



**PLANNING AUTHORITY  
MONITORING REPORT  
AND INFRASTRUCTURE  
FUNDING STATEMENT  
(2022/2023)**

*MAY 2023*



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# 1. INTRODUCTION

## INTRODUCTION

On 1st October 2012, the London Legacy Development Corporation (the Legacy Corporation) became the local planning authority for its area with the responsibility for both planning decisions and the preparation of a Local Plan. As part of these planning functions, the Legacy Corporation is required to produce an Authority Monitoring Report (AMR).

The AMR provides monitoring information on planning-related activities to inform how the Local Plan is achieving its objectives. The adopted Local Plan 2020 contains a number of quantitative targets and objectives, as well as a monitoring framework to ensure that the planning policies are effectively monitored and delivered. The monitoring framework is set out in Section 14 of the adopted Local Plan. It contains 20 indicators, against which the effectiveness of the Plans policies are measured. Not all indicators are directly and solely related to planning activity. Some, such as social-economic indicators, monitor the socio-economic activities within the area, or where relevant for the four boroughs, on which planning has somewhat limited direct influence but which nevertheless provide a valuable insight into the area. Policy SP.2, Maximising housing and infrastructure provision within a new neighborhood, sets out the annual housing target, and the housing trajectory in **Figure 9** shows the anticipated delivered over the Local Plan period to 2036. The housing trajectory is updated each year to reflect new permissions granted and current completions. The updated trajectory is reported in Section 5 Housing delivery of the AMR. Appendix 2 of the Local Plan provides information on the delivery of key sites as well as estimated capacity within the area, in respect to this the progress of each site allocations is reported within Section 2 of the AMR.

Monitoring and analysis of the performance of the planning policies and progress on planning policy documents is published annually within the AMR. This is the tenth annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. This AMR covers the financial year 2022/23.

The AMR sets out progress against the 20 Local Plan Key Performance Indicators (KPIs), highlighting

progress and successes of the organisation with regard to the key aims of the Local Plan, the transformation of this part of east London and progression towards ‘convergence’ and the progress of planning policy documents.

The monitoring information relates to applications permitted and/or completed within the monitoring year. The KPIs can be broadly split into three main categories:

- Area-wide indicators; performance against which cannot be measured on an application by application basis (instead this will be measured cumulatively through area-wide performance over the medium to long term) (e.g. demographic indicators)
- Specific monitoring indicators for which information can be derived from individual planning applications, and
- Those indicators triggered by specific measures, the scale, or location of an application.

The full monitoring information is provided in Appendix 1. This includes the trend-based information, demonstrating success against the Local Plan aims and targets.

## THE LOCAL PLAN

The London Legacy Development Corporation (Planning Functions) Order 2012, gives the Legacy Corporation the full range of planning functions, that would normally be available to a local planning authority, including plan making powers. This also made it a CIL collecting authority and enabled it to become a CIL charging authority and prepare its own CIL Charging Schedule. In line with the requirements of the Planning and Compulsory Purchase Act 2014 (as amended), the Legacy Corporation adopted its revised Local Plan in July 2020. The Local Plan was prepared in accordance with the Local Development Scheme (LDS) and Statement of Community Involvement (SCI).

The Legacy Corporation as Local Planning Authority is a limited lifespan authority. All town planning powers will be returned to the four Boroughs by the end of 2024. The Local Plan 2020 will continue to serve as the Local Plan for the purpose of all planning decisions within the Legacy Corporation

area beyond this date until superseded by updated Borough Local Plans. The revised policies could also form the basis of the next stage of spatial policy development or local plan review of the respective boroughs and a commitment has been made to work to support the boroughs, with joint working where appropriate, in the period leading up to this transfer on any local plan reviews and other policy guidance development that is relevant to the Legacy Corporation area.

## COMMUNITY INFRASTRUCTURE LEVY (CIL) AND NEIGHBOURHOOD FUND MONITORING

Changes to CIL legislation that came into force on 1st September 2019 now require local planning authorities to prepare an Infrastructure Funding Statement (IFS), which replaces the Regulation 62 report. For the monitoring years 2019/20 and 2020/21, the IFS was published as a stand-alone document. Both documents, as well as previous Regulation 62 reports, are available on the Legacy Corporation’s website. For this monitoring year, the

IFS is included as a section of the AMR (see Section 8), with the intention being to improve the integration and accessibility of plan monitoring and planning obligations data.

The IFS records the collection, allocation and expenditure of the Community Infrastructure Levy (CIL) and Section 106 (S106) receipts during a given monitoring year. CIL and S106 (collectively known as ‘planning obligations’ or ‘developer contributions’) income is used to help fund the provision of infrastructure to support development and maximise the benefits and opportunities from growth in an area.

In accordance with the CIL Regulations 2010 (as amended), the Legacy Corporation ensures that 15% of CIL revenues are spent in consultation with the local community. This funding is allocated through the Neighbourhood Priorities Fund (NPF), for which bidding rounds are held regularly when funds permit. Details of NPF expenditure in the reporting year are available in the IFS.

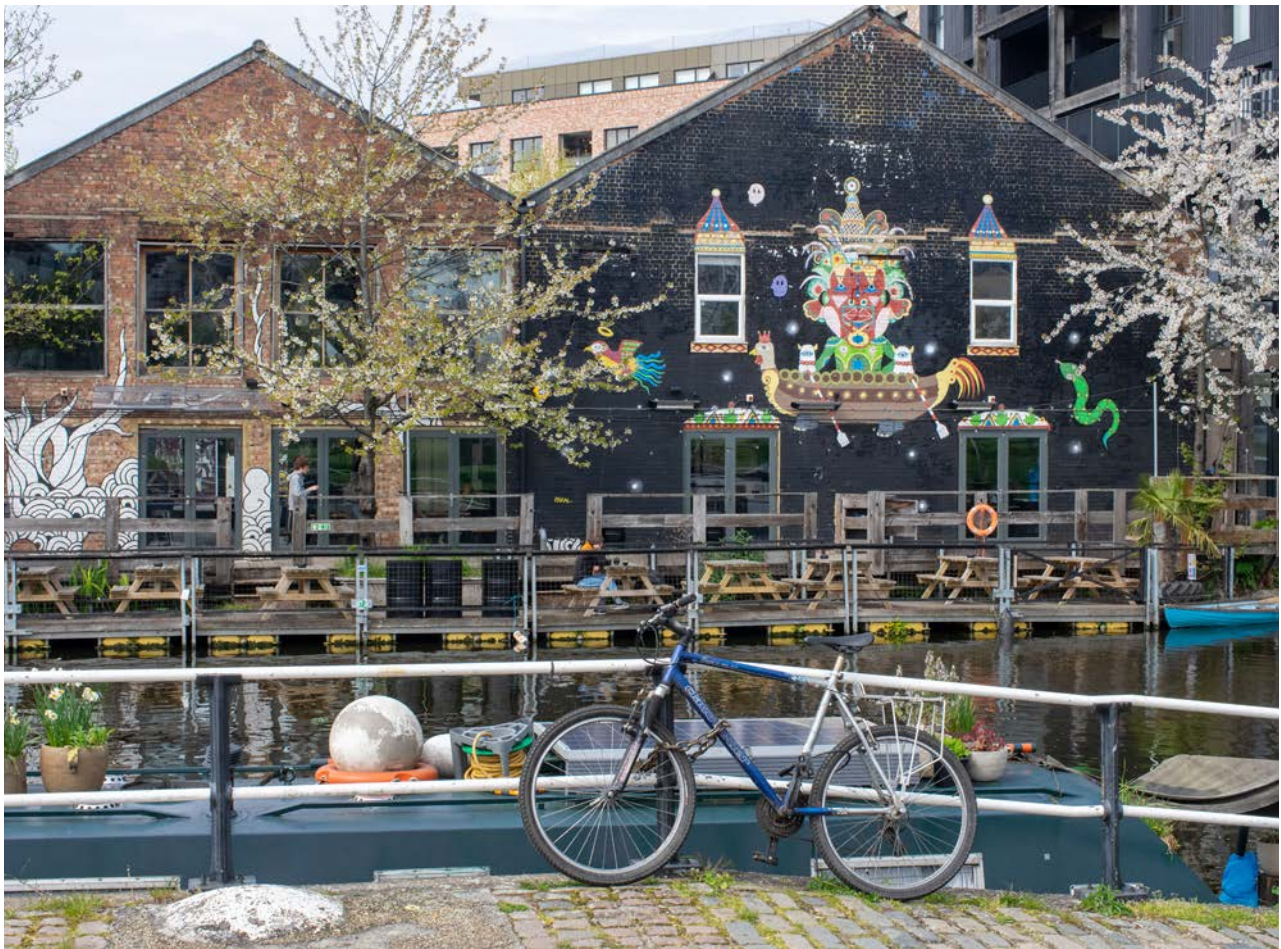


Image: River Lee Navigation, Hackney Wick and Fish Island

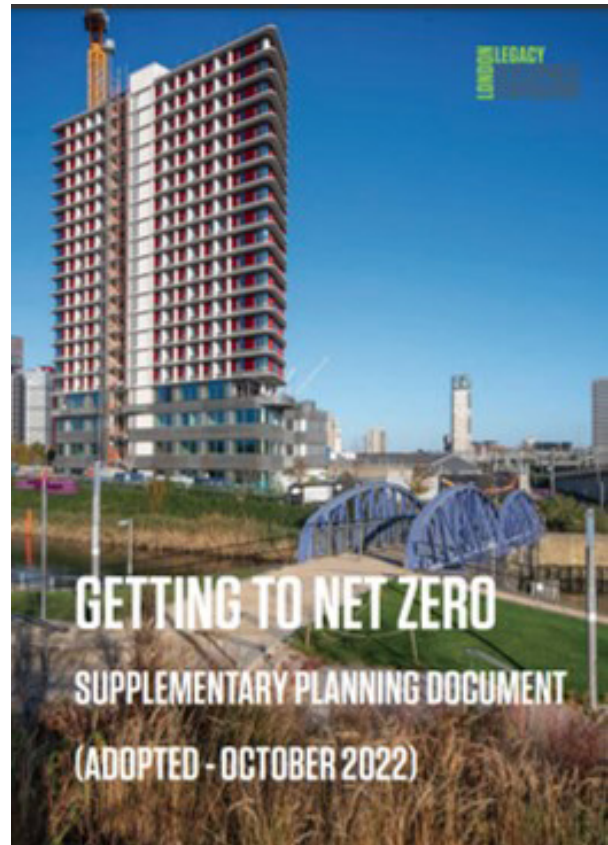
## DUTY TO COOPERATE

As the Legacy Corporation has the planning powers for parts of London Boroughs of Hackney, Newham, Tower Hamlets, and Waltham Forest, and includes parts of the Lee Valley Regional Park, specific co-operation arrangements are in place to ensure that the Local Plan reflects both context of the area and the interface with the Boroughs across a range of strategic matters. The Legacy Corporation continues to engage with the neighbouring boroughs and other relevant bodies on a regular basis through the Planning Policy Forum meetings and by attending other bespoke meetings where required.

## SUPPLEMENTARY PLANNING DOCUMENTS

In October 2022 the Legacy Corporation adopted two SPDs, the Planning Obligations SPD and Carbon Offset SPD.

The updated Planning Obligations SPD sets out a range of guidance on those matters which are most likely to be included in S106 Agreements for major development proposals, while the Getting to Net Zero SPD replaces the previous Carbon Offset SPD and increased the price per tonne of carbon applied to carbon offset calculations to £95, bringing this in line with the current London Plan.



## NEIGHBOURHOOD PLANNING

During the period that the Legacy Corporation has been the Local Planning Authority, one neighbourhood forum, the Greater Carpenters Neighbourhood Forum, has been designated. This designation was made in July 2015. The Forum went on to prepare a draft neighbourhood plan which progressed to its formal Examination stage in 2019.

The Neighbourhood Planning Regulations limit the life span of a designated Neighbourhood Forum to five years. This five-year period of the Greater Carpenters Neighbourhood Forum expired in July 2020.

No application to renew the designation of the Forum has been received to date. As such, currently there are no designated neighbourhood forums within the Legacy Corporation Area.







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# 2. LOCAL PLAN DELIVERY

## LOCAL PLAN VISION

The Local Plan sets out a vision of how the area will look in 2036, and considerable progress has already been made towards achieving this vision. This chapter highlights this progress and covers the period from taking on planning powers in 2012. Further chapters include the information from the 2021/22 monitoring period.

## SIGNIFICANT PROGRESS TO DATE

### The Economy

There has been a substantial net gain in employment floorspace between 2015/16 and 2022/23 (246,136sqm) within the Legacy Coronation area. This has been particularly focused in Sub Area 3: Central Stratford and Southern Queen Elizabeth Olympic Park, where there has been an especially marked increase in the provision of new, high-quality office uses.

**Around 246,000sqm 22,500 sqm net gain of employment floorspace delivered since 2015**

Four planning permissions approved in 2022/23 when completed will delivered a total of 3,314 sqm of affordable and low-cost workspace. Majority of the approved affordable workspace is to be delivered the proposed Use Class E light-industrial space (formerly B1c). This will be an additional 1,978sqm to the current affordable space pipeline. Since November 2012, 24,483sqm of affordable workspace has been secured through redevelopment of sites across the area. Of this, 10,620 sqm has been completed, 2,574sqm is under construction and the remainder of 10,840sqm is in the pipeline.

### Housing

Monitoring records shows that since November 2012, 13,042 net conventional homes and another 3,572 purpose-built student accommodation units.

**13,042**  
Homes completed since 2012 of which 3,589 affordable; 9,062 homes in the pipeline (26% affordable)

### Infrastructure

Many transport infrastructure improvements are currently being planned or progressed, which will help to serve the connectivity needs of the existing and future population, as well as unlocking the potential for future development, as well as access to a network of green spaces within the wider area. A planning permission (planning reference no: 21/00407/FUL) for a replacement of bridge E48, the Bridgewater Triangle Bridge, was approved in 2022/23.

**Four schools have been delivered within the Legacy Corporation area, they include three primary schools - Mossbourne Riverside Academy, Bobby Moore Academy and School 360 and one secondary school, Bobby Moore Academy**

There have been two schemes contributing to the delivery of new school places, these include delivery from Jubilee House and a contribution from Chobham Farm. In total, they will contribute to a total of 466 new school places.

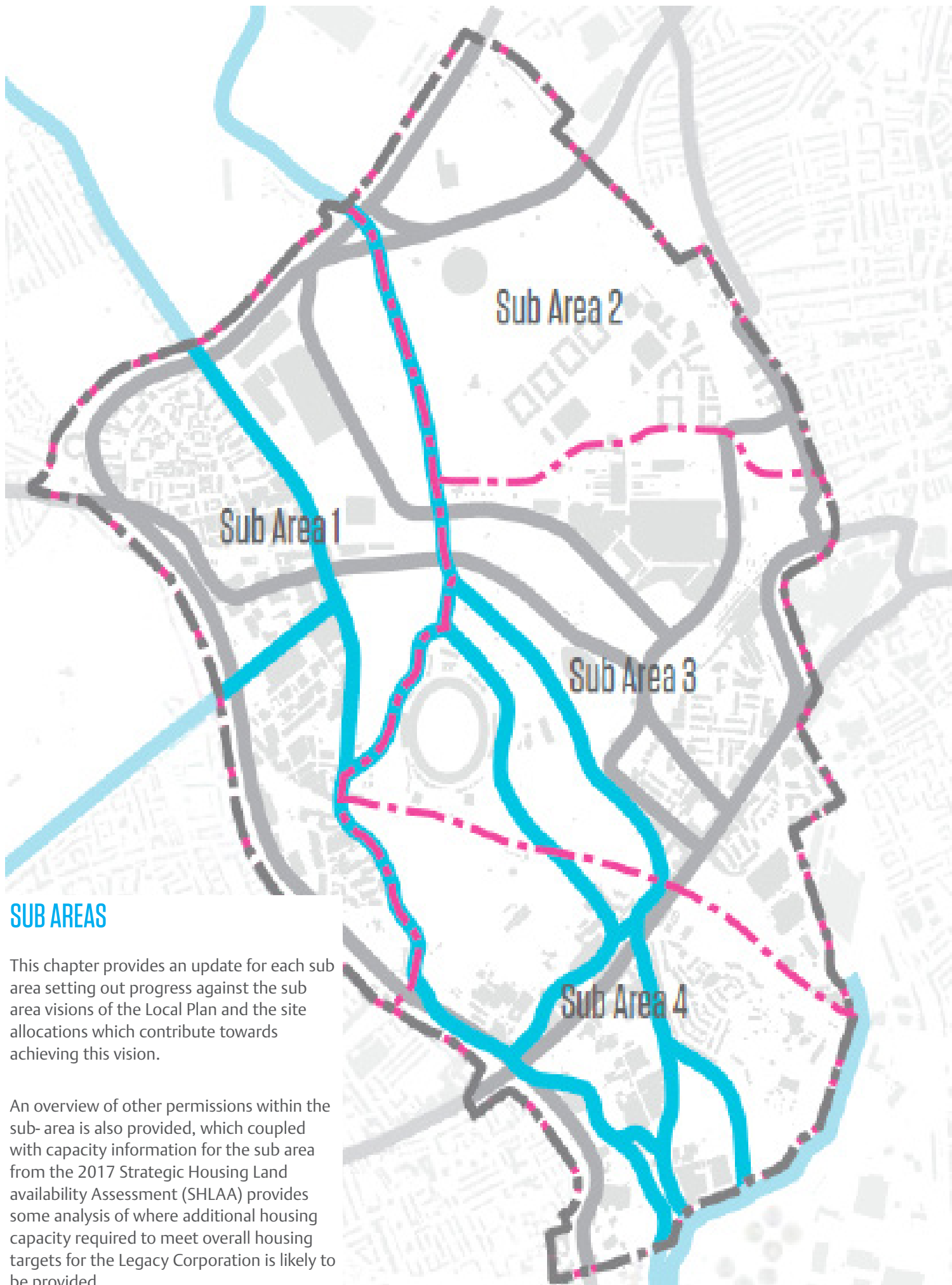
### The Environment

**14,321sqm of open space gained through developments**

Seven major planning applications approved within this monitoring period, when delivered will provide new publicly accessibly open space, play space, green roofs, and other biodiverse benefits to the area.

### Site allocations and sub area policies

Considerable progress has been made on most of the site allocations. 17 out of the 21 allocations now have some form of planning permission, and 12 have parcels currently under construction.



## SUB AREAS

This chapter provides an update for each sub area setting out progress against the sub area visions of the Local Plan and the site allocations which contribute towards achieving this vision.

An overview of other permissions within the sub- area is also provided, which coupled with capacity information for the sub area from the 2017 Strategic Housing Land availability Assessment (SHLAA) provides some analysis of where additional housing capacity required to meet overall housing targets for the Legacy Corporation is likely to be provided.

# SUB AREA 1

## LOCAL PLAN VISION

Hackney Wick and Fish Island will become a more vibrant, diverse and well connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity. The established residential areas in the north, historic character in the centre, and industrial areas to the south, will have been complemented by a mix of new homes, employment floorspace and community facilities around and within buildings of historic interest, a new Neighbourhood Centre and an upgraded railway station.

These will be served by and have direct access to the open spaces and world-class sporting facilities of Queen Elizabeth Olympic Park. A new digital quarter of hi-tech, media, broadcasting and education activities will be clustered within and around Here East, and complemented by a significant presence of creative and cultural industries producing bespoke and artistic products west of the Lee Navigation.

Hackney Wick and Fish Island is a historic industrial area with an irregular street pattern that is currently undergoing significant regeneration and urban renewal. The area is largely characterised by industrial buildings dating from the late 19th to mid-20th centuries that typically range between 1 and 5 storeys in height, together with more contemporary mixed-use developments.

Given its unique industrial heritage as well as the capacity to grow, the area is identified as being able to accommodate a range of employment uses as well as number of new homes and community facilities.

The Local Plan 2020 allocates seven strategic sites providing a significant potential for the delivery of new homes. It is estimated that the area in total has a capacity to deliver around 2,000 new homes across potential development sites within the next 15 years.

Within Sub Area 1, there is currently a pipeline of 3,287 new residential units, 204 student bedrooms (being delivered through the Phase 2 Former Truman Brewery redevelopment) and 35,680 (gross) sqm of E Use Class floorspace including flexible, commercial and retail floorspace.

According to the Creative Enterprise Zone Research Study: Baseline Report, 2018, over a thousand businesses are currently based in area, with many operating in creative sectors including music, performing and visual arts, film, TV, radio, photography, design, advertising, marketing and publishing. Due to the creative identity of the area, demand from creatives to work in Hackney Wick is strong. A significant majority of businesses in the local area are micro-businesses, employing 0-4 people. This therefore created demand is for small (20-30 sqm or 200-300 sqm) studio style space. The Local Plan 2020 contains specific policies that support the delivery of these spaces, including those that require re-provision of commercial floorspace including affordable workspace. The Local Plan also recognises the importance of the concentration of the creative industry and therefore it requires retention and re-provision of affordable workspace.



Image: Here East, Strategic Industrial Location (Strategic Technology Cluster)

## New 10,314sqm (gross) of commercial floorspace approved in 2022/23

Legacy Corporation's Local Plan Policy B.1 (Location and maintenance of employment uses) states that employment uses shall be focused within the identified Employment Clusters and District Centres where there is an expectation that new redevelopment should deliver a range of employment and business space in a range of sizes. Given the nature of Sub Area 1, further guidance on employment floorspace is provided within Policy 1.1 (Managing change in Hackney Wick & Fish Island). It emphasises the importance of managing change resultant from new development in the area and seeks to address this by stating that proposals will only be acceptable where they maintain the overall amount of existing employment floorspace. Data presented in Table 1, shows that applications approved in this monitoring period, within Sub Area 1, when delivered will result 10,314sqm (gross) of new commercial floorspace, this is a net gain of 3,532sqm.

The trend largely remains the same as in the past years with recorded losses of B2 and B8 floorspace, 867sqm and 1672 sqm respectively. Net losses of certain industrial uses are largely due to redevelopment of sites outside of employment designated land where this floorspace is replaced by uses which highlight demand across the area, such as light industrial and office floorspace. Given the character of the area, it should be also noted that often these redeveloped industrial sites are long term vacant or under used. It is generally expected that outside of designated industrial land as this reflects the shift from traditional industrial employment and orientation more towards creative and knowledge driven activities.

One planning application (21/00542/FUL 331, Wick Road) was approved for a redevelopment of a LSI site (B1b4). The proposals resulted in an industrial intensification of the land, the site when delivered will result in 1162 sqm (GIA) of industrial B2 and B8 floorspace generating an uplift in employment floorspace (+832 sqm) and jobs (+20 jobs) compared to existing.

Table 1: Commercial floorspace approved in 2022/23 - Sub Area 1

Application	Existing Use (sqm)			Proposed (sqm)						
	E	B2	B8	E	Class E – specific	B2	B8	F1	F2	SG
21/00542/FUL 331, Wick Road	0	320	0	256	Office	453	453	0	0	0
22/00095/REM Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	0	1000	1000	3968	Approx. 740 retail, 1626 office and 1876 Light industrial	0	0	0	180	0
22/00408/FUL Northern side of Press Centre	2443	0	0	1221	E(g)	0	0	1221	0	0
22/00201/FUL Eastwick	894	0	0	894	Commercial, Business, Service	0	0	0	0	0
22/00113/FUL 90, Wallis Road	0	0	0	0	0	0	0	0	0	98
22/00267/FUL Former Piano Factory	0	0	1125	1569	Commercial (Use Class E(g)(iii) incubator space at ground level.	0	0	0	0	0
Total existing	6,782									
Proposed gross	10,314									
Net gain	3,532									

## Affordable workspace provision

The approved proposals also include the provision of a significant amount of low-cost and affordable workspace within the proposed Use Class E light-industrial space. Specifically, planning approval 22/00095/REM Hackney Wick Masterplan when completed will deliver 532 sqm of the light-industrial space within Block E and 464 sqm of the light industrial space within Block J East would be provided as low-cost workspace, with a total provision of 996 sqm of low-cost workspace across all redevelopment sites, which equates to 31% of all Use Class E employment space approved within the scheme.

## Commercial floorspace delivered in 2022/23

Three major planning applications completed in this monitoring year have delivered a total of 4,159 sqm new gross commercial floorspace largely designed to suit light industrial operations (3,880 sqm) and office uses. This is an uplift of 1,035 (net) commercial floorspace across these three sites. Table 2 provides an overview of commercial floorspace delivered in 2022/23. This also included the delivery of 475sqm affordable workspace.



Image: Mixed use development, Fish Island (South), with 415 Wick Lane scheme in the foreground.

App no	Previous land use	Use Class E	Class E - Defined	B2	B8	Affordable workspace
16/00560/FUL 1, Beachy Road	Vacant building comprising unused 381sqm of light industrial space	780	Approx. 300sqm office and 500sqm of light industrial floorspace	0	0	0
17/00007/FUL (south) to 1-7 Dace Road	Vacant site with the existing building of 194sqm of Use Class B8 floorspace with the yard area of 1,058sqm.	531	531sqm light industrial floorspace	0	0	0
19/00185/FUL Former Truman Brewery	1,259 light industrial use with another 232sqm of B8 Use Class, of which 241 floorspace long term vacant.	2848	Light industrial floorspace	0	0	475
Total		4159				

## 717 new homes under construction of which 40% affordable

There are currently 717 new homes under construction of which 286 are affordable (40%). Of the total affordable homes under construction, 286 homes are affordable.

49 new homes were delivered in this monitoring year, only one scheme completed was a major development required to deliver affordable homes. This development delivered 34 residential units of which 24% (8 units) are affordable.

The works for the second Phase of East Wick + Sweetwater commenced in November 2022, delivering 210 homes delivered, with 45 affordable homes to rent.

The creation of balanced and mix community will further be strengthened by the delivery of a purposely built student accommodation completed in this monitoring period. The development delivered 330 student bedspaces in Fish Island, 35% of all bedrooms will be provided as affordable. The student accommodation is linked to the Higher Education Institutions located within the Legacy Corporation area and thus directly meets genuine needs of the local student population. The development is situated within easy walking and cycling access to the local HEIs.

Table 3 shows schemes completed and those under construction within the area in this monitoring period. This demonstrates the amount of development taking place in the area providing both new residential uses.

App no	Status	Homes (inc PBSA)	Social	AR	LAR	LLR	IR	SO	Total Affordable	Affordable (%)
16/00560/FUL, 1 Beachy Rd	Completed	9	0	0	0	0	0	0	0	n/a
17/00225/FUL, 25 Trego Rd	Under Construction	52	0	0	6	6	0	6	18	35%
17/00007/FUL, (south) to 1-7 Dace Road	Completed	34	0	3	0	0	5	0	8	24%
18/00095/FUL, Iceland Wharf	Under Construction	120	120	0	0	0	0	0	120	100%
17/00222/FUL, SVC Building	Under Construction	145	0	0	13	10	0	27	50	34%
18/00325/FUL, 90 Monier Road	Under Construction	148	0	0	25	0	0	24	49	33%
18/00315/FUL, Swan Wharf, 60 Dace Rd	Under Construction	42	0	0	1	0	0	3	4	10%
19/00185/FUL, Former Truman Brewery	Completed	330 (PBSA)	0	0	0	0	0	0	0	35%
20/00482/REM East Wick Phase 2	Under Construction	210	0	0	45	0	0	0	45	21%
20/00264/FUL, 61-63, Wallis Rd	Completed	4	0	0	0	0	0	0	0	n/a
17/00227/VAR, 1 Smeed Road and 79-85 Monier rd.	Completed	1	0	0	0	0	0	0	0	n/a
20/00335/FUL 429-431 Wick Lane	Completed	1	0	0	0	0	0	0	0	0
Total Under Construction		717	120	0	90	16	0	60	286	
Total Completed		49 C3, 330PBSA	0	3	0	0	5	0	8	



Image: Completed Phase 1, East Wick

### Infrastructure and connectivity improvements

2022/23 has seen substantial investment in social, cultural, and recreational infrastructure, as well as connectivity improvements, within Sub Area 1. This aligns with the Local Plan vision for the area as a ‘vibrant, diverse and well-connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity.’

With regards to funding allocations, a further £500,000 was awarded to the Yard Theatre towards design and delivery of their proposed new premises at Units 1 & 2, Queens Yard. This takes the total amount of CIL funding allocated to the project to £3 million. The Yard Theatre’s proposals would help to ensure their long-term sustainability, increasing capacity to 200 seats, and accommodating a space for community use.

A number of allocations were also made to projects that improve connectivity to, and within, the sub-area. These range from small-scale interventions such as surfacing improvements to the Lea Navigation towpath to longer-term improvements, including RIBA stage 1 and 2 design work for pedestrian and cycling improvements along Carpenters Road to the White Post Lane bridge.

2022/2023 also saw expenditure on improved recreation facilities within Sub Area 1. For instance, £246,189 contributed towards the delivery of LB Hackney’s new youth sports hub and MUGA at the Old Baths, Hackney Wick. This was designed in collaboration with local young people and is free for the community to use. Meanwhile, £20,184.29 was spent on the provision of natural play equipment at Canal Park, and £62,965.12 was allocated for the community co-design of an inclusive shelter for teenage girls at Waterden Green.

Table 4 indicates infrastructure projects funded in 2022/23, alongside their allocated CIL funding contributions.



Image: New Bridge, Fish Island



Table 4: Sub Area 1 - Infrastructure

Project	CIL/S106 Funding Allocated in 2021/22	CIL/S106 Expenditure in 2021/22
The Yard Theatre	£500,000	£286,525.83
Waterden Green Youth Play Shelter	£62,965.12	-
Carpenters Road West – Walking and Cycling improvements (RIBA stage 1 and 2)	£30,000	£28,055
Roach Road Dock Ramps	£51,169.96	-
Wick Lane/A12 Junction	£80,000	-
Hackney Wick North-South Route	£342,750	-
Copper Garden Public Realm	£28,233	-
Hackney Baths Youth Sports Hub and MUGA	-	£246,189
Canal Park Playground	-	£20,184.29
Walking and Cycling Programme (Delivering cycle parking at Mossbourne Academy; Waterden Road tiger crossing; design work for Copper Street; supporting delivery of the Tactical Urbanism project at Copper Gardens)	-	£96,038.96

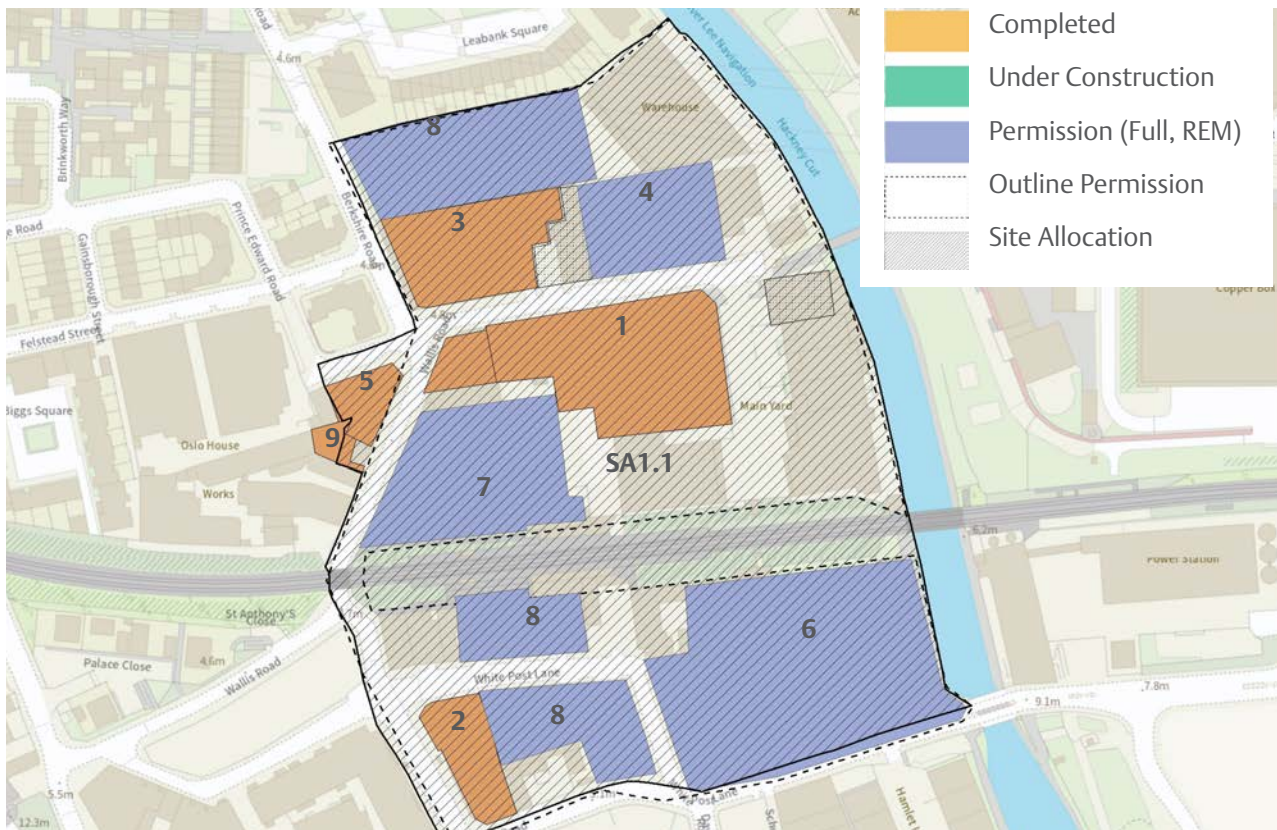


Image: LB Hackney, Youth Hub and MUGA at Old Baths. Image - Sean Pollock

# PROGRESS ON SITES

## Site Allocation 1.1 - Hackney Wick Station

This Site Allocation benefits from the Hackney Wick Masterplan outline permission granted in 2019/20. The reserved matters approval (ref. 22/00095/REM) was granted in 2022/23 in respect of access, scale, layout, landscaping and appearance in relation to Plots E/F, Plot J East and Plot K2 North only, for the development of 190 residential units (Use Class C3), 3,986 sqm GIA commercial space (Use Class E) and 180 sqm GIA community/leisure space (Use Class E/F), together with associated amenity and child play space. As it can be observed from the map below, a number of other detailed planning permissions have been issued and some are completed and currently under construction. It should be noted that the outline permission sets minimum figures and therefore it is possible for greater amounts of employment floorspace to be provided as a result of detailed proposals.



