

From: [REDACTED]
To: [Richard McFerran](#)
Cc: [Catherine Smyth](#)
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL
Date: 01 September 2017 16:34:08
Attachments: [image001.png](#)

Hi Richard,

As discussed on our site visit regarding the Workspace Strategy for the small remaining unit, we are targeting a tenant(s) who will support our new head office i.e. a retail offer. One area we are looking at is a independent coffee shop / café.

Our agency Glenny's are dealing with this, but as we are in summer it's different getting responses back.

I have chase again and hope to provide further details to your email below in due course.

Shall you have any questions, please do not hesitate to contact me.

Many thanks in advance.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk



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From: Richard McFerran [mailto:RichardMcFerran@londonlegacy.co.uk]
Sent: 10 August 2017 15:59
To: [REDACTED] <[REDACTED]@bellway.co.uk>

Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@bellway.co.uk>

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

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Hi [REDACTED]

We'll issue the confirmation about the B.2 workspace today. On the workspace strategy, upon review we'll need a little more detail before we can support this. Please can the strategy be updated with the following information:

- Examples of the proposed marketing information.
- Types of target tenant businesses.
- Vision for the space and how it relates to the rest of the development/surrounding area.
- Fit-out specification/how the space can be utilised.
- ICT infrastructure
- Access to the workspace.
- Energy management.
- Leasehold arrangements including guidance on proposed rental values.

As per my previous email we also need further information regarding the District Heating Network obligation. Please ensure that this is provided by the end of August at the latest. Otherwise we'll need to move towards refusing these two s106 applications.

Let me know if you'd like to discuss.

Richard

Richard McFerran

Principal Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: RichardMcFerran@LondonLegacy.co.uk



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From: Richard McFerran

Sent: 04 July 2017 12:42

To: [REDACTED]

Cc: Catherine Smyth; [REDACTED]

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi [REDACTED]

I've written up short reports which recommend the discharge obligations under Schedule 8, Paragraph 2.1 (Confirmation of Block B.2 Workspace) and Schedule 8, Paragraph 3.1 (Workspace Strategy). I'll pass these to my manager for sign-off later today and subject to her agreement you will receive the formal written notification within the next few days.

However upon review we are not able to support the discharge of the obligation pursuant to the District Heating Network. Your letter (dated 26th April) states that Bellway seek to connect to their own CHP as per paragraph 2.2.1 of the s106 Agreement. However there is considered to be an insufficient level of information noting that the wording of the s106 makes it clear that this energy approach is only acceptable where a report has been submitted which outlines the steps that has been taken to extend or procure the extension of the District Energy Network to the site and concludes that this will not be possible. The starting point therefore needs to be the submission of a detailed report before other options can be considered.

Let me know if you would like to discuss this further.

Regards

Richard

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]

Sent: 03 July 2017 21:18

To: Richard McFerran

Cc: Catherine Smyth; [REDACTED]

Subject: Re: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi Richard,

Not a problem and thanks again for your help.

Thanks.

On 3 Jul 2017, at 16:53, Richard McFerran <RichardMcFerran@londonlegacy.co.uk> wrote:

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Hi [REDACTED]

Again – please accept my apologies for the delay in progressing these s106 applications. I've asked my colleague to set these up on our system. We are not required to undertake any consultation for such applications and from what I have seen the submitted information appears sufficient to meet the respective obligations. I therefore intend to write these up for approval ASAP and you should expect to receive the formal letters via email within the next few days. If there is any change to this timeframe I'll be in touch to let you know.

If there is anything you wish to discuss in relation to these matters then please do give me a call on the number listed below.

Thanks

Richard

From: Richard McFerran
Sent: 03 July 2017 10:52
To: [REDACTED] Catherine Smyth
Cc: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi [REDACTED]

Apologies for the delay in coming back to you on this. I'll review today and come back to you with a response before the close of play.

Kind regards

Richard

Richard McFerran
Principal Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 03 July 2017 09:49
To: Catherine Smyth; Richard McFerran
Cc: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL
Importance: High

Morning Richard,

I hope all is well.

Have you had a chance to review my email below, dated 28th April?

Do call me shall you wish to discuss - [REDACTED]

Thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk

[<image003.gif>](#)

From: [REDACTED]
Sent: 06 June 2017 15:16
To: 'Catherine Smyth' <CatherineSmyth@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@bellway.co.uk>; Richard McFerran
<RichardMcFerran@londonlegacy.co.uk>
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Hi Catherine,

Good to hear you have joined the LLDC and thanks for your update.

When is Richard returning as it's holding back our technical design and we are on site building?

Just for information, this is a fairly standard response from the Energy Centre from my experience in the area given their timescales and the fact that we are on site, so we don't expect this to be an issue. Happy to discuss if needed.

Many thanks in advance.

From: Catherine Smyth [<mailto:CatherineSmyth@londonlegacy.co.uk>]

Sent: 06 June 2017 15:01

To: [REDACTED] <[REDACTED]@bellway.co.uk>

Cc: [REDACTED] <[REDACTED]@bellway.co.uk>; Richard McFerran <RichardMcFerran@londonlegacy.co.uk>

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

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Hi [REDACTED]

I would really like to be able to assist but I'm afraid that given that Richard has been so involved to date asking another DM officer to start reviewing the matters now would not be an effective or time saving way of going forward. It is best if this waits for Richard's return, when I am sure that he will make every effort to respond to you as soon as possible with an update.

Regards

Catherine Smyth

Head of Development Management (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: CatherineSmyth@londonlegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]

Sent: 06 June 2017 09:48

To: Catherine Smyth

Cc: [REDACTED]

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Importance: High

Hi Catherine,

Have you managed to review my email below?

Thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk

[<image003.gif>](#)

From: [REDACTED]

Sent: 30 May 2017 14:59

To: CatherineSmyth@londonlegacy.co.uk

Cc: [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Importance: High

Dear Catherine,

I understand Richard is out of the office, are you able to help with the below?

Thanks.

Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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[<image003.gif>](#)

From: [REDACTED]

Sent: 30 May 2017 14:58

To: 'Richard McFerran' <RichardMcFerran@londonlegacy.co.uk>

Cc: [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Importance: High

Dear Richard,

I have just left you a voicemail, could you please give me an update on the below?

It's urgent we have a response on Schedule 9 ASAP.

Shall you wish to discuss, please call me on [REDACTED]

Many thanks in advance.

From: [REDACTED]
Sent: 28 April 2017 16:19
To: 'Richard McFerran' <RichardMcFerran@londonlegacy.co.uk>
Subject: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Dear Richard,

I hope all is well. Please find attached the following S106 Obligations:

- Under Schedule 8, Clause 3 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the Workspace Strategy for Block B3.
- Under Schedule 9, Clause 2 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the steps we have taken to connect to the District Energy Network.

Shall you have any questions, please do not hesitate to contact me.

Many thanks.

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Newcastle upon Tyne | NE13 6BE
Web: www.bellway.co.uk

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[REDACTED]
Divisional Planning Manager

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Web: www.bellway.co.uk

From: [REDACTED]
To: [REDACTED]
Cc: [Richard McFerran](#)
Subject: RE: 15/0392/FUL Cooks Road Place Space Contribution
Date: 25 August 2017 14:29:15
Attachments: [image001.png](#)

Hi [REDACTED]

Many thanks for sending this through, it is much appreciated.

Richard – Thank you for forwarding.

Kind regards,

Matt.

[REDACTED]
Technical Manager

[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 25 August 2017 14:14
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Cc: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Subject: 15/0392/FUL Cooks Road Place Space Contribution

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Dear Matt,

Following your email to Richard I can confirm that we received the play space contribution as set out in the Section 106 agreement for the development at Cooks Road, please find attached the related receipt.

Kind regards

Senior Planning Policy Officer (CIL & Infrastructure) (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288

Mobile:

Email: KatherinePelton@londonlegacy.co.uk



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From: [REDACTED]
To: [Richard McFerran](#)
Subject: FW: Cooks Road CIL
Date: 25 August 2017 10:14:23

Hi Richard,

Was good to meet you earlier in the week.

Below is the receipt of payment that I am trying to track down for the play space contribution. Would you be able to point me in the right direction of who will be able to provide?

Kind regards,

[REDACTED]

[REDACTED]
Technical Manager

[REDACTED]

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Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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From: [REDACTED]
Sent: 30 May 2017 17:12
To: [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>
Subject: RE: Cooks Road CIL

Hi [REDACTED]

I hope all is well.

