

Committee: Strategic Development	Date: 23 rd September 2009	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal Case Officer: Shay Bugler		Title: Variation of existing s106 Agreement Ref No: PA/09/1362 Ward(s): St Katherine's and Wapping	

1. APPLICATION DETAILS

1.1 **Location:** Saint Georges Estate, Cable Street, London, E1

1.2 **Existing Use:** Residential

1.3 **Proposal:** Variation of the S106 Agreement for the scheme granted planning permission on the 8th January 2009 (ref; PA/08/146) for the refurbishment of the existing buildings and the erection of nine blocks up to nine storeys in height in connection with the provision of 193 dwellings (13 x studios, 67 x 1 bed, 79 x 2 bed, 22 x 3 bed, 7 x 4 bed and 5 x 5 bed); erection of four townhouses and a 510 sqm community centre.

The proposal amends the affordable housing tenure split to:

- Increase the provision of social rented housing from 31 to 54 residential units
- Reduce the provision of intermediate housing from 23 to 0 residential units
- The provision of market housing remains at 139 units

The overall provision of new build residential units on site remains at 193 units (comprising 13 x studio; 67 x1 bed; 79 x 2 bed; 22x 3 bed; 7 x 4 bed; 5 x 5 bed)

1.4 **Drawing Nos:** 485/5108 Rev B; 485/5109 Rev B; 485/5109 Rev B; 485/5110 Rev B; 485/5111 Rev B; 485/5112 Rev B; 485/5113 Rev B; 485/5114 Rev B; 485/5115 Rev B; 485/5116 Rev B; 485/5119 Rev B; 485/5120 Rev C; 485/5121 Rev B; 485/5122 Rev B; 485/5123 Rev B; 485/5124 Rev B; 485/5125 Rev B; 485/5126 Rev B; 485/5127 Rev B; 485/5129 Rev B; 485/5130 Rev A; 485/5131 Rev B

1.5 **Supporting Documents**

- Design and Access Statement by Leaside Regeneration dated July 2009
- Design and Impact Statement by Leaside Regeneration dated July 2009

1.6 **Applicant:** East End Homes

1.7 **Owner:** East End Homes

1.8 **Historic Building:** N/A

1.9 **Conservation Area:** N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Statements and Guidance and has found that:

- 2.2
- In light of the estate renewal objectives and the acute need for social rented housing within the borough, the proposal provides an acceptable amount of affordable housing with an appropriate tenure and dwelling mix overall. As such, the proposal is in line with policies 3A.1 & 3A.5 of the London Plan, policy HSG1, HSG7 of the Council's Unitary Development Plan 1998 and policies CP19, CP21, HSG2 of the Interim Planning Guidance (Oct 2007) & PPS3 (Housing) for the purposes of Development Control, which seek to ensure that new developments offer suitable housing choices to meet the housing needs of the borough.

3. RECOMMENDATION

3.1 That the Committee resolve that a Deed of Variation to the S106 Agreement be entered into, to the satisfaction of the Chief Legal Officer, in accordance with the affordable housing proposal as outlined in section 1.3 of the report.

4. PROPOSAL AND LOCATION DETAILS

4.1 Planning permission was approved under ref; PA/08/146 on the 8th January 2009 for the refurbishment of the existing buildings and the erection of nine blocks up to nine storeys in height in connection with the provision of 193 dwellings (13 x studios, 67 x 1 bed, 79 x 2 bed, 22 x 3 bed, 7 x 4 bed and 5 x 5 bed); erection of four townhouses and a 510 sqm community centre.

4.2 The table below illustrates the approved dwelling and tenure mix.

Unit ze	Total units	Social Rented			Intermediate			Private Sale		
		Units	%	Target %	Units	%	Target %	Units	%	Target %
Studio	13	0	0	0	0	0	25	13	9.4	25
1 bed	67	0	0	20	12	48	25	55	39.6	25
2 bed	79	13	44.8	35	13	52	25	53	38.1	25
3 bed	22	4	13.8	30	0	0	25	18	12.9	25
4 bed	7	7	24.1	10	0			0		
5 bed	5	5	17.3	5	0			0		
Total	193	31	100	100	23	100	100	139	100	100

Table 1: Dwelling and tenure mix as approved under ref PA/08/146 dated 8th January 2009.