SA1.1 Progress on site (March 2023)

	Scheme	Reference number	Dwellings	Non- Residential Former Use Classes (sqm)
1	80-84, 88, Wallis Rd	14/00387/FUL	120	5,365 of flexible commercial floorspace (retail, office, community space)
2	1-2 Hepscoot Road	15/00446/FUL	30	922 (light industry)
3	75-89 Wallis Road & 59 Berkshire Road	15/00338/FUL	44	2951 sqm (GIA) of commercial space (office, with up to 700sqm retail and community)
4	115 Wallis Road	19/00382/FUL	49	882 (E Use Class - retail, office, light industry)
5	61 Wallis Road	13/00449/FUL	12	548 (retail)
6	Queens Yard	16/00271/OUT	143	4,430 (E Use Class - retail, office, light industry, theatre SG)
7	57 Berkshire Road	16/00704/FUL	39	2,021 (B1 - min. of 1,072 B1c)
8	HW ( E/F, Plot J East and Plot K2 North)	22/00095/REM	190	Approx 4,000 E Use Class including retail and employment, 180 F2

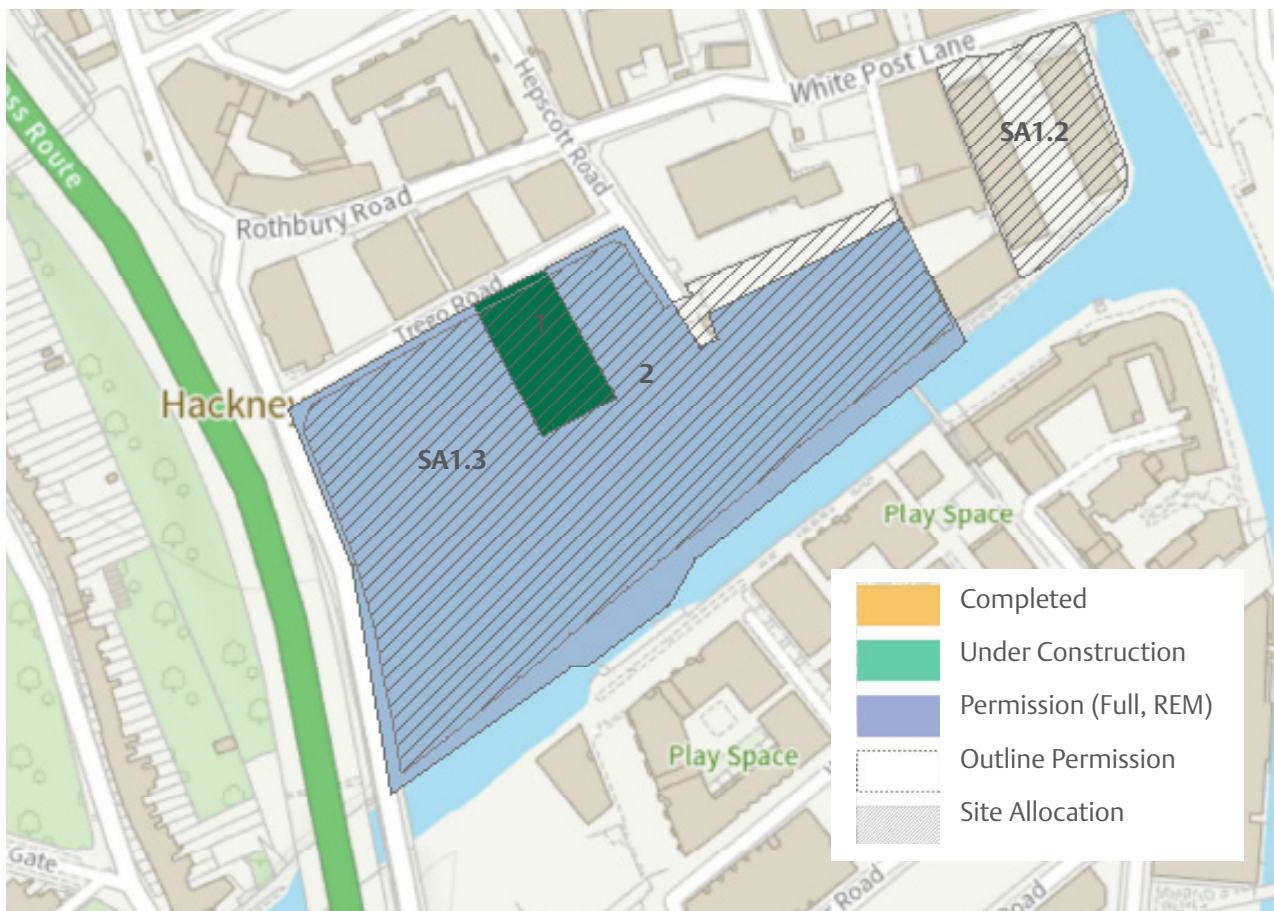
### Site Allocation 1.2 - Hamlet Estate

There is no approved planning permission for redevelopment of the site allocation.

### Site Allocation 1.3 - Hepscoth Road

The hybrid planning permission (ref. 16/00451/OUT) was issued in January 2020. The permission was granted for a comprehensive mixed-use redevelopment of the site in up to 4 phases/places comprising up to 39 new/refurbished buildings providing the following mix of land uses: up to 475 Residential Units; up to 10,849sqm of commercial, retail and community uses, new open spaces, canalside park, internal pedestrian and vehicular access routes and cycle and car parking. A reserved matters application (ref: 21/00500/REM) received a resolution to grant subject to signing the S106 in 2022/23 relate to Bridge House to provide 40 residential units, and approximately 958sqm non-residential floorspace (Class E), bicycle parking, refuse storage and associated landscaping.

A separate planning permission ref. 17/00225/FUL was granted in 2018, delivering 1,915sqm of office floorspace at the ground and lower ground floor level and 52 residential units (Use Class C3) on the upper floors, together with associated landscaped public open space. The construction on the site commenced in 2022.



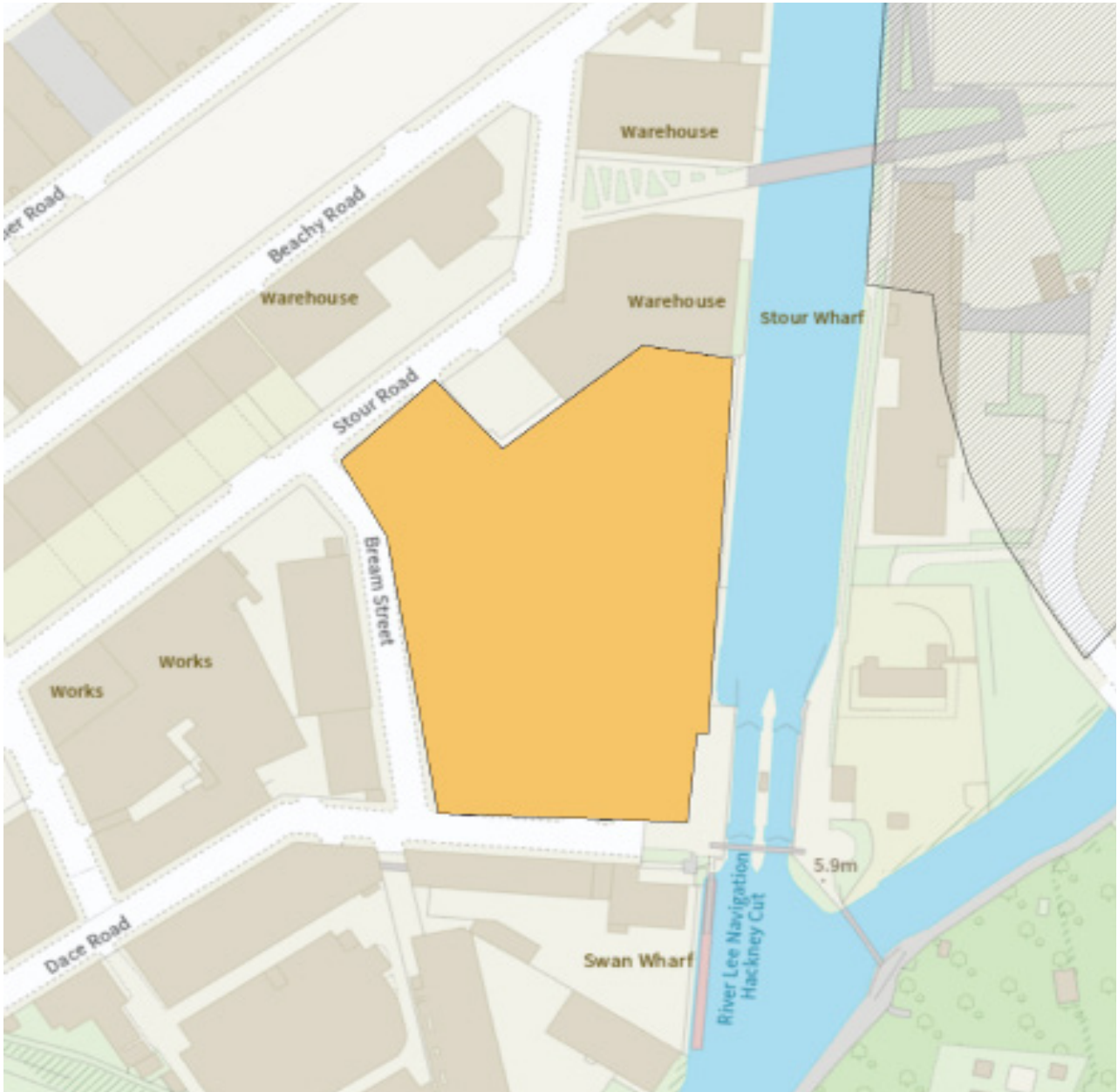
SA1.2 and 1.3 Progress on site (March 2023)

	Scheme	Status as at 31st December	Reference number	Dwellings	Non- Residential (sqm)*
1	25 Trego Road	Under Construction	17/00225/FUL	52	1,915 (office)
2	McGrath Site, 3-13 Hepscoth Road	Permission granted in 2020	16/00451OUT	475	10,849 (retail, office, community space)

## Bream Street

The construction commenced in 2016 and completed in 2020/21. Given that the works were well underway in 2018, the site was removed from the Local Plan 2020.

The development has delivered 24,465sqm of floorspace (GIA) comprising employment, residential (Use Class C3) (202 units), retail, food and drink and exhibition/leisure uses.



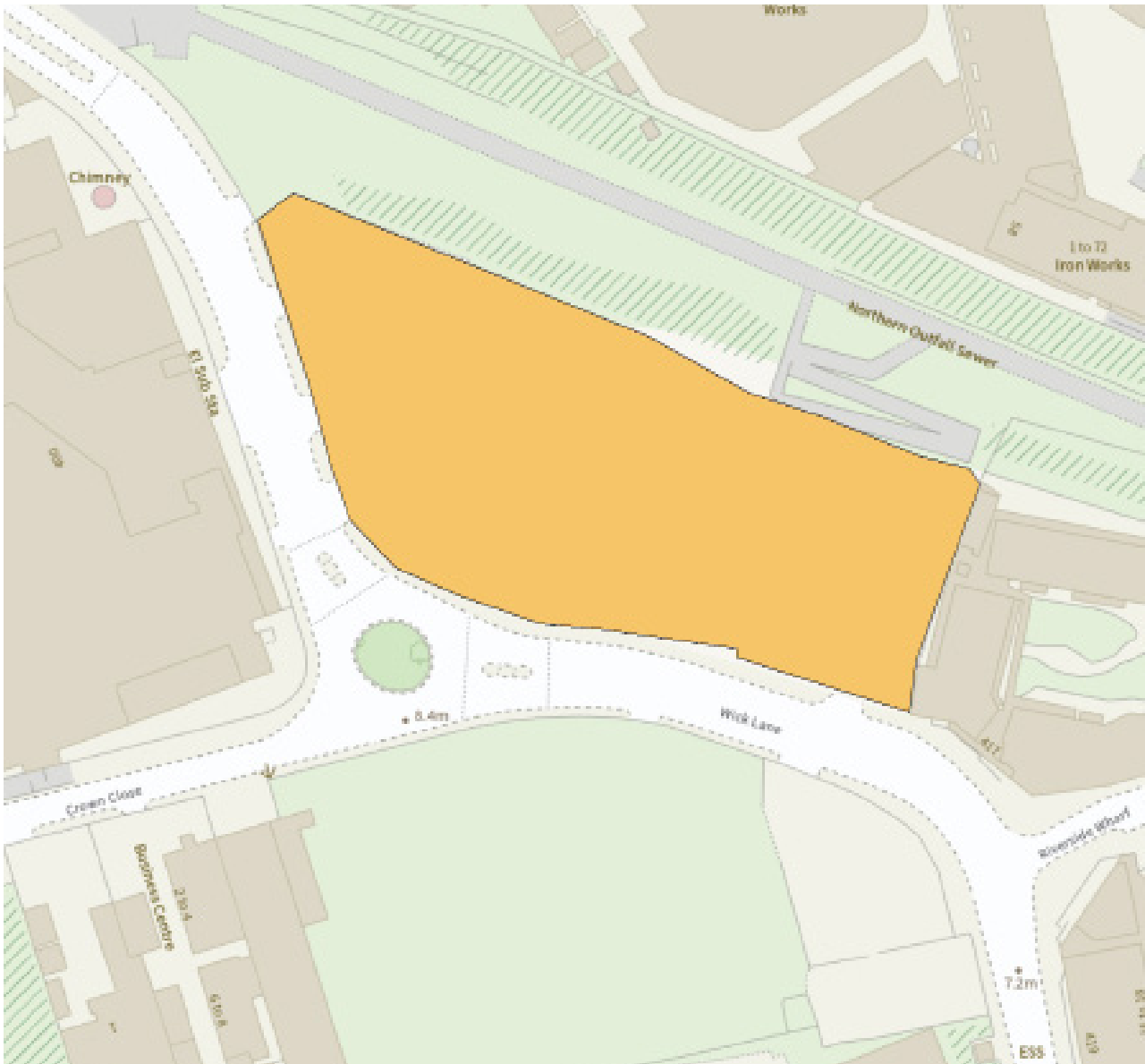
Formerly SA1.4 Progress on site

Scheme	Reference number	Dwellings	Non- Residential (sqm)
Land at Bream Street	15/00278/FUL	202	24,465 (Office and B8, some retail and community)

## 415 Wick Lane

The sites were completed in 2020/21. The works include the erection of six blocks, ranging between two and seven storeys in height, to provide 175 residential units and 2,503sqm of commercial floorspace. The commercial floorspace will include 1,648sqm of office/light industrial accommodation 221sqm of general industrial floorspace (Use Class B2) and 345sqm of retail floorspace, alongside 3,951sqm public realm. The proposals include new public realm, including two publicly accessible courtyards, and a new pedestrian/cycle link between Wick Lane and The Greenway.

Due to the level of progress made, this site allocation was removed within the Local Plan 2020.

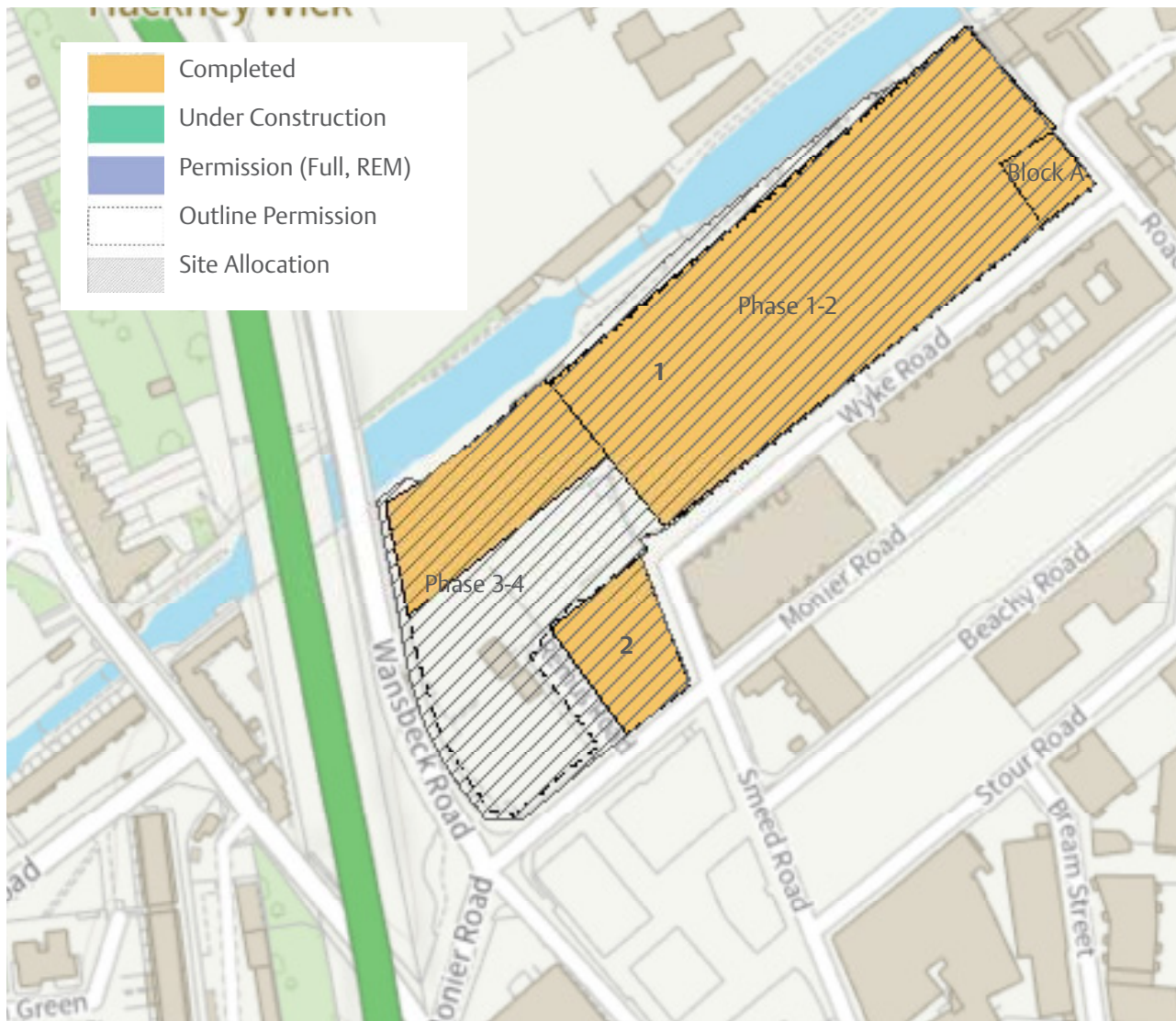


Formerly SA1.5 Progress on site

Scheme	Reference number	Dwellings	Non- Residential (sqm)
411-415 Wick Lane	16/00685/FUL	175	3,137 (2,503 sqm employment space office and B2 floorspace, and 345sqm retail plus 289 sqm of ancillary spaces)

## Site Allocation 1.4 - Neptune Wharf

In 2014 an outline planning permission (12/00210/OUT) was granted for comprehensive mixed-use redevelopment of the entire site. This is a phased development, approved for 524 residential units (as amended by 15/00337/VAR), 1,275sqm retail floorspace (A1-A4), around 2,839sqm of employment/office floorspace, including 314sqm of affordable workspace, 6,599sqm of community floorspace for a new school, and 8,780sqm of open space including 780sqm of play space. Block A was completed in 2018, comprising 16 dwellings and 300sqm commercial floorspace; and Phases 1 and 2 were completed in 2019/20 delivering around 408 dwellings and 3,048sqm Use Classes E use class and D. Phase 3 was completed in 2021/22. 33-35 Monier Road development was also completed in 2019/20.



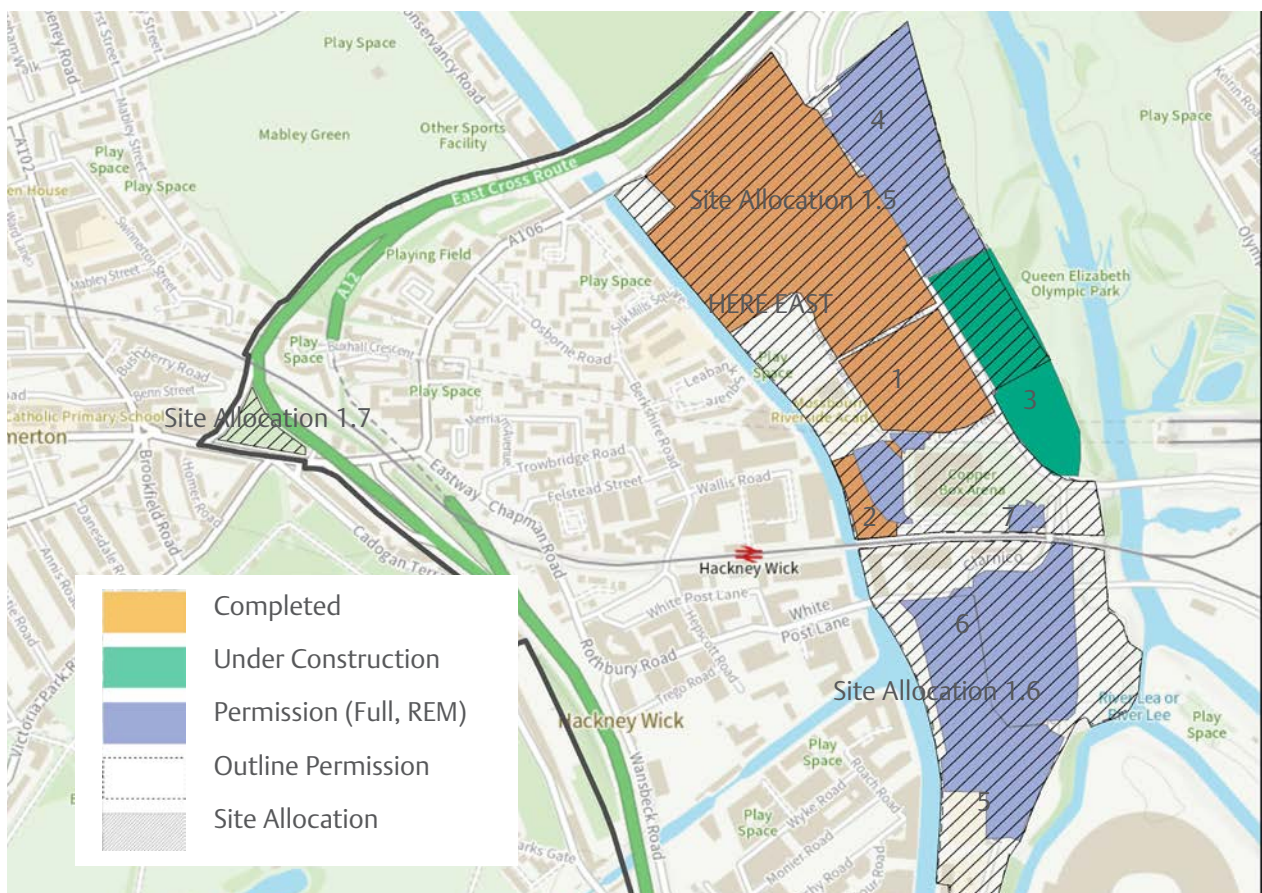
SA1.4 Progress on site (March 2023)				
	Scheme	Reference number	Dwellings	Non- Residential (sqm)
1	Neptune Wharf	12/00210/OUT (15/00337/VAR)	517	10,713 (retail, office and community uses)
		Block A 16/00103/REM	(16)	(300)
		Phase 1-2	(408)	(3,048)
		Phase 3	(93)	(420)
2	33-35 Monier Road	15/00212/FUL	45	667

## Site Allocation 1.5 - East Wick and Here East and SA1.6 Sweetwater

SA1.7 East Wick and Here East and SA1.8 Sweetwater both benefit from outline permission within the LCS scheme. The Here East development is now established as a prominent technology hub providing 115,000sqm of commercial floorspace. The new school at East Wick was completed in 2016. Phase 1 of the East Wick development for 302 dwellings and around 3,400sqm of non-residential uses completed in 2020/21. Development of East Wick and Sweetwater has been progressed with reserved matters for the next five phases of East Wick and Sweetwater were approved in this monitoring year. The works for the second phase commenced in November 2022. Phase 2 will see 210 homes delivered, with 165 for open market sale and a further 45 affordable homes to rent.

## Site Allocation 1.7 - Bartrip Street

This site does not currently benefit from planning permission. However the Legacy Corporation is working together with London Borough of Hackney and other relevant stakeholders to bring forward delivery.



SA1.5 Progress on site (March 2023)

	Scheme	Reference number	Dwellings	Non- Residential (sqm)
1	Eastwick Phase 1	16/00520/REM	302	3,400 (1,773 retail ; 1,215 employment; and 410 nursery)
2	Hackney Bridge (7 years temporary use)	18/00171/FUL	-	2,900
3	East Wick Phase 2	20/00482/REM	210	0
4	East Wick Phase 3	21/00032/REM	411	0
5	Sweetwater Phase 4	21/00069/REM	373	1,678 (retail, nursery, library, employment)
6	Sweetwater Phase 5	21/00042/REM	399	2,113 (retail, employment, health centre)
7	East Wick Phase 7	21/00070/REM	164	998 E use Class and 158 Sui Generis

## HACKNEY WICK AND FISH ISLAND SPD

In March 2018 the Legacy Corporation adopted the Hackney Wick and Fish Island Supplementary Planning Document (SPD). The SPD was prepared to manage the change within this area. The SPD provides some additional guidance in relation to the interpretation of Local Plan policies for the sub area to enable new development to build on the historic character of the area while providing new homes and developing the employment base.





# SUB AREA 2

## LOCAL PLAN VISION

North Stratford and Eton Manor will become an area of new high-quality housing, with generous new Local Open Spaces set alongside the parklands of Queen Elizabeth Olympic Park. This will become an area of vibrant new communities, a place for families to grow and stay. It will have unrivalled access to public transport, along with excellent schools, community facilities, local shops and services, and be within easy reach of the employment and business opportunities at Stratford and Hackney Wick. It will have access to affordable community sport and leisure activities and become a location in which people will aspire to live.

## 5,585 New Homes delivered

Sub Area 2 is the earliest established place of change in the Legacy Corporation area. All developments are expected to come forward on the four strategic sites, allocated within the Local Plan. Table 5 provides an overview of the housing delivery to date across the four sites and the pipeline for each site allocation. As can be observed, since 2012, approximately 5,585 residential units were completed across the sub-area, of which 245 new homes were completed in this

Site Allocation	Delivered to date	Under Construction	Remaining capacity
SA2.1	834	0	202
SA2.2	3,871	0	cc. 890
SA2.3	880	0	0
SA2.4	0	0	cc. 200
Total	5,585	0	1,292

monitoring year (see Table 6 overleaf).

Overall, as shown in Table 5, the majority of homes were delivered within site allocation 2.2 East Village, which sits within Zone 3 of the overarching Stratford City Outline Planning Permission (ref: 10/90641/EXTODA).

Table 5, also shows that another 1,292 homes, of which 1,000 homes have planning permission, are expected to be delivered across the sub-area in the following 5-10 years. These homes will be delivered on several remaining development sites: East Village plots N18&19 and N16, Chobham Fram Zone 3, and Chobham Farm North.

Below is a summary of the key completions within this monitoring year, as well as progress within each sub-area allocation.

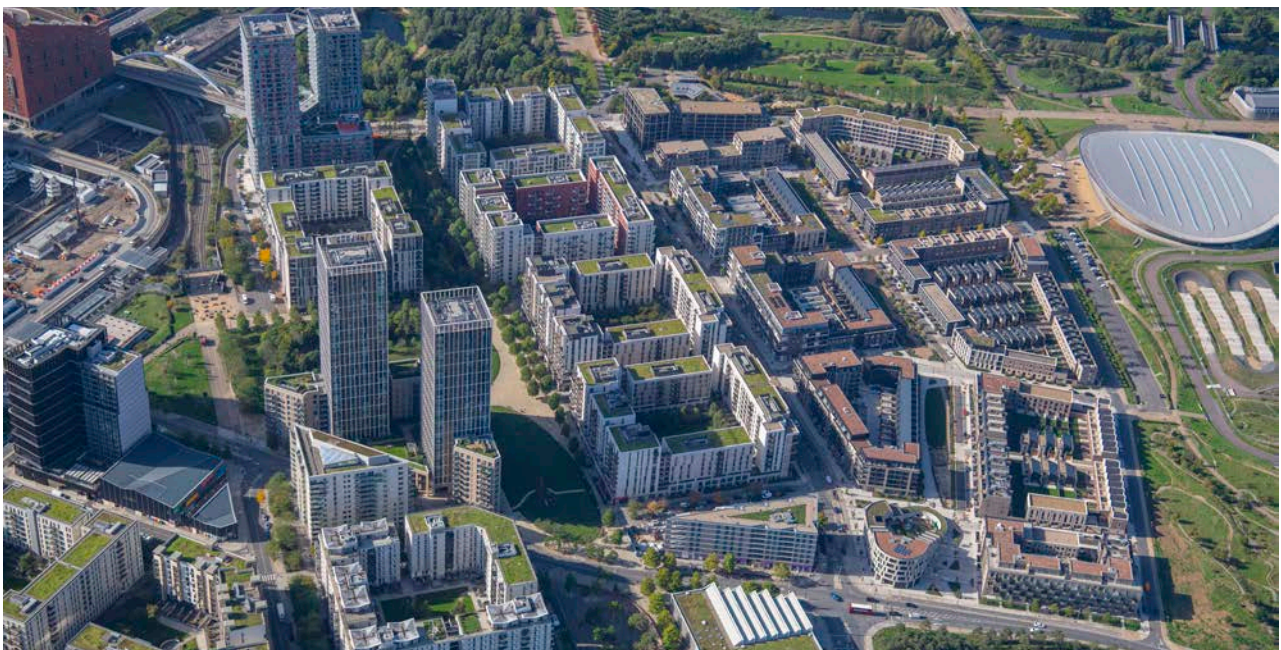


Image: Areal view of Sub Area 2

Table 6: Schemes under construction or completed in 2022/23 - Sub Area 2				
Permission name and reference	Status	No. Units	Affordable No. Units	Non- Residential (sqm)
14/00066/REM Plot No5, East Village	Completed	48	48	450 ( 140 sqm E Use Class - retail and 310 sqm F1 Use class)
Chobham Manor phase 4, 16/00518/REM and 19/00335/NMA	Completed	161	0	99 (E Use Class - retail)
Chobham Farm Zone 3, Sub-Zone 3D1 19/00473/REM	Completed	36	13	0
Total completed		245	115	549 sqm
Total under contraction		0	61	0

## Plot No5 East Village Plot Completion – Delivering 48 Social Rent Homes

Plot N05 East Village was completed during this monitoring year. The development delivered a seven-storey building, providing 48 social rent units. The building is comprising of 10 x 2-bedroom units, with 1 wheelchair unit, alongside 38 units as 3 bed, with 5 wheelchair units. The building is of a high-quality and architectural finish, providing much needed affordable housing for local residents.

The development also includes around 450sqm of non-residential floorspace, including commercial floorspace and community use at the ground floor. A new public area open space of 1,875sqm, forming a Neighbourhood Equipped Area of Play (NEAP) is located beside the building, catering to ages 2-16 with a range of play area equipment, including a climbing element and water jets. An extensive green

roof system was designed to improve biodiversity.

Other East Village plots are also progressing, in February 2023 a suite of planning applications were submitted for the two remaining undeveloped plots in East Village: Plot N18/19 and N16. A new Reserved Matters Application, pursuant to the Stratford City Outline Planning Permission (the outline permission) was submitted for plot N18&19 for predominantly residential uses, proposed 848 residential units. A new standalone and detailed planning application was submitted for the development of Plot N16, for 504 purpose-built student accommodation. A separate application is submitted in support of that standalone application pursuant to S96A for non-material amendments to “slot out” Plot N16 from the outline permission. This is necessary because no PBSA floorspace forms part of the overarching outline permission.



Image: East Village, N05

## Chobham Manor Completed delivering 880 new homes

All phases of Chobham Manor have now been completed, delivering 880 homes, community facilities, shops, and 1,500 sqm of publicly accessible open space with a landscaped central green area incorporating neighborhood play space for young children.

The overall level of affordable housing at Chobham Manor is 35%, with homes a mix of London Living Rent, London Affordable Rent, and Shared Ownership. The final phase was completed within this monitoring year and it has delivered 161 homes.



Image: Chobham Manor

Table 7: Chobham Manor homes delivered across all phases, tenure and size split

Phase	Social (SR, AR, LAR)			Intermediate (LLR)			Shared Ownership			Private			Total
	1	2	3+	1	2	3+	1	2	3+	1	2	3+	
1	4	18	49	0	0	0	1	0	7	22	16	142	259
2	0	0	6	0	0	9	4	1	18	14	30	125	207
3	3	2	91	0	1	27	14	18	35	0	0	62	253
4	0	0	0	0	0	0	0	0	0	48	26	87	161
Total	7	20	146	0	1	36	19	19	60	84	72	416	880

### Retail, Office and Community Facility Space

During this monitoring year, 140 sqm of retail and 310 sqm of community floorspace was delivered at the N05 plot at East Village, the development falls within the East Village Neighbourhood Centre and this new offer will future enrich the town's function and offer and contribute to its future viability.

The latest retail vacancy survey, conducted in December 2022, has shown a low vacancy rate across the East Village Neighbourhood Centre of only 6%, the lowest since the establishment of this relatively new centre. The monitoring data has also revealed that the majority retailers are independent traders, specifically catering for local need and complementing the offer found at the nearby Metropolitan Town Centre at Stratford.

### Infrastructure

Section 106 funding was allocated to two significant infrastructure improvement projects either within or serving Sub Area 2, totalling £1,629,503. Details of this can be found within the Infrastructure Funding Statement, towards the end of this document.



Image: East Village Town Centre

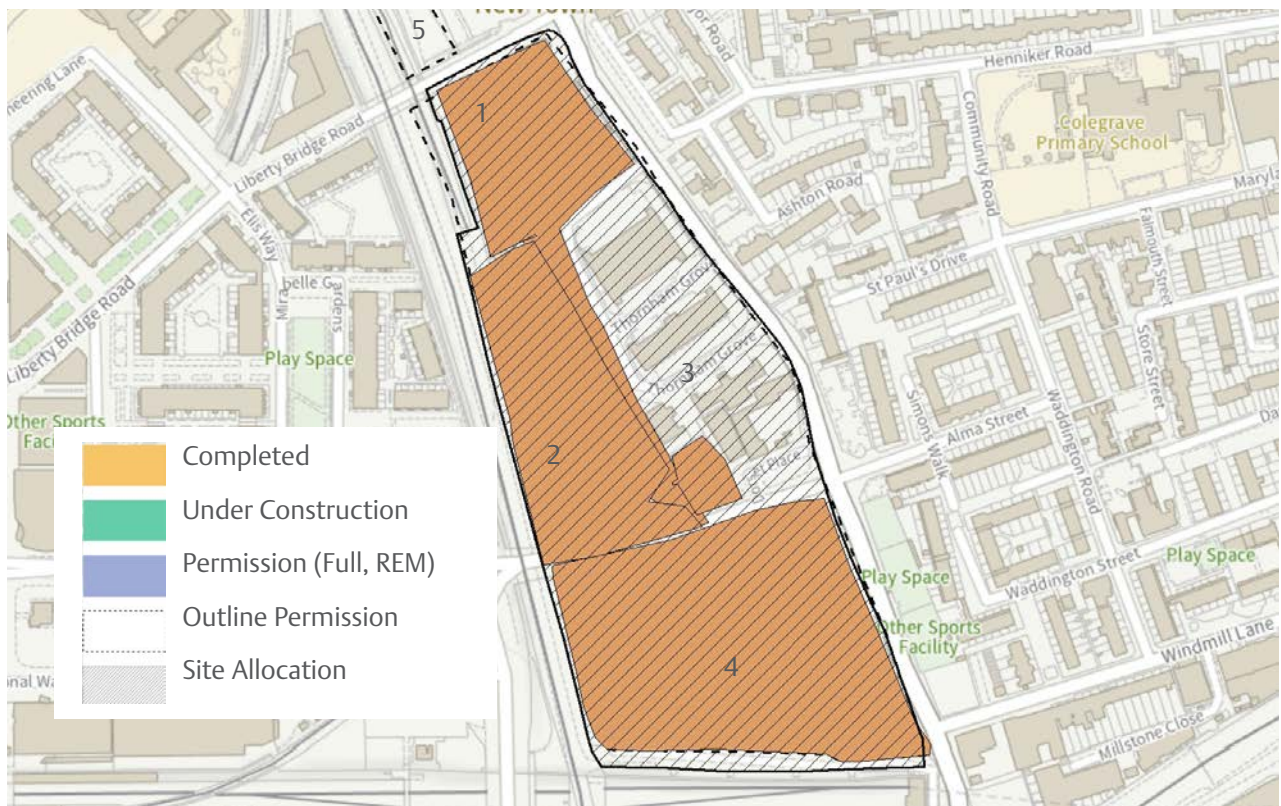
# PROGRESS ON SITES

## Site Allocation 2.1 - Chobham Farm

An outline planning permission, including Zone 1, was granted in 2014 for the delivery of 1,036 residential units and around 8,000sqm of commercial/community floorspace. 834 have been delivered with 2,400sqm of commercial floorspace.