Could you please send me confirmation that payment for the 'play space contribution of £25,000' has been paid?

Thanks.

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]

Sent: 21 December 2016 09:45

To: [REDACTED] <[REDACTED]@bellway.co.uk>

Subject: RE: Cooks Road CIL

Yes or bank transfer may be easier but please quote the planning application reference on your transfer.
1500392FUL.

Bank details are attached.

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]

Sent: 21 December 2016 09:43

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Cooks Road CIL

Hi [REDACTED]

Ok that's fine, can I make payment via cheque made payable to the LLDC?

Thanks.

[REDACTED]

Divisional Planning Manager

[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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On 21 Dec 2016, at 09:41, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

There will be no indexation as the index has been going down. However, our section 106's don't allow for payment to be reduced even if the index goes down. I look forward to receiving payment on commencement.

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]

Sent: 21 December 2016 09:33

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Cooks Road CIL

Morning [REDACTED]

I believe we asked how much was due including indexation, but I'm not sure if we got a reply? Are you able to confirm?

Commencement under the S106 definition will be in January 2017.

Many thanks.

[REDACTED]
Divisional Planning Manager

<image001.gif>

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Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk

<image002.gif>

On 21 Dec 2016, at 09:23, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Hi [REDACTED]

I am looking at the Cook's Road s106. It appears that a play space contribution of £25,000 was meant to be paid to the LPA prior to commencement.

Did you make that payment?

Thanks,

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]

Sent: 31 October 2016 13:57

To: [REDACTED] [REDACTED]

Subject: RE: Cooks Road CIL

Hi [REDACTED]

I hope all is well.

Are you able to confirm the below email?

In addition, do you also deal with S106?

[REDACTED] | **Divisional Planning Manager | Bellway Homes | Thames Gateway**

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ
DDI: [REDACTED] Mobile: [REDACTED]
email: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)
Great offers on new homes - Visit www.bellway.co.uk for details

From: [REDACTED]
Sent: 24 October 2016 14:22
To: [REDACTED] <[REDACTED]@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Would it be possible to provide confirmation that both the Mayoral and LLDC CIL which were due on the 14th October have both been paid?

Many thanks,

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)]
Sent: 05 October 2016 09:12
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Cc: [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Please see attached. We are not a company so we don't have a company secretary. The Deputy Financial Controller has therefore signed it.

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 05 October 2016 08:13
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Cooks Road CIL

Hi [REDACTED]

Have you been able to fill out the form by hand and have it signed?

It's just we need to make the first payment next week so keen to have it in the system this week.

Many thanks in advance.

Kind Regards,

[REDACTED]
[REDACTED]

On 4 Oct 2016, at 11:44, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Do you have a word version of the form?

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 03 October 2016 10:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Thanks for sending the bank details. Do need the attached form to be filled out I'm afraid. Shouldn't take more than a couple of minutes and is a must in order to get the monies from our Head Office.

Thanks,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 30 September 2016 11:28
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Are you sure that just having our bank details won't be sufficient? I don't think I've had to fill in a new supplier form for other organisations that have paid CIL. Normally the demand notice and the bank details on headed paper are sufficient. I have attached our bank details.

[REDACTED]

[REDACTED]

Senior Planning Manager - s106 and CIL

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk

Website: www.QueenElizabethOlympicPark.co.uk
<http://queenelizabetholympicpark.co.uk/planning-authority/our-planning-role>

<image001.png><image002.jpg>

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From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 29 September 2016 17:06

To: [REDACTED]
Cc: [REDACTED]
Subject: Cooks Road CIL

Hi [REDACTED]

Prior to the first payments of CIL for the above site due on the 14th October, please could you complete the attached form and return it us along with confirmation of your bank details on company headed paper. Apologies for this inconvenience but we require these in order for our head office to issue payment.

I trust this is ok but please feel free to give me a call on either of my numbers below if you have any queries.

Thanks,

[REDACTED]

[REDACTED] | Land Buyer | Bellway Homes | Thames Gateway

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent
BR5 3QJ

DDI: [REDACTED] Mobile: [REDACTED]

email: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk) |

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From: [REDACTED]
To: [Planning Enquiries](#); [REDACTED]
Subject: RE: Bellway Homes Relocation to Legacy Wharf - Cooks Road, LLDC / Newham
Date: 10 August 2017 17:27:22
Attachments: [FINAL Decision Letter.pdf](#)

Dear [REDACTED]

Please find attached LLDC decision notice to the above mentioned scheme for your records. In addition to the e-copy attached, hard copies have been sent in the post to you.

Best wishes

From: Planning Enquiries
Sent: 05 July 2017 15:26
To: [REDACTED]
Subject: RE: Bellway Homes Relocation to Legacy Wharf - Cooks Road, LLDC / Newham

Dear [REDACTED]

London Legacy Development Corporation has received your planning application and will now validate it within their normal work flow and timescales.

Your application has been assigned the following reference: **17/00293/106**

Thanks

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 12 April 2017 15:04
To: Richard McFerran
Cc: Anthony Hollingsworth; [REDACTED]; Catherine Smyth
Subject: RE: Bellway Homes Relocation to Legacy Wharf - Cooks Road, LLDC / Newham

Dear Richard,

Please see the below email and attachments.

This was sent yesterday. However, I got a bounce back and understand you can't receive large files. Therefore, please see a lowres version attached of the Bellway office.

As mentioned below, any questions please just let me know.

Best regards,

[REDACTED]
Divisional Planning Manager

[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
 Crayfields Business Park
 New Mill Road
 Orpington
 Kent
 BR5 3QJ

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From: [REDACTED]
Sent: 11 April 2017 17:34
To: 'Richard McFerran' <RichardMcFerran@londonlegacy.co.uk>
Cc: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>; [REDACTED] <[\[REDACTED\]@savills.com](mailto:[REDACTED]@savills.com)>; [REDACTED] <[\[REDACTED\]@savills.com](mailto:[REDACTED]@savills.com)>; [REDACTED] <[\[REDACTED\]@londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)>; 'CatherineSmyth@londonlegacy.co.uk' <CatherineSmyth@londonlegacy.co.uk>; [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>; [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>; [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>

Subject: Bellway Homes Relocation to Legacy Wharf - Cooks Road, LLDC / Newham

Dear Richard,

I hope all is well.

As part of our recent Section 73 Application (which is the DoV is currently with us for signing) we have confirmed our intentions to relocate our Thames Gateway Division Office to Legacy Wharf, Cooks Road.

Therefore and as promised, I'm pleased to confirm within the attached letter that Bellway Homes (Thames Gateway Division) intends to occupy all of the Block B2 Workspace. I have also enclosed a copy of our Bellway Office Fit Out Document which we presented at our last meeting and I hope this demonstrates Bellway's intentions to occupy the space.

It is envisaged that Bellway Homes (Thames Gateway) will look to take the Block B2 Workspace as its Divisional Office towards the end of 2018. In the meantime, we will also be in touch shortly to discuss the potential end users of the remaining commercial space in Block B3. We are seeking independent businesses who might be able to service our office requirements, for example retailer's etc. Shall you have any possible leads, please do let us know.

We look forward to your formal response confirming that this is accepted by the LLDC and that this S106 obligation is discharged.

Shall you have any questions, please do not hesitate to contact me.

Best regards,

Bellway Homes Limited. Registered in England & Wales. Company Registration Number 670176

Registered Office - Seaton Burn House | Dudley Lane | Seaton Burn | Newcastle upon Tyne | NE13 6BE

Web: www.bellway.co.uk

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www.queenelizabetholympicpark.co.uk

From: [REDACTED]
To: [Richard McFerran](#)
Cc: [Catherine Smyth](#); [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL
Date: 10 August 2017 17:17:02
Attachments: [image001.png](#)

Hi Richard,

Thanks for this, we are on it already and will respond shortly.

[REDACTED]
Divisional Planning Manager
[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: Richard McFerran [mailto:RichardMcFerran@londonlegacy.co.uk]
Sent: 10 August 2017 15:59
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Cc: Catherine Smyth <CatherineSmyth@londonlegacy.co.uk>; [REDACTED]
<[REDACTED]@bellway.co.uk>
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

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Hi [REDACTED]

We'll issue the confirmation about the B.2 workspace today. On the workspace strategy, upon review we'll need a little more detail before we can support this. Please can the strategy be

updated with the following information:

- Examples of the proposed marketing information.
- Types of target tenant businesses.
- Vision for the space and how it relates to the rest of the development/surrounding area.
- Fit-out specification/how the space can be utilised.
- ICT infrastructure
- Access to the workspace.
- Energy management.
- Leasehold arrangements including guidance on proposed rental values.