4.3 The applicant has now subsequently submitted this application to amend the tenure split in the S106 Agreement. The amendments involve the following:

- Increase in the provision of social rented housing from 31 to 54 residential units
- Reduction in the provision of intermediate housing from 23 to 0 residential units
- The provision of market housing remains at 139 units
- The overall provision of new build residential units on site remains at 193 units

4.4 The table below illustrates the proposed amendments to the tenure and dwelling mix.

Unit size	Total units	Social Rented			Private Sale		
		Units	%	Target %	Units	%	Target %
Studio	13	0	0	0	13	9.4	25
1 bed	67	12	22	20	55	39.6	25
2 bed	79	26	48	35	53	38.1	25
3 bed	22	4	7.4	30	18	12.9	25
4 bed	7	7	13	10	0		
5 bed	5	5	9	5	0		
Total	193	54	100	100	139	100	100

Table 2: Proposed amendments to the tenure and dwelling mix

4.5 The justification for the proposed tenure split is discussed in Section 7 of the report. The applicant has noted that the reasons for submitting this subject application are as follows:

- The proposed change of the intermediate dwellings to social rented will help alleviate some of the overcrowding that many existing RSL residents currently experience.
- The application has been guided to meet the current housing needs both in St Georges Estate and the borough as whole. As such, the proposal will have a positive impact on existing residents in the social rented Housing sector
- The proposed change to the tenure is also due to current housing market and the associated downturn in the economy, which has affected the current demand for and viability of intermediate housing

4.6 The subject application has been brought to committee for determination as the proposed amendment to the dwelling mix within the affordable housing provision is considered to alter the character of the approved scheme (ref; PA/08/146) and is materially different to the one approved earlier by members of the Strategic Development Committee.

4.7 A Section 106 Agreement can be varied either by the agreement of the parties to the Agreement or by formal application under S106A of the Town and Country Planning Act 1990. This report seeks the Committee's resolution to vary the existing S106 by agreement of the parties.

4.8 Should the committee resolve to vary the S106 Agreement; the existing legal Agreement will be amended via a Deed of Variation. This will amend the existing S106 Agreement to include the proposed amendments to the tenure split within the affordable housing provision, as outlined in sections 1.3 of the report. The existing S106 Agreement will remain in full force and effect.

5. RELEVANT POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

5.2 Unitary Development Plan (as saved September 2007)

Policies	DEV1	Design Requirements
	HSG1	Provision of Housing Development
	HSG7	Dwelling Mix

5.3 Interim Planning Guidance for the purposes of Development Control (Oct 2007)

Policies	CP19	New Housing Provision
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CP21	Dwelling Mix and Type
CP22	Affordable Housing
HSG2	Housing Mix
HSG4	Varying the Ratio of Social Rented to Intermediate Housing
HSG5	Estate Regeneration Schemes

5.4 The London Plan (consolidated with alterations since 2004) - the Mayor's Spatial Development Strategy

2A.1	Sustainability Criteria
3A.1	Increasing London's Supply of housing
3A.5	Housing choice
3A.7	Large Residential Developments
3A.8	Definition of affordable housing
3A.9	Affordable Housing Targets
3A.11	Affordable housing thresholds

5.5 Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPS3	Housing

5.7 Community Plan The following Community Plan objectives relate to the application:

A better place for living safely
A better place for living well
Adopted Community Plan 2020 Vision/Issue

LBTH Council Housing Documents

Tower Hamlets 2009/12 Housing Strategy adopted in 2009
Draft Overcrowding Reduction Strategy
Strategic Housing Market and needs Assessment dated August 2009

6. LOCAL REPRESENTATION

6.1 A total of 1022 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised on site. The number of representations received from neighbouring and local groups in response to the publicity of the applications is as follows:

No of responses:	Objecting: 3	Supporting: 0
Petitions	Objecting: 0	Supporting: 0

6.2 The following issues were raised in representations relating to the proposed development.

6.3 Intermediate units are the only viable means of home ownership for some individuals. Removing intermediate ownership means that these people will be even in greater need for housing. In addition, removing intermediate ownership will exclude certain professionals from the potential of becoming estate residents. As such would be unfair to those who, as a result of their income, are not eligible for social rented accommodation

(Officers comment: The Council's record of developments which are expected to be delivered from Registered Social Landlords (RSL's) forecasts that 940

intermediate units will be provided in the Borough in 2009/10 and 2010/11. This equates to 37% of the new affordable housing provision in the next two years. It is therefore felt that there will be enough supply and choice for residents with aspirations of low cost home ownership.

