scheme		5. Prior to Commencement.		
		6. Heat Main		6. N/A		
		7. Highways		7. Prior to Commencement.		
		8. Car Free (No CPZ)		N/A		
09/00522/FUL Signed 24/12/09	Robin Hood, 807-829 Longbridge Road, Dagenham.	1. £60,000 Public Realm. 2. £3,000 S106 Monitoring.	No Time Limit	Completed and Occupied.	Payment Received.	Obligations Complete. NFA
09/00780/FUL Signed 7/1/11 TL	Civil Engineering Division of Samuel Williams Perry Road, Dagenham (Manns Waste Recycling)	1. £70,000 Dagenham Dock Road and Infrastructure Improvements. 2. Local Labour Scheme	N/A	Complete	Development Commenced. Obligation 1. £10,000 paid to LTGDC Jan 2011, £31,264 Paid 8 November 2013 and £30,690 paid 8 May 2014. Obligation 2. Local Labour Scheme Received – NFA	Obligations Complete. NFA
10/00271/FUL Signed 24/3/11 SB	Land Adjacent to Cross Keys, Crown Street, Dagenham	1. £58,000 Education Contribution.	Within Five Years	1. Prior to first Occupation.	Development not Commenced. Lapsed 24/3/14	Planning permission lapsed 24/3/14
		2. £400 S106 Monitoring	Within Five	2. Completion of		

			Years.	Legal Agreement.		
10/00287/FUL (Former LTGDC) CS (Developer required to enter into s.106 via planning condition 34).	Plot 2 London Sustainable Industries Park North, Choats Road, Dagenham (TGEF).	1.£290,000 contribution towards local bus services, pedestrian, cycle links.	1.Within Five years from date of payment.	1.Within 6 months of first occupation.	Development not Commenced.	Planning permission lapsed – replaced by new application 13/01134/FUL
		2.£10,000 contribution towards improvements SINC	2.No time limit.	2.On grant of planning permission (Not Paid)		
		3.Local Labour Scheme Local Commitment Scheme		3.Upon Commencement.		
		4.Heat Main Connection		N/A		
10/00794/FUL Signed 3/6/11 PS	798 Green Lane, Dagenham	1.£2,000 Traffic Calming Measures	N/A	Commencement of Development	Development complete. Letter sent 20/1/16. Response received 24/1/16 – payment made 22/2/12 – transferred Jan 16	Obligations Complete. NFA
		2.£80 Monitoring				
10/00962/FUL Signed 10/4/12	919 Green Lane, Dagenham	1.Serve Implementation Notice within 14 days of Implementation of the Development.	No Time Limit		Development complete and payment received August 2012.	Obligations Complete. NFA
		2.Education Contribution £12,375 Index Linked.		2.Within 14 days of the date of Implementation of the Development.		

		3.S106 Monitoring Contribution £495 Index Linked.		As Obligation 2 Above.		
10/00972/FUL Signed 19/8/11 SH	139-167 Church Elm Lane, Dagenham.	1.Education Contribution £17,575.00.	No Time Limit.	1.No later than 14 days after completion of the sales or letting of the first two flats comprised in the development or the first sale or letting of a two bedroom flat within the development, whichever is soonest.		Planning consent lapsed 26/8/14
		2.Monitoring Contribution (top sliced) £705		As per obligation 1.		
10/01038/FUL (see 08/00727 below and 13/00644 variation) Signed 20/1/12 AL	Creative Industries Quarter. 62-76 Abbey Road, Barking (Bouygues Scheme)	1.To pay 25% of the Discounted Standard Charge (£2,500 in Phase 1 and £1,000 in Phase 2) per all Phase 1 and Phase 2 (if it shall proceed) residential units. Total units in Phase 1 is 134 and 144 units in Phase 2. 2. To pay 75% of the Discounted Standard (£2,500 in Phase 1 and £1,000 in Phase 2) per all Phase 1 and Phase 2 (if it shall proceed) residential	N/A	1.Implementation of that Phase.	Phase 1 and Phase 2 complete. 1. 1 st phase (100%) £340,982.14 paid 13/11/13. 2 nd phase £40,767.12 (25%) paid 5/8/14. 2. 2 nd Phase £122,301.37 (75%) paid 6/10/14.	Obligations Complete. NFA

		units. Total units in Phase 1 is 134 and 138 units in Phase 2.				
		3.To pay the Deferred Standard Charge if sales values exceed baseline sales values (No more than £30,400 per unit) for all residential units completed more than 3 years after the date of the Planning Permission.	N/A	3.At the end of each calendar year calculated in accordance with Schedule 2 of the S106 Agreement.	LBBD to retain £15,000 to carry out works.	
		4.£15,000 to be ring-fenced from the above to be paid to TFL to upgrade a bus-stop on Gascoigne Road.				
11/00080/FUL Signed 26/7/11 ID	133 Beam Avenue, Dagenham.	1.£5,000 Education Contribution.	No Time Limit	1.Within 14 days of either sale lease or occupation of the dwelling.	Development completed 1/7/14. £5,366.00 paid 13/8/15.	Obligations Complete. NFA
		2.Monitoring Contribution £200 (top sliced).		2.As Obligation 1.		
11/00122/FUL Signed 23/6/11	53 Oglethorpe Road, Dagenham	1.£3,240 Education Contribution. 2.£135 Monitoring	No Time Limit	Commencement of Development	Payment Received.	Obligations Complete. NFA
11/00144/FUL Signed 22/2/12	2 Donne Road	1.Education Contribution £2,635	No Time Limit	Commencement of Development	Payment Received	Obligations Complete. NFA
11/00173/FUL (relates to 06/00675/FUL)	98 - 100 Abbey Road, Barking	1.Provision of affordable housing	No Time Limit			Obligations Complete. NFA