As per my previous email we also need further information regarding the District Heating Network obligation. Please ensure that this is provided by the end of August at the latest. Otherwise we'll need to move towards refusing these two s106 applications.

Let me know if you'd like to discuss.

Richard

Richard McFerran
Principal Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
 Level 10
 1 Stratford Place
 Montfichet Road
 London
 E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: RichardMcFerran@LondonLegacy.co.uk



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From: Richard McFerran

Sent: 04 July 2017 12:42

To: [REDACTED]

Cc: Catherine Smyth; [REDACTED]

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi [REDACTED]

I've written up short reports which recommend the discharge obligations under Schedule 8, Paragraph 2.1 (Confirmation of Block B.2 Workspace) and Schedule 8, Paragraph 3.1 (Workspace Strategy). I'll pass these to my manager for sign-off later today and subject to her agreement you will receive the formal written notification within the next few days.

However upon review we are not able to support the discharge of the obligation pursuant to the District Heating Network. Your letter (dated 26th April) states that Bellway seek to connect to their own CHP as per paragraph 2.2.1 of the s106 Agreement. However there is considered to be an insufficient level of information noting that the wording of the s106 makes it clear that this energy approach is only acceptable where a report has been submitted which outlines the steps that has been taken to extend or procure the extension of the District Energy Network to the site and concludes that this will not be possible. The starting point therefore needs to be the submission of a detailed report before other options can be considered.

Let me know if you would like to discuss this further.

Regards

Richard

From: [redacted] [[mailto:\[redacted\]@bellway.co.uk](mailto:[redacted]@bellway.co.uk)]
Sent: 03 July 2017 21:18
To: Richard McFerran
Cc: Catherine Smyth; [redacted]
Subject: Re: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi Richard,

Not a problem and thanks again for your help.

Thanks.

On 3 Jul 2017, at 16:53, Richard McFerran <RichardMcFerran@londonlegacy.co.uk> wrote:

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Hi [redacted]

Again – please accept my apologies for the delay in progressing these s106 applications. I've asked my colleague to set these up on our system. We are not required to undertake any consultation for such applications and from what I have seen the submitted information appears sufficient to meet the respective obligations. I therefore intend to write these up for approval ASAP and you should expect to receive the formal letters via email within the next few days. If there is any change to this timeframe I'll be in touch to let you know.

If there is anything you wish to discuss in relation to these matters then please do give me a call on the number listed below.

Thanks

Richard

From: Richard McFerran
Sent: 03 July 2017 10:52
To: [REDACTED] Catherine Smyth
Cc: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Hi [REDACTED]

Apologies for the delay in coming back to you on this. I'll review today and come back to you with a response before the close of play.

Kind regards

Richard

Richard McFerran
Principal Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 03 July 2017 09:49
To: Catherine Smyth; Richard McFerran
Cc: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL
Importance: High

Morning Richard,

I hope all is well.

Have you had a chance to review my email below, dated 28th April?

Do call me shall you wish to discuss - [REDACTED]

Thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk

[<image003.gif>](#)

From: [REDACTED]

Sent: 06 June 2017 15:16

To: 'Catherine Smyth' <CatherineSmyth@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@bellway.co.uk>; Richard McFerran
<RichardMcFerran@londonlegacy.co.uk>

Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Hi Catherine,

Good to hear you have joined the LLDC and thanks for your update.

When is Richard returning as it's holding back our technical design and we are on site building?

Just for information, this is a fairly standard response from the Energy Centre from my experience in the area given their timescales and the fact that we are on site, so we don't expect this to be an issue. Happy to discuss if needed.

Many thanks in advance.

From: Catherine Smyth [<mailto:CatherineSmyth@londonlegacy.co.uk>]
Sent: 06 June 2017 15:01
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Cc: [REDACTED] <[REDACTED]@bellway.co.uk>; Richard McFerran
<RichardMcFerran@londonlegacy.co.uk>
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

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Hi [REDACTED]

I would really like to be able to assist but I'm afraid that given that Richard has been so involved to date asking another DM officer to start reviewing the matters now would not be an effective or time saving way of going forward. It is best if this waits for Richard's return, when I am sure that he will make every effort to respond to you as soon as possible with an update.

Regards

Catherine Smyth
Head of Development Management (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: CatherineSmyth@londonlegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 06 June 2017 09:48
To: Catherine Smyth

Cc: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL
Importance: High

Hi Catherine,

Have you managed to review my email below?

Thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk

[<image003.gif>](#)

From: [REDACTED]
Sent: 30 May 2017 14:59
To: CatherineSmyth@londonlegacy.co.uk
Cc: [REDACTED] <[\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)>
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL
Importance: High

Dear Catherine,

I understand Richard is out of the office, are you able to help with the below?

Thanks.

[REDACTED]
Divisional Planning Manager

[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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[<image003.gif>](#)

From: [REDACTED]
Sent: 30 May 2017 14:58
To: 'Richard McFerran' <RichardMcFerran@londonlegacy.co.uk>
Cc: [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL
Importance: High

Dear Richard,

I have just left you a voicemail, could you please give me an update on the below?

It's urgent we have a response on Schedule 9 ASAP.

Shall you wish to discuss, please call me on [REDACTED]

Many thanks in advance.

From: [REDACTED]
Sent: 28 April 2017 16:19
To: 'Richard McFerran' <RichardMcFerran@londonlegacy.co.uk>
Subject: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 -
Planning Ref: 15/00392/FUL

Dear Richard,

I hope all is well. Please find attached the following S106 Obligations:

- Under Schedule 8, Clause 3 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the Workspace Strategy for Block B3.
- Under Schedule 9, Clause 2 of the S106 Agreement dated 12th August

2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the steps we have taken to connect to the District Energy Network.

Shall you have any questions, please do not hesitate to contact me.

Many thanks.

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Registered Office - Seaton Burn House | Dudley Lane | Seaton Burn |
Newcastle upon Tyne | NE13 6BE
Web: www.bellway.co.uk

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Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL District Energy Network
Date: 05 July 2017 16:24:44
Attachments: [Receipt of Acknowledgement.pdf](#)

Dear [REDACTED]

London Legacy Development Corporation has received your planning application and will now validate it within their normal work flow and timescales.

Your application has been assigned the following reference: **17/00295/ 106**

Thanks

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 28 April 2017 16:19
To: Richard McFerran
Subject: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Dear Richard,

I hope all is well. Please find attached the following S106 Obligations:

- Under Schedule 8, Clause 3 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the Workspace Strategy for Block B3.
- Under Schedule 9, Clause 2 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the steps we have taken to connect to the District Energy Network.

Shall you have any questions, please do not hesitate to contact me.

Many thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent

From: [Planning Enquiries](#)
To: [REDACTED]
Subject: RE: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL
Workspace Strategy
Date: 05 July 2017 15:48:25
Attachments: [Receipt of Acknowledgement.pdf](#)

Dear [REDACTED]

London Legacy Development Corporation has received your planning application and will now validate it within their normal work flow and timescales.

Your application has been assigned the following reference: **17/00294/ 106**

Thanks

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 28 April 2017 16:19
To: Richard McFerran
Subject: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL

Dear Richard,

I hope all is well. Please find attached the following S106 Obligations:

- Under Schedule 8, Clause 3 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the Workspace Strategy for Block B3.
- Under Schedule 9, Clause 2 of the S106 Agreement dated 12th August 2016, made between the LLDC and Bellway, we are required to submit and obtain the LPA's approval of the steps we have taken to connect to the District Energy Network.

Shall you have any questions, please do not hesitate to contact me.

Many thanks.

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent

From: [REDACTED]
To: [REDACTED] <[REDACTED]@bellway.co.uk>; [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Pudding Mill Lane & Cooks Road - Bellway & LLDC
Date: 31 May 2017 22:31:20

Hi [REDACTED]

Hope you're well.

Can you confirm if you are seeking a licence for the strip of LLDC land or is this no longer required?

Kind Regards

[REDACTED]
Senior Asset & QEOP Estate Manager

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ



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Email: [REDACTED]@londonlegacy.co.uk
Website: www.londonlegacy.co.uk



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From: [REDACTED]
Sent: 21 April 2017 14:23
To: [REDACTED]@bellway.co.uk; [REDACTED]@bellway.co.uk
Subject: Pudding Mill Lane & Cooks Road - Bellway & LLDC

Hi [REDACTED]

I understand Bellway are seeking permission to occupy a strip of LLDC land adjacent the Bellway site beyond the fence line.