The St Georges Estate currently consists of 498 residential units, of which 40% are leasehold or freehold tenure (private units). The addition of the approved scheme mix would result in an overall estate mix of 50% private, 47% social rented and 3% intermediate. The approval of the subject scheme would result in an estate mix of 50% private and 50% social rented. It is therefore considered that there are already ample opportunities for home ownership tenure on the estate.

Please refer to paragraph 7.24-7.29 of the report for more detailed discussions on this matter).

- 6.4 As a consequence of the lack of suitable units for intermediate ownership, low income individuals and families are forced to share; sometimes in cramped conditions, in order to pay for high private rents.

(Officers comment: There is adequate provision of intermediate units within the Borough. Housing evidence based studies in the Borough have confirmed that the problem of overcrowding is far more prevalent in the affordable social rented tenure rather than the intermediate tenure units. The issue of overcrowding within the social rented tenure is discussed in section 7.15-7.23 of the report)

- 6.5 LBTH Housing Strategy 2009-12 is very explicit regarding the need for intermediate ownership affordable housing. This Strategy notes that the London Housing Strategy proposes that future affordable housing targets be agreed with individual boroughs and also promote intermediate (principally low cost home ownership) affordable housing delivery'

(Officers comment: The Housing Strategy 2009-12 identifies the regional context in which it has been prepared. It notes the headline messages of the Mayor's draft housing strategy includes enabling local authorities to set housing targets, within the context of the Mayor's overall requirements for new affordable units to be built within a three year period. The Mayor identifies a shift towards a greater provision of intermediate homes across London.

However, the Mayor's draft Strategy, along with other national guidance (PPS3) requires that local policies are set for local circumstances, reflecting an assessment of local needs. The LBTH Housing Strategy provides detailed information on the Council's housing needs, including the primary requirement for new affordable social rented housing. For this reason officers support the proposal to vary the social rented and intermediate mix away from the strategic target, indicated by the Mayor. The GLA have not previously objected to this variation, as they are comfortable it reflects local need.

Please refer to sections 7.6-7.14 of the report which explaining the need for social rented housing within the borough).

- 6.6 East End Homes have not provided any justification for the proposed variation to the tenure split as approved under ref; PA/08/146 dated 8th January 2009

(Officers comment: This assertion is incorrect. East End Homes have submitted

as part of the formal application a justification for the proposal in their Design & Impact Statement dated July 2009. This document is available for residents to view on the Councils website).

- 6.7 One objector requested that East End Homes apply for further variation of the S106 to deliver the 23 intermediate shared ownership units out of the approved market units under ref; PA/08/146.

(Officers comment: The above statement is irrelevant as this is not what is been proposed. As such, it not material planning consideration)

- 6.8 The following question was asked by an objector: 'Was the Homes & Community Agency (HCA) grant funding based upon the mix set down in the conditional permission for Development?'

(Officers comment: HCA grant funding was based on a mix comprising of 54 units for general needs rent. This grant application was made in late October 2008 when the applicant considered that the consented mix of affordable rent and intermediate units was no longer deliverable due to the continuing downturn in market conditions for shared ownership/intermediate units. The grant bid for 100% social rented accommodation was considered to be more viable).

- 6.9 The following question was asked by an objector: Why was the provision of 31 Intermediate (shared) ownership units included in the S106 Agreement, two months after Telford Homes made a bid to HCA for 100% social rented units?

(Officer's comment: As noted in sections 6.16 & 7.31 of the report, grant funding was made for 100% social rented units in October 2008 due to the economic downturn and viability of the scheme.

Grant funding was secured after the Section 106 Agreement was signed. LBTH Officers were consulted by the HCA. They confirmed their support for the grant application on the condition that a deed of variation to the S106 agreement was agreed. In order to agree this deed of variation, the applicant was required to submit this application to alter the S106, as the proposed change to the tenure mix is considered to alter the character of the approved scheme).