## Site Allocation 2.4 - Chobham Farm North

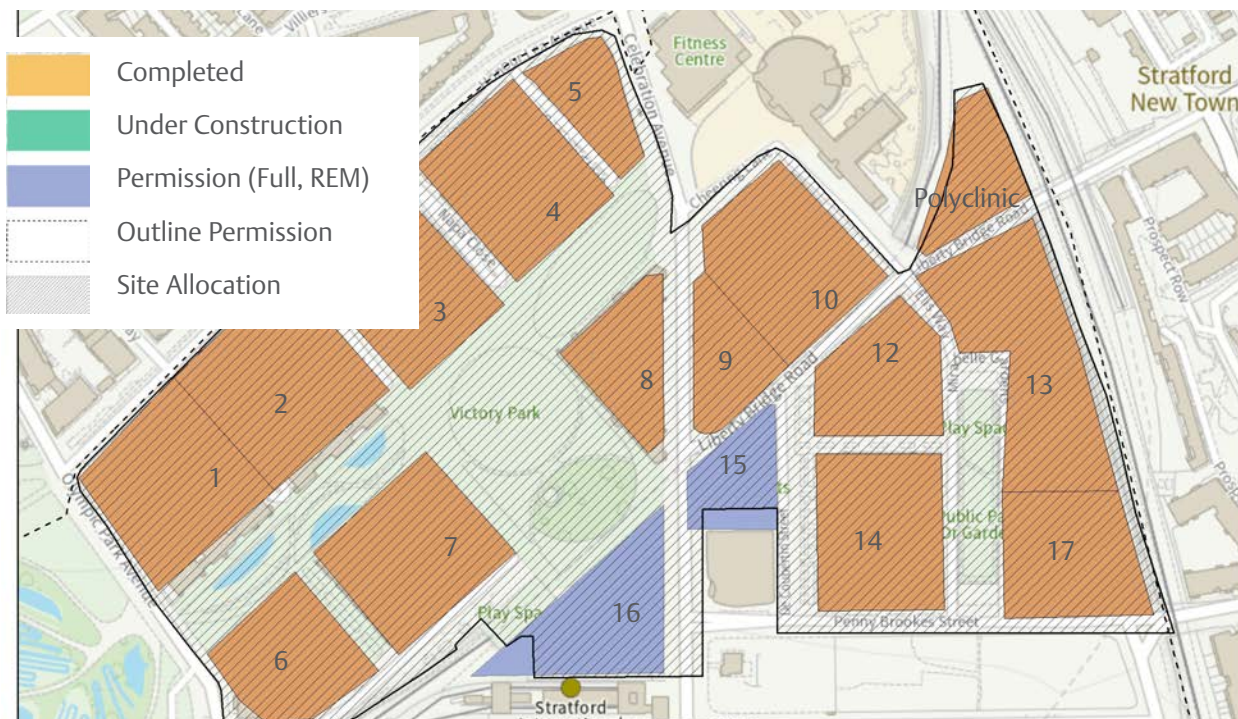
The Local Plan 2020 allocates Chobham Farm North site for a mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street. Delivery on site is expected in three phases from 2023 onwards. A narrow strip of land alongside the western part of the site forms a part of hybrid planning permission for Chobham Farm redevelopment scheme (Zone 5, ref: 12/00146/FUM) with the permitted industrial use.



SA.2.1 Progress on Site (March 2023)					
	Name	Reference Number	Status	Residential Units	Non-residential floorspace (sqm)
1	Zone 1	12/00146/FUM	Completed (2016)	173	1,161 (E Use Class, D1 and D2)
2	Zone 2	17/00175/REM	Completed (2021/22)	154	298 (retail and office)
3	Zone 3	19/00473/REM REM permission for Sub-Zone 3D1 of Zone 3	Completed site 3D (2022/23)	Max 238 (36 delivered)	748 (retail and office)
4	Zone 4	15/00266/REM	Completed (2019/20)	471	944 (flexible E and nursery D1)
5	Zone 5	(Part of SA2.4)	No REM permission	-	-
Total Completed				834	2,400
Total Under Construction				0	0

## SA 2.2 East Village

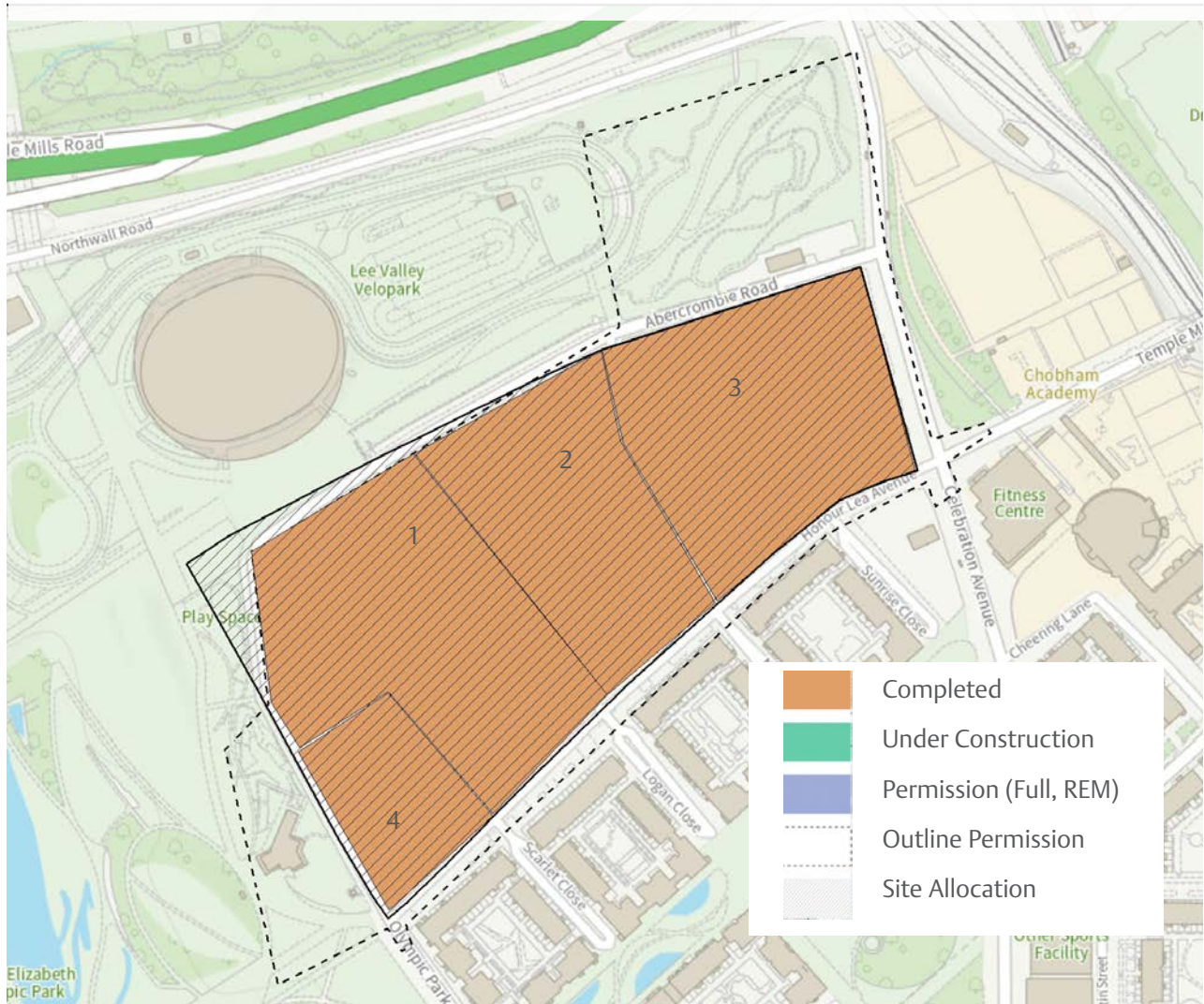
The site is part of the Stratford City Outline Planning Permission (07/90023/VARODA). Majority of the site is substantially complete with the exception of N16 and N18&N19. Planning applications for the development of these two sites, proposing 848 residential units and 504 PBSA bedrooms respectively have been submitted in 2023, as outline earlier in this chapter. The first 2,818 residential units were built prior to the 2012 Olympic Games. After the Games, the units were fitted out in their final form, and the first flats occupied in early 2014. In 2023, Plot N05 delivering 48 social dwellings completed on site. There are two remaining development plots, N16 and N18/19 expected to yield approximately 890 new homes.



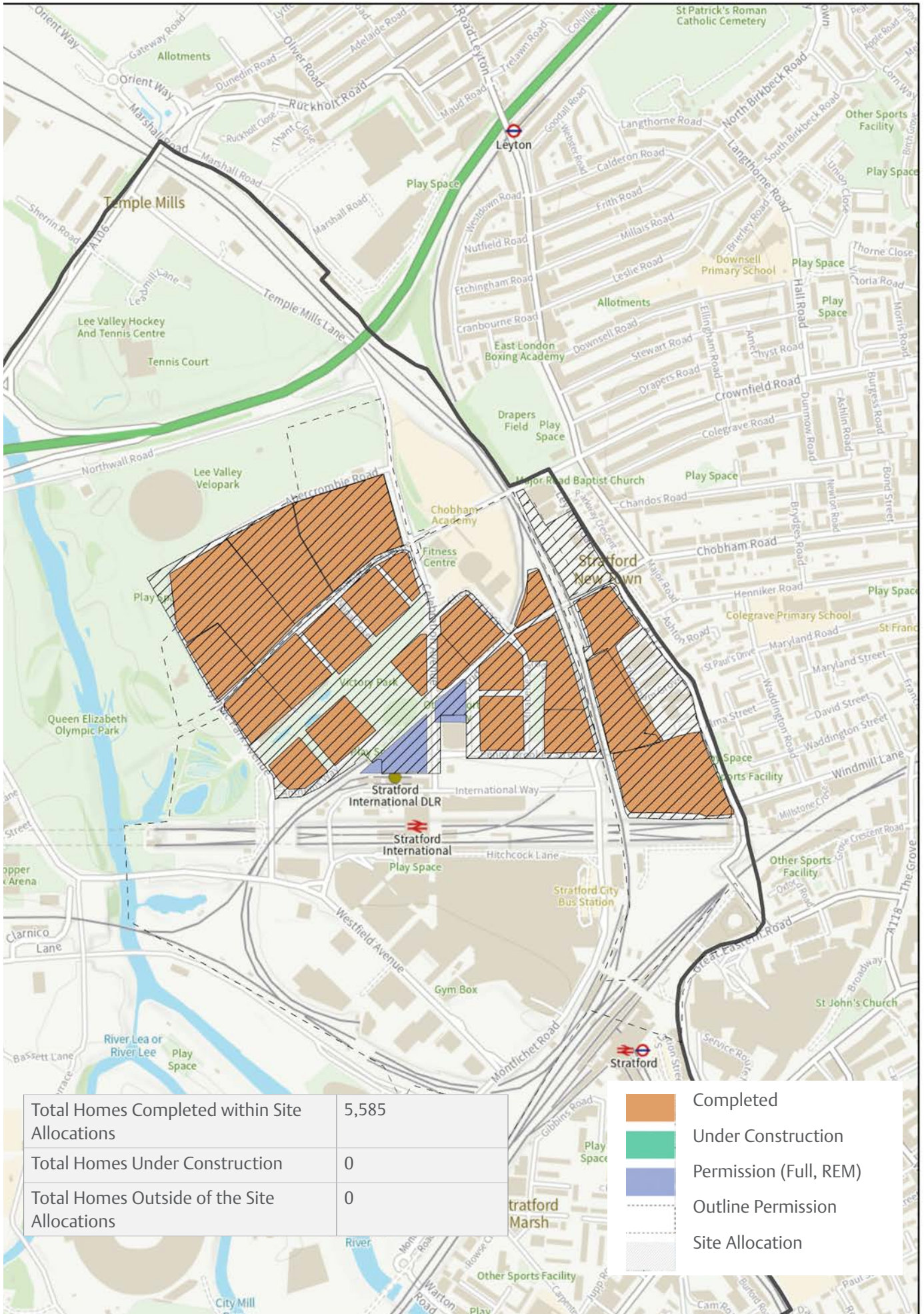
SA2.2 Progress on Site (March 2023)					
	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	N01	08/90234	Completed (2013-2014)	288	452
2	N02	08/90211	Completed (2013-2014)	298	203
3	N03	09/90084	Completed (2013-2014)	297	663
4	N04	09/90083	Completed (2013-2014)	290	663
5	N05	14/00066/REM	Completed	48	450
6	N06	17/00045/REM	Completed (2021-2022)	524	1,603 (retail)
7	N07	09/90082	Completed (2013-2014)	318	-
8	N08	14/00034/REM	Completed in 2019	481	2,966 (retail and F1)
9	N09	08/90361	Completed (2013-2014)	120	988
10	N10	09/0176	Completed (2013-2014)	281	364
11	N11	09/90403	Polyclinic (2013-2014)		
12	N13	09/90076	Completed (2013-2014)	185	-
13	N14	10/90242	Completed (2013-2014)	201	-
14	N15	09/90081	Completed (2013-2014)	298	231
15	N16	23/00101/FUL	Under Consideration	540 PBSA	313 (E Use Class)
16	N18 & 19	23/00090/REM	Under Consideration	848	to be determined
17	N26	09/90065	Completed (2013-2014)	242	-

### SA2.3: Chobham Manor

The site is part of the Legacy Community Scheme planning permission (11/90621/OUTODA). Work on Chobham Manor - the Legacy Corporation's first housing development has now completed. A total of 880 homes with 1,516sqm of non-residential space across 4 phases, has now completed in the 2022/23 monitoring year.



SA2.3 Progress on Site (March 2023)					
	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	Phase 1	13/00504/REM	Completed (2017/18)	259	-
2	Phase 2	14/00356/REM	Completed (107 units in 2019/20)	207	533 (A1 to A5, and B1)
3	Phase 3	16/00510/REM	115 units completed in 2020/21; 138 completed in 2021/22	253	883 (D1 including ancillary A3)
4	Phase 4	16/00518/REM/19/00335/NMA	Completed (2022/23)	161	98 (A1-A5)
Total Completed				880	1,514
Total Under Construction				0	0
The remaining site capacity				0	0







## SUB AREA 3

### LOCAL PLAN VISION

Central Stratford and Southern Queen Elizabeth Olympic Park will become a diverse area of new high-profile education and sporting facilities, retail, leisure and business expansion with high-quality housing alongside long-standing and thriving business and residential communities, all nestled within easy access of the parklands of Queen Elizabeth Olympic Park. The excellent public transport accessibility, with additional potential for international links, will continue to draw business and investment into the area, as well as provide the means of access for the multitude of visitors who come to the area as a sporting, leisure and cultural destination.

### Stratford as a Metropolitan Centre

Stratford Metropolitan Centre continues to support a diversity of uses that align with its aspirations to achieve International Centre status. Construction of IQL S4 is underway, which will deliver a significant quantum (44,916 sqm) of high-quality office floorspace, as well as retail uses. This will complement existing provision of Grade A office floorspace within the International Quarter, already home to a range of nationally and internationally significant organisations including Transport for London, the British Council, Cancer Research UK, the

Financial Conduct Authority, UNICEF and the Nursing and Midwifery Council.

The substantial completion of Cherry Park has introduced a significant number of new homes (1,224) into the Metropolitan Centre, helping to ensure its long-term vitality. During the year 2022/23, two Change of Use applications were also approved at Cherry Park, replacing traditional retail floorspace provision with entertainment uses. This includes an e-sports centre at the basement level, and a range of family-oriented leisure uses at the upper floors, including an urban street golf course and e-karting. In this way, Stratford Metropolitan Centre is demonstrating the flexibility to respond to changing economic circumstances, accommodating growth industries, and facilitating the experience economy. This is an approach that is advocated by the Legacy Corporation's Evening and Night Time Economy SPD which emphasises the need for diversification of uses to support the success and sustainability of town centres.

At the end of the monitoring year 2021/22, an application for a 21,500-capacity, 80,744 sqm multi-use entertainment and leisure building (MSG) received resolution to grant planning permission. At their March 2022 meeting, the Planning Decisions Committee (PDC) also resolved to grant advertisement consent for 25 years, subject to a review mechanism being secured at a five-year period. This review mechanism was subsequently brought back to PDC in January 2023, where it was approved, subject to amendments and the completion of a legal agreement.



Photo: Stratford Metropolitan Centre, IQL South

Table 8: Major developments completed or under construction within the Stratford Metropolitan Centre (March 2023)

Name and Ref No.	Homes (units)	Total Retail	Total Office	Community	Student	Assembly, Leisure	C1 Hotel rooms	Status
One Stratford 10/90182/REMODA	-	-	12,227	-	-	-	-	Completed
Plot M7 16/00653/REM	-	706	42,344	-	-	-	-	Completed
Cherry Park 15/00358/OUT	1,224	2,799	1,100	1,110	-	7,389	-	Completed
Plots S7 S8 13/00409/REM and 13/00409/REM	333	-	-	-	-	-	-	Completed
S5 15/00002/REM	-	891	60,409	-	-	-	-	Completed
S6 15/00003/REM	-	-	-	-	-	-	-	Completed
S9 16/00672/REM	-	381	32,797	-	-	-	-	Completed
The Pavilion 18/00252/REM	-	1,343	-	-	-	-	-	Completed
Unite 12/00221/FUM	-	450	150	150	759	150	-	Completed
Telford Homes 13/00322/REM	181	-	-	-	-	60	-	Completed
Moxy Hotel 14/00310/FUL	-	-	-	-	-	-	279	Completed
Unite Student Westfield Avenue 12/00224/FUL and 11/90618/FUMODA	-	-	-	-	1,001	1,800	-	Completed
Plot N17 15/00041/REM	-	817	-	-	-	1,936	421	Completed
N24 Manhattan Lofts 10/90285/FUMODA	248	222	-	-	-	-	155	Completed
Westfield Plots M2-M6, M8 09/90439/REMODA, 08/90253/FULODA, 08,90252/REMODA	-	95,938	-	100	-	26,715	-	Completed
Stratford International Bus Station Layover 19/00391/FUL	380	525	1,863	-	-	210	-	Under Construction
S4 18/00354/REM	-	825	44,916	-	-	1,170	-	Under Construction
Total	2,366	105,458	227,945	1,350	1,760	39,340	855	-

## Housing Delivery

The Cherry Park development, comprising 1,224 new PRS homes, is now substantially complete. The scheme comprises one, two, and three-bedroom homes across a range of towers and mansion blocks. Alongside the completion of new student accommodation at One Pool Street, this equates to a C3 equivalent of 1,435 new homes within Sub Area 3.

There is also a healthy housing delivery pipeline within Sub Area 3, with 1,501 C3 equivalent units either under construction, permitted or with resolution to grant.



Photo: Cherry Park residential block

Table 9: Schemes under construction or completed (March 2023) - Sub Area 3

Permission name and reference	Status	No. Units	Affordable Units	Non- Residential (sqm)
15/00358/OUT Cherry Park	Completed in 2022/23	1,224	0 (off-site)	12,388 sqm (2,799 sqm retail, 1,100 sqm retail, 1,100 sqm community, 7,389 sqm assembly/leisure)
18/00425/REM UCL Pool Street West	Completed in 2022/23	524 BPSA (210 C3 equivalent)	-	5,597 sqm (198 sqm retail, 5,399 sqm education)
20/00310/FUL Poland House	Under Construction	182 PBSA (73 C3 equivalent)	-	160 sqm (D1)
20/00112/FUL Queensway House	Under Construction	-	-	1,169 sqm (loss of 1,723 sqm B1; gain of 2,826 sqm D1; gain of 66 sqm D1/A3)
Marshgate Plot 1 – 18/00424/REM	Under Construction	-	-	35,000 sqm (34,680 D1 Academic, 320 retail)
18/00470/OUT Stratford Waterfront	Under Construction	-	-	72,899 sqm of non-residential institutional use (41,965 sqm education, 8,144 sqm culture, 20,770 sqm performance venue, 1,934 sqm retail/food and drink, 86 sqm office)
19/00391/FUL Stratford International Bus Layover	Under Construction	380	133	2,598 sqm (525 sqm retail, 1,863 sqm office, 210 sqm D1/D2)
Stratford Waterfront, 2018/00470/ OUT	Under Construction	-	-	72,899sqm of non-residential institutional use

Table 9: Schemes under construction or completed (March 2023) - Sub Area 3 (Continued)				
Permission name and reference	Status	No. Units	Affordable Units	Non- Residential (sqm)
18/00354/REM Plot S4, International Quarter London	Under Construction	-	-	46,911 sqm (825 sqm retail, 44,916 sqm office, 1170 sqm D2)
21/00483/FUL 2 Jubilee House and Broadway House	Permission issued in 2022/23	716 PBSA (286 C3 equivalent)	-	-771 sqm (gain of 6,799 sqm F.1, loss of 7,570 sqm B1)
22/00155/FUL: Flat 14, Hallings Wharf Studio	Permission issued in 2022/23 (Completed)	1	-	-74 sqm sui generis, live/work space
21/00403/OUT Bridgwater Triangle	Resolution to grant ((2022/23)	575	288	584 sqm (399 sqm E Use Class and 185 sqm F.1 and F.2 Use class)
22/00098/FUL 302-312 High Street, Stratford	Resolution to grant (2022/23)	465 PBSA (183 C3 equivalent, taking into account loss of 3 existing C3 units)	-	-410 sqm (-59 sqm office, -551 sqm sui generis, public house)
21/00543/FUL James Riley Point	Resolution to grant (2022/23)	4	4	2,486 sqm (community use)
19/00097/FUL Land lying to the west of Angel Lane, Stratford	Resolution to grant (2022/23)	-	-	80,744 sqm (sui generis)
Total completed		1,435	-	17,911
Total under construction		435	133	158,737
Total permitted in 2021/22		1,048	292	82,599

## CASE STUDY 1: FIRST UCL EAST CAMPUS BUILDING OPENS AT ONE POOL STREET

The place-making centrepiece of regeneration activities in the area is the East Bank project, a new centre for innovation, creativity and learning on Queen Elizabeth Olympic Park. A major project milestone was reached in 2022, with the opening of the first phase of the UCL East Campus in the Autumn at One Pool Street.

As well as providing 524 en-suite rooms for students, One Pool Street also hosts a range of high-specification laboratories and academic centres, including the Global Disability Innovation Hub (GDI Hub) which will relocate from Here East. The building has been designed to be public facing, with accessible spaces for lectures and public events to ensure that local communities can make the most of the opportunities that the campus offers. The next phase of UCL campus, Marshgate, is due to open in 2023, and will expand the academic provision, offering studio spaces, library and exhibition areas, fabrication workshops and a future media studio.



### Infrastructure Improvements

2022/23 has seen further investment in transport and public realm improvements within Sub Area 3. In particular, over £2.7 million in Section 106 funding was allocated for the rebalancing of Westfield Avenue towards walking and cycling by converting the road from a dual to single two-way carriageway and repurposing the residual space. This takes the total amount of CIL and Section 106 funding allocated to the project to just under £6.65 million. Design work is now complete to RIBA stage 3 (spatial coordination) and it is intended that works to implement the first parcel of the project will commence towards the end of 2023.

Furthermore, a total of £4.5 million was allocated to the delivery of Carpenters Land Bridge, of which £3.4 million is an allocation in-principle. The bridge has already been constructed, and it is intended to be opened in Autumn 2023, connecting the East Bank Culture and Education District with the International Quarter London (IQL).

As well as these allocations, there has been substantial expenditure on infrastructure within Sub Area 3. In particular, a total of £3 million has been transferred to TfL for the delivery of the Stratford Station Carpenters Entrance. This is to create a new entrance to the Jubilee Line concourse, alongside new public realm connecting to Gibbins Road within the Carpenters Estate. In accordance with TfL's programme, these works are planned for completion in April 2024.

Additionally, as part of the Stratford Waterfront development, a new two-way cycle lane along Carpenters Road is substantially complete and will be opened in autumn 2023 alongside the development.

Focusing infrastructure investment on public realm and transport improvements in Sub Area 3 coheres with the area priorities set out in the Local Plan, particularly the enhancement of pedestrian and cycle connections and the achievement of high-quality public spaces.

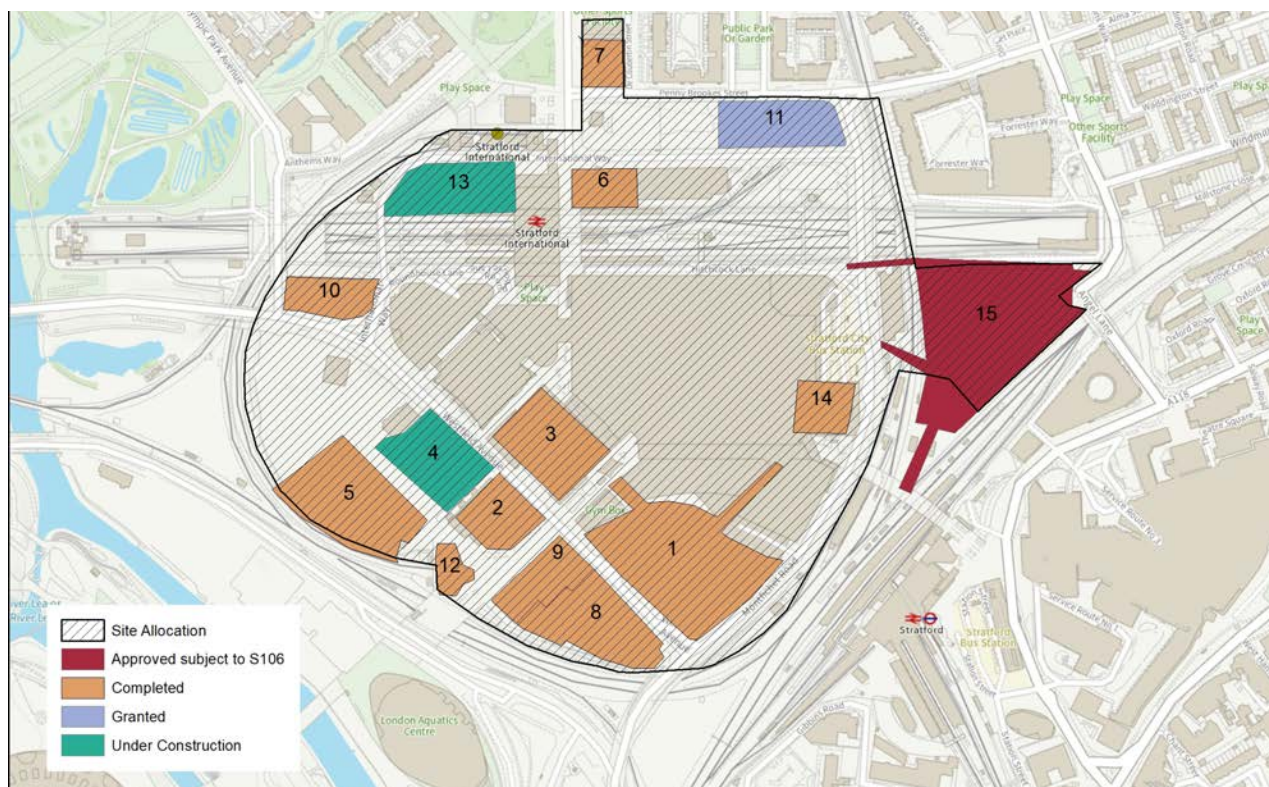
Table 10: Sub Area 3 - Infrastructure

	CIL/S106 Funding Allocated in 2022/23	CIL/S106 Expenditure in 2022/23
Carpenters Land Bridge	£4,500,000 (of which £3,400,000 is an allocation in principle)	-
Marshgate Lane Schools Link: designs for walking and cycling improvements	£38,950	£18,558.57
Stratford Station South West Entrance: creating a new entrance to Stratford Station via Gibbins Road	£169,581	£3,000,000
Parcel B1 Carpenters Road: Designs for walking and cycling	£94,511	£78,859.38
Westfield Avenue: rebalancing carriageway for walking and cycling	£2,746,957.77	£481,011.98
Stratford Station Strategic Outline Business Case	£150,00	£481,011.98
Building Crafts College	-	£55,222.32



## Site Allocation 3.1 - Stratford Town Centre West

Many of the individual plots within Sub Area 3 have now completed. This includes the substantial completion of Cherry Park, which delivers 1,224 new homes, as well as a significant quantum of retail and leisure floorspace. Both Stratford International Bus Layover and IQL S4 are under construction.

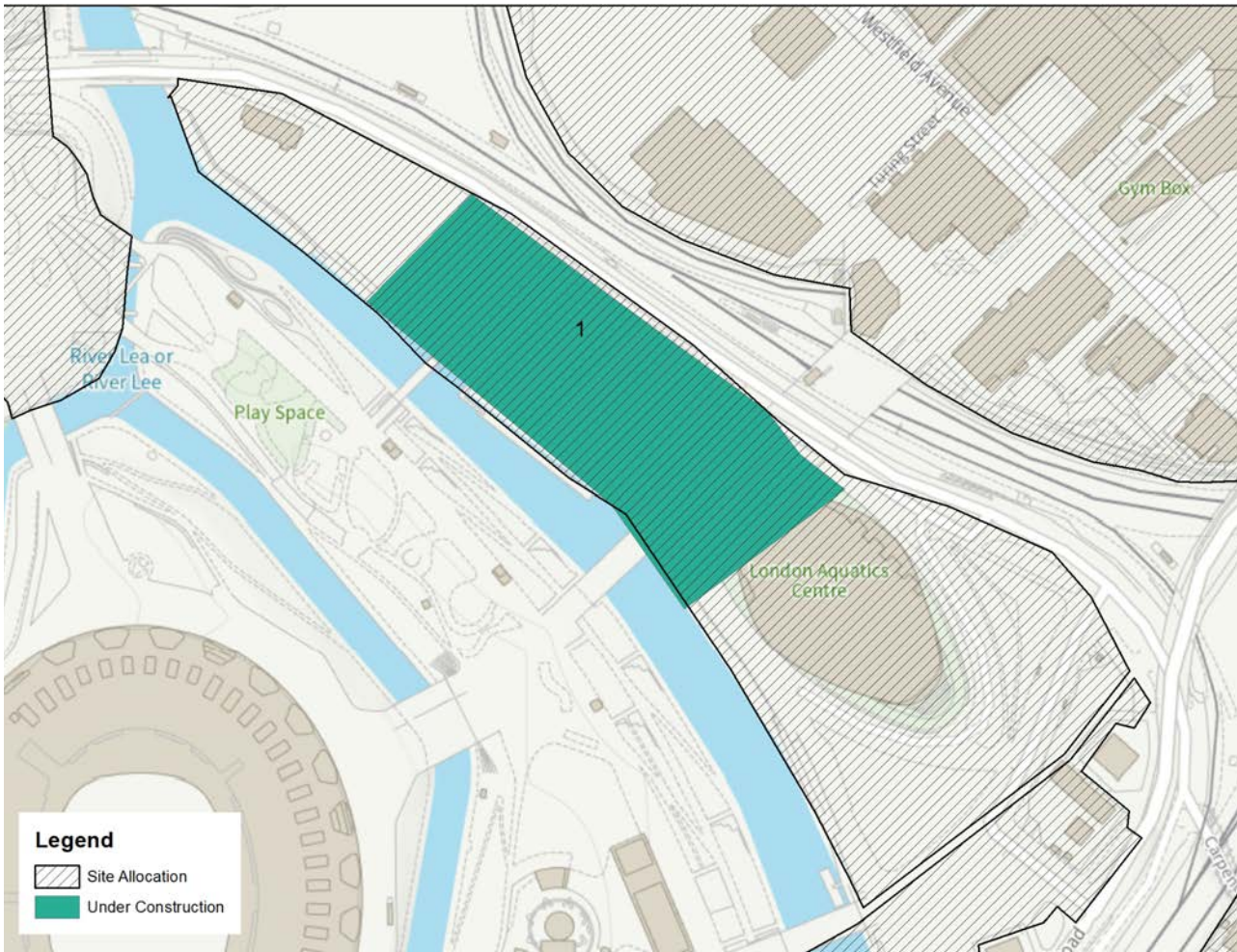


SA 3.1 Progress On Site (March 2023)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	Cherry Park	15/00358/OUT	Completed	1,224	12,388
2	S5 FCA	15/00002/REM	Completed (2018)	-	62,191
3	Plot M7	16/00653/REM	Completed (2019/20)	-	43,050
4	S4	18/00354/REM	Under Construction	-	46,911
5	S9	16/00672/REM	Completed	-	33,178
6	N24 Manhattan Lofts	10/90285/FUMODA	Completed (part in 2018 and 2019)	248	377
7	N17	15/00041/REM	Completed (2020/21)	-	2,753, 421 hotel bedrooms
8	Glasshouse Gardens	13/00409/REM	Completed (2017)	333	-
9	S6 TfL	15/00003/REM	Completed (2017)	-	32,700 (B1)
10	Unite	12/00224/FUL	Completed (2014)	1,051 (PBSA)	-
11	Plot N22	17/00050/REM	Permission	-	37,058 (B1)
12	The Pavilion	18/00252/REM	Completed	-	1,343
13	International Bus Layover	19/00097/FUL	Under Construction	380	2,598
14	One Stratford	10/90182/REMODA	Completed	1,224	12,227
15	MSG	19/00097/FUL	Resolution to Grant	-	80,744

## Site Allocation 3.2 - Stratford Waterfront North

Construction of Stratford Waterfront continues, with the first completions due later in 2023.



### SA3.2 Progress On Site (March 2023)

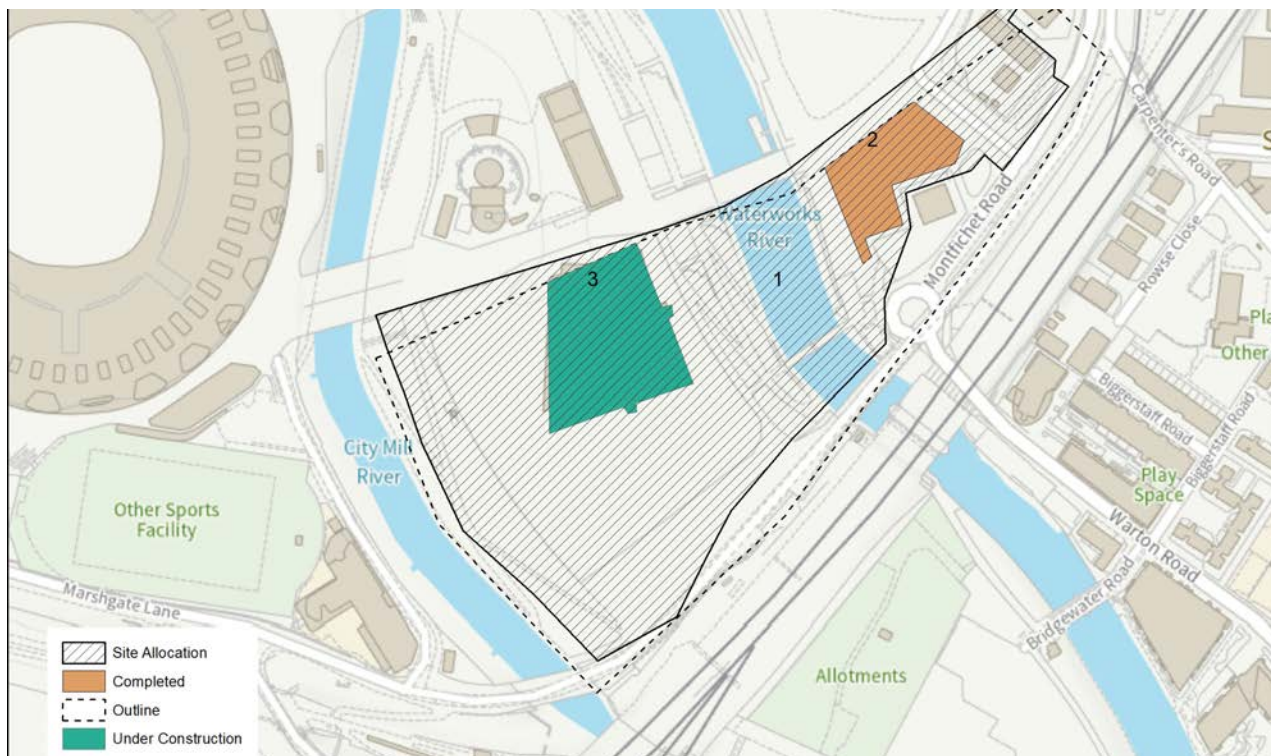
	Name	Reference Number	Status	Residential (units)	Non-resi.(sqm)
1	Stratford Waterfront	18/00470/OUT	Part under construction	600	75,099





### Site Allocation 3.3: Stratford Waterfront South

At SA3.3, the first phase of the UCL East Campus has opened in time for the academic year 2022/23. The second phase, at Marshgate, is due to open later in 2023.