Can you forward me proposals including area, length of term, use, who the applicant is etc for consideration.

Kind Regards

██████████
Senior Asset & QEOP Estate Manager

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ



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Email: ██████████ [londonlegacy.co.uk](mailto:██████████@londonlegacy.co.uk)
Website: www.londonlegacy.co.uk



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From: [Richard McFerran](#)
To: [REDACTED]
Subject: Read: Land at Cooks Road, Stratford - S106 Agreement Dated 12/08/2016 - Planning Ref: 15/00392/FUL
Date: 28 April 2017 16:26:31
Attachments: [Read Land at Cooks Road Stratford - S106 Agreement Dated 12082016 - Pla... \(6.25 KB\).msg](#)

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From: [Planning Policy](#)
To: [REDACTED]
Cc: [Planning Policy](#)
Subject: Cooks Road CIL receipt
Date: 25 April 2017 10:57:54
Attachments: [image001.png](#)
[1500392FUL Cook Road Receipt 2nd payment.pdf](#)

Dear [REDACTED]

Please see attached receipt in relation to the LLDC CIL paid for the Cooks Road development (15/00392/FUL).

Regards

[REDACTED]

[REDACTED]
Senior Planning Policy Officer
London Legacy Development Corporation

Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk

Web: www.QueenElizabethOlympicPark.co.uk



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From: [REDACTED]
To: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk); [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)
Subject: Pudding Mill Lane & Cooks Road - Bellway & LLDC
Date: 21 April 2017 14:22:54

Hi [REDACTED]

I understand Bellway are seeking permission to occupy a strip of LLDC land adjacent the Bellway site beyond the fence line.

Can you forward me proposals including area, length of term, use, who the applicant is etc for consideration.

Kind Regards

[REDACTED]
Senior Asset & QEOP Estate Manager

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Email: [REDACTED] [londonlegacy.co.uk](mailto:[REDACTED]@londonlegacy.co.uk)
Website: www.londonlegacy.co.uk



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From: [REDACTED]
To: [REDACTED]; [REDACTED]
Cc: [REDACTED]
Subject: RE: Legacy Wharf, Pudding Mill
Date: 18 April 2017 09:42:23

[REDACTED]

I have been liaising with [REDACTED] in relation to this matter and a cheque for £30k (£25k + £5k (VAT)) has been raised and been dispatched.

[REDACTED] – FYI.

Regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED@savills.com]]
Sent: 18 April 2017 09:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Legacy Wharf, Pudding Mill

[REDACTED]

Further to [REDACTED] email below, please could you confirm payment methods for the officer time?

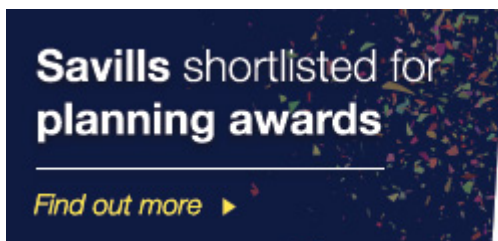
Thanks

[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
**Associate
Planning**

Savills, 33 Margaret Street , London W1G 0JD
Tel :+44 (0) [REDACTED]
Mobile :+44 (0) [REDACTED]
Email [REDACTED]@savills.com
Website :www.savills.co.uk

 Before printing, think about the environment



From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 12 April 2017 09:17
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]; [REDACTED]
Subject: RE: Legacy Wharf, Pudding Mill

Hi [REDACTED]

Thanks. Please see attached the final signed PPA.

Please note that the payment of £25,000 for Officer-time is expected in full the week commencing 8th May 2017 to LLDC. I copy in [REDACTED] in the team who will let you know how to make the payment.

[REDACTED]-the pre-app reference is PREAPP/16/00051.

Kind regards,

[REDACTED]

[REDACTED]

Planning Development Manager

London Legacy Development Corporation

DDI: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk

From: [REDACTED] [mailto:[REDACTED@savills.com]]

Sent: 12 April 2017 09:14

To: [REDACTED]

Cc: [REDACTED] [REDACTED] Planning Enquiries

Subject: Re: Legacy Wharf, Pudding Mill

Hi [REDACTED]

I will arrange to have this done today.

Kind regards

[REDACTED]

Senior Planner

From: [REDACTED]

Sent: Wednesday, 12 April 2017 09:12

To: [REDACTED]

Cc: [REDACTED] [REDACTED] Planning Enquiries

Subject: RE: Legacy Wharf, Pudding Mill

Hi [REDACTED]

Thanks for the screening request letter. Have you also send a hard copy and uploaded to the planning portal?

Kind regards,

[REDACTED]

[REDACTED]
Planning Development Manager
London Legacy Development Corporation
DDI: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@londonlegacy.co.uk

From: [REDACTED] [mailto:[REDACTED@savills.com]]
Sent: 11 April 2017 17:49
To: [REDACTED]
Cc: [REDACTED] [REDACTED] Planning Enquiries
Subject: RE: Legacy Wharf, Pudding Mill

[REDACTED]

Further to our meeting last week, please find attached an updated screening request letter for the proposed development at Land at Cooks Road and Legacy Wharf.

I would be grateful if you could confirm receipt of this email and its enclosures.

Kind regards

[REDACTED]

[REDACTED] BA (Hons) MPlan MRTPI
Senior Planner
Planning

Savills, 33 Margaret Street, London W1G 0JD
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Mob :+44 (0) [REDACTED]
Email [REDACTED]@savills.com
Website :www.savills.co.uk

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From: [Richard McFerran](#)
To: [REDACTED]
Cc: [REDACTED]; [REDACTED]
Subject: RE: Cooks Road S73
Date: 07 March 2017 15:58:56
Attachments: [image004.png](#)

Hi [REDACTED]

Yes these are now agreed and I've asked Pinsent's to include them in the draft.

Thanks

Richard

From: [REDACTED] [mailto:[REDACTED@savills.com]]
Sent: 07 March 2017 15:58
To: Richard McFerran
Cc: [REDACTED]; [REDACTED]
Subject: RE: Cooks Road S73

Richard

Are the drawings now agreed?

Thanks

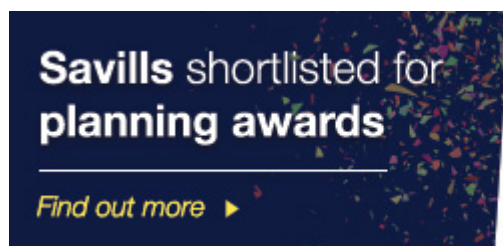
[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
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 Tel :+44 (0) [REDACTED]
Mobile :+44 (0) [REDACTED]
Email [REDACTED] [savills.com](mailto:[REDACTED@savills.com])
Website :www.savills.co.uk

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From: [REDACTED]
Sent: 02 March 2017 18:16
To: 'Richard McFerran'
Cc: [REDACTED]; [REDACTED]
Subject: RE: Cooks Road S73

Richard,

Please see below in green our clarification against your comments.

- In comparison to the approved plan within the S106 drawing ref: 1648-1401 appears to have an addition affordable unit (shaded pink) on the 5th floor. Can you clarify?
The affordable unit on the fifth floor (shaded pink) is part of same unit as the 4th floor (unit is now a maisonette) – this is the added upper floor level for plot 164.
- In comparison to the approved plan within the S106 drawing ref: 1648_1402 appears to have an additional wheelchair accessible unit (shaded pink) on the 2nd floor. Can you clarify?
Residential unit numbers have increased from 194 to 196. We had assumed therefore 20 wheelchair units are required to meet the 10%. If this additional wheelchair adaptable unit is not required, we can remove it.

Regards

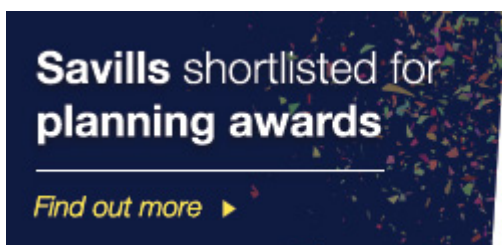
[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
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Mobile :+44 (0) [REDACTED]
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Website :www.savills.co.uk

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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 24 February 2017 16:40
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road S73

Hi [REDACTED]

Just a couple of comments:

- In comparison to the approved plan within the S106 drawing ref: 1648-1401 appears to have an addition affordable unit (shaded pink) on the 5th floor. Can you clarify?
- In comparison to the approved plan within the S106 drawing ref: 1648_1402 appears to hav an additional wheelchair accessible unit (shaded pink) on the 2nd floor. Can you clarify?