Signed 29/3/12 TL	(L and Q Scheme)					
		2.Education contribution £200,000		2.Within 14 days of commencement. Deferred payments at end of each calendar year	£215,780.72 paid 2/2/16	
		3.Deferred education contribution (10% of the realized sales value above £281.04 per square foot).			All units affordable rent – no deferred education payment due.	
		4.Monitoring £8,000 (top-sliced)				
		5.Local labour/business agreement				
11/00344/FUL Signed 2/4/12 NM	7 Weylond Road, Dagenham.	1.Education Contribution £6,000	No Time Limit	1.Within 14 days of the date of implementation of the development.	Development completed 22/6/15. Payment made 10/9/14 (transferred from planning income Jan 16)	Obligations Complete. NFA
		2.Monitoring Contribution £240 (Top Sliced)				
11/00394/FUL Signed 7/3/12 AL	49 East Street, Barking	1.Serve Implementation Notice within 14 days of Implementation of the development.	No Time Limit		Development Not Commenced – Expired 7/3/15	
		2.Education Contribution £2,423, includes Monitoring Contribution £97, Index Linked.		2.Within 14 days of the date of Implementation of the Development.		
11/00399/OUT	Land to South of	1.£30,000 Bus Stops	5 Years	1.Prior to	£500k paid to TfL	Obligations

Signed 28/3/12 CS	Merriellands Retail Park, West of Chequers Lane, Dagenham (AXA)	Contributions	following receipt of payment for all.	occupation of the first unit.	and £124k to LBBD 10/11/14	Complete. NFA
		2.£370,000 Bus RE-Routing Contribution		2.Prior to occupation of the first unit.		
		3.£100,000 Dagenham Dock Interchange Contribution		3.Prior to occupation of the first unit.		
		4.£100,000 Public Realm Contribution		4.Prior to occupation of the first unit.		
		5.£24,000 Monitoring Contribution (top sliced from total contribution)		5.Within 14 days of Notice of Implementation.		
		6.Local Labour Scheme		6.Prior to commencement.		
		7.Heat Main Connection		N/A		
		8. LBBD Legal Fees £850		7.Completion of Legal Agreement.	Obligation 7 Paid – NFA	
11/00407/FUL Signed 9/2/12 SB	The Short Blue, Bastable Avenue, Barking.	1.Serve Implementation Notice within 14 days of Implementation of the development.			Application expired. Replaced (16/02007/FUL).	Expired
		2.Education Contribution £84,000 Index Linked. (Deed of variation signed 21/6/13- Amended to £12,400 and 100% affordable housing)		2.Within 14 days of the Education Contribution Date (after sale or letting of 5 flats).		

		3. Monitoring Contribution (top sliced) £496.		3. As Obligation 2 above.		
11/00452/FUL Signed 24/1/12 CS	157-159 North Street, Barking	1. £179,800 Education Contribution.	No Time Limit for all.	1. Within 14 days of the date of implementation of the development.	Under construction. Obligations 1 and 2 Paid – NFA - £179,800 received 2012/13	Obligations Complete. NFA
		2. £7,190 Monitoring Contribution (top sliced from total contribution).		1. Within 14 days of the date of implementation of the development.		
		3. Deferred Education & Monitoring Charge dependent upon realized sales values (10% of realized sales values above £281.04p per square foot. Maximum total cap £252,000.		3. Within 20 days of the end of each calendar year in relation to all open market sales completed within that calendar year where the realized sales values exceed £281.04p per square foot.		Sold to Estuary Housing Association – no further payment due.
		4. Affordable Housing Scheme (1 no. 4 bed unit and 2 no 3 bed units).		4. Upon Completion.		
		5. Local Labour Scheme.		5. Prior to Commencement.		
		6. LBBF Legal Fees £850		6. Completion of Legal Agreement.	Obligation 6 Paid - NFA	
11/00460/FUL	Proposed Site of Organic Waste	1. £96,000 Green Grid Contribution.	5 years following	1. Within 14 days of the Certificate	Development complete – To be	Obligations