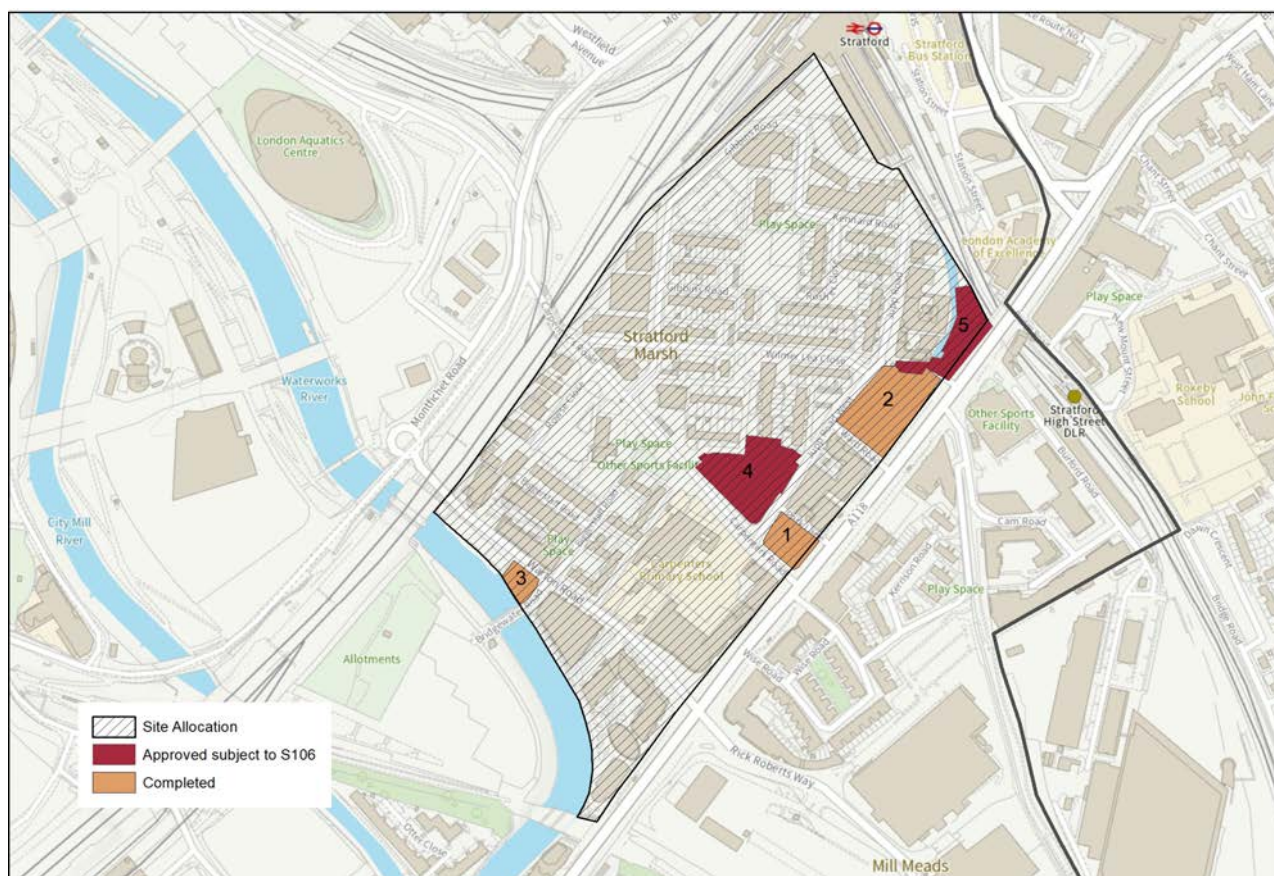
SA3.3 Progress on Site (March 2023)

	Name	Reference Number	Status	Residential (units)	Non-resi.(sqm)
1	UCL East	17/00235/OUT (outline planning permission)	Part complete; part under construction	1,800 student bedrooms	180,300
2	UCL East Phase 1 Pool Street	18/00425/REM	Complete	524 student bedrooms (210 C3 units equivalent)	5,597 (198 sqm retail, 5,399 sqm education)
3	UCL - Marshgate	18/00424/REM	Under Construction	-	35,000



### Site Allocation 3.4: Greater Carpenters District

Within the Greater Carpenters District (SA3.4), there is a resolution to grant planning permission for the refurbishment of James Riley Point, as part of the wider Carpenters Estate regeneration. Under this permission, the existing tower block will be refurbished, within an uplift of 4 homes. This will provide a total of 136 flats, 96.1% of which will be available at affordable tenures, including 115 at London Affordable Rent or Social Rent. This will be complemented by a new 2,460 sqm community centre, with a range of facilities including a 5-a-side football pitch.

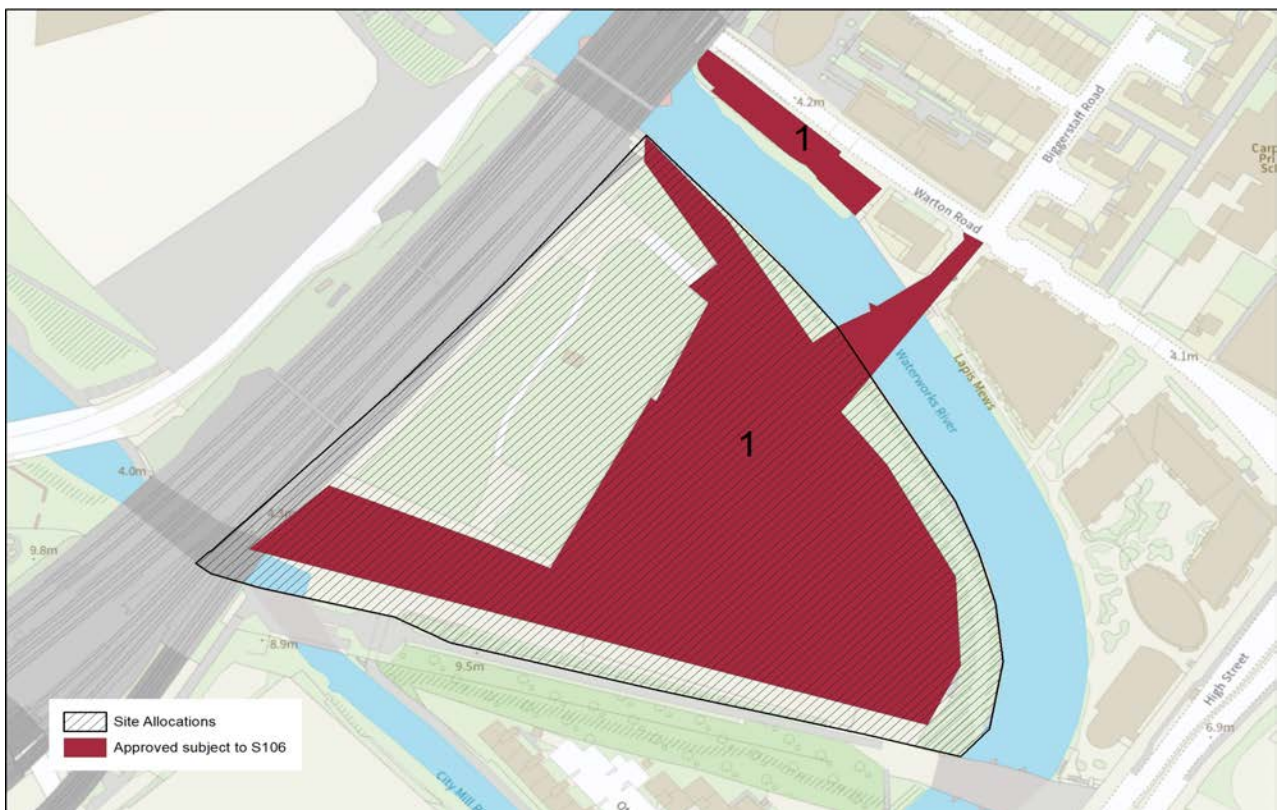


SA3.4 Progress On Site (March 2023)					
	Name	Reference Number	Status	Residential (units)	Non-resi.(sqm)
1	Alumno	13/00404/FUM	Completed (2018)	445 student bedrooms	1,171
2	Duncan House	15/00598/FUL 17/00629/NMA	Completed	557	
3	UCL - Marshgate	18/00424/REM	Under Construction	-	35,000
4	James Riley Point	21/00543/FUL	Resolution to grant	4	2,486 (relocated community facility)
5	302-312 High Street Stratford	22/0098/FUL	Resolution to grant	465 PBSA	-410 sqm (-59 sqm office, -551 sqm sui generis, public house)

### Site Allocation 3.5: Bridgewater Triangle

Bridgewater Triangle (SA3.5) will provide approximately 600 homes. The application exceeds the minimum provision set out in the agreed portfolio approach within the Stratford Waterfront permission by providing a minimum of 50% affordable housing. In accordance with the tenure split agreed within the portfolio approach, this would include 30% low cost rented housing (by unit) with the remainder being provided as an intermediate tenure, either Shared Ownership or London Living Rent. To speed up the delivery of much needed affordable homes, Phase 1 of the development (which must deliver a minimum of 150 homes), would also deliver a minimum of 50% affordable housing of which 60% would be low cost rented housing and 40% would be Intermediate housing.

Although residential-led development, the Bridgewater Triangle will also deliver a small portion, up to 399 sqm of commercial, business and service floorspace (Use Class E). There is also provision, up to 185 sqm (GIA), of local community and learning floorspace (Use Classes F.1 and F.2).

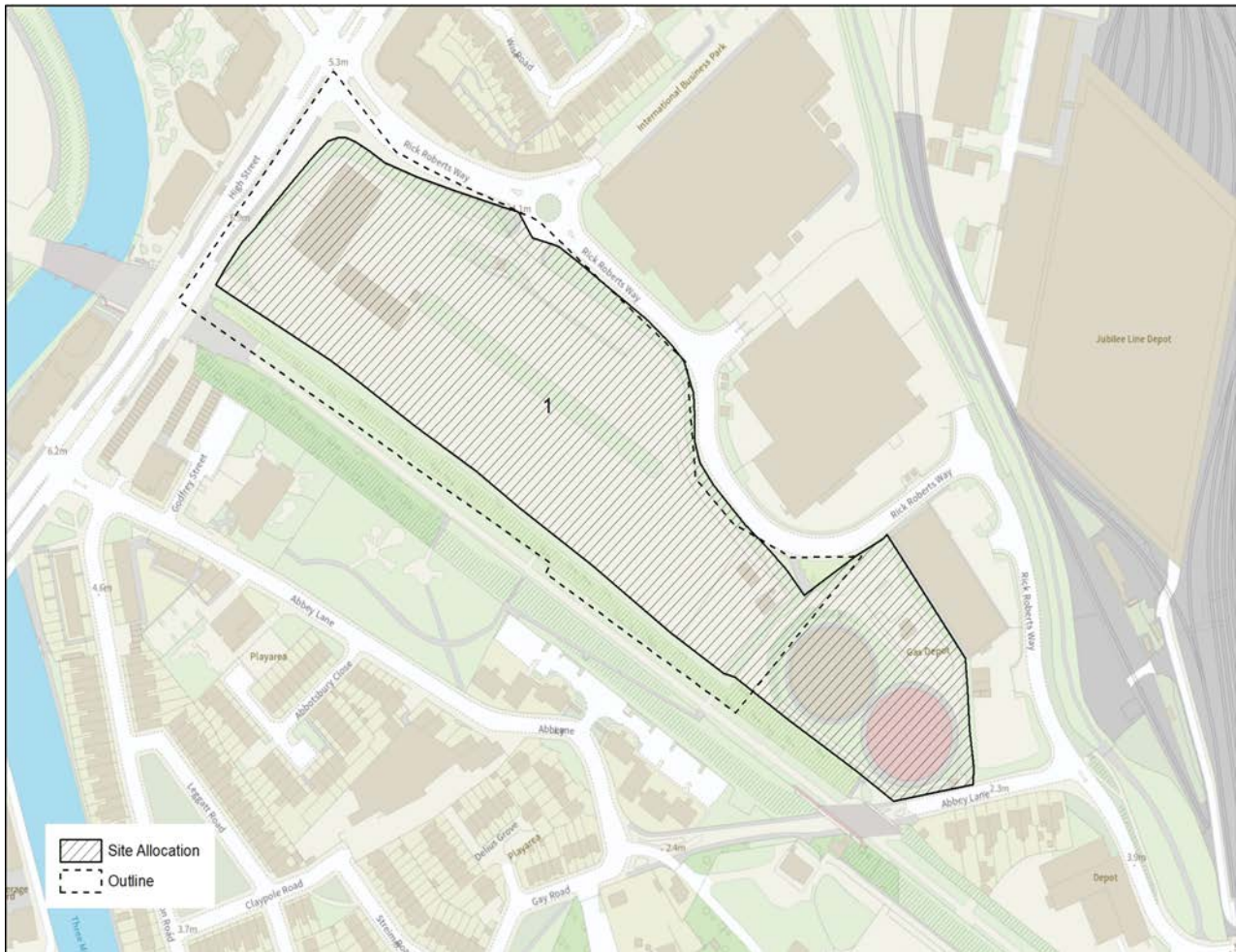


SA3.5 Progress On Site (March 2023)

	Name	Reference Number	Status	Residential (units)	Nonresi.(sqm)
1	PDZ8 Bridgewater Triangle	21/00403/OUT	Resolution to Grant	575	584 (399 sqm E and 185 sqm F.1 and F.2 Use Classes)

### Site Allocation 3.6: Rick Roberts Way

There is no update to SA3.6.

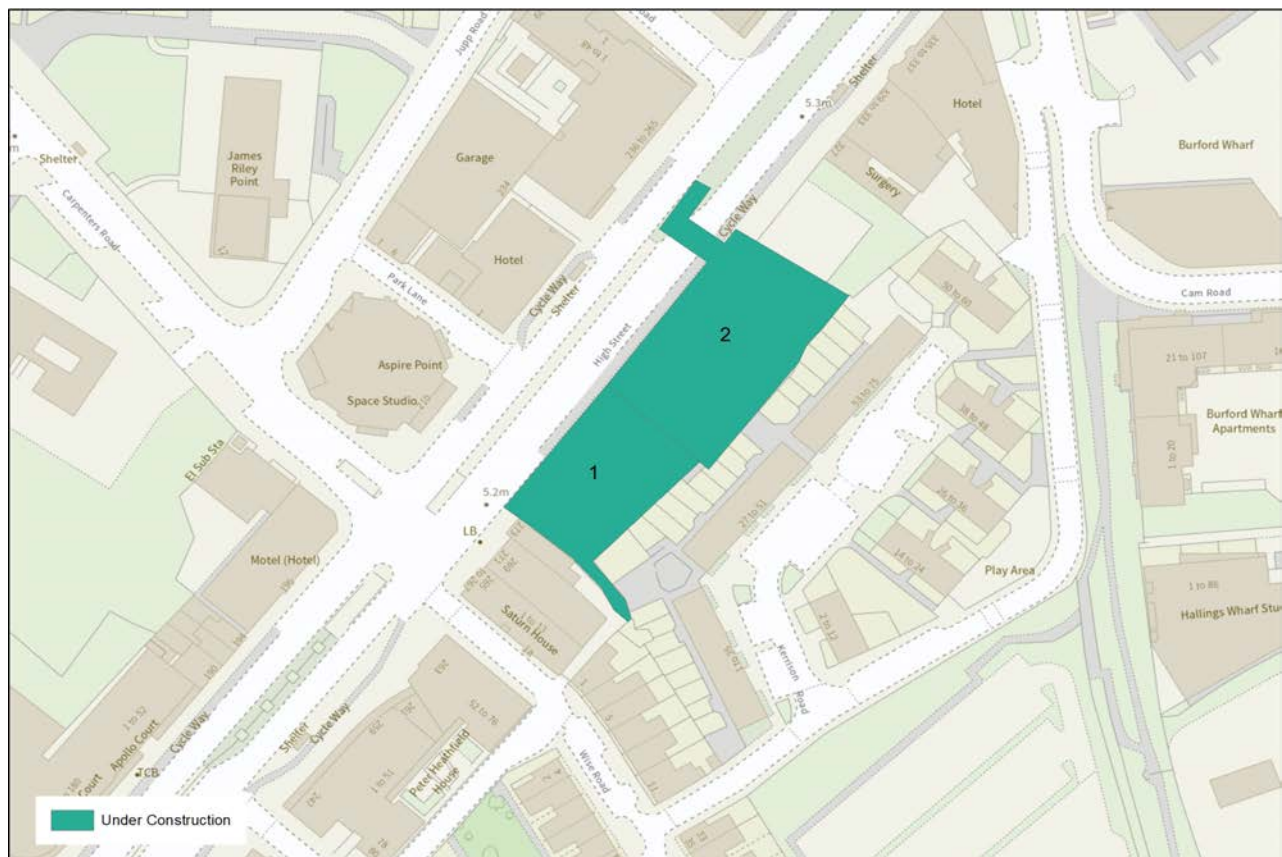


SA3.6 Progress On Site (March 2023)

SA3.6 Progress On Site (March 2023)		
	Name	
1	PDZ12 Rick Roberts Way	Legacy Communities Scheme 11/90621/OUTODA (note: this provides for approximately: 400 residential units; 550 sqm retail; and 11,600 sqm community use (school))

## Outside of Site Allocations

Outside of the site allocations within Sub Area 3, two significant developments have commenced in the monitoring year 2022/23. Existing student accommodation is being redeveloped at Poland House, to deliver an uplift of 182 PBSA units, while at Queensway House, construction of new premises for the Mary Ward Settlement has started.



Sub Area 3, Outside of Site Allocations, Progress on Site (March 2023)

	Name	Reference Number	Status	Residential (units)	Non-resi.(sqm)
1	Queensway House	20/00112/FUL	Under Construction	-	1,169
2	Poland House	20/00310/FUL	Under Construction	182 PBSA	160

# SUB AREA 4

## LOCAL PLAN VISION

This will become an area of new business and residential communities that find a focus at a new District Centre at Bromley-by-Bow and a new Local Centre at Pudding Mill, with a secondary hub of employment and leisure uses in the north part of Sugar House Lane. The District Centre at Bromley-by-Bow will provide a new primary school, community facilities and public open spaces. A new DLR station at Pudding Mill and an enhanced Bromley-by-Bow Station will provide excellent public transport links to nearby work and leisure opportunities and good access to the rest of London. New and improved local foot and cycle paths will provide accessible and safe routes to the stations and local shops and services. The many new homes in Bromley-by-Bow, Sugar House Lane and Pudding Mill will meet a wide range of housing needs, while the new homes, business and other premises will have been sensitively and excellently designed, taking account of the historic waterside settings and the heritage assets within and around the Conservation Areas. By 2031, the Sub Area will have become a distinct series of new urban communities, well connected to their surroundings.

**Three major planning applications approved in 2022/23 within Sub Area 4 delivering over 1,300 residential units of which 40 later living units, new town centre, employment and community floorspace and new open spaces**

An outline application was granted in 2022/23 for Pudding Mill Lane (21/00574/OUT). This supersedes the Legacy Communities Scheme Planning application for this site. Pudding Mill Lane will be a thriving walkable new neighbourhood centre with approximately 948 apartments, townhouses and maisonettes designed to suit families. It will see the creation of a new neighbourhood centre and will include significant commercial floorspace delivering jobs, along with retail and community uses. It will be a diverse neighbourhood which attracts and meets the needs of people at different stages of their life. As well as providing new homes and workspaces, the masterplan provides over 0.63ha of publicly accessible open space, with two new riverside parks

and a new urban square at Pudding Mill DLR station, seeking to unlock connectivity improvements and support a series of wider social and economic opportunities.

In terms of affordable housing, the sites is bound by the provisions of the 'portfolio approach' to affordable housing delivery across three public sector sites that was agreed as part of the Stratford Waterfront permission which was granted in July 2019 (ref: 18/00470/OUT). This includes a minimum provision of 40% provision on the Pudding Mill site.

A minimum of 45% affordable housing, by habitable room, will be delivered as part of this scheme at Pudding Mill of which a minimum of 30%, by dwelling, will be low-cost rent housing. A diverse range of housing needs have been carefully considered, with at least 51% of homes family-sized with two or more bedrooms including apartments, townhouses and maisonettes, and provision for 40 dedicated later living homes. Families will be supported with a nursery, health centre, community pavilion, inclusive play areas and local courtyards with biodiverse planting.

The wider Site Allocation SA4.3 has also seen



Images: Pudding Mill Lane illustrations

progress with another two major planning developments receiving permission in this monitoring year. A full planning application for redevelopment of the site located to the eastern side of Cooks Road was approved comprising of 196 new residential units, 2,042sqm (Use Class E), together with associated car parking, open space, landscaping and infrastructure works. The majority of units would also be dual aspect and achieve good levels of natural daylight to ensure an overall high standard of accommodation. The proposal would also embody high environmental standards including significant carbon savings of 91% above the building regulations whilst also being air quality neutral and is approved car-free with the provision only of blue badge parking. The development would make provision for 35% affordable housing on a habitable room basis with a 60:40 tenure split (London affordable rent 60%) and intermediate (40%).

The Marshgate Lane Business Centre, Phase 2 development has also received an approval in this monitoring period for the creation of 245 homes within five new buildings with 420 sqm of flexible business / commercial floorspace. This would result in an uplift of 115 homes compared to the extant

permission (17/00669/VAR). The scheme will also deliver 35% affordable housing on a habitable room basis with a 60:40 tenure split (LAR 60%) and intermediate (40%).

Table 11 below monitors delivery of homes from sites across Sub Area 4, and Table 12 overleaf, shows sites currently under construction and those completed within this monitoring period, indicating that the vision for new neighbourhoods is now emerging within the area.

Table 11: Sub Area 4 housing delivery

Site Allocation	Delivered to date	Under Construction	Pipeline	Remaining cc.
SA4.1	975	321	0	1750
SA4.2	380	165	655	0
SA4.3	268	0	1,846	330
SA4.4	0	0	0	100
SA4.5	0	0	0	0
Total	1,623	486	2,501	2,080



Images: Sugar House Island, April 2023



Images: Guinness development, April 2023

## 1,623 homes delivered since 2012

The area has seen 1,623 new homes delivered across all site allocations within Sub Area 4, since 2012. Within this monitoring year, Imperial Street Phase 2 was completed. The site falls within the former Lindhill consent (ref: 17/00344/FUL). This is a 'mansion block' typology that consists of 144 London Living Rent units. The Guinness Partnership is delivering the scheme and has committed to increasing affordable housing across the entire Imperial Street site. As part of their strategy to achieve this, they have successfully bid for £8.8m of S106 Off-site Affordable Housing monies held by the Legacy Corporation and applied this to increase low-cost rented affordable housing in the scheme, specifically delivering all 144 units within Phase 2 in the London Affordable Rent tenure.

Imperial Street Phase 1 development completed in 2021/22. The development (planning permission ref: 17/00364/FUL) comprises 500 residential units and 3,570 sqm of flexible community, commercial and retail floorspace. The phase has delivered 235 affordable/intermediate (shared ownership units), of which 60% are delivered as family homes 2 or more bedrooms.



Images: Phase 1 Marshgate site, April 2023



## Permission granted for 55,262sqm of new commercial and community use floorspace to create a new designated Local Centre

Within Sub Area 4, the majority of approved commercial (Class E) use is to be delivered within Pudding Mill outline permission (21/00574/OUT). This will be located primarily along Barbers Road West and along the central square opposite Pudding Mill DLR station (the new Local Centre), stretching down in the strip of land between Pudding Mill Lane and Marshgate Lane. This will deliver an area of commercial use focused within the proposed Local Centre, as identified in the Local Plan site allocation and the Pudding Mill Lane Supplementary Planning Document. A mix of smaller integrated Class E units are proposed to be mixed in with residential floorspace towards the south of the site and along key proposed open spaces, providing active frontage and activation at ground floor.

**20,438 sqm of new offices space and 2,100 sqm of retail space delivered along the High Street on the MU2 plot of Sugar House Island**

MU2 plot comprises three buildings including a total of more than 20,000sqm office space and 2,000sqm retail floorspace, located alongside Stratford High Street, completed in late 2022. At pedestrian level, the block offers a range of retail, restaurant and café units along the sites arterial route of Chimney Walk, and a new public square at the heart of the site. The public realm celebrates the sites industrial past, connecting historic yards and carefully retained chimneys; it provides an attractive and accessible environment for future residents, workers and visitors, and generous outdoor spaces for the restaurant and cafe units. The upper levels of the development provide office floor space which have the potential to generate more than 2,000 new jobs.



Images: MU2 Sugar House Island

Table 12: Schemes under construction or completed (March 2023) - Sub Area 4

Scheme	Status	Homes	Non- residential (sqm)
68-70 High Street, 11/90619/FUMODA	Stalled	173	731 (retail, office and community use)
MU2 19/00392/REM	Completed	0	29,545 sqm (GIA) - 26,700sqm B1a and 2,845 sqm flexible A1-A5, D1, D2.
Phase 2 Guinness 17/00344/FUL	Completed	144	0
Plot R3	Under Construction	165	0
Phase 3 Guinness - 19/00554/FUL, 20/00004/DOV, 19/00555/NMA	Under Construction	321	0
19/00417/REM Plot MU4	Permitted	64	478 E(a), (b), c, g, i
21/00574/OUT Pudding Mill Lane	Permitted (outline)	948	51,738 of E Use Class, retail and leisure uses, a health facility (up to 1000 sqm) and community uses
21/00455/FUL Marshgate Business Centre	Permitted	245	420
21/00395/FUL Land at Legacy Wharf (Phase 2)	Permitted	196	2,042 ('maker space' workshops)
Total Completed		144	29,545
Total Under Construction		486	0
Total Permitted		1,453	54,678



Images: The Triangle Bridge Illustration, William Matthews Associate

### Improving connectivity

A planning permission (ref. no: 21/00407/FUL) for a replacement of bridge E48, the Triangle Bridge, was approved in 2022/23. This is a new single-span steel bridge over the Waterworks River in east London. The Legacy Corporation commissioned the new bridge as the latest in a series of projects to improve access and connections for local communities to the new facilities and opportunities created on Queen Elizabeth Olympic Park. The new bridge will act as a gateway to the Bridgewater Triangle development site, linking the new neighbourhood to the Carpenters' Estate, and Stratford beyond. The new structure plays a significant role in enabling the delivery of this new neighbourhood of 600 homes on the Bridgewater Triangle site.

The most significant CIL expenditure in Sub Area 4 was £778,505.35 on restoration of the Customs House, within the Three Mills Conservation Area. Sympathetic repairs were made to this Grade II Listed Building, including retention and restoration of original features. The building will now be leased to the Harris Science Academy.

Customs House Restoration: Before and After Funding has also been drawn down to progress RIBA Stage 1 and 2 public realm and connectivity design work at Bromley-by-Bow to improve the environment for pedestrians and cyclists. This will also look at how the severance created for pedestrians and cyclists by the A12 can be addressed.

Table 13: Sub Area 4 - Infrastructure

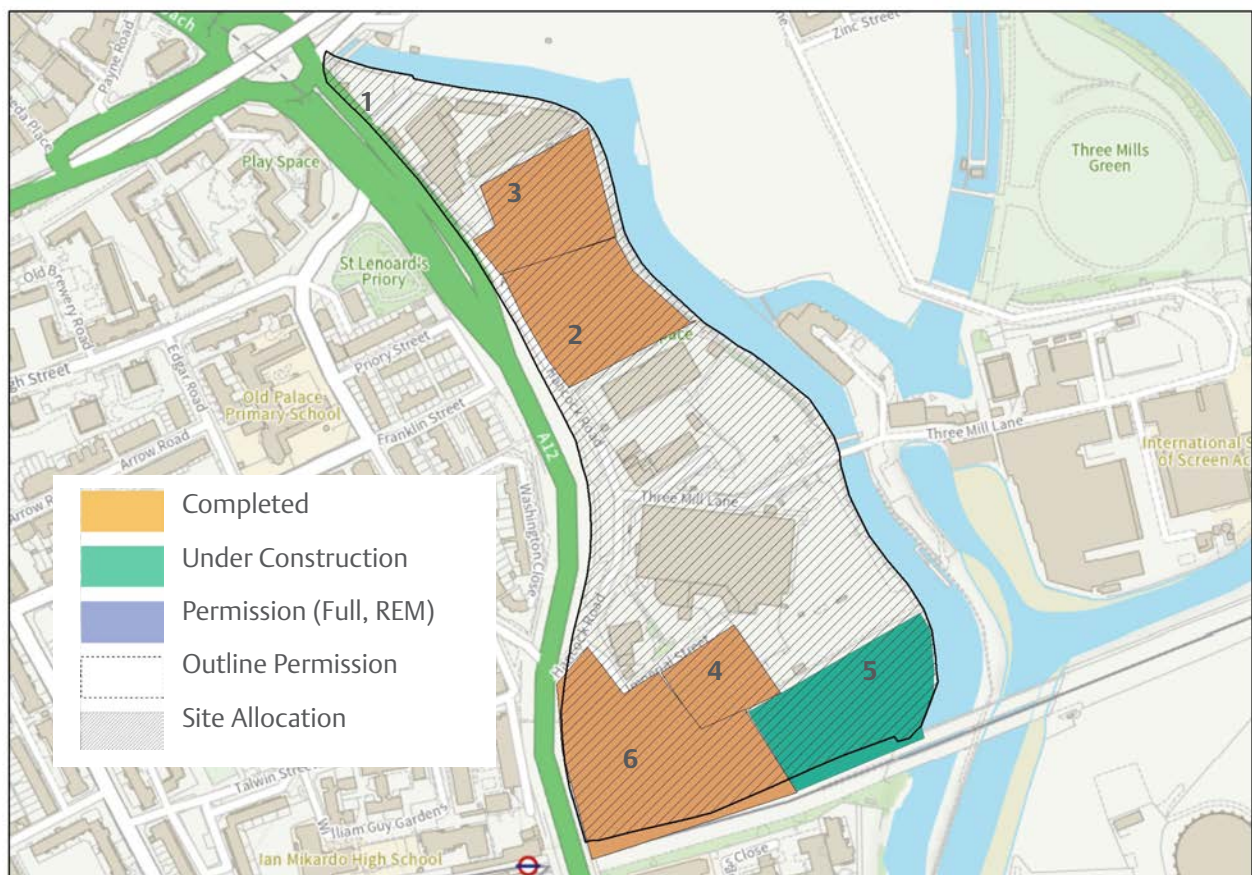
	CIL/S106 Funding Allocated in 2021/22	CIL/S106 Expenditure in 2021/22
TfL Staffing at PML DLR Station	£32,335.25	23,678.57
Marshgate Lane Greenway Links	-	£19,829
Three Mills: Refurbishment of Custom House for educational use	-	£778,505.35
Bromley-by-Bow/A12 Improvements	-	£63,580

## Site Allocation 4.1: Bromley-by-Bow

Planning permission (PA/11/02423/LBTH) for the delivery of Bow River Village schemes was granted in 2012 for a comprehensive mixed-use development on the northern part of the Site Allocation, two phases delivering in total 331 homes have been completed and occupied. The outline planning permission has now lapsed.

Two planning permissions have been granted for redevelopment of the southern part of the site allocation to deliver around 956 homes. The part of this site known as Imperial 1, providing 500 units, completed in 2022, Phase 2 delivering 144 affordable (LAR) units was completed in 2023.

The central plots of the site allocation have yet to come forward for development. The adopted Bromley-by-Bow SPD supports comprehensive development at Bromley-by-Bow south and provides more guidance on the delivery of Local Plan aspirations for the site.

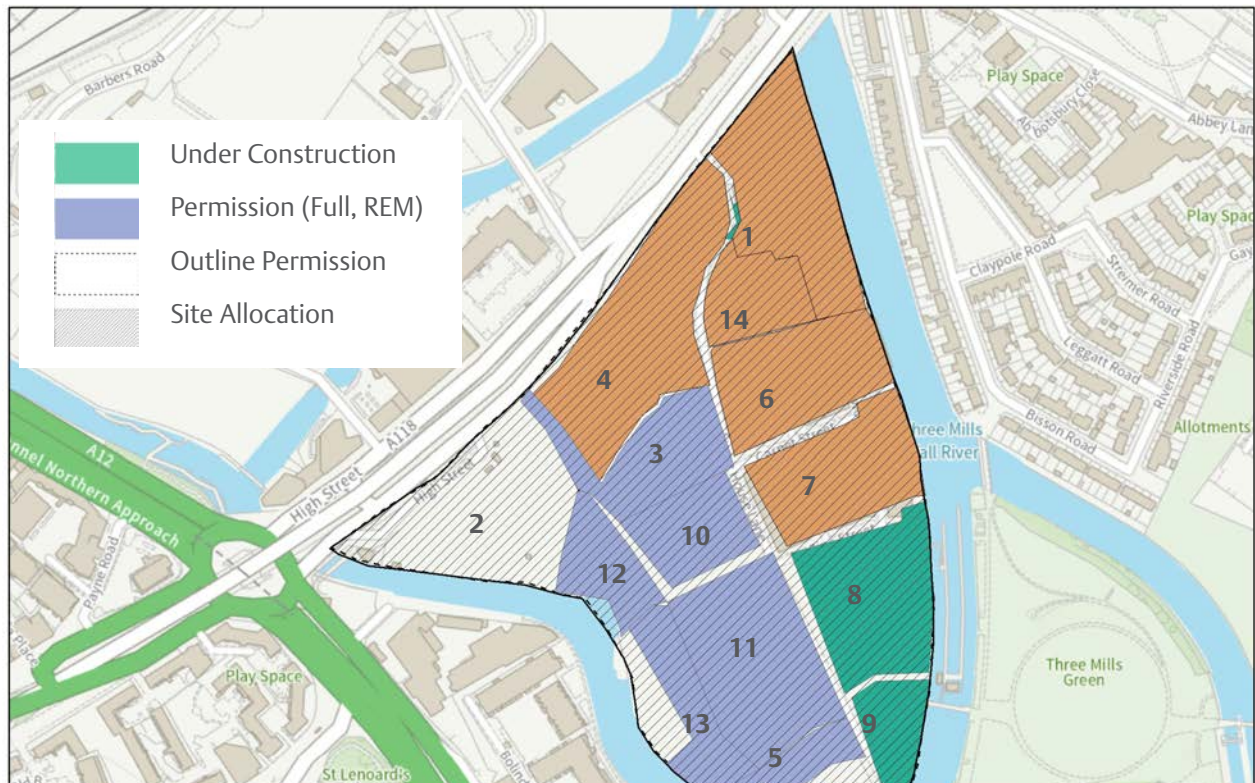


SA4.1 Progress on Site (March 2023)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1	Bromley-by-Bow North	PA/11/02423/LBTH - this OUT application has lapsed				
2		Phase 1	Completed (2016)	219	1,021	
3		Phase 2, 15/00476/REM	Completed (2019)	112	-	
4,5&6	Guinness Housing Trust (Imperial 1&2)	17/00364/FUL, 18/00572/NMA, 17/00344/FUL, 19/00555/NMA, 20/00004/DOV	Phase 1 completed and 2 2021/22; Phase 3 Under Construction	965	4,000	

## Site Allocation 4.2: Sugar House Lane

Significant progress continues to be made on the site allocation Sugar House Lane (SA4.2), three plots were completed in 2020/21 and several other progressed on site in 2021/22. Approximately 22,500 of commercial floorspace was delivered on the plot MU2 in 2022/23 located along the High Street.



