

TfL/LBS S106 HoT's

- a) Notwithstanding the Planning Permission for the Development, the Developer shall submit Details for approval by both TfL and LBS prior to commencing any works, other than surface level site preparation and demolition, for the Southernwood Phase 2 and for the Hotel. Each of these parts of the Development shall be carried out in all respects in accordance with the Details approved by both TfL and LBS having satisfied themselves that the aforementioned Details can adequately and appropriately accommodate the BLE Scheme. No alteration to these approved Details shall take place without the prior written approval of both TfL and LBS.
- b) The Details must:
- (i) Accommodate the BLE Scheme
- (ii) Accommodate ground movement arising from the construction of the BLE Scheme.
- c) The Developer shall not submit Details for approval for the Southernwood Phase 2 and/or the Hotel parts of the Development before the TWAO for the BLE has been submitted to the Secretary of State. The TfL and the LBS decision on the Details will be based on the BLE Scheme.
- d) Development of the Southernwood Phase 2 and/or of the Hotel can only be commenced on the later of approval of all the Details for the relevant part of the Development or the contract for the construction of the BLE serving the Site has been signed.
- e) TfL to provide regular updates to the Developer on the progress of the BLE, in particular the date on which the TWAO is submitted to the Secretary of State and the construction programme for the BLE. TfL also to provide the Developer with the BLE Scheme at the time of TWAO submission.
- f) All sides must act reasonably and in good faith, and use reasonable endeavours to expedite all decisions.
- g) Nothing within this agreement to overrule the rights of the landlord or its tenants under the Planning and Compulsory Purchase Act 2004 or other such legislation.

Definitions needed for:

- BLE
- BLE Scheme (as set out in the TWAO submitted to the Secretary of State)
- Development
- Phase 2 Southernwood
- Hotel
- Details
- TWAO
- Planning Permission
- Developer
- Site

TfL/LBS Grampian condition

No development, other than surface level site preparation and demolition, shall be commenced on the Southernwood Phase 2 and on the Hotel parts of the Development until the contract for the construction of the BLE serving the site has been signed.

Reason:

To ensure the transport impacts of the development are acceptable and to safeguard the delivery of the BLE in accordance with Strategic Policy 2 – Sustainable Transport and Strategic Policy 14 – Implementation and Delivery of The Core Strategy 2011, Policies 6.1, 6.2 and 6.4 of the London Plan (2016), Proposal 85 of the Mayor's Transport Strategy and Policies GG2, GG5, SD1, T1 and T3 of the draft London Plan