

Mr Adrian Kearley  
AKA Planning  
Thorncroft Manor  
Thorncroft Drive  
Leatherhead  
Surrey  
KT22 8JB

Ask for: David Scourfield  
Our Ref:  
Your Ref:  
Email: [REDACTED]  
Direct line: [REDACTED]  
Direct fax:  
Date: 3<sup>rd</sup> August 2011

Dear Mr Kearley

**Walthamstow Dogs Stadium: S106 issues**

I refer to your current application for the development of the Walthamstow Dogs Stadium site.

As you know the application has now been validated and is undergoing the statutory process of consultation with other third parties and local residents.

I specifically write to you to progress matters relating to the S106 requirements, the balance with the level of affordable housing and the provision of a specific S106 payment towards off site leisure provision.

The scheme would provide 301 residential units with 105 affordable and 196 for private sales. In This would equate to 40% affordable accommodation by habitable rooms.

The viability assessment prepared by Jones Lang LaSalle and submitted as part of the application suggests the scheme cannot afford to make any contributions towards S106 costs. This assessment has been independently assessed by our consultant Surveyor, Andrew Jones. His early consideration of the viability assessment raises questions regarding the position of 'nil' S106 contributions but also to the details within the assessment, particularly in relation to the use of land purchase price as the proposed benchmark, sales values and build costs. These are matters which will be taken up directly with Jones Lang LaSalle.

As you will be aware from our extensive pre-application discussions and from my 'Strategic pre-application response' letter in March 2011, there are a number of S106 requirements that will need to be met. These were listed as follows, and we are currently putting some figures together for the individual requirements.

- Affordable housing: mix, tenure, phasing, and rent levels
- Educational contribution
- Health contribution
- Off site leisure contribution – see below



- Highways works under S278 (and S38 if applicable)
- Contribution towards possible local CPZ
- Sustainable transport initiatives – Home Zones, Travel Plans, Car clubs
- Public Realm enhancements
- Construction skills and training provision
- Public access arrangements

This is not intended as an exhaustive list and is included to indicate the scope of contributions that future discussion must consider.

In addition and as previously advised, financial contributions may have to be made in relation to any levies imposed by the Mayoral CIL for CrossRail (depending on when the scheme is formally considered.)

In terms of the off site leisure provision it is considered that there should be a significant contribution in excess of £1.5m to support schemes in relation to the nearby Pool and Track facility. I would ask that you confirm this is would be forthcoming as part of the application.

In terms of the phasing and deferment of payments (dependant on the viability assessment) and the balance with affordable housing we can follow these with further discussion. However, the main S106 contributions will have to match the main phasing of the development as it is built out.

Your response to the above would be appreciated at the earliest opportunity in order that we can progress the scheme and also in order to provide further information in respect of the Stage 1 referral to the GLA

Yours sincerely

David Scourfield  
**Head of Development Management and Building Control**