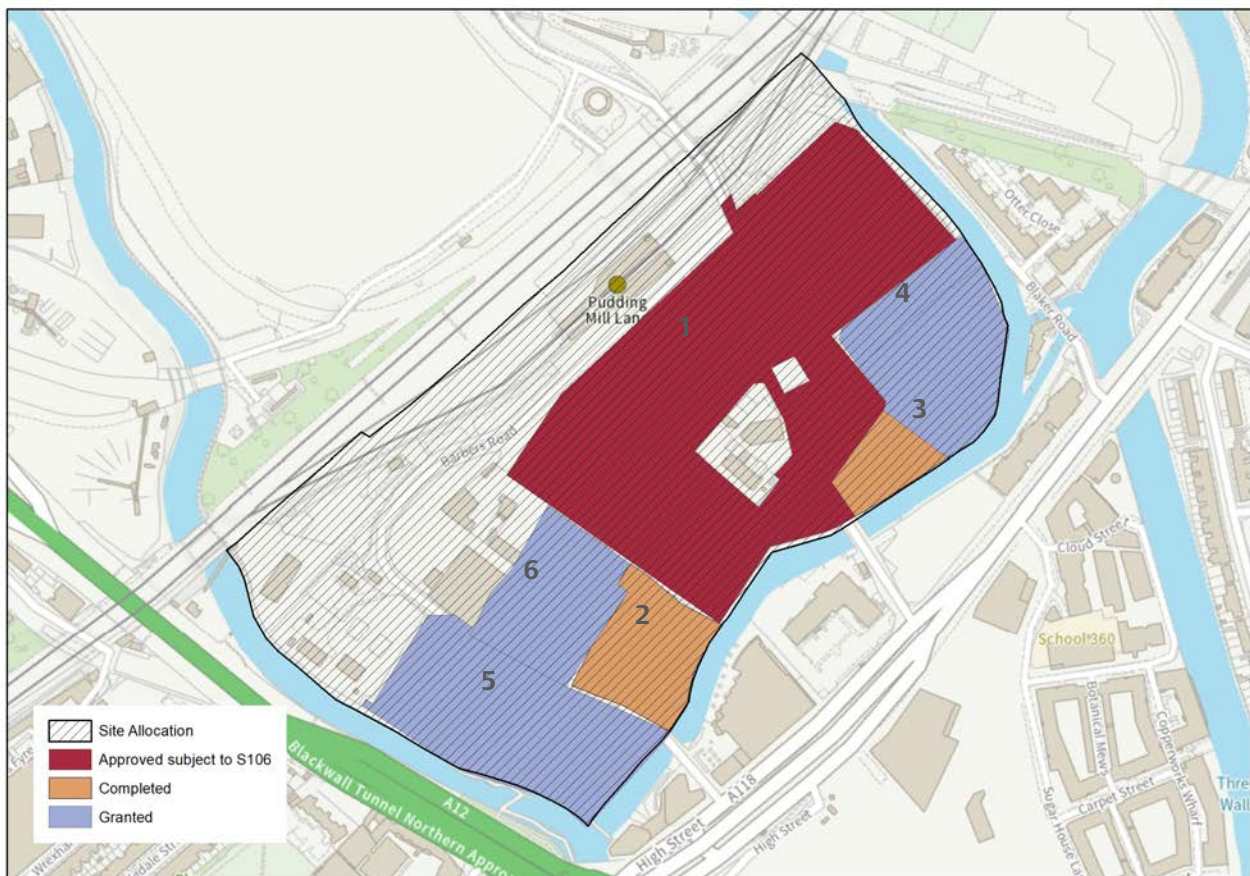
SA4.2 Progress on Site (March 2023)

	Name	Reference Number	Status	Residential (Units)	Non-residential (sqm)
Strand East (Sugar House Lane), 12/00336/LTGOUT - Outline permission for 1200 residential units and around 56,000sqm of non-residential uses.					
1	North East Quarter (NEQ)	12/00336/LTGOUT	Completed (2020/21)	8	11,590
2	MU3	15/00481/REM	Pending Consideration	-	-
3	MU4	19/00417/REM	Resolution to Grant	-	-
4	MU2	15/00250/REM	Completed	0	27,000
5	Plot MU5	15/00359/REM	Permission	42	391
6	Plot R1	16/00223/REM	Completed (2020/21)	161	627
7	Plot R2	16/00440/REM	Completed (2020/21)	211	70
8	Plot R3	16/00412/REM	Under Construction	156	0
9	Plot R4	15/00327/REM	Permission	89	661
10	Plot R5	17/00348/REM	Permission	86	80
11	Plot R6	15/00435/REM	Permission	103	0
12	Plot R7	17/00369/REM	Permission	82	330
13	Plot R8	15/00384/REM	Permission	116	0
14	Plot MU1 - Resi and Primary School	19/00571/FUL	Completed (2021/22)	Primary School - 420 pupils	

## Site Allocation 4.3 Pudding Mill

Outline applications were granted in 2022/23 for Pudding Mill Lane (21/00574/OUT). This is intended to be a thriving walkable new neighbourhood centre with approximately 948 apartments, townhouses and maisonettes designed to suit families. The application also includes 51,738sqm of commercial use in Use Class E, to be delivered within the new Local Centre. Significant progress has been made on the remainder of this site allocation. The Phase 1 (Ref: 15/00392/FUL) on Cooks Road has been completed and occupied, phase 2 (ref: 21/00395/FUL) received planning permission in 2022/23. The Marshgate development is in the pipeline for a major regeneration that will provide a significant amount of new housing (including affordable and family housing) as well as commercial floorspace. The commercial element comprising approximately 5,472sqm floorspace including 72 new homes, as amended 17/00669/VAR, (Marshgate Business Centre) completed in 2021. Phase 2 (ref: 21/00455/FUL) Marshgate Business Centre received planning approval in this monitoring year.

The Vulcan Wharf application was permitted in 2021 for a co-location of industrial and residential uses, providing 457 new homes (35% affordable) and around 9,000sqm industrial uses.



SA4.3 Progress on Site (March 2023)

	Name	Reference Number	Status	Residential (Units)	Non-residential (sqm)
1	Pudding Mill Lane	21/00574/OUT	Outline permission	948	Approx 51, 000
2	Land at Cooks Road	15/00392/FUL	Completed (2018)	196	2,136
3	Land at Marshgate Lane	14/00422/FUL, 21/00455/FUL	Permission/part completed	245 (72 completed)	Approx. 4,700
4	14 Marshgate Lane	18/00493/FUL	Permission	89	5,472
5	Vulcan Wharf	20/00307/FUL	Permission	457	9,268 (B8, B1c)
6	Land at Legacy Wharf (Phase 2)	21/00395/FUL	Permission	19	4129 light industry

and

# TALENT HOUSE



# 3. 2022/23 MONITORING

## DEVELOPMENT MANAGEMENT

As the local planning authority, the Legacy Corporation is responsible for determining planning applications within its area.

In 2022/23, the Legacy Corporation received 495 planning applications for consideration, of all types. Within the same period, the Legacy Corporation determined 477 applications and 17 were withdrawn. Of these, 13 were classified as Major Applications. A breakdown of these applications is presented in Table 14 below.

A total of 81% of all applications were determined within the statutory 8, 13 or 16 weeks timeframe, or within an extended period as has been agreed in writing between the applicant and the local planning authority (Planning Performance Agreement). All major planning applications were determined in time

This exceeds the government’s target for processing planning applications.

The statutory time-frames are 13 weeks for major development applications and 8 weeks for all other types of development except where an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies.

Figure 1: Targets Achieved for Processing Planning Applications

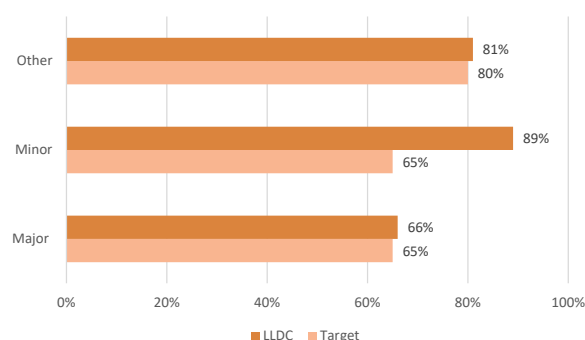


Table 14: Type of planning Applications determined in 2021/22

Permission	Permitted	Refused	Withdrawn
Full applications	56	4	4
Outline	1	0	0
Reserved Matters	5	0	0
Non-Material Amendments	36	0	1
Approval of Details	241	0	4
Variation of conditions (Section 73 applications)	5	0	1
Prior Notification	1	0	0
S106 details	68	0	3
Other (Demolition, Adverts, Listed Building Consent etc.)	57	3	5
<b>TOTAL</b>	<b>470</b>	<b>7</b>	<b>18</b>

# 4. THE ECONOMY

## EMPLOYMENT FLOORSPACE DELIVERY

Strategic Policy SP.1 ‘Building a strong and diverse economy’ sets out the Legacy Corporation’s economic development objectives. This includes supporting business growth through the provision of additional floorspace in a range of sizes, types and forms. To assess whether this policy is being successfully delivered, the Legacy Corporation monitors employment floorspace completions, across a range of uses, from the 2015/16 baseline, as per Table 15 below.

Table 15 shows that there has been a substantial net gain in employment floorspace between 2015/16 and 2022/23 (246,136.60 sqm) within the Legacy Corporation area. This has been particularly focused in Sub Area 3: Central Stratford and Southern Queen Elizabeth Olympic Park, where there has been an especially marked increase in the provision of new, high-quality office uses. Indeed, relative to the 2015/16 baseline, all Sub Areas have seen a net gain in employment floorspace. It is worth noting in particular that Hackney Wick, including Here East, has developed as a focal point of affordable workspace for creative and technology-based industries. Commercial space here includes office space, workshops, industrial uses, education space and cultural and art spaces. This important cluster of complementary uses work well to attract enterprises looking for space for collaboration and opportunities

for innovation. Here East is an incubator for start-ups, accommodating enterprises of all sizes to grow and scale up.

Although Table 15 shows a modest net loss in general industrial floorspace, this should be contextualised. In a number of instances, the loss results from sites that were previously under-utilised or vacant. Furthermore, permissions resulting in a net gain in light industrial, general industrial and storage and distribution floorspace have been achieved across Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS), and Other Industrial Locations (OIL), where these uses are considered most appropriate.

It is also important to note that Table 15 does not measure changes in floorspace for community, educational or cultural uses. However, these will nonetheless support the local economy. In particular, the expansion of UCL to its new UCL East Campus and the new London College of Fashion UAL Campus will be vital anchors in the emerging East Bank Hub. In addition to UCL and UAL, this area will also be home to Sadler’s Wells, BBC Music, and the V&A. It is anticipated that the commercial uses at East Bank will support more than 2,500 jobs. This is significantly higher than the employment target of 500 jobs for this area set out by the Legacy Corporation Local Plan.

Table 15: Employment Floorspace Delivered Between 2015/16 and 2022/23

Sub Area	Retail: Net Gain (sqm)	Office: Net Gain (sqm)	Light Industrial: Net Gain	General Industrial: Net Gain	Storage and Distribution: Net Gain	Other Employment: Net Gain	All Employment: Net Gain
1	6,392	18,780.60	3,954.56	-6,096.33	5,361.17	2,444	30,836
2	3,947	877	0	0	0	0	4,824
3	7,855.50	173,359	688	-4,319	-4,929	-1,531	171,123.50
4	4,140	37,879	-2,297	-368	0	0	39,353.10
<b>TOTAL</b>	<b>22,334.50</b>	<b>230,895.60</b>	<b>2,344.66</b>	<b>-10,783.33</b>	<b>432.17</b>	<b>913</b>	<b>246,136.60</b>



Local Plan Policy B1 (Location and maintenance of employment uses) sets out how employment uses will be protected and developed within specific employment clusters. These clusters are designated as Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Other Industrial Locations (OIL), each of which are subject to different policy protections and each of which are appropriate for a range of uses set out in Table 3 of the Local Plan. Across these designations, net additional employment floorspace of 74,791 sqm has been permitted since 2012, of which 63,766 sqm has been delivered, and 9,953 sqm is under construction. As shown in Table 15, this includes particularly significant uplifts in the provision of office floorspace, as well as storage and distribution (46,092 sqm and 15,413 sqm respectively). This demonstrates that Policy B1 is working in protecting industrial uses, and promoting intensification, at appropriate locations.

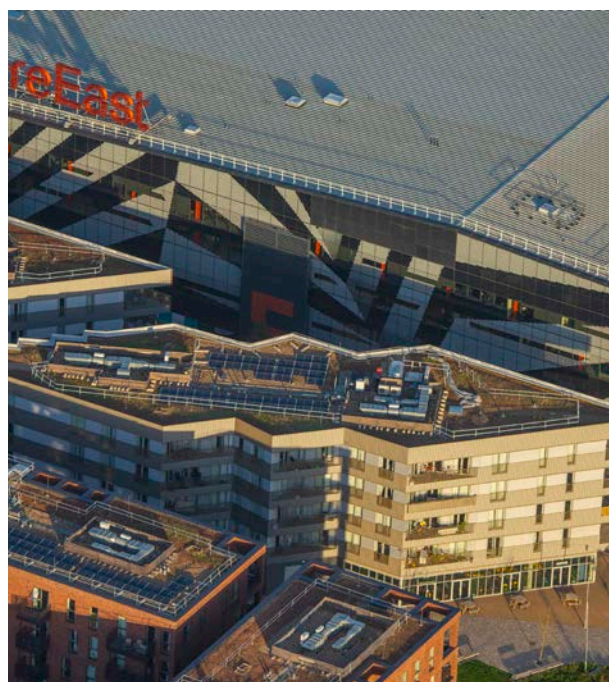


Table 16: Employment Floorspace Delivered Within LSISs, OILs, and SILs between 2012 and 2022/23

Employment Designation	Retail: Net Gain (sqm)	Office: Net Gain (sqm)	Light Industrial: Net Gain (sqm)	General Industrial: Net Gain (sqm)	Storage and Distribution: Net Gain (sqm)	Other Employment: Net Gain (sqm)	All Employment: Net Gain (sqm)
LSIS	2,818	36,858	0	133	453	0	40,262
of which, completed	2,424	36,586	0	0	0	0	39,010
<i>B1.B7</i>	<i>2,424</i>	<i>36,586</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>39,010</i>
of which, permitted	394	272	0	133	453	0	1,252
<i>B1.B4</i>	-	256	0	133	453	0	842
<i>B1.B7</i>	394	16	0	0	0	0	410
OIL	525	2,335	5,784	-728	5,594	-2,600	10,910
of which, completed	345	824	824	-1,036	0	0	0
<i>B1.B5</i>	<i>345</i>	<i>824</i>	<i>824</i>	<i>-1,036</i>	<i>0</i>	<i>0</i>	<i>957</i>
of which, under construction	180	1,511	4,960	308	5,594	-2,600	9,953
<i>B1.B5</i>	<i>0</i>	<i>1,511</i>	<i>1,466</i>	<i>308</i>	<i>-</i>	<i>-</i>	<i>3,285</i>
<i>B1.B6</i>	<i>180</i>	<i>0</i>	<i>3,494</i>	<i>0</i>	<i>5,594</i>	<i>-2,600</i>	<i>6,668</i>
SIL	1,075	6,899	2,191	883	9,366	3,385	23,799
of which, completed	1,075	6,899	2,191	883	9,366	3,385	23,799
<i>B1.A1</i>	<i>1,075</i>	<i>6,896</i>	<i>0</i>	<i>0</i>	<i>12,766</i>	<i>2,713</i>	<i>23,450</i>
<i>B1.A2</i>	<i>0</i>	<i>3</i>	<i>2,191</i>	<i>883</i>	<i>-3,400</i>	<i>672</i>	<i>349</i>
TOTAL	4,418	46,092	7,975	288	15,413	785	74,971

## CASE STUDY 2: HERE EAST

Here East is one of the largest employers within the Legacy Corporation's area and home to leading universities and start-ups which are delivering future innovations from within the innovation centre, Plexal, including the largest esports cluster in the UK.

Here East has continued to expand through the growth of businesses based on site, widening the impact on East London and beyond with a focus on creating job opportunities for local, young people in East London.

Commemorating ten years of Here East, a report found that the community stimulates economic activity to the tune of more than 10,000 jobs across the UK; over 5,000 people either working or studying on campus; more than £317 million in wages and almost three-quarters of a billion pounds in gross value add (GVA), outperforming estimations made by Oxford Economics in 2012. This has been achieved involving people living in and around the Legacy Corporation's area and around the growth boroughs, with a focus on attracting young talent who want to enter new, innovative, and exciting industries.

Here East continues to develop partnerships with the Legacy Corporation and local boroughs. The Legacy Corporation continues to improve access to work-based training opportunities for residents, with initiatives such as quarterly meetings with Here East, as well as the development of the Good Growth Hub. It has also developed a partnership with LB Hackney to develop placements with Here East businesses, as part of the government Kickstart Scheme, generating six-month work placements for 14–24-year-olds who are currently on universal credit or at risk of long-term unemployment. It is anticipated that an increasing number of opportunities to promote across the Here East campus will be developed



## 2022/23 Commercial Floorspace Provision

### Permissions

The changes to the Use Classes Order made in 2020 removed classes A, D and B1 as separate use classes and amalgamated them into one use class E - Commercial, Business and Service. It is therefore not possible, in many circumstances, to precisely distinguish or even estimate the quantum of approved floorspace between retail, office, light industry and other uses as these now all fall within the same E Use Class. Where a new proposal has been clearly designed to have one function, or where a planning obligation has been imposed to determine a specific function of a new floorspace, for example an A grade large purposely built office space, this will be reported separately. Table 15 shows net change in employment floorspace across the area resulting from the planning approvals granted in this monitoring year. Table 16 shows total net cumulative change resulting from the permissions granted in 2022/23.

As can be observed, planning applications granted in 2022/23, when delivered, will result in a net gain of 48,551sqm of commercial floorspace, including retail, office, light industrial and other uses that fall within E Use Class, Sui Generis as well as industrial uses B2 and B8.

When looked at on a site-by-site basis, three major redevelopment proposals will result in the overall net loss off employment and commercial floorspace, however these losses are not considered to compromise the overall objective of strengthening the local economic profile of the area. For instance, redevelopment of Jubilee House would result in the loss of 7,570sqm of existing office floorspace. Jubilee House is let to the HMRC on a lease which expires in March 2028. However,

as of August 2021, the HMRC staff have relocated to a new purpose-built regional headquarters within the local area i.e., Westfield Avenue adjacent to the QEOP. Following HMRC's departure, another government department is partially occupying the building on approximately 3 floors on a temporary licence and the building will become vacant in March 2023. Furthermore, the redevelopment of the site will bring planning benefits by allowing the re-provision of a sixth form academy (Use Class F1) for the London Academy of Excellence, doubling the capacity from 4,000 sqm to 8,815 sqm (GIA), this will also increase the student capacity to 750 (from 480). Another application, 21/00395/FUL, Legacy Wharf (Phase 2), will result in a loss of around 2,000sqm of commercial floorspace, however it should be noted that the part of the site has been long term vacant and unoccupied. Redevelopment of the site would result in a much more efficient use of land and increased job densities. A high-quality design and flexible floor plates with clear ceiling height will provide a space for range of uses and be futureproof. In addition to this, the development will deliver around 200sqm of affordable workspace.

This monitoring year has recorded a number of 'change of use' applications seeking to change from the current use to flexible E use class. Four such applications were approved. Two applications included change of around 9,500sqm floorspace within Cherry Park Development from retail to sui generis use mainly to accommodate leisure activities. The site falls within the Stratford Metropolitan Town Centre. This is generally expected to aid the diversification of town centres and to provide the flexibility for businesses to adapt and diversify to meet the changes in technology and consumer habits (particularly the rise of internet shopping). The two other applications were small scale changes from retail and office use to more flexible unrestricted E Use Class.





Table 17: Net Change in Commercial Floorspace 2022/23 Approvals

	Non-Residential Use	Floorspace (sqm)
Existing	E Use Class - retail	9,984
	E Use Class - office	9,727
	E Use Class - light industry, research and development	5,023
	E(d) - for indoor sport, recreation or fitness	309
	B2	1,320
	B8	2,125
	Sui Generis	566
	<b>Total sqm existing</b>	<b>29,055</b>
Proposed	E Use Class - all	66,750
	B2	453
	B8	453
	Sui Generis	9,950
	<b>Total sqm existing</b>	<b>77,606</b>
<b>Total Net Change</b>	<b>48,511</b>	
<b>Net Change E</b>	<b>41,706</b>	
<b>Net Change B2</b>	<b>-867</b>	
<b>Net Change B8</b>	<b>-1,672</b>	



## Completions

Table 18 lists all schemes completed in 2022/23 that delivered new commercial floorspace. This shows a total gain of around 42,000 sqm of new commercial floorspace of which the majority is delivered on the MU2 plot at Sugar House Island comprising more than 20,000sqm office space and 2,000sqm retail floorspace, located alongside Stratford High Street. A significant quantum of leisure and entertainment floorspace was also delivered via a conversion from

retail floorspace at the Cherry Park development to entertainment and leisure uses, in Stratford Metropolitan Town Centre (Sui Generis Use Class).

A modest loss was recorded of B8 Use class (Storage and Distribution), the majority of lost B8 floorspace was due to the redevelopment of vacant or underutilised sites across the Hackney Wick and Fish island, this is reported in more detail within Sub Area 1 of this report.

App no	Retail	Office	Light Industry	B2	B8	Sui Generis	Total	Notes/commentary
16/00560/FUL, 1, Beachy Road	0	279	120	0	0	0	399	Increase in light industrial and office floorspace provision
16/00518/REM Chobham Manor Phase 4	99	0	0	0	0	0	99	Retail
15/00358/OUT Cherry Park	0	1,100	0	0	0	9,724	10,824	9,274 sqm has been converted from retail to sui generis to accommodate leisure and entertainment uses
17/00344/FUL Phase 2 Imperial Street – Guinness site	276	399	-797.9	0	0	0	-122.9	-
17/00007/FUL (south) 1-7 Dace Road	0	0	531	0	-198	0	333	Lost B8 floorspace
18/00425/REM Pool Street West (UCL East Site Phase 1)	198	0	0	0	0	0	198	The scheme has also delivered 5,339 sqm of D1 Use Class (University - UCL)
19/00185/FUL Former Truman Brewery	0	0	1,589	0	-232	0	1,357	241 sqm of Light Industry floorspace was vacant. New light industry includes working yard and internal floorspace
14/00066/REM N05 East Village	140	0	0	0	0	0	140	Falls within the East Village town centre
19/00392/REM MU2	2,845	26,700	0	0	0	0	29,545	-
21/00374/FUL The Lock Building, 72 High Street	0	62	0	0	0	0	62	-
<b>TOTALS</b>	<b>3,558</b>	<b>28,540</b>	<b>1,442</b>	<b>0</b>	<b>-430</b>	<b>9,724</b>	<b>42,834</b>	<b>-</b>

## Affordable Workspace

The Local Plan recognises the importance of the concentration of the small and micro business, including the creative industries, within the area and therefore the Local Plan requires retention and re-provision of affordable workspace.

Four planning permissions approved in 2022/23, when completed, will delivered a total of 3,314 sqm of affordable and low-cost workspace. The majority

of the approved affordable workspace is to be delivered as Use Class E light-industrial space (formerly Use Class B1c). This will be an additional 1,978 sqm to the current affordable space pipeline, as shown in Table 19. This also shows that since November 2012, 24,483 sqm of affordable workspace has been secured through redevelopment of sites across the area. Of this, 10,620 sqm has been completed, 2,574sqm is under construction and the remainder of 11,290 sqm is in the pipeline.

Permission name and reference number	Floorspace (sqm)	Status
Legacy Communities Scheme 11/90621/OUTODA	930	Outline
90 Main Yard 13/00130/COU	922	Completed
Neptune Wharf 12/00210/OUT	314	Completed
Here East 13/00534/FUM; 13/00536/COU	1,000	Completed
Alumno, 206-214 High Street 13/00404/FUM	1,034	Completed
4 Roach Road, Fish Island, London, E3 2PA 14/00260/FUL	394	Completed
Unit 3, 39 Autumn Street Studios, Fish Island 14/00123/COU	697	Completed
33-35 Monier Road 15/00212/FUL	68	Completed
80-84 & 88, Wallis Road 14/00387/FUL	3,023	Completed
Duncan House, 17/00629/NMA; 15/00598/FUL	634	Completed
Marshgate, Land at Marshgate Lane, Pudding Mill 14/00422/FUL	450	Permission
415 Wick Lane 16/00685/FUL	221	Completed
1-7 Dace Road 16/00462/FUL	750	Completed
Danescroft 17/00364/FUL	125	Completed
55-69 Rothbury Road 17/00112/FUL	131	Permission
Clarnico Quay 18/00171/FUL	836	Completed
Hackney Wick Central Masterplan 16/00166/OUT	4080	Outline
22/00095/REM Hackney Wick (E/F, Plot J East and Plot K2 North)	1,336	Permission
18/00095/FUL Iceland Wharf	190	Under Construction
Imperial 1 18/00572/NMA	127	Completed
34-38 Wallis Road 19/00004/FUL	1376	Under Construction
90 Monier Road 18/00325/FUL	370	Under Construction
Units 1 and 2, Autumn Yard, Autumn Street 18/00492/FUL	250	Permission
Mc Grath 16/00451/OUT	1810	Permission
Swan Wharf, 60 Dace Rd 18/00315/FUL	638	Under Construction
Former Truman Brewery 19/00185/FUL	475	Completed
304-308 High Street 19/00291/FUL	324	Permission
High Street Stratford, 22/00098/FUL	368	Resolution to grant
Land at Legacy Wharf 21/00395/FUL	204	Permission
Former Piano Factory 22/02267/FUL	1,406	Permission
<b>Completed</b>	<b>10,620</b>	-
<b>Under Construction</b>	<b>2,574</b>	-
<b>TOTALS</b>	<b>24,483</b>	-

## CASE STUDY 3: FORMER PIANO FACTORY

The proposed development will provide 1,855 sqm (GIA) of high-quality employment floorspace (Use Class B1c) comprising 526 sqm of incubator space and 1,328 sqm of light industrial floorspace. The proposed employment floorspace is supplemented by the proposed working yard which measures 994 sq.m bringing the total employment floorspace to 2,849 sqm. The occupier of the affordable workspace been identified at an early design stage, the space is to be designed for local operator, Stour Space. This space will be provided at a peppercorn rent to ensure that this affordable workspace provision continues in the long-term.

Stour Space will offer exhibition, performance and studio space for the development of creative enterprises. The affordable work space will contribute to the objectives of the Hackney Wick Creative Enterprise Zone (CEZ) designated by the Mayor of London. Stour Space is one of the founding members of the Hackney Wick and Fish Island Development Trust.



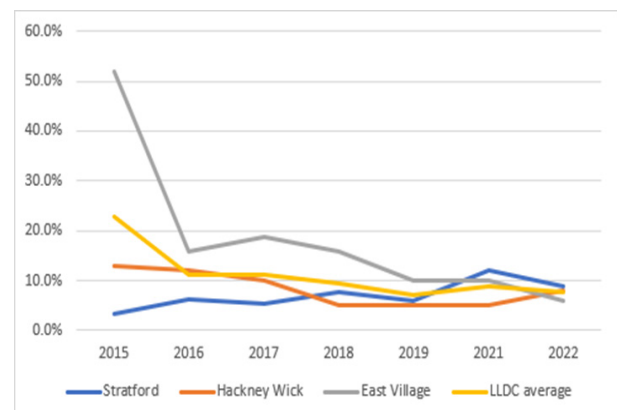
Image: Former Piano Factory site

### Retail Vacancies

Town centre monitoring takes place annually, establishing vacancy rates within the Legacy Corporation's designated centres. The results of the 2022 town centre monitoring show that the average vacancy rates across the Legacy Corporation area have fallen to 7.7%, which is appreciably lower than the 2022 London-wide average of 10.7%.

It is particularly notable that the vacancy rates in East Village Local Centre have fallen to below pre-pandemic levels, demonstrating the area's economic resilience as well as the increasing demand for services and amenities in the areas generated by the occupation of new developments in the area. Vacancies in Stratford Town Centre are also moving

back towards pre-pandemic levels, standing at 9%, vacancies within East Village stand at 6% and vacancies within Hackney Wick stand at 8%. While the rate of vacancies has increased from 5% to 8%, this nevertheless remains lower than the London average.





## Commercial Provision within Designated Town Centres

When implemented permissions granted within this monitoring period will result in a net gain of approximately 55,706sqm of new commercial floorspace within the areas designated as town centres. This will be delivered across sites that received planning permissions in this monitoring year, the Pudding Mill Lane outline approval will deliver c. 51,000sqm of commercial floorspace within the new proposed Town Centre, as designed in the Local Plan, and another approximately 5,000sqm E Use Class floorspace will be delivered as part of the Hackney Wick Masterplan plots Plot E/F, Plot J East and Plot K2 North.

### New Town Centre to be delivered at Pudding Mill

An outline permission for development of the Pudding Mill Land sites was approved for up to 51,738sqm of Commercial, Business and Service Floorspace (Use Class E) would be permitted, allowing for retail and leisure uses, a health facility (up to 1000 sqm) and community uses. is proposed to be located primarily along Barbers Road West and along the central square opposite Pudding Mill DLR station (the new Local Centre), stretching down in the strip of land between Pudding Mill Lane and Marshgate Lane. In particular, three Development Parcels of the proposed development are proposed to accommodate commercial uses only. This will deliver an intensity of commercial uses within the proposed Local Centre identified in site allocation

and therefore also fulfilling the vision set by the Local Plan and the Pudding Mill SPD. A mix of smaller integrated Class E units are proposed to be mixed in with residential floorspace towards the south of the site and along key proposed open spaces, providing active frontage and activation at ground floor.

### Hackney Wick Town Centre

Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North approved in 2023 will deliver a significant number of new commercial and retail floorspace within the Hackney Wick Town Centre. Overall, the scheme would deliver retail (760 sqm) Office space (1888 sqm) Light industrial space (2448 sqm) and community leisure space (180 sqm). The application will also significantly improve the quality of the public realm at the heart of the town centre using materials that are consistent the industrial heritage of the area. This improvement of the and delivery of new public realm would be delivered will create new spaces and yards on what are currently inaccessible vacant site, creating new destinations and opportunities for activity in the town centre, jobs and services. The proposed scheme would diversify the employment offer of the neighbourhood centre and contribute to the aspiration for an employment focused mixed use redevelopment around Hackney Wick Station. This will additionally strengthen the attractiveness and availability of the Hackney Wick Town Centre and as a result create a better-connected town centre and improve legibility.





## EVENING AND NIGHT-TIME ECONOMY SPD

The Legacy Corporation adopted a Night-time Economy SPD to provide further planning guidance with respect to the maintenance and provision of night time economy uses within the area. The main purposes include:

- Providing specific guidance on the implementation of Local Plan policies, particularly retail, employment and other main town centre uses
- To guide development towards providing a more equitable night time economy reflecting the cultural diversity of London and the area
- Recognising the role of workspace and community services in the night time economy
- Providing guidance with respect to some of the other issues relating to the coordination of licensing arrangements, wayfinding, design, management and connectivity.

# 5. HOUSING DELIVERY

This section provides information about housing delivery and housing permissions granted in the time that Legacy Corporation has been the Local Planning Authority for its area. This includes a schedule of all housing developments completed and permitted within this financial year (2022/23), current housing pipeline, cumulative annual figures for homes completed and permitted since November 2012 their size and tenure, and provides the latest update on the housing trajectory.

The monitoring period is aligned to the Government’s Housing Delivery Test (HDT) which monitors housing delivery on a financial year basis. Data on housing delivery by location and against individual strategic sites (site allocations) can be seen in the earlier sections of this report.

## Housing Needs Review (March 2023)

In March 2023, Legacy Corporation undertook a Housing Needs Review to ensure that the conclusions contained within the 2018 Housing Requirements Study remain relevant and applicable to inform future planning decisions. This considered the most recently published publicly available data, including data from the Census (2021) published by the Office for National Statistics.

## Market Signals

A review of market signals was undertaken to understand the scale and nature of change within the

two Housing Market Areas (HMAs) comprising the Legacy Corporation area. The key findings are presented in Table 20 below.

Both HMAs saw increases in lower quartile house prices between 2017 and 2022, which were particularly marked in Newham and Waltham Forest HMA (13%). Nevertheless, affordability (expressed as a ratio of lower quartile house prices to workplace-based earnings) remained relatively stable, with ratios increasing by 2% in both areas over a five-year period.

Meanwhile, there was a significant decrease in overcrowding in both Newham and Waltham Forest HMA and Hackney and Tower Hamlets HMA, with rates falling by 18% and 29% respectively between 2011 and 2021. This may be partly explained by the high rates of development within both HMAs, which were significantly above the London average over the same period.

Taken in the round these market signals would seem to indicate that the conclusions of the Legacy Corporation 2018 Housing Needs Review remain relevant and approach taken in the Legacy Corporation Local Plan 2020 remain appropriate. Levels of affordability have remained relatively stable, and a high level of housing delivery may have contributed to reduced overcrowding within the HMAs.

Table 20: Market Signals Summary

	Newham and Waltham Forest HMA	Hackney and Tower Hamlets HMA	London
Lower quartile house prices: 5-year change (2017-2022)	13%	5%	11%
Rents: 5-year change (2016/17-2021/22)	4%	-7%	-19%
Affordability (ratio of lower quartile house price to lower quartile gross annual workplace-based earnings): 5-year change (2016-2021)	2%	2%	6%
Overcrowding: 10-year change (2011-2021)	-18%	-29%	-24%
Rate of development: 10-year change (2011-2021)	8%	9%	2%

## Demographic change

Table 21 shows the change in population between 2017 and 2021 across the three boroughs within the Legacy Corporation area that contain residential communities.

	Hackney	Newham	Tower Hamlets	London
0-18	-11%	-2%	-5%	-5%
19-24	11%	3%	19%	5%
25-64	-7%	2%	2%	1%
65+	2%	0%	-8%	1%
Total	-6%	1%	1%	0%

Considered at local authority level, there was a significant decrease in the population within the 0–18-year-old demographic, reflecting a nationwide decrease in birth rates. Meanwhile the population in age groups 19-24 increased across all three boroughs, most likely a result in an increase in the number of resident students.

The picture was somewhat different at the Legacy Corporation level, however, insofar as population increased across all age groups as per the below table. This is considered to be the result of the high level of new housing being delivered and occupied over this period of time. However, when looked at in actual, rather than percentage terms, these changes are considered slight with no significant implications for housing need.

Indeed, the changes in population by age within the Legacy Corporation area – which likely reflect the high level of housing delivery in the area – have not resulted in significant impacts on the Greater London Authority’s (GLA) borough-level trend-based population projections. At a borough level, no significant changes are expected for different age groups, other than a long-term trend towards an ageing population. This is evidenced in the below table, which shows the proportion of the population within each age group for the total projected population in a given year.

Given the relative stability of the age profiles above, the conclusions of the 2018 Housing Requirements Study, in terms of housing need based on demographic profile and forecasting, are considered to remain valid.

Overall, the Housing Needs Review (March 2023) concludes that the assumptions of the 2018 Housing Requirements Study remain applicable and the housing target and policies in the Legacy Corporation Local Plan 2020 remain valid as a basis for determining planning applications.

### Cumulative Housing Delivery including affordable homes and specialist housing

Table 23 shows total housing completions across the area delivered since 1 October 2012, when the Legacy Corporation received its planning powers, until 31 March 2023. This shows the cumulative completion of 12,339 new conventional (Use Class C3) including 11 housing for older people. In addition to this, there were 3,572 purpose-built student accommodation (PBSA) bedrooms delivered within the same period.

	LB Hackney				LB Newham				LB Tower Hamlets			
	2017	2023	2031	2036	2017	2023	2031	2036	2017	2023	2031	2036
0-18	24%	22%	20%	19%	26%	25%	23%	22%	22%	21%	20%	19%
19-24	8%	8%	8%	8%	9%	10%	9%	9%	12%	12%	12%	11%
25-64	61%	61%	61%	61%	58%	58%	58%	58%	61%	61%	62%	62%
65+	7%	8%	11%	12%	7%	7%	9%	11%	6%	6%	7%	8%

The delivery and permissions within the AMR are monitored against the adopted Local Plan (July 2020) housing target of 2,154 homes per year for the period 2020 to 2036. It should be noted that the cumulative yearly housing delivery (see Table 23) has been counted against the past and the current adopted annual housing target. The first Legacy Corporation Local Plan setting the housing target of 1,471 homes per year, was adopted in July 2015. In 2014 the Local Plan was in the advanced stage of preparation and therefore the target was taken as a material consideration in assessing planning applications, therefore Table 23 also includes 2014/15 figures for calculating the delivery of homes against the housing target. However, whilst the Local Plan was under preparation for the period between 1 October 2012 to 31 September 2013, all planning applications were assessed and determined under the Borough's respective Development Plans. Therefore, homes delivered between 1 November to 31 March 2014 are excluded from the calculation.

the overall housing target by taking pressure off the private rented sector, particularly larger family units, and increasing the overall housing stock. For monitoring purposes, PBSA delivered prior to the adoption of the London Plan in 2020, was counted on a 1:1 basis towards the total cumulative housing target. However, taking the London Plan 2021 approach, PBSA delivered since the adoption of the Local Plan 2020 is monitored on a 1:2.5 basis. For example, this means that the delivery of 854 PBSA bedrooms in this monitoring period (2022/23) has been counted as equivalent to 342 residential dwellings.

Taking the above approach to measuring the housing delivery against the cumulative housing target, monitoring data shows that from 1 April 2014 to 31 March 2023, the Legacy Corporation met its housing target delivering 100% of the total required.