Signed 16/3/12 CS	Treatment Centre (TEG), Choats Road		receipt of payment for all.	of Practical Completion.	paid in monthly installments of £5,000 from 4 th August 2015. £100,000 paid as at 27/3/17	Complete. NFA
		2.£4,000 Monitoring		2.Within 14 days of the Certificate of Practical Completion.		
		3.Local Labour Scheme		3.Prior to Commencement.		
		4.Heat Main Connection		N/A		
		5.LBBD Legal Fees		5.Completion of Legal Agreement	Obligation 5 Paid – NFA	
11/00471/FUL Signed 27/3/12 AL	1 Henshaw Road, Dagenham	1.Serve Implementation Notice within 14 days of the Implementation of the Development.	No Time Limit		Development Commenced 12/3/13.	Obligations Complete. NFA
		2.Education Contribution £4907, includes a S106 Monitoring Contribution £196, both payments Index Linked.		2.Within 14 days of the date of Implementation of the Development.	Payment of £4907 received in full.	
11/00476/FUL Signed 30/11/12 NM	Upney Lane Centre, Upney Lane, Barking	1.Education Contribution £133,860	Within 5 years of receipt of payment.	1.On or before there has a be a first disposal of more than 50 percent (in number) of the Market Dwellings.	Development Commenced 11/10/13. £133,860 received 24/3/15	Obligations Complete. NFA
Deed of Variation signed 20/12/12		2.27 % Affordable Housing Provision. Amended by			2.£197,000 received 2013/14	

		deed of variation to £197,000 for affordable housing and environmental improvements.				
		3.Local Labour and Local Suppliers Plan				
11/00494/FUL Signed 13/2/12 PS	Railway Hotel, Shafter Road, Dagenham	1.Serve Implementation Notice.	No time limit		Development Occupied.	Obligations Complete. NFA
		2.Education Contribution £54,000		2.Paid in two equal payments of £27,000 each. The first payment shall be paid no later than 14 days after the occupation of any of the approved dwellings. Second payment shall be paid no later than one calendar year following the occupation of any of the approved dwellings.	2.£27,000 paid October 2012 Second payment overdue. PS sent reminder letter 29/9/14. CA sent reminder letter 18/3/15. CA spoke to Mr Sandhu 5/5/15. Payment made by direct payment 15/5/15.	
		3.Monitoring Contribution (top sliced) £2,160.		3.As per Obligation 2 above.		
11/00527/FUL Signed 8/11/11 AL	82 Grosvenor Road, Dagenham.	1.Education Contribution £6,000	No Time Limit	1.Within 14 days of Implementation of the Development.	£6,000 paid 2013/14	Obligations Complete. NFA
		2.Monitoring Contribution		2.As obligation 1		

		£240 (Top Sliced)		above.		
11/00533/FUL Signed 8/11/11 PS	2 Calverley Crescent, Dagenham	1.Education Contribution £6,000 2.Monitoring Contribution £240 (Top Sliced)	No Time Limit	Commencement of Development for obligations 1 & 2.	£6,000 paid 2013/14	Obligations Complete. NFA
11/00564/FUL Signed 27/3/12 SB	Maybells Industrial Estate, Ripple Road, Barking	1.Environmental Improvements £10,000	No Time Limit	1.Within 14 days of implementation of the development.	Development not yet commenced. Expired 27/3/15	
		2.Monitoring Contribution £400 (Top Sliced).		2.As Above		
11/00571/FUL Signed 29/3/12 PS	Land between 951 Green Lane and 1 Cinema Parade, Whalebone Lane South	1.Education Contribution £6,000	No Time Limit	Occupation of residential unit obligations 1 & 2.	Development not yet commenced. Expired 29/3/15	
		2.Monitoring Contribution £240 (Top Sliced)				
11/00669/FUL Signed 26/3/12 PS	23 Thames Road, Barking	1.Traffic Management £10,000 2.Monitoring £400 (top- sliced)	No Time Limit	On signing of deed	Paid March 12 but miscoded – showing on 2014/15	Obligations Complete. NFA
11/00689/FUL Signed 17/1/12 SB	129 Bevan Avenue, Barking.	1. Education Contribution of £6,000.	No Time Limit	1.Paid in two equal parts, the first payment within 14 days of the date of implementation of the Development and the second and final payment to be made no later than 14 days	£3,120 paid 22/1/12. £3,120 paid 4/3/13.	Obligations Complete. NFA

				after completion of the development.		
		2. Monitoring contribution £240		2. As Obligation 1.		
11/00707/FUL Signed 15/3/12 CS	Chequers Corner, Chequers Lane, Dagenham (Premier Inn)	1. £151,680 Public Realm Contribution 2. £6,320 Monitoring Contribution.	Complete works within 18 months of Practical Completion. 5 years following receipt of payment.	1&2. Within 7 days of the date of implementation of the development.	Obligation 1 Paid July 2012 Obligation 2 Paid July 2012	Obligations Complete. NFA
		3. Local Labour Scheme		Prior to commencement.		
		4. Heat Main Connection.		N/A		
		5. LBBD Legal Fees £850.		Completion of Legal Agreement.	Obligation 5 Paid – NFA	
11/00727/FUL Signed 17/2/12 AL	Land adjoining Bastable Avenue and Renwick Road, Barking	1. Employment, Skills and Suppliers Plan	N/A	TBC		Obligations Complete. NFA
		2. Nominations Agreement				
11/00806/FUL Signed 11/6/12	14 – 16 Thames Road, Barking	1. Highways contribution £30,000 2. Monitoring contribution £1,200 (top sliced)	No Time Limit	£10,000 within 14 days of completion of agreement, £10,000 within 3 months and £10,000 within 6 months	£10,000 received June 2012 £20,000 received July 2013	Obligations Complete. NFA