Thanks

Richard

From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]
Sent: 20 February 2017 14:25
To: Richard McFerran
Cc: [REDACTED]
Subject: RE: Cooks Road S73

Richard

Thank you for your email.

Please find attached updated Appendix 3a, 3b and 6. We also attach a plan which shows the additional two units (and the amended unit). Please could you advise of any comments?

We look forward to hearing from you with regards to Pinsent's timeframes for the first Draft. I have passed their details over to Claire Fallows at CRS.

Regards

[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
Associate
Planning

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Mobile :+44 (0) [REDACTED]
Email [REDACTED]@savills.com
Website :www.savills.co.uk

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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 20 February 2017 09:51
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road S73

Hi [REDACTED]

Sorry for the delay in getting back to you. I wasn't in the office towards the end of last week due to illness.

I've responded below in blue.

Thanks

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]
Sent: 15 February 2017 18:09
To: Richard McFerran
Cc: [REDACTED]
Subject: Cooks Road S73

Richard

Thank you for your call earlier regarding the progress on Cooks S73 and the last actions to take forward to determination.

When you are back in the office please could you send me the following:

- [REDACTED], Pinsents contact details;

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- GLA confirmation that Stage 1- no comments and no requirement for Stage 2.

[See attached.](#)

You mentioned that the Draft DOV will be issued soon, please could you advise on timeframes? As you are aware Bellway need to secure determination as soon as possible and in terms of timeframes moving forward we would like to ensure the legal's are sorted as close to the end of the month as possible.

I've dropped [REDACTED] an email this morning just summarising our discussion last week and have asked that she provide me with a timeframe for completing the first draft. I'll relay this to you once I've received it. Having reviewed the original s106 again there doesn't appear to be too much that needs updating so I don't envisage this taking too long.

I have asked the architect to prepare the updated drawings for the appendices (Appendix 6- Anchor Employment Tenant Parking Space; new layout. a new floor plan highlighting the location of the two additional units. We are checking Appendix 3a (affordable housing location and tenure) and 3b (wheelchair housing plan) to see if these need updating too.

I think for completeness both 3a and 3b should be updated given the two additional units.

In the meantime, please do let me know if I can be of assistance with your delegated report.

Thanks – I'll be in touch should I require any assistance. I note your comments regarding compliance conditions in the separate email.

Regards

[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
Associate
Planning

Savills, 33 Margaret Street, London W1G 0JD



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From: [Alex Savine](#)
To: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)
Cc: [Planning Policy](#)
Subject: Cooks Road S106 Payment
Date: 01 March 2017 08:49:08

Dear [REDACTED]

We have just received a check from you for £25,000 in respect of the above planning permission and S106 Agreement. Thank you for providing this. Unfortunately the compliments slip sent with this does not identify the specific planning obligation to which this applies. My assumption is that this is the "Play Space Contribution" in relation to Schedule 11 Public Open Space and Playspace, but would be grateful if you could confirm this. It is also the case that the sums within the S106 agreement are to be indexed to the RPI at the end of the nearest quarter as specified in the S106, which in this case is December. The result of this is that the sum due is £25,225.30 rather than the £25,000 specified on the cheque. Therefore, I will write to you to this effect and also send back the cheque so that you can then issue one for the indexed amount.

Please contact me should you wish to discuss this further.

Kind regards

Alex Savine
Head of Planning Policy

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

DDI: 020 3288 [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



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From: [REDACTED]
To: [REDACTED] [Richard McFerran](#)
Cc: [REDACTED]
Subject: RE: 17/00021/106
Date: 03 February 2017 15:20:30
Attachments: [image006.png](#)
[REVISED Decision Letter.pdf](#)

Hi [REDACTED]

Thank you for your email. Please find attached a revised decision letter. Please delete/discard the previous versions sent to you.

Kind regards,

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 03 February 2017 11:11
To: Richard McFerran; [REDACTED]
Cc: [REDACTED]
Subject: RE: 17/00021/106

Thanks Richard

[REDACTED]
Land Buyer

[REDACTED]

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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Bellway



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From: Richard McFerran [mailto:RichardMcFerran@londonlegacy.co.uk]
Sent: 03 February 2017 11:06
To: [REDACTED] <[REDACTED]@bellway.co.uk>; [REDACTED]
<[REDACTED]@londonlegacy.co.uk>

Cc: [REDACTED] <[REDACTED]@bellway.co.uk>

Subject: RE: 17/00021/106

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Hi [REDACTED]

Thanks for your email. Let me look into this and come back to you.

Regards

Richard

Richard McFerran

Senior Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
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Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]

Sent: 03 February 2017 11:04

To: [REDACTED]

Cc: Richard McFerran; [REDACTED]

Subject: RE: 17/00021/106

Hi [REDACTED]

Apologies I have just noticed that the decision letter attached refers to schedule 2 when it should refer to schedule 1. Please can this be amended and returned.

Many thanks

[REDACTED]

██████████
Land Buyer

██████████

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

www.bellway.co.uk



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

From: ██████████ [mailto:██████████@londonlegacy.co.uk]
Sent: 01 February 2017 15:40
To: ██████████ <██████████@bellway.co.uk>
Cc: Richard McFerran <RichardMcFerran@londonlegacy.co.uk>
Subject: 17/00021/106

This message originated outside of Bellway. Please exercise caution with attachments or hyperlinks.

Hi ██████████

Please find attached the decision letter in relation to 17/00021/106.

Kind regards,

██████████

████████████████████

Planning Technical Executive, Planning Policy and Decisions Team

Queen Elizabeth Olympic Park

London Legacy Development Corporation

Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Kind regards,

██████████

████████████████████

Planning Technical Executive, Planning Policy and Decisions Team

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London Legacy Development Corporation

Level 10

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Direct: 020 3288 ██████████

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From: [Richard McFerran](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road
Date: 01 February 2017 17:01:09
Attachments: [image003.png](#)

Hi [REDACTED]

Sorry for the delay in responding – I've just returned from leave.

Yes I've spoken to BNPP and they've verbally advised that they don't see any risk with capturing the additional value within the review mechanism. I have followed up on this with a couple of queries as to the wording of the viability section and whether they need to change as part of the DOV. I'm awaiting comments back from BNPP on these queries.

I can also confirm that Pinsents have been instructed regarding the DOV.

Thanks

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [mailto:[REDACTED@savills.com]]
Sent: 30 January 2017 17:53
To: Richard McFerran
Cc: [REDACTED]
Subject: RE: Cooks Road

Afternoon Richard,

Thank you for your email below, have you been able to confirm the approach with BNP with regards to the two additional units?

Please could you confirm that Pinsents has been instructed and that the DOV is being drafted?

Regards

██████████

██████████ BA (Hons) MSc MRTPI

**Associate
Planning**

Savills, 33 Margaret Street, London W1G 0JD



Tel :+44 (0) ██████████
 Mobile :+44 (0) ██████████
 Email ██████████ [savills.com](mailto:██████████@savills.com)
 Website : www.savills.co.uk



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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]

Sent: 23 January 2017, 14:22

To: ██████████

Cc: ██████████

Subject: RE: Cooks Road

Hi ██████████

Thanks for confirming. I'll ensure that Pinsent's are instructed today/tomorrow.

We've looked at this in detail and as it stands we are satisfied that the application can be determined under delegated powers. Obviously if there is a member call-in then this is subject to change.

In terms of the additional two units – we are satisfied in principle that this can be dealt with as part of the review. However I would like to run this past our viability consultants just so I am sure that there is no risk with this approach. I'll come back to you if there are any issues that arise out of this.

Kind regards

Richard

Richard McFerran

Senior Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]
Sent: 23 January 2017 14:14
To: Richard McFerran
Cc: [REDACTED]
Subject: RE: Cooks Road

Richard,

We can confirm receipt of the validation letter – thank you for arranging this to be sent over.

Have you been able to confirm with Anthony that the scheme isn't required to go to planning committee? And, is there any updated regarding the inclusion of two additional units and the review?

Thank you for confirming that you will instruct initial drafting of the DOV. Bellway's legal advisor is [REDACTED] at Charles Russell Speechlys LLP ([REDACTED]@crsblaw.com +44 [REDACTED]).