Purposely built student accommodation contributes to

Table 23: Homes delivered since October 2012

FY	Homes delivered	PBSA	Housing Target	% of Housing Target	Affordable (AF) Homes Tenure				AF %
					Social	AF Rented	Inter-mediate	Total AF	
1 October to 2012 - 31 March 2014	703	0	n/a	n/a	0	138	91	229	33%
2014/15	2931	951	1471	264%	675	0	704	1379	47%
2015/16	277	809	1471	74%	0	0	22	22	9%
2016/17	772	0	1471	52%	16	136	94	246	32%
2017/18	1002	0	1471	68%	113	5	78	196	20%
2018/19	1074	445	1471	103%	3	103	138	244	24%
2019/20	1643	513	1471	147%	109	53	113	275	17%
2020/21	1408	0	2154	65%	9	138	223	370	27%
2021/22	1570	0	2154	73%	32	12	283	327	21%
2021/22 off-site affordable housing delivery					0	27	61	88	-
2022/23	1662	854	2154	93%	56	147	10	213	13%
Total 2012-23	13,042	3,572	n/a	n/a	1013	759	1817	3589	n/a
<b>Total 2014-23</b>	<b>12,339</b>	<b>3060*</b>	<b>15,288</b>	<b>100%</b>	<b>1,013</b>	<b>621</b>	<b>1,726</b>	<b>3,360</b>	<b>27%**</b>

\* For monitoring purposes, PBSA delivered prior to 2020, was counted on a 1:1 basis towards the total cumulative housing target. However, taking the London Plan 2021 approach, PBSA delivered since the adoption of the Local Plan 2020 is monitored on a 1:2.5 basis.

\*\* Percentage of affordable homes of applicable schemes excluding PBSA



Photo: New homes in Hackney Wick and Fish Island

### Cumulative affordable housing delivery since 2012

Table 23 also shows the delivery of affordable homes, as it can be observed, since 1 November 2012, 3,589 affordable homes have been delivered across the area with a nearly equal split between low-cost rent (social rent/affordable rent) and intermediate tenures. This represents 27% of homes, completed on sites delivering more than 10 units or on sites larger than 0.25ha. This figure includes units that have been delivered as affordable over and above the number required in their respective planning permissions as well as those delivered using s106 off-site contributions. For example, deliveries account for off-site affordable housing delivery, such as the increase of affordable units at Chobham Manor achieved through application of a part of a S106 off-site affordable housing financial contributions from Cherry Park development.

It should be noted that although non-conventional homes contribute to the overall housing supply and to the housing target, as discussed above, for the purpose of presenting a clearer picture of total conventional affordable homes delivery, all non-conventional (non-self-contained) homes approved and delivered are monitored separately. PBSA developments are required by the Local and London

Plan to deliver 35% affordable student accommodation on-site. However, the affordable student bedrooms and studies do not contribute to meeting the conventional affordable need and therefore their delivery is not accounted for against the total 35% housing affordable target.

Although not all schemes are required to deliver affordable homes (development below 10 residential units, change of use and prior approvals), given the small proportion of these schemes within the Legacy Corporation area these homes were not discounted from the total figure as they do not impact the overall percentage of affordable homes delivered.



Photo: 48 social rented homes, plot N05 East Village

## Housing Pipeline and homes under construction as at March 2023

Legacy Corporation's annual housing development pipeline includes information on changes in the housing supply each financial year, including affordable housing. This data is presented in Table 24 overleaf and includes a list of all planning permissions that are under construction and those not started on site but with a current planning permission, as at 31 March 2023. This includes housing from new build developments, resolution to grant planning permission subject to signing S106 Agreement, conversion of existing residential dwellings and the change of use to or from another use. The table provides detailed information on conventional housing supply only. Further information about student accommodation, which is a form of non-self-contained housing, is provided in a separate section of the Housing Chapter of this AMR.

This shows that in March 2023 the housing pipeline totalled 9,062 conventional homes, of which 6,266 homes have detailed planning permission, 27% (1,700 units) affordable, with a tenure split of 57% social/affordable and 43% intermediate. Where schemes have been approved in outline, the exact number of homes and split of market and affordable housing will usually only become known when they are subsequently approved in detail. However, based on information from those permissions that remain in outline form, it is projected that these are likely to result in 2,796 homes with 44% (1,220) affordable dwellings. The overall increase in the percentage of the affordable housing homes in the pipeline is a reflection of several schemes being purchased by registered housing providers for conversion from market to affordable, such as 100% of Hackney Wick masterplan homes granted under permission 22/00095/REM and 18/00095/FUL Iceland Wharf, as well as the commitment by the Legacy Corporation to deliver 50% affordable homes across its 'portfolio' sites.

Table 24 also shows that the application of the Legacy Corporation Local Plan 2020 affordable housing requirement has already resulted in the growing trend in permissions achieving the affordable housing target (35%). Individual schemes recently permitted have achieved greater levels, depending on their specific circumstances. For example, Wickside (Mc Grath, Hepscott Road) 16/00451OUT will deliver 35%, Vulcan

Wharf 20/00307/FUL 35% and Stratford International Bus Layover (19/00391/FUL) 35% - by unit. Some developments are expected to deliver affordable units over and above the number required in their respective planning permissions, for example the Legacy Wharf Phase 2 development (planning ref. number: 21/00395/FUL) approved in 2022/23 secured via S106 agreement to deliver 34% affordable homes, since the grant of the approval the developer has entered into agreement with the registered affordable housing provider who will deliver all residential units as a social tenure.

It should be noted that to avoid double counting, the pipeline does not include Hackney Wick Masterplan Permission planning application (reference number 16/00166/OUT). Developments coming forward from this site will only be monitored through the approval and delivery of, reserved matter or full planning applications. Similarly, it was confirmed by the developer that the Wickside development (planning ref no: 16/00451/OUT) will also see an affordable housing increase by changing market units to affordable, in addition to the 117 shared ownership and 48 affordable rent homes secured through S106, the site will provide an additional 46 shared ownership homes.

Planning application 21/00543/FUL James Riley Point was granted for the refurbishment of the existing 132 affordable rented homes within the Carpenter Estate. The approval of the refurbishment has resulted in an uplift of 4 units (market) and the re-provision of all affordable homes. Although the James Riley Point block has been long term vacant, to avoid double counting, the pipeline only includes these 4 market sale units.

Two schemes (21/00543/FUL James Riley Point and 22/00095/REM Hackney Wick Masterplan Plot E/F, J East, K2 North) have been included although it should be noted that those have received a resolution to grant planning approval, subject to signing S106 Agreement.

### Homes under construction

Table 24 - Pipeline, overleaf, also shows development status of each scheme in the pipeline, currently 1,836 conventional units are under construction 28% of which are affordable (516 units) – 64% social/affordable rented and 36% intermediate.

Table 24:Housing Pipeline (March 2023)						
Permission	Total C3 Homes	Social /AF Rented	Inter-mediate	Total AF	AF %	Status
LCS Sites (as amended by 17/00235/OUT and 18/00470/OUT) reminder	450	/	/	225	50%	Outline
21/00070/REM East Wick Phase 7	164	59	8	67	41%	Approval
20/00482/REM East Wick Phase 2	210	45	0	45	21%	Under Construction
21/00069/REM Sweetwater Phase 4	373	75	36	111	30%	Approval
21/00042/REM Sweetwater Phase 5	399	119	41	160	40%	Approval
21/00032/REM East Wick Phase 3	411	111	8	119	29%	Approval
21/00574/OUT Pudding Mill Lane	948	/	/	427	45%	Outline
21/00403/OUT Bridgewater Triangle Site and Warton Road Site	575	/	/	288	50%	Outline
18/00470/OUT Stratford Waterfront	600	0	210	210	35%	Outline
14/00141/REM N18/N19 East Village	710	0	0	0	0%	Approval
14/00056/REM N16 East Village	188	0	0	0	0%	Approval
Strand East Outline Permission 12/00336/LTGOUT reminder	21	0	0	0	0%	Outline
Plot MU4 19/00417/REM	64	0	0	0	0%	Approval
MU2 15/00250/REM	0	0	0	0	0%	Approval
Plot MU5 15/00359/REM	42	8	0	8	19%	Approval
Plot R3 16/00412/REM	156	0	0	0	0%	Under Construction
Plot R4 15/00327/REM	89	0	0	0	0%	Under Construction
Plot R5 17/00348/REM	86	8	0	8	9%	Approval
Plot R6 15/00435/REM	103	8	0	8	8%	Approval
Plot R7 17/00369/REM	82	0	0	0	0%	Approval
Plot R8 15/00384/REM	116	0	0	0	0%	Approval
22/00172/FUL Unit 3, Trafalgar Mews	1	0	0	0	n/a	Approval
Chobham Farm Outline 12/00146/FUM reminder	202	/	/	71	35%	Outline
17/00225/FUL 25 Trego Road	52	6	12	18	35%	Under Construction



Table 24: (Continued): Housing Pipeline (March 2023)

Permission	Total C3 Homes	Social /AF Rented	Inter-mediate	Total AF	AF %	Status
11/90619/FUMODA 68-70 High Street	173	30	0	30	17%	Under Construction
18/00095/FUL Iceland Wharf	120	120	0	120	100%	Under Construction
18/00493/FUL 14 Marshgate Lane	89	19	12	31	35%	Approval
21/00455/FUL Marshgate Lane	245	30	33	63	26%	Approval
Imperial Phase 3 19/00554/FUL, 20/00004/DOV, 19/00555/NMA	321	0	68	68	21%	Under Construction
20/00307/FUL Vulcan Wharf, Cook's Road	457	80	61	141	31%	Approval
19/00391/FUL Stratford International Bus Layover	380	79	54	133	35%	Under Construction
18/00325/FUL 90 Monier Road	148	24	24	48	32%	Under Construction
16/00451OUT Mc Grath	475	48	163	211	44%	Approval
18/00315/FUL Swan Wharf, 60 Dace Rd	42	1	3	4	10%	Under Construction
22/00155/FUL Flat 14, Hallings Wharf Studio	1	0	0	0	n/a	Approval
17/00222/FUL TSVC Building	145	23	27	50	34%	Under Construction
21/00543/FUL James Riley Point	136 (4 net)	(115)	(17)	(132)	(97%)	Resolution to grant
21/00328/PRNSDB Azura Court, 48, Warton Road	12	0	0	0	n/a	Approval
21/00172/PRNSDB Odelia Court, 1B	22	0	0	0	n/a	Approval
21/00395/FUL Land at Legacy Wharf (Phase 2)	196	38	29	67	34%	Approval
22/00095/REM Hackney Wick Masterplan Plot E/F, J East, K2 North	190	31	159	190	100%	Resolution to grant
Grand Total	9,062	Exact affordable housing tenure split for schemes approved in outline will be determined at the later stage, via approval of reserved matter applications		2,920	32%	
In Outline	2,796			1,220	44%	
FUL, REM approvals	6,266	962	738	1,700	27%	



Image: Guinness Site Phases 1 and 2

## Homes permitted since 2012

### Approach to calculating the cumulative number of homes permitted within the area

Given the nature of the Legacy Corporation area, there is a level of complexity when looking at the cumulative number of homes permitted against its housing target. The majority of development sites within the area are large brownfield sites that are delivered in multiple phases and over many years. It is not unusual for these developments to take around a decade to start delivering their later phases. These large developments will usually seek outline planning permission with the submission of reserved matters applications for each phase, with time passing before later phases are permitted in detail. With the passage of time, ten years or more for the strategic Stratford City and Legacy Communities Scheme outline permissions, changes in circumstances and priorities can result in some parts or phases not being implemented as initially planned, or in some cases, these elements being replaced by new applications for entirely new proposed development.

For some development schemes that may take a long period of time to come forward or be completed, an affordable housing review mechanism is required and secured through a S106 Agreement. These reviews are designed to account for any changes in land value or other elements that affect scheme viability over time. Where this applies to submission of a reserved matters application for a scheme approved in outline, this will define the final number of affordable homes that are to be provided and so this number may differ from that assumed at the outline application stage. It should be also noted that planning permissions lapse after a specified time period if they are not implemented, normally three years from the date consent is granted. A recent study has shown that planning permissions which lapse or where delivery stalls account for 3% to 5% of homes granted permission nationally, while 10% to 15% of homes granted permission will be superseded at a later date by a fresh permission. Although the Legacy Corporation area has a relatively small percentage of unimplemented, lapsed planning permissions, this is approximately in range of 5-8% of all applications.

Taking all of the above and given that the monitoring data reports on the number of housing units permitted in a given year, in instances where a planning permission lapses and/or a fresh application is subsequently granted for the same site, the new application will be recorded under new homes permitted for the given year, but the lapsed housing figure has not been retrospectively subtracted from Table 26 below. However, any such changes would be reflected within the pipeline (see Table 24 - Pipeline) which always presents an accurate picture of the anticipated homes to be delivered within the area, and Table 25 (homes approved) should only be used for indicative purposes. To address the above issues and to avoid double counting, Table 26 includes reserved matter planning approvals but excludes any homes approved in outline.



Table 25: Homes approved since 2012 (including REM)									
FY	Homes approved (Major) including REM	Homes approved (Minor, Cou, Change of Use)	PBSA	Affordable (AF) Homes Tenure				Off-site AF*	AF Target (35%)*
				Social	AF Rented	Intermediate	Total AF		
1st Nov. to 31st March 2013	114	0	0	0	0	0	0	£557,324	n/a
2013/14	1242	10	809	74	97	119	290	0	23%
2014/15	1843	24	445	64	0	59	123	0	7%
2015/16	693	11	0	0	0	22	22	£4.3mil	3%
2016/17	1676	87	513	37	110	186	333	0	20%
2017/18	3201	17	0	32	135	171	171	0	5%
2018/19	1,268	49	1,800	8	50	199	257	£30mil. (Equates to approx. 233 units)	20%
2019/20	969	4	0	0	131	212	343	0	35%
2020/21	1,158	4	512	8	185	129	322	0	28%
2021/22	1,557	38	0	195	214	93	502	0	32%
	696	2	1,385	0	90	230	320	£493,000	45%
<b>Total</b>	<b>13,721</b>	<b>244</b>	<b>4,079</b>	<b>418</b>	<b>922</b>	<b>1,190</b>	<b>2,363</b>	<b>0</b>	<b>17%</b>

Off-site housing contribution shows the amount as entered in a S106 legal Agreement. These sums are subject to indexation.

## HOUSING DELIVERY FOR THE REPORTING YEAR

### Housing Completions and affordable housing delivery in 2022/23

In 2022/23, a total of 1,662 additional dwellings and 854 PBSA bedrooms were completed across the Legacy Corporation area, this is 93% of the annual target of 2,154. The marginal shortfall, compared to the annual housing target, largely arises from the nature of the development sites within the area. Residential developments in the area are unlikely to come forward in a linear fashion and there are likely to be peaks in the development cycle as the larger sites progress through planning and construction. This is the result of the character of the area which is dominated by a number of very large multi-phase schemes and large development sites which by their nature tend to deliver large numbers of units in single buildings or phases at one time, particularly where the developments are single tall buildings of large development blocks. With the development lead-in and build out times associated with such schemes this can result in significant levels of delivery in one year but a below target delivery the next. Nonetheless, despite this fairly uneven delivery, when measured over a longer period of time, the Legacy Corporation has historically met the housing target



Image: Cherry Park development (1224 new homes)



Image: Cherry Park tower (left)

and is projected to continue to do so until the return of its planning powers back to the respective boroughs in December 2024, as demonstrated in Figure 2, Housing Trajectory.

The total (gross) number of residential units completed as part of major developments (full or reserved matters planning permissions) for 10 or more residential units in 2022/23 was 1,647. Of these, 13% (213) were affordable units, including 203 low-cost rent units and 10 intermediate units. Affordable units were completed on four sites, majority of which (144 LAR) were delivered in the second phase of the Imperial Phase 2 development, 48 social rented homes were delivered on site N05 in East Village, 13 were delivered in Zone 3 D of Chobham Farm and 8 affordable rented homes at the development site 1-7 Dace Road (south). Fluctuations in completions of affordable housing are not uncommon from year to year, reflecting the historical pipeline of approvals that have secured an off-site housing delivery and the phased delivery of large developments which typically required affordable homes to be delivered before the market units (for example Chobham Manor Phase 4).

Table 26: Homes Completed in 2022/2023

Development	Homes	Affordable Homes Tenure Split								Total AF	AF %
		Social	AF Rented	LAR	Total Social/AF	LLR	Interm. Rented	Shared Owner.	Total Interm.		
16/00560/FUL, 1 Beachy Road	9	0	0	0	0	0	0	0	0	0	n/a
16/00518/REM, Chobham Manor Phase 4	140	0	0	0	0	0	0		0	0	0
15/00358/OUT, Cherry Park	1224	0	0	0	0	0	0	0	0	0	£30 mil.
17/00344/FUL, Phase 2 Imperial Street - Lindhill site	144	0		144	144	0	0	0	0	144	100%
17/00007/FUL , 1-7 Dace Road	34	0	3	0	3	0	5	0	5	8	24%
18/00425/REM, Pool Street West (UCL East Phase 1)	524 (PBSA)	-	-	-	-	-	-	-	-	-	n/a
19/00335/NMA, Chobham Manor Phase 4	21	0	0	0	0	0	0	0	0	0	n/a
19/00473/REM, Chobham Farm Zone 3	36	8	0	0	8	0	0	5	5	13	36%
19/00185/FUL, Former Truman Brewery	330 (PBSA)	-	-	-	-	-	-	-	-	-	n/a
14/00066/REM, N05 East Village	48	48	0	0	48	0	0	0	0	48	100%
21/00374/FUL, The Lock Building	1	0	0	0	0	0	0	0	0	0	n/a
20/00264/FUL, 61-63, Wallis Road,	4	0	0	0	0	0	0	0	0	0	n/a
20/00335/FUL, 429-431 Wick Lane	1	0	0	0	0	0	0	0	0	0	n/a
Total C3	1,662	56	3	144	203	0	5	5	10	213	13%

### Permissions and affordable housing permissions in 2022/23

Table 27 overleaf shows all planning permission granted in this monitoring period which show that 933 (gross) homes were granted by approval of full planning permissions and reserved matters applications. It should be noted that a new planning application was approved for the Phase 2 Marshgate site development (ref. no. 21/00455/FUL), supersedes the last permission that commenced on site in 2019. The new proposal for Phase 2 would

result in an uplift of 115 homes compared to the extant permission (17/00669/VAR). Permission was also granted for refurbishment of the James Riley residential block on the Carpenters Estate providing a total of 136 homes (a net gain of 4 market units to the refurbishment of the existing 132 affordable units).

One application resulted in a loss of 3 dwelling, the approval was granted for a mixed-use development comprising 465 PBSA and commercial floorspace.

This loss is to be compensated for via a financial contribution towards the re-provision of conventional affordable housing, to achieve this off-site of £493,000 was secured through the planning agreement. Taking the above, the applications approved in 2022/23 have contributed an additional 568 (net) conventional homes to the housing pipeline. Although this is below the housing target of 2,154, given the number of homes that are in the pipeline, this shortfall is expected and does not negatively impact housing delivery over a longer period.

Another 1,523 units were approved in outline across

two sites, Pudding Mill Lane (948 homes) and Bridgewater Triangle 575. Both sites form part of the Legacy Corporation 'portfolio sites' and will deliver 47% affordable homes. The tenure and housing size of the homes will be determined in detail through approval of reserved matter applications.

Table 27 shows the total number of affordable homes approved within each scheme. The housing association Notting Hill Genesis has confirmed the intention to convert all 190 residential units to be delivered at the Hackney Wick Masterplan site (planning reference: 22/00095/REM) as affordable

Table 27: Reserved matters applications approved in 2022/2023											
Planning application ref. number	Homes Units	Affordable Homes Tenure Split								Total AF	AF %
		Social	AF Rented	LAR	Total Social/AF	LLR	Interm. Rented	Shared Ownership	Total Interm.		
302-312, High Street	(loss of 3 C3 units ), 465 PBSA, £493,000 off-site affordable contribution										
Marshgate Business Centre	245	0	0	30	30	0	0	33	33	63	25%
Jubilee House	716 PBSA										
Land at Legacy Wharf (Phase 2)	196	0	0	29	29	0	0	38	38	67	34%
Former Piano Factory	204 PBSA	0	0	0	0	0	0	0	0	0	0
James Riley Point	136 (3 net)	(115)	0	0	0	0	0	(17)	(17)	(132)	(97%)
Unit 3, Trafalgar Mews, Hackney	1	0	0	0	0	0	0	0	0	0	0
Flat 14, Hallings Wharf Studio	1	0	0	0	0	0	0	0	0	0	0
Plot MU4 Sugar House Lane	64	0	0	0	0	0	0	0	0	0	0
Hackney Wick Plots E/F, Plot J East and Plot K2 North	190	0	0	31	31	0	0	159	159	190	100%
Reserved Matter Approvals											
Pudding Mill Lane	948	To be determined via the reserved matters approval									
Bridgewater Triangle	575										

## HOUSING TRAJECTORY

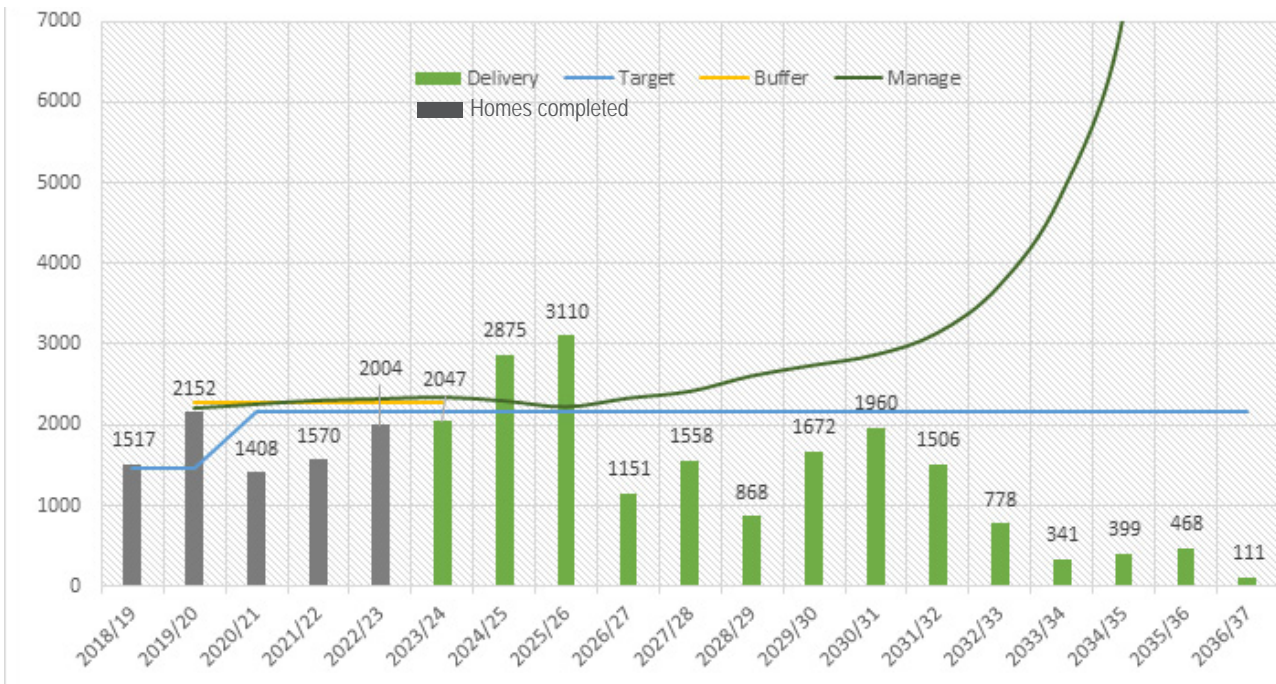
The updated housing trajectory for the Plan period to 2036 is set out in Figure 2. This demonstrates how the Legacy Corporation will meet the housing target over the plan period, and the rolling five-year housing land supply target. The Trajectory consists of specific sites that are deliverable or developable. The Trajectory places no reliance on unidentified windfall sites as a source of housing supply in the first five years of the trajectory and focuses solely on the implementation of sites assessed as deliverable under the national planning guidance. However, monitoring data shows that windfall sites have been contributing on average 48 homes per year therefore the housing trajectory accounts for this

number past the year 2025/26.

The housing trajectory monitors the delivery on a financial year basis. In summary, the housing trajectory shows that delivery trends are anticipated to remain above the cumulative targets around 2029/30, however, in the latter part of the plan period, post-2029/30 the target will be subject to future Local Plan reviews. As the Legacy Corporation’s planning powers are being handed back to the four boroughs at the end of 2024, any reviews will be undertaken by the boroughs as they review their borough-wide development plans.

It should be noted that the housing trajectory include PBSA delivery on a 1:2.5 basis.

Figure 2: Housing trajectory as at 31st March 2023



### Five-year housing land supply

For the five years from 2022/23 to 2027/28, the Legacy Corporation’s cumulative housing target is 10,770 units. With a 5% buffer applied, this figure increases to 11,308. During the 2023/24 to 2027/28 five-year period, 11,187 additional units are expected to be delivered. This equates to 104% supply of housing land as presented in table 29.

	Anticipated Delivery	Annual Housing Target
2023/24	2,004	2,154
2024/25	2,047	2,154
2025/26	2,875	2,154
2026/27	3,110	2,154
2027/28	1,151	2,154
Total	11,187	10,770

## Permitted and completed non-conventional homes

The housing need of students in London, whether in PBSA or shared conventional housing is an element of the overall housing need for London determined in the 2017 London SHMA. The completion of new PBSA therefore contributes to meeting London's overall housing need. Net non-self-contained accommodation for students count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home.

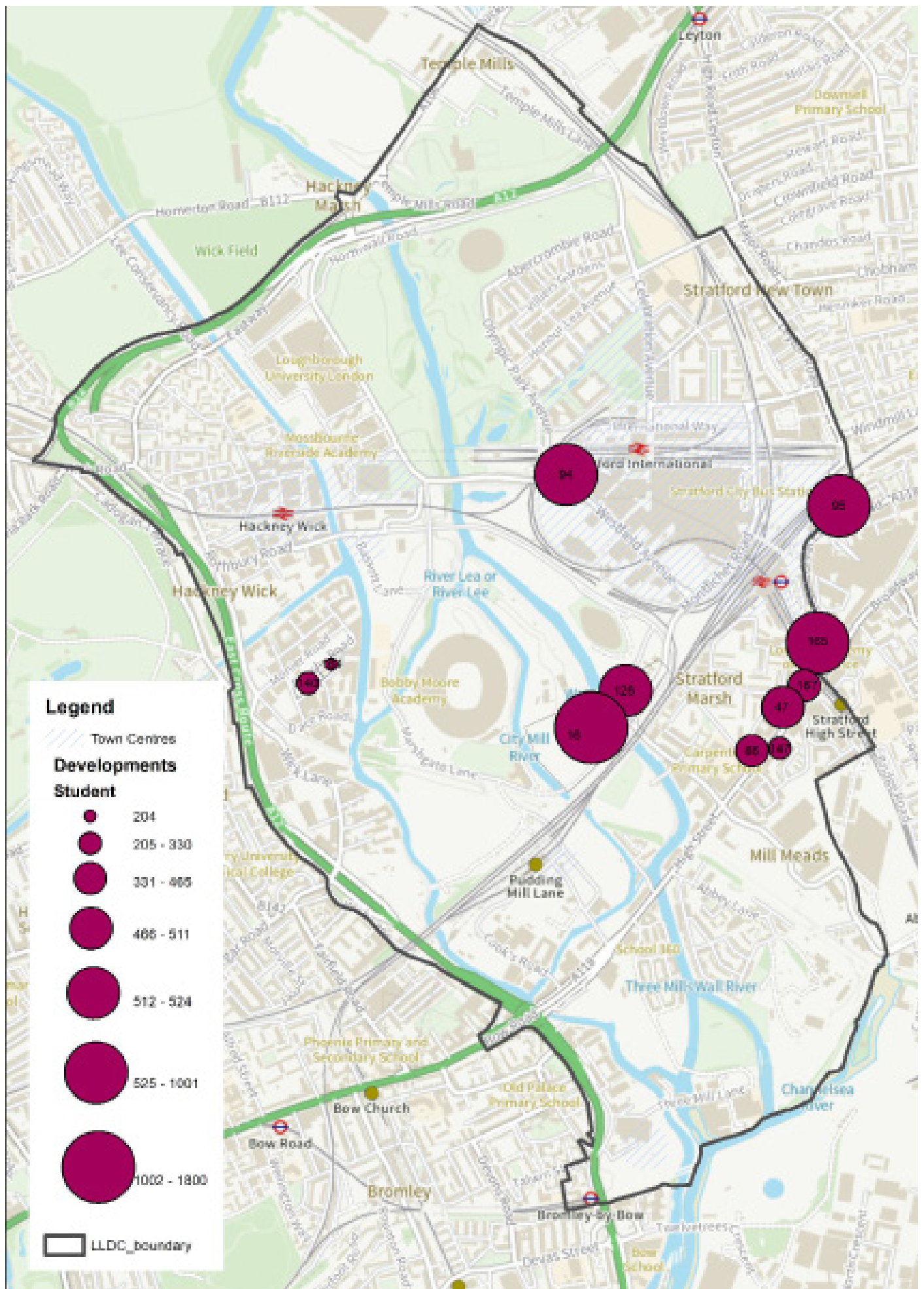
The local need for student accommodation within the Legacy Corporation area is directly linked to the expansion of the Hire Education Providers (HEPs) within the area.

Since 2012, the Legacy Corporation has seen the delivery of 3,240 PBSA bedrooms within its area and another 3,173 bedspaces currently in the pipeline, of which 1,385 PBSA bedroom were approved in 2022/23. No other types of non-conventional homes were completed within this monitoring period and 40 older living homes were permitted in outline at the Pudding Mill Lane site.

Scheme	Reference	Status	Bedspaces Completed	Pipeline	Location
Unite Group Student Accommodation	12/00221/FUM	Completed	759	0	Sub Area 3/Stratford
Unite Plot S25	11/90618/ FUMODA, 12/00224/FUL	Completed	1001	0	Sub Area 3/Stratford
UCL East	17/00235/OUT	Granted/ approx. 500 bedspaces under construction	524	1,276	Sub Area 3/Stratford
Alumno, 206-214 High Street	13/00404/FUM	Completed	445	0	Sub Area 3/Stratford
Poland House	Ref: 98/1268 and 12/00203/106; 20/00310/FUL	Granted	0	282 (182 net)	Sub Area 3/Stratford
Duncan House	17/00629/NMA, 19/00113/NMA 15/00598/FUL	Completed	511	0	Sub Area 3/Stratford
Future Generation,	19/00185/FUL	Completed	330	0	Sub Area 1/Hackney Wick and Fish Island
Jubilee House	21/00483/FUL	Granted	0	716	Sub Area 3/Stratford
302-312, High Street	22/00098/FUL	Granted	0	465	Sub Area 3/Stratford
Former Piano Factory, Stour Road	22/00267/FUL	Granted	0	204	Sub Area 1/Hackney Wick and Fish Island
<b>Total</b>			<b>3,240</b>	<b>2,843</b>	



Figure 3: Geographical distribution of existing and planned student accommodation schemes (March 2023)



## Small sites delivery

The London Plan 2021 also identifies potential for sites of less than 0.25 hectares in size to provide capacity for housing delivery. These are known as small sites. The London Plan identifies capacity for a minimum of 73 units per annum over the 10 year period to be delivered within the Legacy Corporation area. This small site capacity figure is a part of the 10 year target for net housing completions within the Legacy Corporation area. The Legacy Corporation Housing Trajectory assumes that small sites are only needed to help meet housing delivery targets from 2025 onward, although in reality there will be some delivery from small sites in the area in earlier years and there will be ongoing monitoring of the contributions and trends in delivery from small-sites.

Table 30 below shows delivery from small sites. This shows on average 48 homes delivered per annum from conversions, changes of use or small sites under 0.25ha. As it can be observed, majority of small sites relate to conversion and change of use. The proportion of completions on small sites is likely to vary significantly from year to year.

## Optimising housing capacity

Local Plan Policy H1 expects all proposals to optimise housing delivery on site being developed through achieving an appropriate density. Policy D3 of the London Plan encourages the optimisation of site capacity through a design-led approach and sets policy guidance to shape the form and layout,

experience, quality and character of the new development. The Legacy Corporation has prepared a Density Study to provide guidance on achieving appropriate densities and aid housing delivery, while sustaining appropriate residential quality and accessibility in developments within the area.

Table 31 below provides information on the overall increase of density achieved in full and reserved matters planning permissions over the previous three years, measured against the site capacities assumed in the SHLAA 2017. These increases are the result of a design led approach and so should not be taken as a measure of what other individual sites might be able to acceptably achieve when assessed against the design and other relevant policies in the Legacy Corporation Local Plan and the London Plan.

Two applications provide helpful examples of where more optimal densities have been achieved. Reserved matters approval for the Pudding Mill Lane site, together with the adjoining Bridgewater Triangle site, have achieved +16.85% density uplift in comparison to the SHLAA assumed density, while a +29.6% was achieved through the design led approach on site at Marshgate Lane (21/00455/FUL).

Table 31: Average increase/decrease of approved residential densities

Year	Average increase/decrease of approved residential densities
2020/21	+35%
2021/22	+21%
2022/23	+23%

Table 30: Small sites delivery

Financial Year	Conversion	Change of Use	Sites under 0.25ha	Total
2013/14	1	0	0	1
2014/15	0	2	0	2
2015/16	2	18	0	20
2016/17	114	35	12	161
2017/18	0	0	12	12
2018/19	4	35	172	211
2019/20	0	3	23	26
2020/21	0	26	0	26
2021/22	0	0	3	3
2022/23	5	1	9	15
Average				48



Image: Phase 3, Guinness Site

## HOUSING MIX

### Housing size and mix

Policy H.1 requires that there is a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms.

As presented in Figure 4, the housing mix delivery from 2014 remains at an average 36/40/24 split over the period from 2017 to 2022/23. The following size split for schemes permitted in 2022/23 monitoring period of all tenures is as following: 41% one bed, 35% two bed homes and 23% of three bed plus family units. Figure 5 overleaf (affordable housing size mix) shows more equal mix of one, two and three-bedrooms plus homes.

Figure 4: Mix of dwelling sizes – permitted since 2015

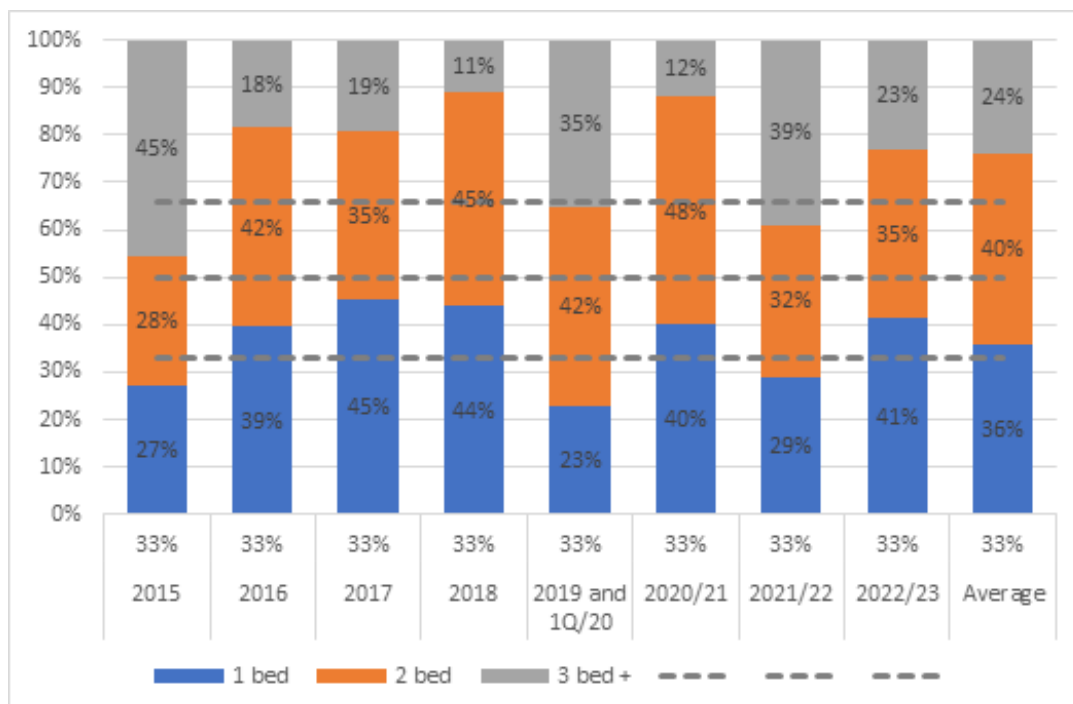


Figure 5: Mix of dwelling sizes –affordable homes permitted since 2017



Photo: New homes, Hackney Wick and Fish Island

## HOUSING DELIVERY TEST ACTION PLAN

The latest Housing Delivery Test (HDT) results were published in January 2022. The test measures net additional dwellings provided in a local authority area against the homes required. The HDT 2021, published in January 2022, looks at the cumulative housing target achieved for the three-year period of 2018/19 to 2020/21. The results of the test show that the Legacy Corporation has achieved 106% of its cumulative target for the same period. This shows that the Legacy Corporation has passed the test, see table 32.