11/00821/FUL Signed 3/8/12 TL	24-26 Thames Road, Barking	1.Highways Contribution £10,000	No Time Limit	Commencement of Development	£10,000 paid 18/12/15	Obligations Complete. NFA
11/00838/FUL Signed 26/3/12 PS	796-806 Dagenham Road (Elm Tree House)	1.£2,000 to maintain East London Business Place Register 2.Education Contribution £54,000 3.Monitoring Contribution 4% £2,320 (Top Sliced)	No Time Limit	On Sale or Letting of First Flat for obligations 1, 2 and 3.	Development commenced 1/3/15. Emailed 1/2/17 – likely to be complete in 18 months.	Replaced by application 17/01966/FUL
11/00839/FUL Signed 28/3/12	51 Hainault Road, Chadwell Heath	1.Education Contribution £6,000 2.Monitoring Contribution £240	No Time Limit	Commencement of Development	Payment Received.	Obligations Complete. NFA
11/00848/FUL Signed 9/2/12	19 Shafter Road, Dagenham	1.Education Contribution £12,000	No Time Limit	Commencement of Development	Payment Received	Obligations Complete. NFA
		2.Monitoring £480 (Top Sliced)				No Time Limit
11/00901/FUL Signed 7/3/12	B&Q (Unit B) Eldonwall Trading Estate, Whalebone Lane North, Dagenham	1.Serve Implementation Notice within 14 days of the date of implementation of the development.	Within 5 Years from Receipt of Payment.	1.Within 14 days of implementation of the Development.	Payment of £245,140 (index linked) received 17/9/13.	Obligations Complete. NFA 5 Years (17/9/18)
		2.Regeneration Contribution £238,000 for Whalebone Lane South Shopping Parade		2.Prior to Occupation.		
		3.Local Labour Agreement				
11/00954/FUL	Development Site At Corner Of	1.£100,000 education	No Time Limit	On implementation	Obligation 1 complete –	Obligations Complete. NFA

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Signed 23/3/12 AL	North Street And London Road, Barking, Essex				payment of £102,375.99 made on 21 Feb 2013	No time limit
		2.£3,500,000 skills centre			Obligation 2 complete	
		3.£750,001 highways (in kind)			Complete	
		4.£20,000 pavement refurb		Before formal opening of supermarket and cafe	Complete	
		5.Up to £250,000 market square		Before formal opening of supermarket and cafe	Complete	
		6.£5,000 tree planting		Before opening of superstore	Complete	
		7.£5,000 screening sub- station		Before opening of superstore	Complete	
		7.£4,000 Monitoring contribution			Paid 28/3/12	
		8.£2,000 Legal fees			Paid 28/3/12	
		9.Local Labour Agreement				
		10.District Heat Main			Complete	

		connection				
11/00992/FUL Signed 27/3/12 AL	Land north of Freshwater Road, Dagenham	1.Serve Implementation Notice within 14 days of the Implementation of the development.	N/A	N/A	Development Not Commenced. Expired 27/3/15	Expired - NFA
		2.Financial Contribution £23,000 index linked to be used towards maintenance of the East London Business Place (ELBP) register and to contribute to the pre-employment training associated with the development.	No Time Limit	2.Within 14 days of the date of Implementation of the Development.		
		3.S106 Monitoring Contribution £920 Index Linked	No Time Limit.	3.As Obligation 2.		
		4.Local Labour/Local Supply Scheme.		4.Six months before the beginning of the development and the Employment and Skills Plan is to be submitted.		
11/01044/OUT Signed 29/3/12 Replaced by Deed of variation 15/00951/OUT Signed 10/5/16 NM	Sanofi Aventis, Whalebone Lane South, Dagenham	1.Transfer of Green Land		1.Various Trigger Points See S106.		Obligations Complete. NFA

		2.Offer Notice to the Primary Care Trust in respect of Yellow Land. 3.Blue Land to be used for B1 and/or B2 and /or B8 uses only. 4.Details of and the Construction of Pedestrian Crossing		2.Various Trigger Points See S106 3.Various Trigger Points See S106 4.Prior to the occupation of the Retail Store.		
		5.£2,000 Monitoring contribution			£2,000 paid November 2017 by cheque. £286.54 indexation cheque received 30/11/17.	
11/01040/FUL Signed 17/8/12	45 Thames Road, Barking	1.Highways Contribution £10,000 2.Monitoring Contribution £400 (Top Sliced)	No Time Limit		Payment Received.	Obligations Complete. NFA No Time Limit
12/00075/FUL Signed 8/6/12 TL	Beacon PH, 201 Oxlow Lane, Dagenham	1.Education Contribution £18,000		1.Within 14 days of Implementation of the Development.	.	Permission expired
		2.Monitoring Contribution 4% £720 (top sliced)	Within 5 years of payment.	2.As per above.		
12/00121/FUL Signed 13/2/13 NM	Premier Lodge, Highbridge Road, Barking	1.Public Realm Contribution £30,000	No Time Limit	Within 14 days of serving of commencement notice	Development not yet commenced. Permission expires 22/1/16.	Permission expired
12/00130/FUL Signed 22/5/13	54 Victoria Road, Barking	1.Education Contribution £54,000	No Time Limit	1.Within 14 days of occupation of first unit.	Development not commenced. Expired 22/5/16.	Planning application expired 22/5/16.

