

FOI request to the Greater London Authority submitted on 17 May 2016

#1602

FOI request: Former Westferry Printworks: residential floor space and cost of school

This planning application was recently approved. Can you provide information not included in the GLA's stage 3 report for the public hearing:

- 1. Estimated cost to the developer of building the school. (This a significant cost which limits the developer's ability to provide affordable housing and other planning obligations)*
- 2. The floor space taken up by the proposed 722 residential units, in sqm. Floor space sizes are provided for all other land uses on page 11 but not for the residential units. (This figure must be known and is needed to calculate the Community Infrastructure Levy that this development would have paid if it hadn't been exempt from Tower Hamlet's local CIL).*
- 3. Is there an estimated date for the completion of the S106 agreement? Presumably at this stage it's just by the deadline in the report - is that right?*
- 4. Given that there is now a new mayor, presumably he doesn't have legal power to review S106 agreements for developments already approved? I ask because the details of some aspects covered in the stage 3 report's summary of planning obligations are left to be decided after approval.*
- 5. Has the compensation to the Docklands Sailing and Water Sports Centre been finalised? If so what additional amount will they get - on top of the £506k in the report?*

The Greater London Authority's response sent 14 June 2016

To clarify, the application provides a serviced site for the delivery of a secondary school, not the delivery of the school itself. The school will be delivered by a school provider, for example, the Council or an alternative education provider. The detailed arrangements around the transfer of the site to a provider and the delivery of the school are currently being finalised with the applicant and the Council through the drafting of the section 106 agreement. The provision of the school site was considered in the applicants viability appraisal.

With regards to your specific questions regarding residential floorspace and the Docklands Sailing and Watersports Centre (DSWC), the total floorspace taken up by the residential units amounts to 62,283 sq.m. (net internal area) and I can confirm that the final mitigation package for the Docklands Sailing and Watersports Centre totals £756,000. This financial package will help fund new pontoon and boat infrastructure, in addition to contributing towards the increased operational and staffing costs arising from an additional pontoon.

GLA officers are continuing negotiations with both the applicant and the Council with regards to the detailed drafting of the section 106 agreement and the Mayor is being regularly briefed on the progress of these discussions. It is intended that this process is completed by 20 July 2016.