It should be noted that the 2021 measurement includes a reduction in period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year. For Legacy Corporation this mean that instead of being measured against the 2,152 annual target for 2021 a lower number (an 8-month period) of 1,434 was used. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the pandemic. Additionally, an 11-month period has been used for the 2019/20 monitoring year. This was to account for disruption to housing delivery and monitoring caused by the first national

lockdown in March 2020.

Table 33 shows anticipated 2022 HDT results based on the Legacy Corporations housing delivery in 2021/22 year.



Photo: New homes, Hackney Wick and Fish Island

Table 32: Housing Delivery Test 2021 results (2018/19 – 2020-21)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2021 measurement	Housing Delivery Test: 2021 consequence
2017-18	2018-19	2019-20	2017/18 - 2019/20	2017-18	2018-19	2019-20			
1,471	1,346	1,434	4,252	1,290	1,818	1,408	4,516	106%	None

Table 33: Anticipated Housing Delivery Test 2022 results (2019/20 – 2021-22)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2021 measurement	Housing Delivery Test: 2021 consequence
2019-20	2020-21	2021-22		2019-20	2020-21	2021-22			
1,346	1,434	2,154	4,934	1,818	1,408	1,570	4,796	97%	None

Table 34: HDT Action Plan Progress

Action	Detail	Timescale	Progress
	Monitor Local Plan Key Performance Indicators	On-going	This AMR shows monitoring data on homes delivered in 2021/22. As discussed across this document, this shortfall of housing delivery against the adopted target shows that there is no persistent under delivery and that Legacy Corporation is meeting its overall housing target when looked at over a longer time period.
	Monitoring from small sites	On-going	The AMR provides information on the delivery of small sites and this monitoring will continue
Further engagement with key stakeholders and developers	To determine:	On-going	In winter 2022, the Legacy Corporation engaged with the developers of key sites to identify their timescales and confirm the expected site yield. This helped to inform the housing trajectory as presented in Figure X.
	Development time-scales generally		
	Reasons why allocated sites not come forward as applications		
	Reasons why permitted sites not commenced		
	Identify any area-wide issues, viability concerns		
Brownfield Register	Types of units sought, demand issues, diversification?	Annually	The register has been updated. No new sites were proposed for the consideration for the inclusion on the Brown field Register.
	Carry out periodic 'Call for Sites' to take all potentially deliverable sites into account	Annually	The 'Call for Sites' remains open throughout the year allowing anyone who considers that there are additional sites which are over 0.25ha or 5 dwellings and more to propose them to be included on the Brownfield Register. No new sites have been proposed since 2018.
Review of Conditions	Carry out review of standard conditions and informatives	On-going	The conditions continue to be reviewed on an on-going basis. The Legacy Corporation continue to follow best practice and proactively engage with developers on draft conditions to ensure that these are structured to help enable commencement
Website information	Update to cover post-permission phases	2019/2020	The Legacy Corporation continues to maintain its planning webpages and regularly updates them with all relevant planning information
Review of application validation requirements	Carry out review of application requirements	2019/2020	The application validation requirements list continues to be under review
Update Development Management Manual	Formalise monitoring process between teams to improve monitoring identify problems/ issues that may be hindering delivery	2019/2020	The DMM is a live document that is kept under constant review. Its review has been set as an objective for principle planning officers
Site promotion	Continue to promote the Legacy Corporation - owned sites and work with delivery partners	2019/2020	Many of the Legacy Corporation owned sites are starting to come forward. Details of the progress are set out earlier in this section
Optimise site capacity	Monitor permitted developments against the anticipated site capacity		Data reported within this AMR

# 6. TRANSPORT AND INFRASTRUCTURE

## TRANSPORT

Strategic Policy SP.4 and Policies T.1 – T.10 of the Local Plan set out the Legacy Corporation’s approach to facilitating an effective and accessible transport network, that prioritises and enables sustainable travel, in particular walking, cycling and the use of public transport. To secure this objective, the Legacy Corporation works closely with partner organisations and infrastructure providers as well as those applying for planning permission.

### Transport impact of developments

The Legacy Corporation area is undergoing a significant change with a large number of new homes and non-residential uses increasing the transport demand. Through the planning process and infrastructure improvements, the Legacy Corporation continues to reduce the need to travel by private car and to bring about a modal shift from private car usage to public transport, walking and cycling.

The monitoring information in Table 35 shows net car parking and bicycle space permitted per year, since 2015. Notably, in 2022/23, it shows that the only parking spaces permitted were for blue badge holders. This includes provision for 130 EV charging points (active and passive). Provision has also been made for a total of 5 spaces for car club vehicles.

Meanwhile, a net gain of 6,278 bicycle parking spaces was permitted. This demonstrates that the Legacy Corporation’s planning policies are effectively encouraging modal shift away from private car usage towards bicycle travel.



### Car Free Developments

As per Local Plan Policy T.8 and London Plan Policy T6, the Legacy Corporation aims as a starting point for car-free development, where the development is well connected, or planned to be, by public transport. Car free developments are developments with no parking facilities for residents other than those provided for registered blue badge holders. They help to reduce local levels of air pollution and to help residents live healthier and longer lives, as well as reducing noise-pollution. Conditions on planning permissions or Section 106 obligations are used to restrict residents in car-free developments from applying for on-street parking permits, except where they are blue badge holders.

A significant number of car free developments were permitted in the monitoring year, shown in Table 36, overleaf. The table also includes a significant number of car-free developments with resolution to grant planning permission, including the new neighbourhood at Pudding Mill Lane.

Approvals	2015	2016	2017	2018	2019 to March 2020	2020/21	2021/22	2022/23
Net Car Parking including blue badge	407	133	138	-11	168	11 (net loss of 28 parking spaces, 39 blue badge parking spaces approved)	312 (of which 73 blue badge)	176 (all of which are blue badge spaces)
Net Bicycle Spaces	2618	2000	1387	1805	2,007	2,916	2,775	6,278

Table 36: Car Free Developments permitted, or with resolution to grant, within the Legacy Corporation Area in 2022/23

App no	Development	Determination date	Notes
21/00542/FUL	Land adjacent to 331 Wick Road	28/06/2022	-
22/00172/FUL	Unit 3, Trafalgar Mews	11/07/2022	-
21/00483/FUL	Jubilee House	21/09/2022	-
21/00395/FUL	Land at Legacy Wharf (Phase 2)	28/11/2022	-
22/000267/FUL	Former Piano Factory, Stour Road, London, E3 2NT	27/01/2023	-
19/00417/REM	Plot MU4, Sugar House Island	Resolution to grant	-
22/00095/REM	Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	Resolution to grant	This is secured through the Hackney Wick Central Masterplan Outline Planning Permission
21/00574/OUT	Pudding Mill Lane	Resolution to grant	-
21/00403/OUT	Bridgewater Triangle Site	Resolution to grant	-
21/00542/FUL	James Riley Point, Carpenters Road	Resolution to grant	-
22/00098/FUL	302-312 High Street, Stratford	Resolution to grant	-



Image: Monier Road Bridge



## INFRASTRUCTURE

The Legacy Corporation’s Infrastructure Delivery Plan (IDP) identifies the infrastructure which is required to support planned development in the area. The IDP informs the Infrastructure List, which identifies the specific projects that are considered necessary or desirable in this regard. This list is reviewed annually, in consultation with key stakeholders including the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest, and updated accordingly.

The Local Plan includes a range of policies to ensure that the infrastructure required to support development, as identified in the above evidence base, is secured. These policies are summarised in Table 14 of the Local Plan, encompassing social and community infrastructure, transport, utilities and hard infrastructure.

There are two key mechanisms by which the Legacy Corporation funds infrastructure through development. The first is the Community Infrastructure Levy, a standardised charge determined by the gross internal area of the development, and its use. This is charged in accordance with the Legacy Corporation’s adopted CIL Charging Schedules. The second mechanism is Section 106; the Legacy Corporation as a local planning authority may permit development subject to a legal agreement (known as a Section 106 agreement), committing a developer to provide supporting infrastructure directly or to make a financial contribution to its provision. In both instances, the Legacy Corporation’s governance arrangements aim to ensure that CIL and Section 106 receipts are spent on projects identified in the Infrastructure List.

From 2020 onwards, local planning authorities such as the Legacy Corporation have a statutory duty to produce an annual Infrastructure Funding Statement (IFS). The IFS must include details on CIL

and Section 106 contributions that have been collected, allocated and spent in the relevant monitoring year. For the monitoring year 2022/23, the Legacy Corporation has included the IFS as Chapter 8 within the AMR. The intention is to improve the integration and accessibility of plan monitoring and infrastructure monitoring data such that there is a single source of information for a relevant monitoring year.

### Community Infrastructure

As well as securing contributions towards community infrastructure provision through CIL and Section 106, the Legacy Corporation also works to bring forward community infrastructure through the development management process. This is supported by policies CI.1 (Providing new and retaining existing community infrastructure) and CI.2 (Planning for and bringing forward new schools) of the Local Plan. Table \_ summarises the provision of new community infrastructure within schemes that either received planning permission, or a resolution to grant planning permission, with the monitoring year.

Table 37 demonstrates that a significant pipeline of new community floorspace. Notably this includes a net gain of 6,779 sqm in education floorspace at Jubilee House, which will accommodate an additional 260 sixth form college places. Additionally, the Pudding Mill Lane scheme – which has received resolution to grant – will accommodate 1,004 sqm of floorspace for a new health centre.

Furthermore, 2,846 sqm of community floorspace has been permitted at James Riley Point. The intention is to consolidate existing community spaces within the Carpenters Estate into a new, high-quality facility. This will accommodate a range of different services, including a 5-a-side pitch and sports hall, office space, treatment rooms, an after-school club, and a food bank.

Table 37: On-Site Community Infrastructure Permitted in 2022/23

Scheme	Status	Community Infrastructure Provision
21/00574/OUT: Pudding Mill Lane	Resolution to grant	479 sqm nursery floorspace; 1,004 sqm healthcare floorspace
21/00403/OUT: Bridgewater Triangle	Permitted	Up to 185 sqm of local community and learning floorspace

Table 37: On-Site Community Infrastructure Permitted in 2022/23 (Continued)

Scheme	Status	Community Infrastructure Provision
22/00095/REM: Hackney Wick Masterplan Plots E/F, J East and K2 North	Permitted	180 sqm of community/leisure space
22/00098/FUL: 302-312 High Street, Stratford	Permitted	141 sqm community public house
22/00095/REM: Jubilee House	Permitted	Net gain of 6,799 sqm of education floorspace
22/00408/FUL: Northern side of Press Centre	Permitted	Change of use to include 1221.50 sqm of education floorspace (higher education provider)
21/00543/FUL: James Riley Point	Permitted	2,846 sqm community floorspace



Image: New School, 360 Sugar House Island

# 7. SUSTAINABILITY AND THE ENVIRONMENT



Image: QEOP

The Local Plan sets out the strategy and policies that are designed to protect and enhance the natural elements of the environment within the Legacy Corporation area and also to achieve high quality and standards in new development. The aim of these policies is to help create sustainable and liveable places. These policies are mainly set out in Section 6 and 8 of the Local Plan. This section reports the monitoring information relevant to these policies and associated key performance indicators.

Information for this reporting period measured against the Key Performance Indicators (KPIs 5-8 and 17-19) is presented in Appendix 1 of this document.

## OPEN SPACE AND PLAY SPACE OVERVIEW

The Legacy Corporation area has 107 ha of designated Local Open Space (LOS), of which around 90 per cent (98 ha) is also designated as Metropolitan Open Land (MOL). MOL is afforded the same level of protection as Green Belt. The total number of designated open space amounts to 22 per cent of the Legacy Corporation's administrative area. This space adds an important ecological, social, economic and aesthetic value to the area.

Planning policies set out in Section 6 of the Local Plan recognise the importance of open space and require protection of designated open spaces, their enhancement and the provision of new, high-quality and publicly accessible open spaces. The policies have been successful at securing the protection of designated open spaces, securing new open spaces and there have been no losses of open space to

development.

The [Open Space and Play Space Assessment \(March 2018\)](#) provides a comprehensive analysis of the existing play space area within the Legacy Corporation area, as well as those immediately beyond the administrative area that serve the local community. The Assessment shows that overall, the area benefits from access to a wide range of open space typologies. For instance, there is a total of 4 public parks and gardens in the area, which in combination provide a total of c. 72.7 hectares, 16 amenity open spaces amounting to c.50 hectares, and 10 natural-open spaces (c.91.4 ha).

The Assessment also highlights that the quality and the accessibility of the play spaces across the area are generally high, particularly where children's play was deemed to be the primary function.



Image: QEOP, play space

It is essential that new development contributes to the creation of new play spaces in order to meet the projected population growth. Policy BN.9 of the Revised Local Plan continues to pursue the delivery of further play facilities through the new developments in accordance with the Mayors Shaping Neighbourhood Play and Informal recreation SPG.

It should also be noted that due to the high quality and accessibility of most of the other types of open spaces within the area as well as their multi functionality, these open spaces also provide the opportunity for informal play.

## NEW PLANNED OPEN SPACE

Table 38 identifies planned new Local Open Space (LOS) that have planning permission or are planned within a relevant Site Allocation as set out elsewhere in the Local Plan and monitors the progress against each. The Open and Play Space Assessment has found that the future needs (until the Plan period 2036) of the area will be met to at least some degree through the delivery of these new open spaces. The table indicates the status of proposed open spaces as at March 2023 highlighting those that are under construction or have been delivered.

Figure 8: Designated LOS and MOL and new planned open space

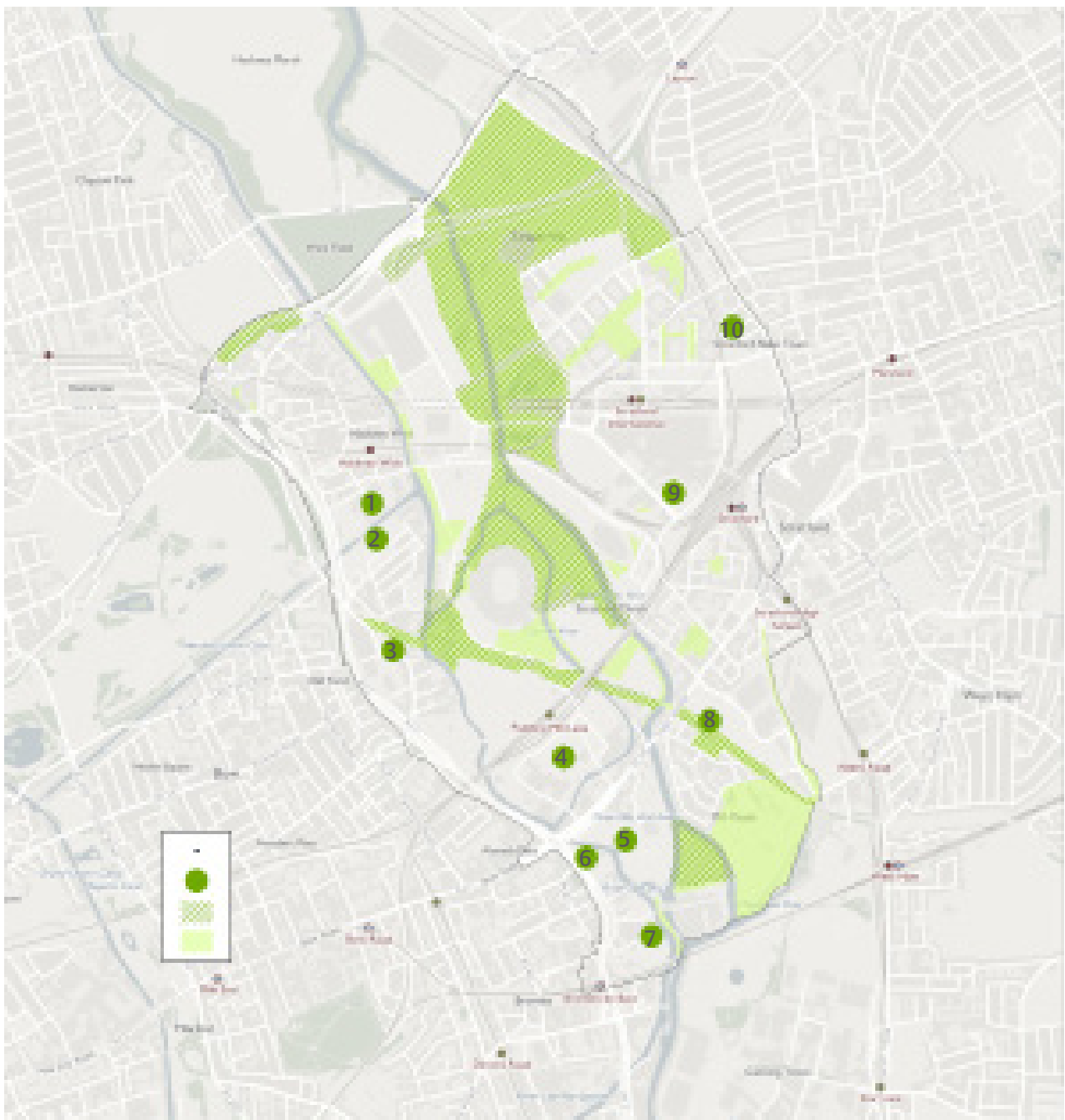


Table 38: Planned new open spaces and their progress (March 2023)

Map	Application reference/Location	Size (ha)	Details on typologies	Progress
1	16/00451/OUT McGrath, Hepscott Road	0.95	Provision of a new open spaces and a canalside park	Outline planning application approved with some reserved matters
2	12/00210/OUT Neptune Wharf	1.18	Public open space, with additional playspace	Completed
3	16/00685/FUL 415 Wick Lane	0.12	Public realm	Completed
4	11/90621/ OUTODA Pudding Mill	0.63	The site will deliver three new significant open spaces in the form of two riverside park and a new public square. In addition, it also provides for smaller pocket of open space at key intersection of pedestrian and cyclists priority routes which will amount to 0.63 hectares of publicly accessible open space being delivered	Outline permission granted in 2022/23; no reserved matters
5	12/00336/LTGOUT Sugarhouse Lane	0.68	Green linear park	Outline permission with a number of reserved matters granted and 3 plots already delivered, two plots currently under construction
6	Bromley-by-Bow North	0.63	Public open space with additional playspace	the Bromley-by-Bow North development. The outline planning permission for later two phases has lapsed. New development will be required to provide new public open space.
7	Bromley-by-Bow South	1.2	Public open space and a green linear park	Phases 1 and 2 completed, the last phase 3 under construction (planning applications: 19/00554/FUL, 19/00555/NMA, 17/00344/FUL, 17/00364/FUL)
8	11/90621/ OUTODA Rick Roberts Way	1.2	Public open space with a minimum of 717sqm Youth Play Space	Outline permission granted but no reserved matters as yet
9	15/00358/OUT Cherry Park	0.27	Public open space	Completed
10	12/00146/FUM Chobham Farm	1.43	Public pen space	Completed

## Open Space and Play Space

Seven major planning applications approved within this monitoring period, when delivered will provide new publicly accessible open space, play space, green

roofs, and other biodiverse benefits to the Legacy Corporation area. Table 39 shows open space, public realm and play space quantum as well as the green roofs provision, that will be delivered across these developments.

Table 39: Public realm and open space approved in 2022/23

Scheme	Type of Open Space	Play space (sqm)	Green Roofs	Other
22/00095/REM - Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	2,121 sqm Public Realm	329	Yes	281sqm of play space.  The approval will deliver new ground level planting with new street trees. Communal gardens proposed with significant amount of soft landscaping will enhance the ecological value of the area.  Net gain in biodiversity achieved.
22/00098/FUL - 302-312, Stratford High Street,	743sqm Public Realm	n/a	Yes	Channelsea Terrace will include significant areas of new planting including new trees, areas of planting, rain gardens and seating areas, providing a soft landscape feature along the High Street.  Net gain in biodiversity achieved.
21/00483FUL - Jubilee House	Offsite Contribution	n/a	Yes	It is noted that the existing site has a very low biodiversity baseline against which the score has been calculated and so any introduction of new planting would be an improvement on the current baseline.  The proposal includes the provision of green roof, brown roofs, green walls on site.  Financial contributions are secured for other offsite improvements to public realm within the Legacy Corporation area.  Net gain in biodiversity achieved.
19/00417/REM - Plot MU4		150		The proposal meets and exceeds the guidelines set out in the Mayor's Play and informal recreation SPG.  Additional play space is provided nearby with three locations 1-4 minutes from the development.
21/00455/FUL - Marshgate Business Centre		Offsite Contribution	Yes	This proposal will provide a £75,000 financial contribution towards the enhancement and improvement of offsite play provision with then QEOP area.
21/00395/FUL - Land at Legacy Wharf (Phase 2)		755	Yes	The scheme also proposes 633 sqm of incidental playable space across the development, resulting in a net of 1,388sqm of play space.  The overall approach to biodiversity including the provision of biodiverse green roofs with the proposed PV panels, would result in a significant increase of biodiversity on site ensuring that the site would achieve biodiversity net gain.
22/00267/FUL - Former Piano Factory, Stour Road			Yes	

Table 40: Public realm and open space delivered in 2022/23

Scheme	Type of Publicly Accessible Open Space	Play space (sqm)	Green Roofs
16/00560/FUL 1, Beachy Road	N/A	N/A	112sqm amenity space provided at roof level
Imperial (17/00344/FUL BBB Lindhill and 17/00364/FUL, 19/00555/NMA) as amended	4,500sqm	839	Green and blue roofs
16/00518/REM, 19/00335/NMA Chobham Manor Phase 4	The quantum of space delivered across all phases is 3.9ha. The Phase 4 development has no requirement for additional public open space within the site.	Delivered in earlier pashes.	There are four green roofs within the Phase 4 development. Two are located on the main building roofs, and two are located on the cycle shelter roofs.
14/00066/REM, N05 East Village	1,875sqm of open space with play equipment.	Neighbourhood Equipped Area for Play- 1,875sqm	Yes
17/00235/OUT UCL EAST	3,900sqm	No	Yes
15/00358/OUT Cherry Park	2,700qm	870m <sup>2</sup> in addition to 2,658 square metres of landscaped areas within Cherry Park and the roof garden available for informal play.	Yes
17/00007/FUL Land adjacent (south) to 1-7 Dace Road		30sqm	Amenity space on the roof 127sqm





### Urban Greening Factor

The London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. The policy includes use of an Urban Greening Factor (UGF) methodology to evaluate the quantity and quality of urban greening provided by a development proposal.

UGF evaluates the quality and quantity of natural features proposed as part of a development application, such as planting, waterbodies, and green roofs, collectively referred to as urban greening. It enables major development schemes to demonstrate that they have included urban greening as a fundamental element of site and building design to meet London Plan Policy G5 Urban greening. The London Plan UGF identifies target scores of 0.4 for residential developments and 0.3 for commercial developments as the current requirement. The table below shows the UGF scores of applications approved in 2022/23.

In accordance with the London Plan and Local Plan, the developments are required to meet the appropriate Urban Greening Factor target. These

target scores are 0.4 for residential builds and 0.3 for commercial buildings. All six relevant applications addressed the Urban Greening Factor (see Table 41), with three applications meeting and exceeding the London Plan UGF score, two falling marginally below the target scoring 0,38 and 0.39 (target of 0,4) and one achieving 0,22 score. Although the UGF for this scheme falls below the London Plan target of 0.4, the development would maximise opportunities to protect and enhance the environment. These include contributing to tree planting, providing a habitat for species consistent with the BAP and creating areas of publicly accessible open space that are significantly greener than the existing environment. The scheme has been designed to maximise the provision of green infrastructure within the constraints of the site and the proposed development will deliver a net gain in biodiversity.

The Legacy Corporation is currently preparing a study into UGF and High-Density Housing to better understand the local challenges in achieving the appropriate UGF factor and how this can be improved.

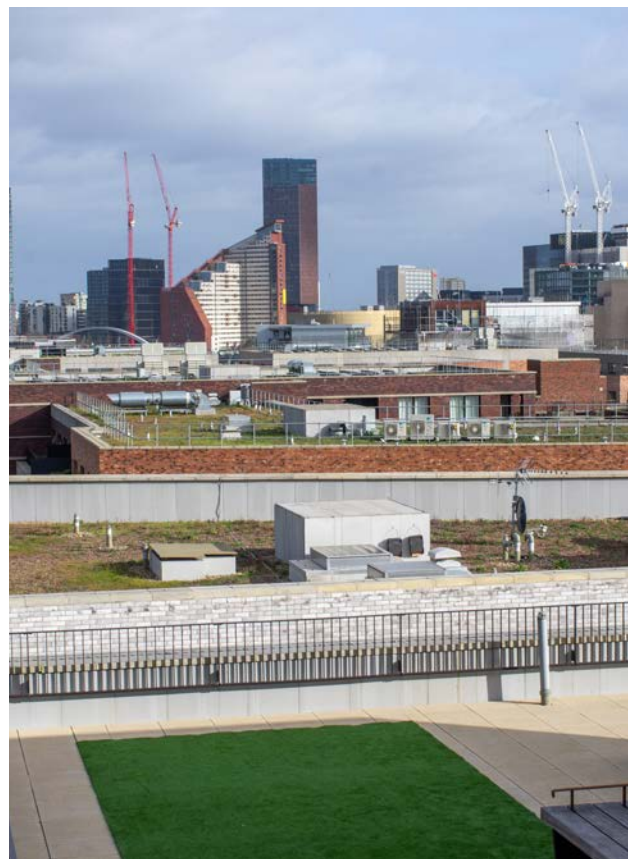


Photo: New green roof



Scheme	UGF	Commentary
22/00095/REM - Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	0.22	The UGF for the scheme falls below the London Plan target of 0.4, however the development would maximise opportunities to protect and enhance the environment. These include contributing to tree planting, providing a habitat for species consistent with the BAP and creating areas of publicly accessible open space that are significantly greener than the existing environment. The scheme has been designed to maximise the provision of green infrastructure within the constraints of the site. The proposed development will deliver a net gain in biodiversity.
22/00098/FUL - 302-312, High Street	0.43	The UGF is more than the required London Plan level of 0.4 and creates an attractive urban and green landscape proposal. The proposed development will deliver a net gain in biodiversity.
21/00483/FUL - Jubilee House	0.40	The UGF is more than the required London Plan level of 0.4. The development will include extensive green roof provision, flower rich perennial planting, tree planting (in both soils and tree pits), a green wall and permeable paving. The proposed development will deliver a net gain in biodiversity.
19/00417/REM - Plot MU4	n/a	The scheme will be including planting trees, planting beds, biodiverse roofs and other biodiversity enhancements.
21/00455/FUL - Marshgate Business Centre	0.39	The UGF for this proposal falls below the London Plan target of 0.4. In addition to this, there will be further reduction from 0.39 to 0.37, as a meanwhile landscape use will be removed from an access road. This will be a total reduction of 5%. While the UGF is a shortfall, the proposal will deliver a biodiversity net gain of at least 10% in accordance with London Plan policy G6.
21/00395/FUL - Land at Legacy Wharf (Phase 2)	0.38	The UGF for this proposal falls marginally below the London Plan target of 0.4. While this falls below the policy target, it is an improvement to the largely hard landscaped former industrial site. It is also noted that Phase 3 of the scheme will seek to achieve a UGF of 0.48 which would significantly exceed the required policy level. The combined result of the two phases would result in a significant uplift in urban greening, landscape and biodiversity which would meet the overall target score across the two sites.
22/00267/FUL - Former Piano Factory	0.41	The UGF for this proposal achieves the UGF of 0.4. The site will increase in biodiversity net-gain value to 0.67 biodiversity units, equivalent to a 440.43% increase in ecological value.

### Inclusive design and design quality

The Legacy Corporation has developed a process to help deliver inclusive design across all its development projects and create inclusive places and neighbourhoods. All major schemes are assessed by an independent Built Environment Access Panel (BEAP). BEAP members are made up of disabled and non-disabled people, all with vast experience and knowledge of inclusive design in the built environment.

There were seven relevant major planning applications approved proposing elements of residential use within this monitoring year.

All proposals have been designed to meet inclusive design standards, ensuring dwellings would be in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations. This would ensure that reasonable provision is made for all people to gain access and use the development; meet the needs of occupants with differing needs including some older or disabled people; and to allow adaptation of the dwellings to meet the changing needs of occupants over time.

## CASE STUDY 4: GENDER INCLUSIVE DESIGN GUIDANCE, WOMEN AND GIRLS SAFETY PROJECT

Historically, cities have been planned and designed to reflect traditional gendered roles and the gender division of labour, especially through land use segregation and division. Such separation of land uses has contributed to restricting women's access to economic opportunities and services, and inadequate infrastructure has created a disproportionate time burden for caregivers, who are primarily women. Alongside this, the UN survey found that 36% of women felt unsafe walking in their local area at night in the UK, compared to 13% of men. Due to the concern about personal safety, women and girls generally tend to adopt avoidance strategies that impact their wellbeing as well as the ability to engage in employment, education and social and leisure activities. Although primarily a phenomenon driven by social norms and behaviour, safety and perception of safety is enabled by some physical factors in the built environment. The primary purpose of the Legacy Corporation's women and girls' safety project is the integration of the gender perspective into every stage of urban planning from design, implementation and evaluation – with a view to achieving equality in the public realm between women and men.

Since publishing the Report in May 2022, many of the commitments have progressed and the evidence outlined in the document has positively informed many projects delivering tangible results aimed at improving gender equality in public spaces. Below list provides a non-exhaustive overview of some actions and projects that Legacy Corporation has undertaken as a local planning authority as a mechanism to securing gender mainstreaming in urban design and planning:

- Planning officers are challenging all relevant development proposals at all stages of the planning process to consider the safety of women and girls in their design (using the Consultation Report as evidence base).
- The infrastructure list has been updated to include projects related to achieving gender inclusivity in the public realm. This helps fundings to be drawn from the Community Infrastructure Levy and Neighbourhood Priority Fund to address the safety of women and girls' issues.
- The Consultation Report is being used as an evidence base to inform any policy preparation and future design and development. One such will be Gender Inclusive Design Guidance, that other London-based urban professionals can use throughout the project lifecycle to ensure their decision-making, design, and delivery of development, infrastructure, and placemaking proposals are gender inclusive. The Guidance will be first of a kind document and it could, and it is hoped, will set a benchmark for other public authorities.



## Energy and environmental performance in building

Building Research Establishment Environmental Assessment Method (BREEAM) is an evidence-based system used to assess building's rating against its performance on a range of sustainable design parameters, such as biodiversity, water use, carbon dioxide emissions and sustainable materials. All major relevant applications approved planning permission in the reporting year achieved an overall 'very good' or 'excellent' BREEAM score as shown in Table 42.

Application Reference	BREEAM Status
22/00095/REM - Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	Very Good
22/00098/FUL - 302-312, High Street Stratford	Excellent
21/00483FUL - Jubilee House	Excellent
19/00417/REM - Plot MU4	Very Good
21/00455/FUL - Marshgate Business Centre	Excellent
21/00395/FUL - Land at Legacy Wharf (Phase 2)	Very Good
22/00267/FUL - Piano Factory	Excellent

## Getting to Net Zero

In October 2022 the Legacy Corporation adopted its Getting to Net Zero Supplementary Planning Document (this is a revised version of the Carbon Offset SPD, adopted in 2016).

The SPD focuses on the need to achieve the Local Plan policy requirement of net zero carbon development including the payment of a carbon offsetting sum once all other measures to achieve carbon reduction onsite have been included. The SPD increases the carbon price per tonne from £60 to £95, bringing this in line with the London Plan 2021. The Legacy Corporation supports the Mayor's ambition to achieve zero carbon by 2030, and as such carbon reduction efforts are aligned with the Mayor's Zero Carbon Action Plan to limit global warming by 1.5°. This will be achieved by ensuring our strategies and plans for the development and operation of the Park are aligned with the Mayor's climate change targets. The adopted supplementary planning document and associated documents can be viewed on the Legacy Corporations website available at LINK.

Table 43 provides a summary of the on-site carbon reductions (relative to 2013 Building Regs) achieved by major developments permitted in 22/23. This shows that all relevant developments are achieving significantly above the minimum London Plan on-site carbon reduction target of 35%, where this is not met, carbon offsetting measures have been recorded.

Application Reference	On-site carbon reduction relative to Building Regulations, Part L (2013)	Offsite Carbon Offsetting Measures
22/00095/REM - Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North	64.9%	N/A
22/00098/FUL - 302-312, High Street	60%	N/A
21/00483FUL - Jubilee House	43%	N/A
19/00417/REM - Plot MU4, Sugar House Island	35%	N/A
21/00455/FUL - Marshgate Business Centre	49%	An offset payment of £186k
21/00395/FUL - Land at Legacy Wharf (Phase 2)	52%	An offset payment of £60,705 and £39,700.50 for residential and commercial elements,
22/00267/FUL - Former Piano Factory, Stour Road	67%	N/A



# 8. INFRASTRUCTURE FUNDING STATEMENT 2022/23

## INTRODUCTION

In accordance with changes to legislation that came into force on 1st September 2019, the Legacy Corporation is required to produce an Infrastructure Funding Statement (IFS) annually. This is the Legacy Corporation's fourth IFS and is included as part of the AMR to improve the accessibility of monitoring information by providing a single source of information. Information covering previous years can be found in the Legacy Corporation's previous Infrastructure Funding Statements, Regulation 62 Annual Reports and the Authority Monitoring Reports on the Legacy Corporation's website.

The IFS reports on the receipt, allocation and expenditure of the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions. CIL and S106 (collectively known as 'planning obligations' or 'developer contributions') income is used to help

fund the provision of supporting infrastructure in association with development and to maximise the benefits of, and opportunities arising from, growth in an area. It also includes an Infrastructure List, detailing the specific types and items of infrastructure which are required to support growth in the Legacy Corporation's planning area. Items on this list are eligible for Legacy Corporation CIL funding.

## LONDON LEGACY CORPORATION CIL (LCLC)

The Legacy Corporation, as charging authority, collects two different types of CIL: Legacy Corporation CIL and Mayoral CIL. This section (Section 2) concerns the former, which is used to fund infrastructure in the Legacy Corporation area to support growth.



The Legacy Corporation put in place its first charging schedule on 6th April 2015 (LCIL1). In 2018, the Legacy Corporation began the process of reviewing this charging schedule and brought into effect its second charging schedule on 1st July 2020 (LCIL2). LCIL1 applies to all development which gained permission between 6th April 2015 and 30th June 2020, whilst LCIL2 applies to all development from 1st July 2020 onwards.

In line with regulations, CIL charging authorities are eligible to retain up to 5% of CIL income to administer the CIL regime in their area. Therefore, the Legacy Corporation retains 5% of CIL income from LCIL1 and LCIL2 to manage LCIL and its collection. The Legacy Corporation also retains 4% of income from MCIL towards meeting its administrative costs.

In addition to the administrative portion of CIL, regulations set out that the Legacy Corporation is required to spend 15% of Legacy Corporation CIL in consultation with the local community in the Legacy Corporation’s planning area. The Legacy Corporation has therefore set up the Neighbourhood Priorities Fund (NPF) to manage spending this income in collaboration with the community in the area it covers as Local Planning Authority. More information about the NPF is provided later in this section. LCIL payments are received they are split as below:

### LCIL Collection

In the reporting year, LCIL Demand Notices to a value of **£6,019,495.29** were issued and LCIL receipts totalled **£2,976,864.43**. Of the latter, **£446,529.66** was made available for NPF projects.

As at the end of the reporting year, LCIL receipts since the adoption of LCIL1 totalled **£27,016,970.18**. A summary of LCIL receipts by year is provided in Table 37.