NM					New application submitted	
		2. Monitoring Contribution £2,160 (top sliced)		2. As above.		
		3. Occupiers of development not eligible to apply for CPZ parking permits.		N/A		
12/00136/FUL Signed 29/5/13 NM	1 Boleyn Gardens, Dagenham.	1. Education Contribution £6,000	No time limit	1. Within 14 days of Implementation of the Development.	Development commenced 29/1/14. – Payment received 6/8/14.	Obligations Complete. NFA No Time Limit
		2. Monitoring Contribution £240 (top sliced)		2. As above.		
12/00159/FUL Signed 29/5/13 TL	Part of Former Barking Containerbase Site, Box Lane, Barking	1. Additional Road Signage Contribution £5,000	Within 5 years from receipt of payment.	1. Commencement of Development.	Development not commenced. Expires 29/5/16.	Planning permission expired 29/5/16.
		2. Moggs Farm Sewer Improvements Contribution £30,000		2. 50% on commencement of development and 50% prior to the occupation of the first unit within the development.		
		3. £55,000 Pedestrian and Cycling improvements		3. Commencement of Development.		
		4. £20,000 Renwick Road Junction		4. Commencement of Development.		
		5. Travel Plan Monitoring Contribution £10,500		5. Prior to the occupation of the first unit within the		

				development.		
		6. Monitoring Contribution £4,800		6. Within 14 days of Implementation Notice.		
12/00178/OUT Signed 5/11/12 NM	Hedgecock Centre, Barking.	1. Construction of a Community Centre. 2. Enter into a Transfer Deed 3. Local Labour and Local Suppliers	N/A	2. On completion of Community Centre	Development commenced.	Obligations Complete. NFA
12/00182/FUL Signed 23/7/13 NM	41 Cotesmore Gardens	1. Education Contribution £6,000.	No Time Limit	1. Within 14 days of Implementation of the Development.	Payment of £6,000 received 14/2/14.	Obligations Complete. NFA No Time Limit
12/00191/FUL Signed 4/7/12 AL	Land adjoining 74 Vincent Road, Dagenham	1. Education Contribution £6,000.	No Time Limit	1. Within 14 days of Implementation of the Development.	Development commenced 17/5/13. £6,416.87 paid on 7/9/15	Obligations Complete. NFA No Time Limit
		2. Monitoring Contribution £240 (top sliced)		2. As Above		
12/00313/FUL Signed 15/11/13 SB	168 High Road, Chadwell Heath.	1. Implementation notice	No Time Limit	1. Within 14 days of commencement	Development not commenced. Expires 15/11/16	Planning permission expired 15/11/16
		2. Education contribution £18,000		2. Within 14 days of commencement		
		3. Monitoring Contribution £720 (4% top sliced).				
12/00336/FUL	20 Manor Road, Dagenham	1. Education Contribution £6,000	No Time Limit	1. Within 14 days of Implementation	Development commenced	Obligations

Signed 6/12/12 AL				of the Development.	20/10/15. £6,342.02 paid December 2015.	Complete. NFA No Time Limit
		2.Monitoring Contribution £240 (top sliced)		2.As Above		
12/00365/FUL Signed 20/7/12	14A Brook Avenue, Dagenham	1.Education Contribution £6,000 2.Monitoring Contribution £240 (top sliced)	No Time Limit	1.Within 14 days of Implementation of the Development. 2.As Above	Payment received November 2012.	Obligations Complete. NFA No Time Limit
12/00469/FUL Signed 3/5/13 PS	684A Becontree Avenue, Dagenham.	1.Education Contribution £6,000 2.Monitoring Contribution £240 (top sliced)	No Time Limit	1.Within 14 days of the Sale or Occupation of the residential unit. 2.As Above.	Development completed 1/2/14 – £6,000 paid 6/10/14..	Obligations Complete. NFA No Time Limit
12/00498/FUL Signed 3/12/12 AL	Land North of Freshwater Road, Dagenham.	1.Employment Support contribution £2,160 2.Monitoring Contribution £86 (top sliced)	No Time Limit	1.Within 14 days of Implementation of the Development. 2.As Above	Permission expired 3/12/15	Permission expired
12/00501/FUL Signed 28/11/12 NM	Samal House, Loxford Road, Barking.	1.Education Contribution £141,350. Also to serve written notice on the Council within 14 days of the sale or occupation of the final unit or a date three years from the Initial Notice whichever is sooner which shall state the Realised Value since the Initial Notice. If applicable	Within 6 years of receipt of payment.	1.Payment to be made in 5 installments of £28,278.00 on Implementation, three months after implementation, six months after implementation, nine months after implementation	Development commenced 1/4/13. 1.First installment received June 2013, 2 nd 3/10/13, 3 rd 31/12/13, 4 th 21/3/14 and 5 th 30/6/14.	Obligations Complete. NFA Within 6 years of receipt of payment.

		to pay the Council, within 28 days of the date of agreement or determination of the Deferred Education/Regeneration Contribution, the Deferred Education/Regeneration Contribution and Monitoring contribution if any.		and twelve months after implementation.		
		2.S278 Agreement for Highway Works.			Works undertaken without agreement	
		3.No Eligibility for CPZ parking permits.				
		4.Local Labour and Local Business				
12/00591/FUL Signed 25/6/12 PS	300 Ripple Road, Barking.	1.Education Contribution £6,000	No Time Limit	1.Within 14 days of Implementation of the Development.	Development not implemented and now expired.	NFA
		2.Monitoring Contribution £240 (top sliced).		2.As Above		
		3.Employment, Skills and Suppliers Plan.				
12/00626/FUL Signed 3/12/12 AL	Land North of Freshwater Road, Dagenham.	1.Employment Support Contribution of £8,380	No Time Limit	1.Within 14 days of Implementation of the Development.	Permission expired 3/12/15	Permission expired
		2.Monitoring Contribution £335 (top sliced).		2.As Above.		