- 6.10 The residential mix in the consented scheme (PA/08/146) should be retained.

(Officers comment: The proposal would not be viable if it used the consented scheme mix. It is therefore not realistic to support such a contention).

Other non material objection

- 6.11 The new development will have a detrimental impact on existing residential amenity in terms of loss of daylight. The objector notes that: "The planned development will be towering its shadow on the properties at Noble Court and reduce natural light received".

(Officers comment: The impact the proposed development had on daylight levels to existing properties was considered and agreed by members in the original application (ref; PA/08/146). The subject proposal does not propose to alter the height, scale and bulk of the development that was previously approved. Therefore, amenity issues are not a material planning consideration to this alteration).

- 6.12 One resident has asked if a lift assess will be introduced as part of the new entrance points to the first block of Noble Court (No's 1-15)

(Officers comment: The applicant has confirmed that the occupiers of No's 1-15 Noble Court will have access to a new lift)

7. MATERIAL PLANNING CONSIDERATIONS

- 7.1 The main planning issues raised by this report that the committee must consider are:

- The proposed amendment to the tenure split in comparison to the approved tenure mix
- The acute demand/need for social rented housing within the Borough
- The relevance the proposal has in addressing the problem of overcrowding of dwellings within the Borough
- The existing and forecast supply of intermediate housing within the Borough
- The deliverability of new housing schemes during the economic downturn.

The proposed amendment to the tenure split in comparison to the approved tenure mix

- 7.2 With reference to new build residential units on site and as noted in section 4.1 of the report, planning permission (PA/08/146) was approved for 193 dwellings (13 x studios; 67 x 1 bed; 79 x 2 bed; 22 x 3 bed; 7x 4 bed & 5x 5 bed). This scheme provided 35% affordable housing by habitable rooms which was in accordance with policy CP22 which seeks to secure a minimum of 35% affordable housing on site.
- 7.3 With reference to the subject report, the proposed provision of affordable housing remains at 35% by habitable rooms. Therefore the amount of affordable housing is not a consideration in this application.
- 7.4 The approved tenure split within the new build affordable housing provision is 70/30 (social rented: intermediate) by habitable rooms. This is in accordance with Policy 3A.9 of the London Plan which seeks to secure a 70% social rented and 30% intermediate unit split.
- 7.5 The proposed tenure split to provide 100% social rented housing within the affordable housing provision does not strictly accord with the aspirations of policy 3A.9 of the London Plan and policy CP22 of the Interim Planning Guidance. However, this should be considered against recent, more detailed evidence based Housing studies specific to London Borough of Tower Hamlets which identifies the need for social rented housing in the Borough. These studies include:
- Tower Hamlets 2009/12 Housing Strategy adopted in 2009
 - Strategic Housing Market and needs Assessment dated August 2009
 - Draft Overcrowding Reduction Strategy

In light of the findings in the above Strategies, the key issues to consider are discussed in the following sections (7.6-7.35) of the report.

The acute demand/need for social rented housing within the Borough

- 7.6 LBTH Housing Strategy (2009-2012) provides detailed information on the Council's Housing needs, including the primary requirement for social rented housing in the borough.
- 7.7 PPS3 'Housing' encourages Boroughs to adopt an evidence based policy approach to

housing. Local Development Documents and Regional Spatial Strategies policies should be informed by a robust, shared evidence base, in particular of housing need and demand, through a Strategic Housing Market Assessment. PPS3 stipulates that:

“ Local Planning Authorities should aim to ensure that provision of affordable housing meets the needs of both current and future occupiers, taking into account information from the Strategic Housing Market Assessment”

7.8 The Council’s Strategic Housing Market & Needs Assessment dated August 2009 identifies the acute need for affordable housing within the borough. It notes that there is a shortfall of 2, 700 units of affordable housing per annum. The total scale of future delivery would require a very significant increase in dwelling numbers to meet all needs.

7.9 With specific reference to social rented housing, the Strategy provides a detailed analysis of the social rented stock by bedroom size, the level of registered need and actual supply from turnover, based on the 2008/2009 year.