Kind regards

[REDACTED]

[REDACTED] **BA (Hons) MSc MRTPI**
Associate
Planning

Savills, 33 Margaret Street, London W1G 0JD

 Tel :+44 (0) [REDACTED]
Mobile :+44 (0) [REDACTED]
Email [REDACTED]@savills.com
Website :www.savills.co.uk

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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 16 January 2017 11:15
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road

Hi [REDACTED]

Having looked through the file I'm not sure that a validation letter was ever generated. I'll ask support colleagues to do this ASAP.

I'm also awaiting confirmation from Anthony regarding whether this needs to go to planning committee for determination. I'll follow up with him today.

With regards to the other issues, I agree that capturing the additional to units is probably best dealt with under the viability review. However I wasn't aware that Allison was intending to liaise with BNP Paribas on this matter. I'll get in contact with them to confirm that they are happy with this approach. In terms of the lift, I fully expect the QRP comments to pick up on the treatment of this and the fact that panel members feel it could be improved and made to feel like more of a sculptural feature. I'd therefore encourage you to look at this again and provide some potential options for review.

Finally, I understand that our legal team undertake the initial drafting. I'll ask them to commence work on this ASAP. In the meantime can you provide the contact details for your legal advisor?

Thanks

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]

Sent: 13 January 2017 12:15

To: Richard McFerran

Cc: [REDACTED]

Subject: RE: Cooks Road

Richard,

Thank you for confirming. Please could we have a copy of the validation letter for our records? I will update the draft PPA.

Following on from discussions yesterday at the QRP, would you like RMA to sketch a couple of options for the lift shaft or are officers happy with the lift shaft as proposed with copper cladding?

You mentioned yesterday that you didn't feel that the amendments needed to go to committee, and that you would check this with Anthony. Please could you provide us with an update once you have spoken.

We would also like to pick up on a discussion which was had with Allison regarding the two additional units. We feel that the best approach in dealing with these is for the two additional units to be considered under the viability review, which is detailed in the S106. Allison was doing to confirm this approach with BNP. Do you know if this approach was agreed with BNP before she departed?

To help with keeping timings to a minimum, are you also happy for our client's lawyer to commence drafting the DOV and to engage with LLDC legals?

I look forward to hearing from you.

Regards

[REDACTED]

[REDACTED] **BA (Hons) MSc MRTPI**

**Associate
Planning**

Savills, 33 Margaret Street, London W1G 0JD



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 Email [REDACTED]@savills.com
 Website :www.savills.co.uk



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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 13 January 2017 09:19
To: [REDACTED]
Subject: Cooks Road

Hi [REDACTED]

I can confirm that the application has been made valid and the ref. number is 16/00534/VAR.

I'll review your earlier emails later today and action accordingly.

Thanks

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

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Level 10
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Montfichet Road
London
E20 1EJ

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Email: RichardMcFerran@LondonLegacy.co.uk



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From: [Richard McFerran](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Affordable Housing Provider - Cooks Road, Pudding Mill Lane, E15 (App No: 15/00392/FUL)
Date: 18 January 2017 16:48:52
Attachments: [image001.png](#)

Hi [REDACTED]

Thanks for this. Please take this email as confirmation of receipt.

I've double checked and we need to have requests to discharge s106 obligations set up as formal applications. I'll ask support colleagues to do this tomorrow. You'll receive a formal response next week at the latest – however having reviewed the letter and email from Fred then I don't see why we wouldn't support the appointment of Family Mosaic.

Kind regards

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
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 Montfichet Road
 London
 E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 17 January 2017 14:59
To: Richard McFerran
Cc: [REDACTED]
Subject: Affordable Housing Provider - Cooks Road, Pudding Mill Lane, E15 (App No: 15/00392/FUL)

Hi Richard,

Please see attached letter in relation to the approval of the Affordable Housing Provider at Cooks Road.

I have also attached the email correspondence with Fred Nugent at LB of Newham.

Please acknowledge receipt of our letter and we look forward to hearing from you.

Kind Regards,

■

■

Land Buyer

■

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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From: [Richard McFerran](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road
Date: 06 January 2017 09:52:54
Attachments: [image003.png](#)

Hi [REDACTED]

I was just wondering whether or not you've been able to make progress on the draft PPA? I haven't received anything as yet.

Thanks

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [mailto:[REDACTED@savills.com]]
Sent: 09 December 2016 14:11
To: Richard McFerran
Cc: [REDACTED]
Subject: RE: Cooks Road

Richard,

Please find attached the Application Form and the Covering Letter.

The Application Form refers to the covering letter under Section 5. Description of Your Proposals, therefore we have only updated Section 2 of the covering letter.

The updated information from the architect will follow.

We will populate the draft PPA.

Regards
Laura

[REDACTED] BA (Hons) MSc MRTPI
**Associate
Planning**

Savills, 33 Margaret Street , London W1G 0JD



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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 09 December 2016 11:14
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road

Hi [REDACTED]

As discussed – at our meeting on 23rd November I thought it was agreed that before validation you would provide an amended application form to take account of the change to the description of development. Also there were a number of issues identified regarding the plans including a lack of consistency regarding cycle stores and missing annotations. I had understood that these would be updated prior to validation. There are also a number of issues arising from my email dated 25th November which I understand you are preparing a response to.

I've attached a draft template PPA as requested. Please also note that the QRP session is pencilled in for 15.30-16.30 on 12/01/17.

Kind regards

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road

London
E20 1EJ

Direct: 020 3288 [REDACTED]
Mobile: [REDACTED]
Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]
Sent: 07 December 2016 17:18
To: Richard McFerran
Cc: [REDACTED] [REDACTED] [REDACTED]
Subject: RE: Cooks Road

Richard,

Please could we have an update on the validation of the S73? We were of the understanding that this would occur upon confirmation that Levitt Bernstein were retained to undertake the review of the amendments as per Schedule 10.

In addition, please could you provide me with the PPA template and I can complete in draft for agreement.

Kind regards

[REDACTED]

[REDACTED] BA (Hons) MSc MRTPI
Associate
Planning

Savills, 33 Margaret Street, London W1G 0JD



Tel :+44 (0) [REDACTED]
Mobile :+44 (0) [REDACTED]
Email [REDACTED] [savills.com](mailto:[REDACTED@savills.com])
Website : www.savills.co.uk



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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]
Sent: 25 November 2016 15:40
To: [REDACTED]

Cc: [REDACTED] [REDACTED] [REDACTED] rmaarchitects.co.uk;
[REDACTED] levittbernstein.co.uk

Subject: RE: Cooks Road

Hi [REDACTED]

I've made a few comments below regarding the particular actions that were assigned to me following our meeting on Wednesday. Apologies – I don't appear to have the contact details of everyone who was in attendance at the meeting. Please could you ensure these are circulated to anyone you think is relevant.

1) Principle of S73

As discussed I am comfortable that the proposed changes fall within the scope of what can be considered under a S73 application. It is noted that the description of development will need to change as a result of the proposed amendments – however proportionately in the context of the existing consent I am satisfied that these can be considered as minor material amendments. Please ensure the application form is updated to take account of the revised description.

2) Additional Lift

Is there any way in which the depth of the extension can be reduced somewhat? It appears to project 5m from the consented elevation and is within close proximity to windows servicing the ground floor rooms on either side of the lift shaft. I don't anticipate that there will be a significant reduction in day lighting but I agree with LB that some analysis of the impact on day lighting to these units should be provided to provide some comfort to members. A sample of the proposed cladding material would also be useful to understand the visual impact.

3) Duplex Units – Block B2 & B4

I acknowledge that the layout of the units is somewhat improved as a result of these changes – particularly the proportions of the LKD's and the direct access to the private external amenity spaces within the courtyard. However I am uncomfortable with the implications of this change within the context of Local Plan Policy BN.5 (Requiring inclusive design) and the requirements of M4(2) of Part M of the Building Regs. I've been advised that we apply this policy rigidly. I'm more than happy to take a flexible approach to planning policies where a sound argument can be made to justify the non-compliance. However I'm not convinced that there is adequate justification in this instance particularly noting that the retention of the kitchen spaces at ground floor helps increase activity on the street and doesn't require altering the detailed design of the ground floor windows.

4) Artificial Grass

Officers have a strong preference for the use of natural grass not least as this might set an example for other schemes within the area. We consider that maintenance issues can be easily designed out with hard landscaping perhaps used in areas that would be subject to overshadowing. As discussed the use of a hybrid solution might be acceptable. I'd be

interested in reviewing some examples where you consider artificial or indeed hybrid grassing to be successfully used for communal amenity space.