		3. Employment, Skills and Suppliers Plan.				
12/00671/FUL Signed 29/4/13 CS	Highgrove Surgery, 115 Marlborough Road, Dagenham	1. Education Contribution £4,650	No Time Limit	1. Within 14 days of Implementation of the Development.	£4,650 paid 30/5/13.	Obligations Complete. NFA No Time Limit
		2. Monitoring Contribution £186 (top sliced)		2. As Above		
12/00707/FUL Signed 28/1/13 NM	16 Kingston Hill Avenue, Romford	1. Education Contribution £6,000	No Time Limit	1. Within 14 days of Implementation of the Development.	Development Commenced 31/1/14 – £6,000 payment received 29/9/14.	Obligations complete. NFA No Time Limit
		2. Monitoring Contribution £240 (top sliced)		2. As Above.		
12/00730/FUL Signed 22/11/13 SB	33 Gordon Road, Chadwell Heath, Romford	1. Education Contribution £6,000	No time Limit	1. Within 14 days of Implementation of the Development.	Development not Commenced. Expires 22/11/16	Planning permission expired 22/11/16
		2. Monitoring Contribution £240 (top sliced)		2. As Above.		
12/00946/FUL Signed 2/11/12 PS	Crooked Billet, Billet Road, Romford Also see application 13/01155/FUL	1. Education Contribution £48,000	No Time Limit	1. Within 14 days of the first Sale or Occupation.	Development Commenced 26/2/14. Send payment reminder letter 28/4/15. £45,000 paid by BACS 9/6/15. £3,000 paid August 15.	Obligations complete. NFA No Time Limit
		2. Monitoring Contribution £1,920 (top sliced)		2. As Above		

12/00947/FUL Signed 1/3/13 DF	38 Glenmore Way, Barking	1.Education Contribution £6,000	No Time Limit	1.Within 14 days of Implementation of the Development		Permission expired and not implemented
		2.Monitoring Contribution £240 (top sliced)				
12/01041/FUL Signed 2/8/13 PS	46 Albany Road, Chadwell Heath	1.Education £6,000 2.Monitoring £240 (top sliced)	No Time Limit	1.Within 14 days of implementation 2.As above	Development not commenced Expires 2/8/16	Planning permission expired 2/8/16
13/00001/FUL Signed 4/4/13 PS	Harrow PH, Ripple Road, Barking	1.Complete Demolition within 4 months of granting of planning permission.	1.4 th August 2013	1.Within 4 months of granting of Planning Permission.	Development commenced 6/1/14.	Obligations complete. NFA No Time Limit
		2.Written Notice to be served on the Council within 14 days of first sale/occupation of a unit.			Written notice given	
		3.Education/Regeneration Contribution of £78,000		3.Within 14 days of the first Sale or Occupation.	Direct payment of £80,657.31 made 9/6/15.	
		4.Monitoring Contribution of £3,120 (top sliced)		4.As Above		
13/00128/FUL Signed 14/10/13 PS	Garage block adjacent to 1 Back Lane, Chadwell Heath	1.Education contribution £6,000	No Time Limit	Within 14 days of commencement	Commenced 8/2/16. Payment received 10/4/17.	Obligations complete. NFA No Time Limit
		2.Monitoring Contribution of £240 (top sliced)				
13/00303/FUL	Rear of former	1.Education contribution	No Time Limit	Within 14 days of	Development	Obligations

Signed 4/7/13 TL	Beacon PH 201 Oxlow Lane	£18,000		commencement	Commenced 6/9/15. £19,700.89 paid on 9/10/15.	complete. NFA No Time Limit
		2.£935 for removal of the dropped kerbs to Marston Avenue and the reinstatement of the public footpath				
13/00378/FUL and 13/00379/LBC Signed 3/12/13 AL	Barking Magistrates Court	1. Employment Skills and Suppliers Plan			Development Commenced 6/6/14.	Obligations complete. NFA 5 Years (20/4/20)
		2. £130,000 for public realm improvements around the Magistrates Court	Spent or committed within 5 years	Within 14 days of commencement	£132,578.34 paid 20/4/15.	
13/00510/FUL Signed 15/10/13 PS	699 Rainham Road South, Dagenham, RM10 8XB	1. £276,000 for education, environmental improvements and affordable housing.	No Time Limit	Within 14 days of commencement	Development commenced 8/1/14. Payment of £276,219 received 26/9/14.	Obligations complete. NFA No Time Limit
		2. Monitoring 4% (£11,040)				
		3. Employment and Skills Plan				
13/00518/FUL Signed 1/8/14 NM	19 Ellerton Road, Dagenham	1. Serve written notice on the Council (the Implementation Notice).	No Time Limit	Within 14 days of the date of the implementation of the development.	Commenced 3/7/15.	Obligations complete. NFA
		2. £6,000 education contribution.		Within 14 days of the date of the implementation of the development.	£6,607 – cheque received 9/4/19.	
		3. £240 monitoring (top- sliced)				