7.10 The table below illustrates the ratio of waiting list to supply as the number of years it would take for the waiting list for each property size to be met through the turnover of the existing stock. It also illustrates that there is an overwhelming demand for social rented housing in the Borough.

7.11

Stock size	Waiting list (HSSA) *		Social Turnover ***		Stock Demand versus Supply
	Number	Percentage	Number	Percentage	
1 bedroom	11, 544	51.0	990	46.2	11.7:1
2 bedroom	4,695	20.8	733	34.2	6.4: 1
3 bedroom	4,677	20.7	346	16.2	13.5:1
4 bedroom	1,465	6.4	61	2.8	24.0:1
5 bedroom	243	1.1	12	0.6	20.2: 1
Total	22,624	100.0	2,142	100.0	10.6:1

Table 3: Social stock, Waiting list need and social turnover

*- Local Authority HSSA Return- 2009

***- Tower Hamlets Local Authority Data, Re- lets by bedroom size, 2008-2009

7.12 Moreover, the Councils adopted Housing Strategy 2009/12 clearly identifies as a key priority that :

“the amount of affordable housing- particularly social housing in Tower Hamlets needs to be maximised”

7.13 This is further reiterated in the supporting text to Policy HSG4 of the Interim Planning Guidance (Oct 2007) which states that:

“The Councils priority is for the provision of affordable housing and more specifically social rented housing, in order to meet the identified Borough’s housing need”.

- 7.14 In light of the above evidence, it is considered that this subject proposal would help address the great requirement for social rented housing in the Borough.

The importance and relevance this proposal has in addressing overcrowding of dwellings within the Borough

- 7.15 Overcrowding in residential units is a serious problem in the Borough. The severity of overcrowding is well documented in the following Councils evidence based documents:
- Housing Strategy 2009/12 adopted in 2009-09-06
 - Draft Overcrowding Reduction Strategy 2009-12

- 7.16 The evidence base to the adopted Housing Strategy 2001/12 notes that:
- Over 22,000 households were on the Common Housing Register, of which 64% were waiting for a home, with the remaining 36% likely to be existing tenants seeking a transfer
 - Over 7,000 households on the Common Housing Register were experiencing overcrowding

- 7.17 The Strategic Housing Market and needs Assessment dated August 2009 notes that :

“ the overall over occupation level in the borough is 16. 4% or 15, 752 implied households, much higher than the average U.K level indicated by the survey of English Housing Preliminary report 2007/2008 of 2.7%”

This illustrates that the problem of Overcrowding is over 6 times greater in Tower Hamlets than the average Borough in the UK.

- 7.18 Overcrowding is also a key driver of homelessness in the Borough. The number of families on waiting lists for existing housing stock remains high. The Councils Overcrowding Strategy (which is due to be approved by Cabinet on the 7th October 2009) provides very recent statistics on overcrowding. It notes that:

“ By far, the largest amount of overcrowding occurs in the socially rented sector. Whilst Tower Hamlets has made significant progress in reducing overcrowding within its existing stock, the number of families on the waiting list remains daunting. In total, more than 11,000 households are registered for two, three, four or five bedroom plus properties. While some of those will be households placed in suitably sized temporary accommodation, a significant proportion of the remainder are currently living in overcrowded conditions”.

- 7.19 In June 2009, the waiting list stood at 22,624 households. The need was greatest (over 11,500) amongst households seeking a home with one bedroom. In addition, 1,708 households needed a home with four bedrooms or more.

- 7.20 Furthermore, there were 6,385 applicants on the housing register seeking 3 bed plus family sized accommodation. In 2008/09 416 lets were made for 3 bed plus accommodation. This only addressed 6 percent of the need, with supply clearly not meeting the demand.

- 7.21 Specifically, looking at overcrowded households:

- 7,648 households on the housing register lack 1 bedroom (overcrowded);
- 1,798 lack 2 bedroom or more (severely overcrowded).

This means that around 41 percent of households on the housing register currently live in

overcrowded households.

7.22 There are approximately 10,720 households on the housing register requiring 2 bed plus sized properties. By implication, these are households with children as you would require only one bedroom for the parents and any additional bedrooms for children. Of these, 4,950 households lack 1 bedroom or more. This would imply that 46 percent of families on the housing register are living with children in overcrowded conditions.

