

## Ten Consultation Questions

The questions below have been posed to aid responses on the review of the Strategy. However, other comments on the proposed revisions are also welcome.

1 – Do you agree with maintaining the discounted standard charge as existing (i.e. at £10,000 per residential unit in the Lower Lea Valley and £6,000 per residential unit in London Riverside)? Please give your reasons for your response.

*(please see section 5 and annexes of the technical report for further information)*

2 – Do you agree with updating the full standard charge to £22,400 in the LLV (previously £22,600) and £30,400 in LR (previously £28,800). Please give your reasons for your response.

*(please see section 4 of the technical report for further information)*

3 - The methodology of setting the charge on a per dwelling basis has been reviewed and is considered robust and the most appropriate approach. Do you agree with this metric, or do you consider other metrics such as dwelling size or floorspace more appropriate? Please give reasons for your response.

*(please see sections 6.9 - 6.12 of the technical report for further information)*

4 – Should the Corporation continue to assess contributions from commercial development on a site-by-site basis or is a standard charge approach preferred? Please give reasons for your preference.

*(please see section 6.5 of the technical report for further information)*

5 – The Corporation has proposed the inclusion of additional option for paying the deferred standard charge, allowing applicants to submit development appraisals prior to the submission of reserved matters for later phases of development, justifying an appropriate level of Deferred Standard Charge to be payable in respect of that phase. Do you agree that this should be included in the Strategy and do you have any other suggestions that would improve the deferred standard charge arrangement?

*(please see sections 6.16 - 6.25 of the technical report for further information)*

6 – The Corporation has proposed introducing the option to allow the reconsideration of affordable housing provision in later phases of development, where the applicant has proven this is necessary in relation to the viability of the scheme. Do you agree that this should be recognised as an option?

*(please see sections 6.34 - 6.38 of the technical report for further information)*

7 – It is suggested that the Strategy is amended to include an indicative list of works-in-kind that are normally considered as offsets to the charge. Do you agree with items included in the list and do you think there are any omissions? Please give reasons for any additional proposed offsets.

*(please see sections 6.26 - 6.28 of the technical report for further information)*

The general principle is if the proposed works provide a strategic benefit to a population wider than that of the related development, they can be considered as offsets. The following works are likely to be considered as offsets to the Discounted Standard Charge:

- Education services - buildings for LEA (not including land cost)
- Health services - buildings for PCT(not including land cost)
- Strategic public open space, parks, public realm and ecological enhancement
- Public transport infrastructure serving a wider community e.g. bridge links / DLR
- Affordable business space
- Strategic Flood Relief Works
- Strategic Off-site Highway Works
- Emergency Services
- Community Centres
- Sports and Leisure Centres for community use

Works that would **not** normally be considered as offsets:

- Provision of *land* for infrastructure is not normally considered as an offset
- Open space / landscaping that forms part of the development, for use predominantly by residents
- Highways works immediately related to the site
- Abnormals e.g. river wall works
- Facilities for exclusive use of residents of the related development

8 – The Corporation is suggesting a review of the long stop date (currently 10 years) for the deferred standard charge. Do you have any comments / preferences for the options listed below?

- The removal of the long stop date for deferred standard charge
- Increasing the long stop date for deferred standard charge to 15 years
- Seeking deferred standard charge at the long stop date only on phases that have commenced, provided 50% of the units have been built out.

*(please see sections 6.29 - 6.30 of the technical report for further information)*

9 – It is suggested that a clause is introduced in the model agreement for review, part way through build-out, of the provision to repay contributions should the full standard charge be reduced, due to increases in public funding. Do you agree with this proposed provision?

*(please see sections 6.39 - 6.40 of the technical report for further information)*

10 – The review has taken account of the current challenging economic circumstances and has sought to provide amendments to the Strategy that facilitate development. Are there any other suggested amendments to the Strategy that you can envisage that would assist the process in the current climate?