5) Private amenity space

There is no objection to the reduction of the private amenity spaces within the courtyard area provided that you can demonstrate that they still meet or exceed Standards 26 and 27 of the Mayor's Housing SPG (2016).

6) Design Team Methodology

I'm satisfied that the measures taken to incorporate LB within the review of the proposed design changes accords with the principles established under Schedule 10 of the S106 attached to the parent consent.

Kind regards

Richard

Richard McFerran

Senior Planning Development Manager (Planning Policy & Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

Email: RichardMcFerran@LondonLegacy.co.uk



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From: [REDACTED] [[mailto:\[REDACTED@savills.com\]](mailto:[REDACTED@savills.com])]

Sent: 24 November 2016 10:05

To: Richard McFerran

Cc: [REDACTED] [REDACTED]

Subject: RE: Cooks Road

Thanks Richard. Good to see you yesterday. My details below for info. Thanks

██████████
**Director
Planning**

Savills, 33 Margaret Street , London W1G 0JD

 Tel :+44 (0) ██████████
Mobile :+44 (0) ██████████
Email : ██████████ [savills.com](mailto:██████████@savills.com)
Website : www.savills.co.uk

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From: Richard McFerran [<mailto:RichardMcFerran@londonlegacy.co.uk>]

Sent: 24 November 2016 09:47

To: ██████████

Subject: Cooks Road

Hi ██████████

Just dropping you an email so you have my new contact details. Many thanks for yesterday's update – I look forward to working with you and your team on the remainder of this project.

Kind regards

Richard

Richard McFerran
Senior Planning Development Manager (Planning Policy & Decisions Team)
Queen Elizabeth Olympic Park

London Legacy Development Corporation
Level 10
1 Stratford Place
Montfichet Road
London
E20 1EJ

Direct: 020 3288 ██████████
Mobile: ██████████
Email: RichardMcFerran@LondonLegacy.co.uk

From: [REDACTED]
To: [REDACTED]
Subject: Re: Cooks Road CIL
Date: 21 December 2016 09:51:16

Thanks [REDACTED] I will confirm method of payment shortly.

Have a great Christmas and see you in the New Year!

[REDACTED]
Divisional Planning Manager

Bellway Homes Limited (Thames Gateway)

Osprey House
Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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On 21 Dec 2016, at 09:44, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Yes or bank transfer may be easier but please quote the planning application reference on your transfer.
1500392FUL.

Bank details are attached.

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 21 December 2016 09:43
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Cooks Road CIL

Hi [REDACTED]

Ok that's fine, can I make payment via cheque made payable to the LLDC?

Thanks.

[REDACTED]
Divisional Planning Manager

<image001.gif>

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Osprey House
Crayfields Business Park

New Mill Road
Orpington
Kent
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[<image002.gif>](#)

On 21 Dec 2016, at 09:41, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

There will be no indexation as the index has been going down. However, our section 106's don't allow for payment to be reduced even if the index goes down. I look forward to receiving payment on commencement.

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 21 December 2016 09:33
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Cooks Road CIL

Morning [REDACTED]

I believe we asked how much was due including indexation, but I'm not sure if we got a reply? Are you able to confirm?

Commencement under the S106 definition will be in January 2017.

Many thanks.

[REDACTED]
Divisional Planning Manager
<image001.gif>

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Crayfields Business Park
New Mill Road
Orpington
Kent
BR5 3QJ

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[<image002.gif>](#)

On 21 Dec 2016, at 09:23, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Hi [REDACTED]

I am looking at the Cook's Road s106. It appears that a play space contribution of £25,000 was meant to be paid to the LPA prior to commencement.

Did you make that payment?

Thanks,

█

From: █ [mailto:█@bellway.co.uk]
Sent: 31 October 2016 13:57
To: █ █
Subject: RE: Cooks Road CIL

Hi █

I hope all is well.

Are you able to confirm the below email?

In addition, do you also deal with S106?

█ | **Divisional Planning Manager | Bellway Homes | Thames Gateway**

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ

DDI: █ Mobile: █
email: █@bellway.co.uk

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From: █
Sent: 24 October 2016 14:22
To: █ <█@londonlegacy.co.uk>
Cc: █ <█@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi █

Would it be possible to provide confirmation that both the Mayoral and LLDC CIL which were due on the 14th October have both been paid?

Many thanks,

█

From: █ [mailto:█@londonlegacy.co.uk]
Sent: 05 October 2016 09:12
To: █ <█@bellway.co.uk>
Cc: █ <█@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi █

Please see attached. We are not a company so we don't have a company secretary. The Deputy Financial Controller has therefore signed it.

█

From: █ [mailto:█@bellway.co.uk]
Sent: 05 October 2016 08:13
To: █
Cc: █
Subject: Re: Cooks Road CIL

Hi █

Have you been able to fill out the form by hand and have it signed?

It's just we need to make the first payment next week so keen to have it in the system this week.

Many thanks in advance.

Kind Regards,

[REDACTED]
[REDACTED]

On 4 Oct 2016, at 11:44, [REDACTED] <[REDACTED]@londonlegacy.co.uk> wrote:

Do you have a word version of the form?

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 03 October 2016 10:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Thanks for sending the bank details. Do need the attached form to be filled out I'm afraid. Shouldn't take more than a couple of minutes and is a must in order to get the monies from our Head Office.

Thanks,
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@londonlegacy.co.uk]
Sent: 30 September 2016 11:28
To: [REDACTED] <[REDACTED]@bellway.co.uk>
Subject: RE: Cooks Road CIL

Hi [REDACTED]

Are you sure that just having our bank details won't be sufficient? I don't think I've had to fill in a new supplier form for other organisations that have paid CIL. Normally the demand notice and the bank details on headed paper are sufficient. I have attached our bank details.

[REDACTED]

[REDACTED]

Senior Planning Manager - s106 and CIL

London Legacy Development Corporation
Level 10
1 Stratford Place, Montfichet Road
London
E20 1EJ

Direct: 020 3288 [REDACTED]

Email: [REDACTED]@londonlegacy.co.uk

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<http://queenelizabetholympicpark.co.uk/planning-authority/our-planning-role>

<image001.png><image002.jpg>

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From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]

Sent: 29 September 2016 17:06

To: [REDACTED]

Cc: [REDACTED]

Subject: Cooks Road CIL

Hi [REDACTED]

Prior to the first payments of CIL for the above site due on the 14th October, please could you complete the attached form and return it us along with confirmation of your bank details on company headed paper. Apologies for this inconvenience but we require these in order for our head office to issue payment.

I trust this is ok but please feel free to give me a call on either of my numbers below if you have any queries.

Thanks,

[REDACTED]

[REDACTED] | **Land Buyer | Bellway Homes | Thames Gateway**

Osprey House | Crayfields Business Park, New Mill Road |

Orpington, Kent BR5 3QJ

DDI: [REDACTED] Mobile: [REDACTED]

email: [REDACTED] bellway.co.uk |

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If you are not the intended recipient, please notify us at

From: [REDACTED]
To: [Allison Demarco](#)
Subject: RE: S106 - Affordable Housing Provider
Date: 28 October 2016 17:55:57
Attachments: [image001.png](#)

Hi Allison,

Thanks for letting me know. Will come back next week on the other matters too.

Where does the time go!

Have a good weekend.

Many thanks,

[REDACTED]

Sent from my Windows Phone

From: [Allison Demarco](#)
Sent: 28/10/2016 14:42
To: [REDACTED]
Subject: RE: S106 - Affordable Housing Provider

Hi [REDACTED] [REDACTED] has been on leave this week and LBN have advised we need to await his return for further comment on Family Mosaic. So one for next week. Have a good weekend. Allison

From: [REDACTED] [mailto:[REDACTED]@bellway.co.uk]
Sent: 26 October 2016 16:03
To: Allison Demarco
Subject: RE: S106 - Affordable Housing Provider

Hi Allison,

Many thanks for your email yesterday and today. I have been trying to chasing Newham, but no joy.

OK, I will submit formally and look forward to hearing back from Newham.

Have a lovely evening.