7.23 It is considered that the proposal would assist in alleviating some of the severe over crowding that many existing residents currently experience in the social rented sector in the Borough. It would also assist in implementing key objectives explored in following two evidence based documents:

- 1) Housing Strategy 2009/12 adopted in 2009
- 2) Draft Overcrowding Reduction Strategy 2009-2012

The existing and forecast supply of intermediate housing within the Borough

7.24 It has been reported both on a national and local level that, due to the economic downturn, Registered Social Landlords (RSL's) have experienced difficulty in attracting buyers for intermediate units. This is due to a number of reasons including;

- difficulty in getting mortgages,
- buyers unwilling to buy in a period of uncertainty,
- Over supply of new intermediate units.

As a consequence, some RSL's have, with the approval of their Local Planning Authority, changed these to units to another form of affordable housing.

7.25 The table below demonstrates that there is not a shortage of intermediate housing in the Borough. On the contrary, there is adequate amount of intermediate housing within the borough and it is anticipated that the supply will continue to increase in 2010 & 2011. Over the past three years delivery of intermediate units as a percentage of the total new affordable supply was 44%

7.26

	2006/07	2007/08	2008/09	Average	%
New RSL Affordable (Social) Rent	759	704	356	606	56
RSL Shared Ownership (Intermediate)	277	542	616	478	44
	1036	1246	972	1084	100

Table 4. 2006/07 to 2008/09 New Affordable Housing Supply

7.27 The Borough's forecast for the delivery of intermediate affordable housing units in 2009/10 will be 39% of the overall new affordable housing; which equates to 553 intermediate units. The units forecast to be delivered in 2010/11 will be 36% of the overall new affordable housing provision; which equates to 407 intermediate units. The table below illustrates this further.

7.28		2009/10 units	% age	2010/11 units	% age
	Rent	847	61.4	730	64.2
	Intermediate	533	38.6	407	35.8
	Total	1380	100	1137	100

7.29 Therefore, it is evident that there is adequate provision for intermediate housing in the Borough. As such, the reduced provision of new intermediate units on St Georges Estate will not have an affect on individuals who seek to occupy intermediate units within the Borough.

The continued deliverability of new housing schemes during the economic downturn.

7.30 In assessing the subject proposal, one of the key issues to consider is the overall deliverability of the scheme during the economic downturn, and in turn the deliverability of much needed affordable housing on this site.

7.31 The committee resolved to grant planning permission for ref; PA/08/146 on the 28th August 2008, (the formal decision was issued on the 8th January 2009). The grant bid for the delivery of the affordable housing was submitted to the Homes & Community Agency (HCA) in late October 2008, approximately 2 months after the committee resolution. Within that 2 month time period, the downturn in the economic climate became increasingly evident. As a response to the downturn in market conditions, the applicants proposed bid for funding proposed on all rented mix as this was considered more viable in these difficult market conditions.

7.32 PPS3 (para11) identifies overall objectives which requires that housing polices account for market conditions. The deliverability of housing, particularly in the current economic climate is a priority for both Council and Government Office for London, in particular in terms of meeting the borough's commitments for National Indicator 154 (net addition homes provided) and National Indicator 155 (number of affordable homes delivered).

7.33 In summary, the composition of housing (including the affordable component) on the St George's site has to be assessed in terms of what is appropriate and deliverable on this site, within the context of the local planning guidance, local housing priorities and available funding. It is within this specific context that this proposal to vary the S106 Agreement is considered acceptable and therefore recommended for approval.

7.34 Policy HSG4 of the Council's Interim Planning Guidance (Oct 2007) stipulates the Council's preferred option of 80:20 social rented to intermediate housing, but makes clear that the Council may consider varying the ratio of social rented to intermediate housing. The current application, to vary the approved mix to 100% rented, does not imply a change in policy or set a precedent for any future similar applications, which will all be considered on their individual merits.