13/00524/FUL CS Signed 22/11/13	Stolthaven, Dagenham Dock, Thunderer Rd, Dagenham	1.£25,000 Highways works	Within 12 years of implementation notice – July 2026.	Within 14 days of commencement	Development commenced 29/7/14. £25,000 received 19/5/15.	Obligations complete. NFA July 2026
		2.£1,000 Monitoring (top sliced)				
13/00628/FUL Signed 20/11/13 AL	Morrisons extension, 402 Wood Lane, Dagenham	1.£155,000 for Stour Road opening, car park link, Morrisons car park entry treatment and Althorne Way entry treatment.	Within 7 years of payment	Within 14 days of commencement	Development not Commenced.	Permission Expired
		2.£20,000 for bus countdown signs and in store display.				
13/00670/FUL Signed 27/8/14 NM	55 Cannington Road, Dagenham, RM9 4BE	1.Serve Implementation Notice	No Time Limit	Within 14 days of implementation	Development Commenced 1/9/14. Payment of £6,002.32 received 11/5/15.	Obligations complete. NFA No Time Limit
		2.Education £6,000		Within 14 days of implementation		
		Monitoring £240 (top sliced)				
13/00779/FUL Signed 7/3/14 AL	133 Woodbridge Road, Barking, IG11 9BB	1.Education £6,000	No Time Limit	Within 14 days of commencement	Development not Commenced. Overdue - Paid 10/3/14 by previous owner but cheque declined	Obligations complete. NFA No Time Limit
		2.Monitoring £240 (top sliced)			Payment received on 15/6/16	
13/00803/FUL Signed 27/2/14 CS	68 Saville Road, Chadwell Heath, RM6 6DT	1.Education £6,000	No Time Limit	Within 14 days of commencement	Development Commenced 7/7/14. Payment received 5/12/14.	Obligations complete. NFA No Time Limit

		2. Monitoring £240 (top sliced)				
13/00852/FUL Signed 16/12/14 CS	Abbey Retail Park, Abbey Road, Barking	1. Public Realm £200,000	Within 5 years of receipt	Before commencement	Development not Commenced	Permission expired
		2. Shared use route £50,000		On or before commencement		
		3. VISSIM Modeling £55,000		No later than 12 months following occupation of the development		
		4. Monitoring £12,200				
		5. Employment and Skills Plan		At least 6 months prior to development		
		6. Highways Works		Complete prior to occupation of the development		
13/00973/FUL Signed 23/9/14 PS	Land at 63 Manor Road, Dagenham, RM1 4DB	1. Education £12,000	No Time Limit	Within 14 days of commencement	£12,000 paid 22/9/14	Obligations complete. NFA No Time Limit
		2. Monitoring £480 (top sliced)				
13/01087/FUL Signed 3/6/14	Land adjacent to 50 Blake Avenue, Barking	1. Education Contribution £10,203	No time limit		£10,203 paid 14/5/14	Obligations complete. NFA No Time Limit
		2. Monitoring Contribution £400 (top sliced)				
		3. 100% Affordable Rent at 80% of market rent				
		4. Local Labour and Business Agreement				
13/01098/FUL	80 Keir Hardie Way, Barking	1. Education £6,000	No Time Limit	Within 14 days of commencement	Commenced 21/10/15. Reminder	Obligations

Signed 15/4/14 SB					letter sent 27/11/17. Paid £6,459.91 on 28/11/17.	complete. NFA No Time Limit
		2.Monitoring £240 (top sliced)				
13/01134/FUL Signed 5/11/14 CS	Plot 2, LSIP North Choats Road, Dagenham	1.Local Infrastructure £290,000	No Time Limit	Within 14 days of occupation	Development Commenced – development currently stalled.	Replaced by S73 application 18/01501/FUL and new S106.
		2.SINC £10,000		Within 14 days of occupation		
		3.Monitoring £12,000 (top sliced)				
13/01155/FUL Signed 2/10/14	Crooked Billet, Billet Road, Romford Amendment to application 12/00946/FUL	1.Education Contribution £48,000	No Time Limit	1.Within 14 days of the first Sale or Occupation.	Development Commenced 26/2/14. Send payment reminder letter 28/4/15. £45,000 paid 9/6/15. £3,000 paid August 15.	Obligations complete. NFA No Time Limit
		2.Monitoring Contribution £1,920 (top sliced)		2.As Above		
14/00059/FUL Signed 14/10/14 AL	223 Reede Road, Dagenham, RM10 8EH	1.Serve written notice on the Council (the Implementation Notice).	No Time Limit	Within 14 days of the date of the implementation of the development.		Planning application expired and resubmitted.
		2.Education £6,000		Within 14 days of the date of the implementation of the development.	£6,000 paid 9/10/14	
		3.Monitoring £240 (top sliced)				
		4.To implement a car free				