[REDACTED] | **Divisional Planning Manager | Bellway Homes | Thames Gateway**

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ
DDI: [REDACTED] Mobile: [REDACTED]
email: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)
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From: Allison Demarco [mailto:AllisonDemarco@londonlegacy.co.uk]
Sent: 26 October 2016 15:17

To: [REDACTED] <[REDACTED]@bellway.co.uk>

Subject: RE: S106 - Affordable Housing Provider

Hi [REDACTED]

Family Mosaic don't actually appear to be on LB Newham's current list of preferred providers (shown below) though am unclear why. The decision is ultimately up to LLDC, but in order to prevent any issues or objection from LB Newham I have queried why Family Mosaic are not included and whether LB Newham would support them as the provider at Cooks Road.

I will provide an update when I hear back.

Regards,
Allison

1. London Borough of Newham
2. East Thames Housing Group;
3. London and Quadrant Group;
4. Circle Anglia;
5. Guinness Housing Group;
6. Notting Hill Housing Group;
7. One Housing Group;
8. Network Housing Group;
9. Local Space;
10. Swan Housing Group.

Allison De Marco

Head of Development Management (Planning Policy and Decisions Team)

Queen Elizabeth Olympic Park

London Legacy Development Corporation

Level 10

1 Stratford Place, Montfichet Road

London

E20 1EJ

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From: Allison Demarco
Sent: 25 October 2016 11:45
To: [REDACTED]
Subject: RE: S106 - Affordable Housing Provider

Hi [REDACTED]

Had a good weekend thanks. Hope yours was also enjoyable.

Thanks for confirming your HA partner at Cooks Road.

There is an obligation in the s106 re: formal submission of details of the scheme's HA partner for formal agreement (Schedule 1, paragraph 2.1).

At Cooks Road we would refer to LB Newham's list of preferred AH providers.

I believe that Family Mosaic are one of LB Newham's preferred providers but will seek confirmation now.

In the interim can Bellway please make a formal submission pursuant to Paragraph 2.1 (Prior to the Commencement of Development the Developer shall submit to the LPA and obtain its Approval to a list of companies or organisations involved in the provision of Affordable Housing who if Approved shall be capable of being Affordable Housing Providers for the Development) so we can record compliance against the obligation.

I hope the above is helpful and clear but please do let me know if you have any questions.

Regards,
Allison

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 24 October 2016 12:42
To: Allison Demarco
Subject: S106 - Affordable Housing Provider

Hi Allison,

I hope you are well and enjoyed the weekend.

Our HA partner on Cooks Road is going to be Family Mosaic, do you have an approved list and if

so, are they on it?

Many thanks in advance.

[REDACTED] | Divisional Planning Manager | Bellway Homes | Thames Gateway

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ

DDI: [REDACTED] Mobile: [REDACTED]

email: [REDACTED] [bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)

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From: [REDACTED]
To: [Allison Demarco](mailto:Allison.Demarco)
Cc: [Anthony Hollingsworth](mailto:Anthony.Hollingsworth)
Subject: RE: Cooks Road (Delayed Commencement Viability Review): Follow-up to phone call of 8th July 2016
Date: 16 August 2016 13:40:27

Hi Allison,

Following on from my email below, we are happy to extend the PPA to cover the additional time required.

Shall you require anything else from me, please just let me know.

[REDACTED] | Divisional Planning Manager | Bellway Homes | Thames Gateway

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ

DDI: [REDACTED] Mobile: [REDACTED]

email: [REDACTED] bellway.co.uk

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From: [REDACTED]
Sent: 02 August 2016 11:48
To: 'Allison Demarco' <AllisonDemarco@londonlegacy.co.uk>
Cc: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Subject: RE: Cooks Road (Delayed Commencement Viability Review): Follow-up to phone call of 8th July 2016
Importance: High

Morning Allison,

In follow up to your email below and our conversation this morning, Bellway are of course happy to extend the PPA.

Our solicitor has contacted [REDACTED] already regarding the issues with Terry and hopefully we can agree a way forward. We are of course still trying everything to get Terry to sign the agreement today.

I look forward to hearing from you.

Many thanks in advance.

[REDACTED] | Divisional Planning Manager | Bellway Homes | Thames Gateway

Osprey House | Crayfields Business Park, New Mill Road | Orpington, Kent BR5 3QJ

DDI: [REDACTED] Mobile: [REDACTED]

email: [REDACTED] bellway.co.uk

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From: Allison Demarco [<mailto:AllisonDemarco@londonlegacy.co.uk>]
Sent: 21 July 2016 13:51

To: [REDACTED] <[REDACTED]@bellway.co.uk>
Cc: Anthony Hollingsworth <AnthonyHollingsworth@londonlegacy.co.uk>; [REDACTED] <[REDACTED]@pinsentmasons.com>
Subject: RE: Cooks Road (Delayed Commencement Viability Review): Follow-up to phone call of 8th July 2016

Thank you for the update [REDACTED]

As previously requested can you please confirm that Bellway will agree and extension of time to cover the extended determination period until the s106 is signed.

A confirmation via email would be sufficient for our records but it does need to be agreed in writing.

I suggest that the extension be dated up the end of next week (29th July 2016) to ensure we allow for any delays in obtaining signatories.

Many thanks,
Allison

From: [REDACTED] [[mailto:\[REDACTED\]@bellway.co.uk](mailto:[REDACTED]@bellway.co.uk)]
Sent: 20 July 2016 20:09
To: Allison Demarco
Cc: Anthony Hollingsworth; [REDACTED]
Subject: RE: Cooks Road (Delayed Commencement Viability Review): Follow-up to phone call of 8th July 2016

Evening Allison,

Many thanks for your email below and taking the time to discuss the other Friday.

I'm sorry for the delay in my response and I hope you don't think I was being rude, but I have been busy with Group over the last week or so arranging the signing of the S106 Agreement.

However, good news... it's been signed and on its way down tonight. I will have the other parties sign it tomorrow and delivered to [REDACTED] by hopefully the COP.

Can you please give me an idea of when it might be signed and sealed by the LLDC? Of course subject to it arriving with tomorrow.

Many thanks in advance.

[REDACTED]

From: Allison Demarco [AllisonDemarco@londonlegacy.co.uk]
Sent: 11 July 2016 13:38
To: [REDACTED]
Cc: Anthony Hollingsworth; [REDACTED]
Subject: Cooks Road (Delayed Commencement Viability Review): Follow-up to phone call of 8th July 2016

Dear [REDACTED]

I hope you had a good weekend.

We spoke last Friday about Bellway's concerns in respect of the delayed commencement viability review set out at Schedule 2 of the section 106 agreement made between (1) the London Legacy Development Corporation; (2) Bellway Homes Limited; and (3) Roof Property LLP and Terence Michael Allen.

In our conversation you explained that Bellway was undertaking a final review of the section 106 agreement and had raised concerns in respect of the delayed commencement review. Specifically you queried the PPDT position in respect of the potential impact of 'Brexit' on sales values and deliverability of schemes in the context of current planning obligations.

I made two main points in response to your questions, noting that the Director of PPDT had already given consideration to these matters and that PPDT Officers were being consistent in their advice to applicants in responding to queries on potential viability impacts.

In our conversation I explained the following:

- Firstly, that the basis of the agreed Affordable Housing position and obligations set out within the Section 106 Agreement was based on historic and current evidence in respect of values and costs. I discussed that we were both aware that viability assessments, and the LPA's review of these assessments, is contingent on the analysis of evidence rather than speculation about potential future trends (either upwards or downwards); and
- Secondly, I explained that as with any viability review the obligations secure additional Affordable Housing uplift (by payment or on-site) in the case where there is financial justification that would support such uplift. As you know the requirements at Schedule 2 (Viability Review in the Event of Delayed Commencement) of the Section 106 provide one of two options in the case of delayed commencement.
 - 1. Submission of a draft Deferred Affordable Housing Scheme or Deferred Affordable Housing Payment (with justification as to why additional AH units cannot be provided on-site); or
 - 2. *'A detailed report setting out and evidencing the Developer's reasons and financial justification as to why any Viability Review submitted would not support any Deferred Affordable Housing'*.

You helpfully offered to come in to speak with Anthony and me to explain Bellway's concerns. As suggested, PPDT Officers are open to discussions based on evidence and in the context of the obligations agreed in the Section 106.

I hope the above clarifies the PPDT's position but please let me or Anthony know if you have any questions.

Regards,
Allison

Allison De Marco
Head of Development Management (Planning Policy and Decisions Team)
Queen Elizabeth Olympic Park
London Legacy Development Corporation
 Level 10
 1 Stratford Place, Montfichet Road

London
E20 1EJ

Direct: 020 3288 [REDACTED]

Mobile: [REDACTED]

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