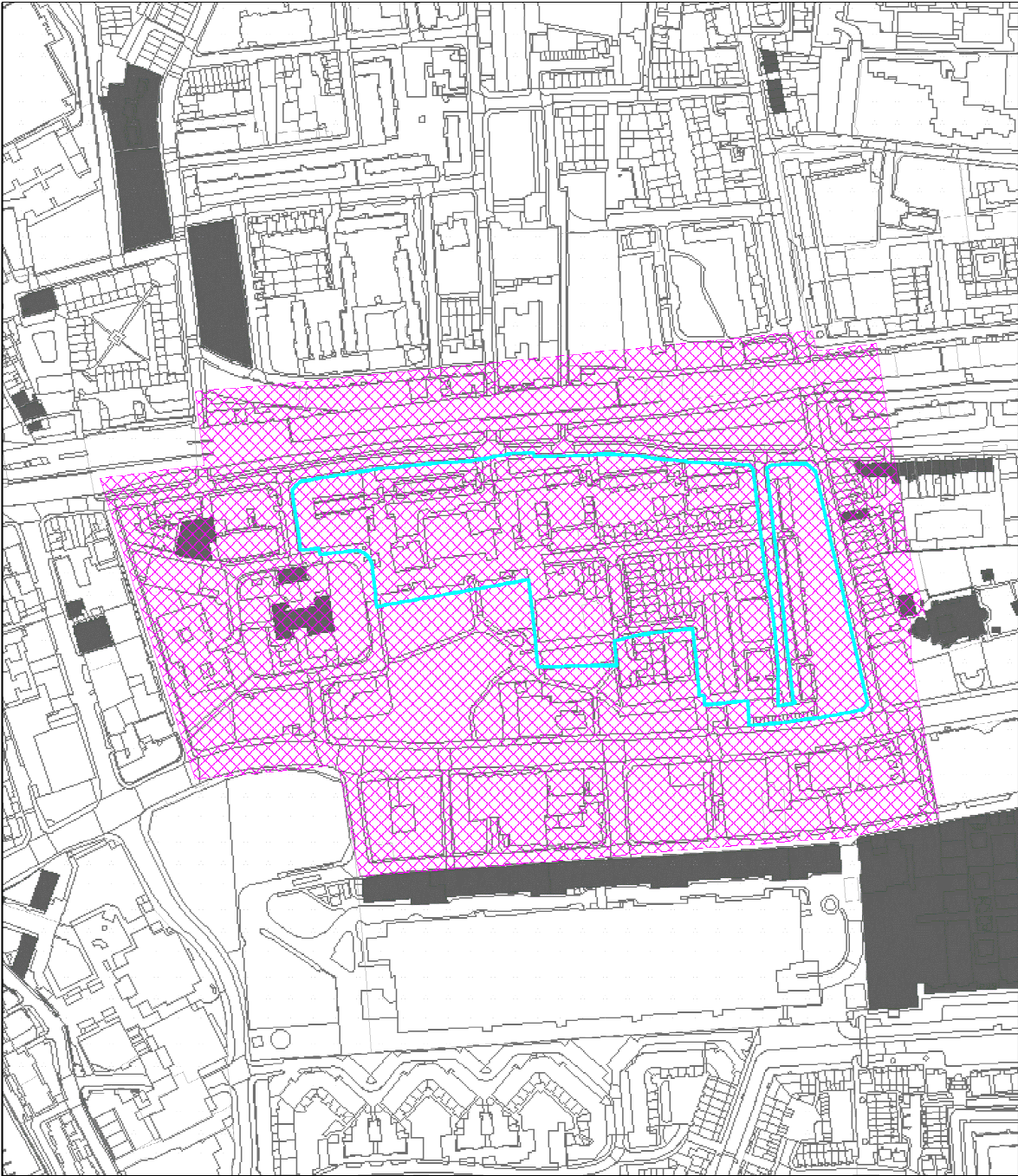
7.35 Officers consider that the applicant's proposal to vary the s106 Agreement in order to provide 100% (54 new units) affordable social rented units, will ensure that affordable housing will be delivered in line with the current housing needs of the Borough, as identified in the following Council documents:





- Tower Hamlets Housing Strategy 2009/12
- Draft Overcrowding Reduction Strategy
- Strategic Housing Market and needs Assessment August 2009
- Adopted Community Plan 2020 Vision/issue

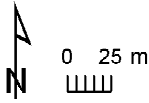
Conclusions

- 8.1 All other relevant policies and considerations have been taken into account. Resolution to enter into a Deed of Variation to the S106 Agreement should be granted for the reason set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA086568