		dwelling in respect of one of the two flats and put this in writing to the LPA before occupation.				
14/00167/FUL Signed 5/9/14 NM	Land at former Sanofi Aventis Site, Rainham Road South, Dagenham	1. Serve written notice of the Council of implementation		Within 14 days of the date of the implementation of the development.	Development commenced 3/11/14 and completed June 2015.	Obligations complete. NFA No Time Limit
		2. Bus countdown signs £20,000		Prior to occupation of development	£20,000 payment received 9/10/15.	
		3. Skills, employment and suppliers plan		During construction phase		
14/00175/FUL Signed 30/1/15 CS	Jetty No. 8 and associated land, Thunderer Road, Dagenham	1. London Green Grid Initiatives £5,485	5 years from submission of implementation notice	On completion of deed.	Payment of £5,485.00 received 20/1/15	5 years (20/1/19)
		2. Monitoring contribution £219 (top sliced)				
14/00306/FUL Signed 26/11/14 NM	Former Mayesbrook Home for the Aged, Bevan Avenue, Barking	1. Implementation Notice within 14 days of the date of implementation of the development.	No time limit			Obligations complete. NFA
		2. £145,000 Education		Within 14 days of the date of the implementation of the development.	Received 16/11/15	No time limit
		3. £5,800 Monitoring (top sliced)		As above		
		4. To enter into a Section 38 and 278 Highway Agreement.			Highways agreement in place	
		5. Local Labour, Goods				

		and Services agreement				
14/00456/FUL Signed 21/8/14 CS	Unit 14, Thames Gateway Park, Chequers Lane, Dagenham	1.All London Green Grid £26,140	Within 5 years of submission of implementation notice	Within 14 days of commencement	Payment received 8 Dec 14.	Obligations complete. NFA 5 years (Dec 19)
		2.Monitoring £1,046 (top sliced)				
14/00948/CTY Signed 16/2/15 CS	Goods Yard, Dagenham Dock Station, Chequers Lane, Dagenham (Hope Construction)	1.£200,000 Public transport and All London Green Grid Initiatives	Within 5 years of receipt	Within 14 days of completion	Commenced 20/7/15. Development complete – Payment of £202,740.80 received 3/5/17	Obligations complete. NFA 5 years 3/5/22
		2.£8,000 Monitoring (top-sliced)				
14/01256/FUL Signed 20/4/15 SB	Farmhouse Tavern, Dagenham Road, Dagenham	1.£5,000 Road safety measures in Dagenham Road near site entrance.	No Time Limit	Within 14 days of commencement	£5,000 received 13/9/16.	Obligations complete. NFA
		2.£200 Monitoring (top-sliced)				
15/00362/FUL Signed 28/10/16 NM	New Enterprise House, 149-151 High Road	1.Implementation Notice	Within 5 years	Within 14 days of commencement	Commenced. £800,000 received 16/10/17.	Obligations complete. NFA
		2.£800,000 Sub market housing projects		On occupation of first unit		
16/00354/FUL Signed 5/12/16 SB	Dagenham Motors, Ripple Road, Barking	1.£3,200 financial contribution towards off site replacement tree planting to be paid		Prior to the completion of the Deed	Cheque cleared 15/2/17	Obligations complete. NFA
16/00798/FUL	3 Station Road,	1. Serve implementation		Within 14 days of		

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Signed 5/10/16 NM	Chadwell Heath	notice		implementation		
		2. £3,000 for the implementation of double yellow lines and associated traffic management order.	Within 5 years of receipt	Within 14 days of completion of the S106	£3,000 paid 24/10/16.	Obligations complete. NFA 5 years (Oct 21)
16/01025/FUL Signed 23/11/16 SB	Land South of cemetery, Whalebone Lane North, Romford (Bagley Springs)	1. Serve implementation notice		Within 14 days of implementation		Obligations complete. NFA
		2. £1,000,000 Sub-market housing commuted sum	Within 5 years of receipt	Within 14 days of implementation	£1m received 29/6/17	
16/01408/FUL Signed 7/8/17 NM	Land to the west of the junction of Church Lane and Siviter Way, Dagenham	1. Serve written notice to the Council of implementation.		Within 14 days of implementation		Obligations complete. NFA
		2. £5,000 Highways traffic control and road marking contribution (Index Linked).	Within 5 years of receipt	Pay to the Council within 14 days after completion of the S106	Paid 19/6/18	5 years 19/6/23
16/01475/FUL Signed 23/3/17 CS	Eddie Stobart, Goresbrook Park, 1 Pooles Lane, Dagenham	1. Serve implementation notice		Within 14 days of implementation	Development commenced 3/4/17. Payment of £30,700.56 made on 15/8/17.	Obligations complete. NFA 5 years (15/8/22)
		2. £30,000 local infrastructure contribution (Scrattons Farm Playground Improvements)	Within 5 years of receipt	Within 14 days of implementation		
		3. Employment, Skills and Suppliers Plan				
17/01966/FUL	796-806	1. Serve occupation notice	Within 5 years	1. Within 14 days	Paid 17/12/18 as	Obligations

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Signed 22/6/18 MS	Dagenham Road (Elm Tree House)	2.£18,370 Carbon Offset Contribution	of receipt	of occupation of any part of the development 2.On sale or letting of first flat	part of larger payment. Transferred to S106 code 12/2/19.	complete. NFA 5 years (17/12/23)