### LCIL Allocation

Once LCIL payments are received they are split as below:

- 5% to administration, which is used to help fund relevant salary and administrative costs, as well as the costs associated with preparation and review of charging schedules;
- 15% to the Neighbourhood Priorities Fund (NPF); and
- The remainder to the Strategic CIL Fund to be spent in accordance with Regulation 59 of the

Table IFS1: Legacy Corporation CIL collected by financial year

Year	LCIL Collected (£)
2015/16	0
2016/17	3,283,222.65
2017/18	2,805,206.61
2018/19	798,386.27
2019/20	14,253,288.94
2020/21	2,179,866.34
2021/22	720,134.94
2022/23	2,976,864.43
<b>Total</b>	<b>27,016,970.18</b>

Community Infrastructure Levy Regulations 2010 (as amended). Where possible, allocations will be made in accordance with the Infrastructure List.

A summary of how total receipts have been split is provided in Table 38 overleaf.

CIL receipts split between the strategic CIL fund and NPF are then allocated to projects falling within their respective remits. Allocation decisions are made by the Legacy Corporation’s Project Proposals Group (PPG). This group is constituted of heads of the different Legacy Corporation directorates as voting members, as well as representatives from the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest as non-voting members. Legal oversight is provided by Transport for London Legal. PPG has delegated authority from the Legacy Corporation’s Board to allocate CIL and S106 monies. It meets quarterly, with additional meetings to approve Neighbourhood Priorities Funds bids and Carbon Offset Fund bids annually outside of this cycle. Extraordinary meetings take place occasionally, to make funding decisions where ordinary PPG meetings do not have sufficient time to consider all items, or where projects require urgent funding decisions.

In the reporting year, a total of **£2,941,724.49** was allocated in Legacy Corporation CIL funding. Of the funds allocated, **£798,266.43** comprised receipts from previous years. A high-level summary of these allocations is provided in Table 39, with further detail provided in the subsequent sections (A) and (B).

Fund	Total receipts (£)	of which, unallocated
Administration	1,375,068.22	0
Neighbourhood Priorities Fund	4,125,204.73	134,700.93 (none of which was received before the reporting year)
Strategic CIL	22,516,697.23	698,805.44 (none of which was received before the reporting year)
Total	27,016,970.18	833,506.37 (none of which was received before the reporting year)

Allocated to administration (£)	172,593.22 (0 from previous year)
Allocated to Neighbourhood Priorities Fund (£)	831,949.26 (448,870.53 from previous year)
Allocated to Strategic CIL projects (£)	1,937,182.01 (349,495.90 from previous year)
<b>Total (£)</b>	<b>2,802,302.48</b>

### (A) Neighbourhood Priorities Fund Allocations

Following the adoption of LCIL in 2015, the Legacy Corporation's Board set up the Neighbourhood Priorities Fund (NPF) to administer the 15% of CIL revenues which are to be spent in consultation with the local community. PPG was given delegated powers to allocate these monies and a consultation

was undertaken in 2016 with the local community to establish infrastructure priorities for this funding. The report produced following this consultation can be found on the CIL page of the Legacy Corporation's website.

The Legacy Corporation has held four bidding rounds for the local community to come forward with projects that they have identified to help mitigate the impact of development in the area. These have been held, in 2018, 2019, 2020, and 2022. No bidding round was held in the reporting year 2021/22 due to the relatively limited availability of funds and the likely impacts of the Covid-19 pandemic on the capacity of groups and organisations to come forward with bids. The 2022 bidding round attracted a wide range of applications, with funding allocated to 31 projects, summarised in table IFS4 below. To date, a total of **£3,990,503.80** has been allocated to NPF projects, including **£831,949.26** in the reporting year. Of the funds allocated in Table IFS4, £152,751.91 was drawn down by projects in the reporting year. The remaining £679,197.35 remains to be drawn down as projects progress.

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Social Ark – Step-Up Programme	Over 12 months, Social Ark will work with up to 10 local young people from under-resourced communities to develop social enterprises informed by their own lived experiences.	November 2022	30,000
Sustrans and Newham Cycle Sisters – Cycling Programme	This partnership project between Sustrans and Newham Cycle Sisters aims to address the under-provision of cycle training and cycle activities that meet the needs of Muslim women. The project would develop the current programme, whereby Newham Cycle Sisters meet weekly at QEOP and hire cycles from ViewTube for their sessions.	November 2022	30,000
Skaped – Skaped on Tour	Skaped is an east London charity that supports 11–30-year-olds from under-represented backgrounds to engage in social action. Using the creative arts, Skaped run relatable workshops, educational programmes, and community events to inspire and empower young people by exploring self-worth, community building and social change issues, from gender inequality to discrimination.	November 2022	26,780

Table IFS4: NPF CIL allocations in the reporting year (Continued)

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Bloom: Nature in Education	Bloom: Nature in Education aims to connect young people to nature through a range of relatable educational activities. Activities include sensory experiences, art, movement and deeper self-directed exploration of nature in their immediate environment. Bloom aims for workshops to take place at QEOP, however, if necessary, they could be run in a school's local green space.	November 2022	
Arbeit Projects Limited – Artists-in-residence	This project is to invite three artists for four-month paid residencies, during which time they would create a work for display in the new garden at the Trowbridge Gardens in Hackney Wick. Artists would receive a fee, a production budget, a secure workspace, and a curated exhibition with an opening event. They would also host workshops for the local community, with a focus on sustainability and recycling materials.	November 2022	29,481
Gainsborough Primary School – Facilities for the Yard Theatre	The project is for the Yard Theatre to temporarily use facilities at Gainsborough Primary School for administrative, rehearsal and community purposes while their new permanent space is being constructed. The school currently has unused space due to a falling roll. Consequently, the attic, top hall, 3 classrooms, staffroom, toilets, and office space would be made available for the Yard Theatre on a temporary basis.	November 2022	30,000
D-Lab Studios: D-Lab Creativity Clinic	D-Lab intends to build on their previous NPF-funded project, providing mentoring and upskilling for other creative industries in addition to their successful Architectural Apprenticeship Accelerator Programme.	November 2022	30,000
Social Farms and Gardens – Carpenters Estate Garden	The project is to use the theme of community garden management to build on the skills and employability of Carpenters Estate residents. Over 18 months, 50 sessions (of between 4-7 hours) would be run.	November 2022	29,347
The Yard Theatre – Yard Youth Access	The Yard theatre aims to unroll a new Yard Youth Access project to remove barriers to participation for D/deaf and disabled young people local to the Queen Elizabeth Olympic Park. Having spoken with local young people, parents and consulted with Disability consultants REAL over the past year, the Yard Theatre have identified the following measures needed to start removing barriers: travel costs & attendance bursaries; flexible wellbeing pots; transcribing and interpretation; sensory equipment; and the recruitment of D/ deaf and disabled workshop facilitators.	November 2022	22,360
Skate Gals N Pals – City Mill Skate Park	Skate Gals & Pals wishes to create a semi-permanent skating facility at the Queen Elizabeth Olympic Park at the future City Mill Skatepark (Newham side) and deliver regular skate sessions for individuals of all age at the Queen Elizabeth Olympic Park. The intention is to provide a greater range of physical activities to Newham residents and facilitate a space for people of all generations and genders, especially marginalised communities, at no or low-cost.	November 2022	30,000



Table IFS4: NPF CIL allocations in the reporting year (Continued)			
Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
XConversation – Be the Change	XConversation is a social enterprise based in East London. It is primarily a podcast platform that works with criminal-justice-experienced individuals to educate and inspire ‘at-risk’ youth to make better life choices. The ‘Be the Change’ project is a 12-month programme split into 3 parts. This specialist project will work with 30 ‘at-risk’ young people identified as NEET (not in education training or employment), supporting them to progress into meaningful employment, education, or training opportunities.	November 2022	29,990
Football Unites: Female Football Programme	Football Unites is a programme offering women and non-binary participants of all ages free football development sessions, tournaments and leagues.	November 2022	30,000
XLP: QEOP Youth Worker	XLP seeks to create positive futures for young people living below the poverty line in London. XLP has a full-time youth worker at QEOP, and funding will support them to continue their work, and to integrate with other projects, including school mentoring, work visits and work experience placements.	November 2022	30,000
Truce N Train	Truce N Train is an inclusive youth-led group in Stratford that works with individuals, schools, and intervention services to empower 11–19-year-olds identified as ‘at-risk’. Using boxing, mixed sports, mentoring and tailored skills development, they help youth go from being ‘at risk’ to becoming respected leaders in their communities.	November 2022	30,000
Ambition, Aspire, Achieve (AAA) – Glyn Hopkin Abbey Hub	Ambition Aspire Achieve (AAA) is a grassroots charity founded in 2016 that seeks to improve the lives of children and young people in the London Borough of Newham by providing a range of fully inclusive activities, opportunities and experiences, delivered from their neighbourhood play and youth hubs. Following a 2019 NPF grant, enabling the construction of a new single story rear extension to the existing site (Glyn Hopkin Abbey Hub, Stratford), this project seeks to fund a new phase of the site development.	November 2022	29,000
Beyond A Song CIC	Beyond a Song is a social enterprise, based in East London that aims to support the wellbeing of women from under-resourced backgrounds, empowering them to develop their confidence and skills, using their voices to champion their communities. This is delivered through bespoke programmes, providing a combination of learning and wellbeing workshops to locals around the Chobham Manor Community Centre and the Good Growth Hub.	November 2022	22,700
Un-Age: Secret Sauce	‘Secret Sauce’ is an acceleration programme for food businesses based in Hackney, Tower Hamlets, Newham and Waltham Forest, with special attention to ethnic minority groups from disadvantaged backgrounds. It focuses on adults and seniors and embraces the emotional aspects of starting/scaling a food business, to create a safe space in which participants are welcome to be open about their wellbeing and mental health.	November 2022	30,000

Table IFS4: NPF CIL allocations in the reporting year (Continued)

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Badu – The Hidden Talent	The Hidden Talent projects aims to deliver a programme led by young people which provides support to people aged 18 - 25 from Black and Global Majority backgrounds by offering access into corporate industries and roles, combating the lack of diversity within corporate spaces. Badu will be mentoring, developing and up-skilling young people within the community, then partnering with corporate organisations who will be offering mentees a minimum of 3-6 months placement within their organisations in their prospective field. There will be 10-15 candidates who will be selected via an interview process.	November 2022	29,125
Sirlute – YoungStars Create	Sirlute is an established youth charity founded in East London in 2019. Sirlute provides creative music, film, and fashion programmes to majority Black and Minority Ethnic ‘at-risk’ children and young people (CYP) across the Olympic boroughs. Beneficiaries are aged 5 - 25 years old, from low socio-economic backgrounds and experiencing poverty.	November 2022	30,000
1st Queen Elizabeth Olympic Park Rainbows, Brownies and Guide Units	This is supplemental to the NPF funding awarded in 2020. It will help the group to deliver inclusive camping trips. In particular, funding will provide for a range of camping equipment, as well as alterations to the storage shed and toilet/shower block at the group’s site in Chigwell Row. The project would enable all group members to go on local residential trips, including those that can’t afford to contribute.	November 2022	17,137.02
English for Action (EFA) London – Together for Tower Hamlets	The project will provide two accredited ESOL (English for Speakers of Other Languages) courses for 35-40 local migrants, refugees and people seeking asylum in Tower Hamlets (Bow East and Bow West wards).	December 2022	27,076
Apply Yourself	Apply Yourself is a mentoring programme, specialising in educational, career, early intervention and life guidance for young people. The project is to provide monthly mentoring sessions for 15 young people (aged 11-18) who would be referred by local schools (Bobby Moore Academy and East London Science Schools)	December 2022	30,000
Hackney Wick and Fish Island Community Development Trust - Community & Enterprise Activator	Hackney Wick and Fish Island Community Development Trust (HWFI CDT) is seeking to create a temporary (10 years) circular economy hub (The Loop), which would be accommodated at the UCL East Campus at Pool Street East. NPF funding has been allocated for employment of a Community & Enterprise Activator.	December 2022	30,000
Groundworks – Slow Crafts Club	The Slow Craft Club will enable LB Hackney residents, aged 50 +, to improve their wellbeing through social and therapeutic crafting. Textile gifts created by participants will be donated to beneficiaries located within the Legacy Corporation planning area.	December 2022	22,172.50

Table IFS4: NPF CIL allocations in the reporting year (Continued)

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Groundworks London – Chippy & Chips	Chippy & Chips Club is a new project offering activities such as carpentry and woodwork workshops, to appeal mainly to local men aged 65+. Following a successful pilot project, the proposed Chippy & Chips Club will involve the delivery of 20 sessions where 22 older Hackney residents will be invited to share woodcraft skills, enjoy lunch together, and donate their creations to local people in need. To ensure members play an active role in shaping Chippy & Chips, volunteers themselves will nominate and select the beneficiary groups who receive their donations.	December 2022	22,974
Skate Cabal	This project is to run roller skating activities for adults and young people, catering to diverse demographics	December 2022	30,000
Aspire, Support, Learn CIC – Chobham Manor Community Centre	The project is to improve facilities at the Chobham Manor Community Centre, which provides support for the local community, including offering recreational, educational and training opportunities for young people. Namely, NPF funding would contribute towards the installation of a sustainable ventilation system, which will help to mitigate the impacts of high summer temperatures	December 2022	30,000
Hackney Wick and Fish Island CIC (Creative Wick) – Hackney Wick and Fish Island Cultural Interest Group (CIG)	The Hackney Wick and Fish Island Cultural Interest Group (CIG) is a free business-to-business innovation network which connects creative/cultural economy organisations within Hackney Wick, Fish Island and the wider QEOP area. The project is to develop a method of measuring the CIG's impact within the local area, which would inform the future development of the CIG in a sustainable manner.	December 2022	10,000
Yucan CIC – Yucan Thrive	Yucan is a youth and lived experienced-led organisation that supports young carers aged 6-25 from East London with expert co-designed care plans, befriending, workshops and respite opportunities. 'Yucan Thrive' is a 12-month programme that supports the wellbeing of young carers.	December 2022	23,640
Newham Muslim Forum CIC – The Space	Newham Muslim Forum CIC is currently operating a multi-faith space in Westfield Stratford City (The Space), which is used by around 1,000 people per week. The intention is to expand the offer, running mental wellbeing activities, as well as providing bereavement support, addiction clinics and relationship counselling. This would include employment of a dedicated mental health professional to run these services, with The Space operating as a base.	December 2022	27,600
Hackney Tree Musketeers	The Tree Musketeers project will work with three primary schools within the Legacy Corporation boundary area. The schools consist of Gainsborough Primary School, Mossbourne Riverside Academy and Carpenters Primary School. The project aims to run 2 sessions with Year 5 children from each school. Sessions will involve learning about tree growth and propagation, as well as practical activities, including tree planting (Mabley Green/Hackney Marshes).	December 2022	15,114.49

## (B) Strategic CIL Allocations

PPG also has delegated powers to allocate strategic CIL funding. For a project to be eligible for this funding, it must be included on the Legacy Corporation's Infrastructure List. In the reporting year, **£1,797,760** was allocated in strategic CIL funding, as summarised in Table IFS5.

Of the funds allocated in Table IFS5, £142,339.38 was spent in the reporting year (as per Table IFS6). The remaining £1,794,842.63 is as yet unspent.

## (C) Administration Allocations

5% of LCIL receipts are allocated to administrative costs. These include staffing and administrative process costs, as well as costs relating to the preparation and review of charging schedules. In the reporting year, the sum allocated for this purpose was **£85,158.97**.

**During the reporting year, a total of £48,862.48 in LCIL administration funds was refunded. Repayments were made to schemes that had changed their tenure mixes such that a greater proportion of the homes are eligible for social housing relief.**

Table IFS5: Strategic CIL allocations in the reporting year

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Copper Garden Public Realm	Delivery of interim public realm improvements at the junction of Copper Street and Waterden Road.	June 2022	28,233
Hackney Wick North-South Route	Delivering permanent public realm along the north-south route between Wallis Road and Hackney Wick Overground Station.	July 2022	139,422.01
Wick Lane/A12 Junction Improvements	Undertaking design and feasibility work for highways capacity increases at the Wick Lane/A12 Junction. This project is intended to enable the 'Bow East' and 'Bow West' developments, and to reduce HGV traffic flows through the Pudding Mill Lane and Bridgewater sites.	September 2022	80,000
Stratford Station Strategic Outline Business Case (SOBC)	Undertaking further technical studies as part of the Strategic Outline Business Case (SOBC) for the redevelopment of Stratford Station, to meet forecasted passenger growth beyond 2030.	September 2022	150,000
Stratford Station Carpenters Entrance	Delivering a new entrance to the Jubilee Line concourse at Stratford Station, alongside new public realm connecting to Gibbins Road, Carpenters Estate.	December 2022	169,581
Carpenters Road West (Walking and Cycling Programme)	Undertaking design works for public realm improvements for pedestrians and cyclists along Carpenters Road, west of Stratford Waterfront and east of White Post Lane Bridge	December 2022	30,000
Parcel B1: Carpenters Road	Undertaking design work for the delivery of improved cycle connectivity at Carpenters Road as part of the wider Southern Connectivity programme.	December 2022	94,511
Carpenters Land Bridge	Delivery of a pedestrian and cycle bridge that links to the East Bank Culture and Education District to the International Quarter London (IQL).	March 2023	700,000

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
The Yard Theatre	Delivery of permanent premises for the Yard Theatre and its community facilities in Queens Yard, Hackney Wick.	March 2023	500,000
First Plinth and QEOP Art Strategy	Installation of the First Plinth artwork at QEOP and production of a Public Art Strategy for QEOP	March 2023	6,485
Marshgate Lane Schools Link	Progressing the Marshgate Lane Schools Link project to RIBA stage 3. This will involve delivering improvements to the public realm for cyclists and pedestrians between the junction of Bassett Lane and Sidings Street.	March 2023	38,950

## LCIL Expenditure

A total of **£2,694,241.65** in LCIL receipts has been spent in the reporting year, comprising £614,456.22 in NPF funding and £2,079,785.43 in strategic CIL funding. In the reporting year, no CIL was spent on repaying borrowing.

## (A) Neighbourhood Priorities Fund (NPF) Expenditure

Table IFS6 summarises the NPF funds that were spent in the reporting year.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
You Me Us FC	Delivery of football development and mindset coaching for young people in the Legacy Corporation area	May 2022	50,152
The Line Art Walk	Delivery of public art, including Somang Lee's The Living Line, as well as guided art walks.	August 2022; December 2022	37,377.42
Badu Café	Delivery of an inclusive café space at Hackney Bridge	November 2022	108,500
Change Please	Delivery of paid traineeships for people experiencing homelessness at the Timber Lodge in QEOP	November 2022	41,666.67
Grow Hackney	Design and fit out of a new kitchen to cater for larger community events at Grow Hackney and the hosting of community supper clubs for local social organisations.	December 2022	49,290
Sirlute – YoungStars Create	Delivery of the 'YoungStars Create' programme which aims to teach 16-25 year olds a range of practical, transferrable creative skills so that they can progress into employment opportunities within the creative sector and/or re-enter education.	January 2023	10,000
Sports Academy	TBC	January 2023	44,401
Social Farms and Gardens – Carpenters Estate Garden	Delivery of community garden management project to build on the skills and employability of Carpenters Estate residents.	January 2023	9,782.33

Table IFS6: Neighbourhood Priorities Fund expenditure in the reporting year			
Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Badu – The Hidden Talent	Delivery of a programme led by young people which provides support to people aged 18 - 25 from Black and Global Majority backgrounds by offering access into corporate industries and roles, combating the lack of diversity within corporate spaces.	February 2023	14,562.50
Newham Muslim Forum – The Space E20	Expanding the offer at the Space E20 to include mental wellbeing activities, as well as providing bereavement support, addiction clinics and relationship counselling.	February 2023	13,800.00
Skaped – Skaped on Tour	Running workshops, educational programmes, and community events to inspire and empower young people by exploring self-worth, community building and social change issues, from gender inequality to discrimination.	February 2023	13,390.00
Core Arts – Eastway Hub	Supporting the community use of the Eastway Depot in Hackney Wick through the delivery of improved green space.	February 2023	49,433.22
XConversation Be The Change (in partnership with Social Ark)	Delivering 'Be the Change', a 12-month programme split into 3 parts. This specialist project will work with 30 'at-risk' young people identified as NEET (not in education training or employment), supporting them to progress into meaningful employment, education, or training opportunities.	February 2023	20,000.00
Creative Courts	Redesigning the basketball courts at Carpenters Estate	February 2023	29,884.00
Yucan – Yucan Thrive	Delivering 'Yucan Thrive', a 12-month programme that supports the wellbeing of young carers.	February 2023	10,000.00
Beyond A Song	Delivering a bespoke programme, providing a combination of learning and wellbeing workshops to locals around the Chobham Manor Community Centre and the Good Growth Hub.	February 2023	10,000.00
Apply Yourself	Providing mentoring sessions for 15 young people (aged 11-18) who would be referred by local schools (Bobby Moore Academy and East London Science Schools)	February 2023	15,000.00
Skate Cabal	Running roller skating activities for adults and young people, catering to diverse demographics	March 2023	6,217.08
UnAge	Towards the delivery of an acceleration programme for food businesses based in Hackney, Tower Hamlets, Newham and Waltham Forest, with special attention to ethnic minority groups from disadvantaged backgrounds.	March 2023	15,000.00
The Yard Theatre	Delivering a programme of activity to benefit local residents across the Queen Elizabeth Olympic Park area	March 2023	66,000.00
<b>TOTALS</b>	-	-	<b>614,456.22</b>

## (B) Strategic CIL Expenditure

A total of **£2,079,785.43** in strategic CIL receipts were spent during the reporting year, as summarised in Table IFS7.

## LCIL Retained

Table IFS8 below sets out the overall LCIL receipts retained at the end of the reported year.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Stratford Station Outline Strategic Business Case	Developing a business case for project development and funding for long-term improvements to Stratford Regional Station to meet the demands of passenger growth.	April 2022	87,980
Marshgate Lane Greenway Links	Enhancements to landscaping on the Greenway verges as part of wider public realm/accessibility project	May 2022	19,829
Hackney Wick Youth Sports Hub	Delivery of a new youth sports hub, with a classroom and MUGA at 80Z Eastway	September 2022	246,189
Marshgate Lane Schools Link	Undertaking RIBA Stage 1 and 2 design work for the delivery of an improved pedestrian and cycle route along Marshgate Lane	October 2022	18,558.57
The Yard Theatre	Progressing design stages for the Yard Theatre and Hub 67's new premises	December 2022; March 2023	286,525.83
Custom House Improvements (Part of wider Three Mills Improvement)	Restoration and flood attenuation measures to bring Customs House back into use, for lease to the Harris Federation School	January 2023	778,505.35
Parcel B1: Carpenters Road	Undertaking design work for the delivery of improved cycle connectivity at Carpenters Road as part of the wider Southern Connectivity programme.	March 2023	78,759.38
Stratford Station Carpenters Entrance	Delivering a new entrance to the Jubilee Line concourse at Stratford Station, alongside new public realm connecting to Gibbins Road, Carpenters Estate.	March 2023	563,438.30
<b>TOTAL</b>	-	-	<b>2,079,785.43</b>

Fund	Total receipts retained at the end of the reporting year (£)	Unallocated receipts retained at the end of the reporting year (£)
Neighbourhood Priorities Fund	1,282,671.03 (of which £446,529.66 was received in the reporting year, and the remainder beforehand)	134,700.93
Strategic CIL	14,523,146.97 (of which £1,797,760.00 was received in the reporting year, and the remainder beforehand)	698,805.44
<b>Total</b>	<b>15,805,818</b>	<b>833,506.37</b>

## MAYORAL COMMUNITY INFRASTRUCTURE LEVY (MCIL)

The Legacy Corporation collects Mayoral CIL (MCIL) on behalf of the Mayor of London. MCIL is transferred to Transport for London (TfL) to support the development of the Elizabeth Line. London's Mayoral CIL first came into effect in 2012 (MCIL1). This has since been reviewed, with a new charging schedule having been implemented on 1st April 2019 (MCIL2). MCIL1 applies to all development given permission between 2012 and 1st April 2019. MCIL2 applies to development that has been granted permission since 1st April 2019. The Legacy

Corporation retains 4% of CIL income from MCIL1 and MCIL2 in order to support the administration of the Mayoral CIL regime.

In the reporting year, MCIL Demand Notices to a value of **£5,703,770.48** were issued and MCIL receipts totalled **£2,879,449.63**. Of this, the Legacy Corporation retained **£115,177.99** (4%) for administrative expenses.





## SECTION 106 CONTRIBUTIONS

Section 106 (S106) agreements are put in place to ensure that development taking place in an area supports the growth that it is enabling. The Legacy Corporation has a number of large schemes throughout its area which contribute to the area in a variety of different ways, from providing training opportunities to infrastructure improvements, in order to help mitigate the impact of the growth that development creates. This can be done in a number of ways, from physically building or providing services to paying financial contributions to the Local Planning Authority, in this case the Legacy Corporation. Each S106 agreement relates to the conditions on that specific site and puts in place specific measures that meet the tests described

above. Many of the policies in the Legacy Corporation's Local Plan identify the types of contributions or things that might be secured through the use of a S106 Planning Obligation. The Legacy Corporation's Planning Obligations Supplementary Planning Document (SPD) provides more detailed guidance on many of these. The Legacy Corporation recently reviewed its Planning Obligations SPD, adopting the revised version in October 2022.

### Section 106 Agreements Entered

Table IFS9 sets out details of the Section 106 agreements that were entered during the reporting year.

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
21/00035/NMA: Cherry Park, Stratford City Zone 1, E20 1EJ	Additional Affordable Housing Contribution	39,579.22	-
21/00542/FUL: 331 Wick Lane, Hackney, London, E9 5DH	Apprenticeship Contribution	7,000	-
	Monitoring Contribution	5,000	-
	Carbon Offset Contribution	35,697.05	-
	Hackney Wick and Fish Island Construction Transport Management Group Contribution	10,000	-
	Non-financial contributions, including: percentage of delivery fleet to comprise light goods electric vehicles and/or pedestrian delivery; electric vehicle charging; employment and skills plan; local labour and local business provision; National Considerate Constructors' Scheme; reasonable endeavours to connect to the district energy network; Be Seen energy monitoring; Construction Transport Management Group; Highway Improvements and Mitigation; car free development		
21/00483/FUL: 2, Jubilee House and Broadway House, Farthingale Walk, Stratford, London, E15 1AW	Affordable Housing	-	251 student accommodation units
	Partial Unit Contribution	TBC	
	Blue Badge Contribution	25,000	
	Construction Impacts Contribution	50,000	
	Legacy Corporation Construction Transport Management Group Contribution	20,000	
	Off Site Public Open Space Works Contribution	150,000	
	Stratford Regional Station Contribution	250,000	
	Wayfinding Contribution	25,000	

Table IFS9: Section 106 agreements entered in the reporting year (Continued)			
Planning reference	Obligation	Monetary value (£)	Number of affordable homes
21/00483/FUL: 2, Jubilee House and Broadway House, Farthingale Walk, Stratford, London, E15 1AW	Western Access Contribution	100,000	
	Travel Plan Monitoring Contribution	10,000	
	Carbon Offset Payment	1,162,290	
	Design Monitoring Contribution	200,000	
	Non-financial contributions, including: provision of affordable student accommodation for wheelchair users; viability reviews; nominations agreement; occupation of student accommodation during academic year; occupation of student accommodation outside academic year; provision of wheelchair accessible units; Highway agreement; blue badge car parking; restriction on on-street parking permits; Legacy Corporation Construction Transport Management Group; Western access to Jupp Road Bridge; re-sited cycle parking bays; travel plan; local labour and local business provision; relocation strategy; reasonable endeavours to connect to the District Energy Network; reduction of energy demand; BREEAM 'Excellent' target; energy performance monitoring; Community Investment Programme; Community Use Agreement; Culture and Art Strategy; design monitoring; estate management strategy; delivery of publicly accessible open space; public access to publicly accessible open space; maintenance and management of publicly accessible open space		
21/00395/FUL: Land at Legacy Wharf (Phase 2), Barbers Road, Pudding Mill, London, E15 2PW	Affordable Housing	-	67
	Late Stage Review Contribution	TBC	-
	Partial Unit Contribution	TBC	-
	Cycle Hire Docking Station Contribution	80,000	-
	Highways Contribution	10,000	-
	Legible London Contribution	15,000	-
	Marshgate Lane Bridge Contribution	40,000	
	Travel Plan Monitoring	10,000	
	Carbon Offset Contribution	100,405	
	Additional Carbon Offset Contribution	TBC	
	Design Monitoring Contribution	75,000	
Non-financial contributions, including: provision of wheelchair accessible affordable housing units; viability review; car club; Highway improvements and mitigation; car free development; blue badge spaces provision; construction transport management group; travel plan; deliver of workspace; Workspace Strategy; affordable workspace; local labour and local business provision; Operational Noise Management Strategy; Residents' Welcome Pack; Residents' Liaison Strategy Group; reasonable endeavours to connect to the District Energy Network			

Table IFS9: Section 106 agreements entered in the reporting year (Continued)

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
21/00455/FUL: Marshgate Business Centre, Marshgate Lane, Stratford, London, E15 2NH	Affordable Student Accommodation	-	63
	Partial Unit Contribution	TBC	-
	Off-Site Play Space Contribution	75,000	-
	Carbon Offset Contribution	93,000	-
	Additional Carbon Offset Contribution	TBC	-
	Design Monitoring Contribution	100,000	
	Construction Mitigation Contribution	50,000	
	Construction Transport Mitigation Contribution	20,000	
	Highways Contribution	50,000	
	Wayfinding Contribution	25,000	
	Feasibility Study Contribution	25,000	
		Non-financial contributions, including: provision of affordable housing for wheelchair users; viability review; delivery of workspace; Workspace Strategy; local labour and local business provision; National Considerate Constructors' Scheme; delivery of publicly accessible open space and play areas; public access to publicly accessible open space; management and maintenance of the PAOS and play areas; reasonable endeavours to connect to the District Energy Network; reduction of energy demand; design monitoring; Highways improvement and mitigation; Construction Transport Management Group; Blue Badge Spaces provision; car club; car free development; travel plan; bridge and road link; waterway survey; transport of construction and waste materials	
22/00267/FUL: Former Piano Factor, Stour Road, London, E3 2NT	Affordable Housing		77 Student Accommodation Units
	Canal and River Trust Contribution	30,000	
	Travel Plan Monitoring Contribution	10,000	
	Carbon Offset Contribution	134,292	
	Public Realm Contribution	150,000	
	Design Monitoring Contribution	100,000	
	Non-financial contributions, including: provision of wheelchair accessible affordable housing units; viability review; car club; Highway improvements and mitigation; car free development; blue badge spaces provision; construction transport management group; travel plan; deliver of workspace; Workspace Strategy; affordable workspace; local labour and local business provision; Operational Noise Management Strategy; Residents' Welcome Pack; Residents' Liaison Strategy Group; reasonable endeavours to connect to the District Energy Network		
22/00028/DOV: London Stadium	Original Section 106 agreement entered in monitoring year 2013/14		
19/00308/DOV: 1-7 Dace Road, Fish Island, London, E3 2NG	Original Section 106 agreement entered in monitoring year 2017/18		

Table IFS9: Section 106 agreements entered in the reporting year

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
19/00307/DOV: Land adjacent (south) to 1-7 Dace Road	Additional Affordable Housing Contribution	39,579.22	-
TOTAL	-	3,302,263.27	130 C3 affordable residential homes 328 affordable student homes



## Section 106 Receipts

During the reporting year, £6,806,221.07 was received in S106 contributions, as well as an accelerated CIL contribution of £500,000 secured through Section 106. The contributions are summarised in Table IFS10 below.

## Section 106 Allocations

As noted previously, PPG has the delegated authority to allocate S106 contributions. The total value of S106 contributions received prior to the reporting year, but which are yet to be allocated is £12,948,213.79. The total value of Section 106 contributions allocated in the reporting year is £7,496,362.13, of which £170,586.39 has been spent.

Details are provided in Tables IFS11 and IFS12 overleaf, with the latter only showing allocations through the Legacy Corporation's Carbon Offset Fund.

Table IFS10: Section 106 contributions received in the reporting year	
Contribution Type	Value (£)
Accelerated CIL Payment (secured by S106)	500,000.00
Affordable Housing Contribution	581,312.29
Carbon Offset Fund Contribution	2,066,713.98
Construction Transport Management Group Contribution	32,360.72
Controlled Parking Zone Contribution	22,013.00
Design Monitoring Contribution	60,000.00
Education Contribution	404,186.48
Highways Contribution	20,974.21
LAC Solar Glare Mitigation Contribution	100,000
Legible London Contribution	19,388.89
Local Connectivity Enhancements Contribution	154,209
Off-Site Play Space Contribution	62,965.12
River Lea Tidal Mill Trust Contribution	134,882.00
Signage Contribution	2,660.84
Staffing Costs Contribution	5,184.17
Stratford Station Wayfinding Contribution	125,000
Stratford Station Signage Contribution	55,075
Sustainable Transport Contribution	1,800,000
TfL Staffing Costs Contribution	23,678.57
Three Mills Contribution	10,776.11
Transport and Public Realm Contribution	73,904.75
Travel Plan Monitoring Contribution	60,771.70
Wayfinding Enhancements Contribution	27,537
Westfield Avenue Contribution	419,767.44
<b>Total</b>	<b>6,672,690.67</b>

## Section 106 Expenditure

A total of **£8,826,411.68** in Section 106 receipts were spent during the reporting year, as per Table 47.

**£94,908.37** was spent on the monitoring of planning obligations during the reporting year. No contributions were spent on repaying borrowing.

## Section 106 Retained

At the end of the reporting year, a total of **£31,878,191.91** in Section 106 receipts were retained. This includes receipts that have been allocated to specific projects, but for which funds are yet to be drawn down, as well as unallocated receipts. As at the end of the reporting year, the total value of unallocated Section 106 receipts was **£17,025,283.61**.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Colegrave Primary School	Construction of a purpose-built facility to replace six mobile classrooms that are beyond the point of repair or refurbishment at Colegrave Primary School. The new facility would comprise five classrooms and a specialist Profound and Multiple Learning Disability (PMLD) resource.	June 2022	1,171,486
Our Newham Work: Construction Skills Training	Supporting LB Newham's job brokerage service by covering staff costs and delivering a range of training and employment activities to respond to construction industry needs to 2024.	June 2022	192,121.04
Leyton Road and East Village Cycle Connectivity	Design and part-funding delivery of public realm improvements for pedestrians, cyclists and bus users along Leyton Road. Production of concept design and surveys for East Village connections. Continuation of a Cycling Programme Project Manager to November 2024.	June 2022	458,017 (£59,550 of which has been spent)
Pudding Mill Lane Station staffing	Additional staffing at Pudding Mill Lane Station during events at the ABBA Voyage Arena	June 2022	32,635.25 (£23,678.57 of which has been spent)
Hackney Wick North-South Route	Delivering permanent public realm along the north-south route between Wallis Road and Hackney Wick Overground Station.	July 2022	203,327.99
Roach Road Dock Ramps	Infilling heritage cobbles on dock ramps at the Lea Navigation towpath running opposite Roach Road to create an improved path for wheelchair users, cyclists, pedestrian and push chairs.	September 2022	51,169.96
Westfield Avenue	Progressing the Westfield Avenue project to convert the road from a dual to single two-way carriageway and repurposing the residual space for walking and cycling	September 2022	2,746,957.77
First Plinth and QEOP Art Strategy	Installation of the First Plinth artwork at QEOP and production of a Public Art Strategy for QEOP	March 2023	11,515
Waterden Green Youth Play Shelter	Design and planning costs for a Youth Play Shelter for creative play at the proposed Waterden Green play area	March 2023	62,965.12
Alice Billings House Public Realm Improvements	Design and feasibility work for the implementation of public realm improvements at Alice Billings House, Stratford. This forms part of the 'Stratford Vision' programme being developed by LB Newham.	March 2023	61,852
<b>Total</b>	-		

Table IF12: Section 106 contributions allocated in the reporting year through the Carbon Offset Fund (COF)

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Repowering London – Repowering Newham	Installation of community-owned solar panels at Stratford Library and Atherton Leisure Centre	October 2022	37,200
Stokey Energy - Leaside Trust	Delivering improvements to two buildings owned by the Leaside Trust at Spring Lane, Clapton Supporting an educational initiative at the centre	October 2022	176 (£72,574 of which has been spent)
London Stadium – Workforce Entrance Solar PV	Installation of solar PV panels on a new workforce entrance to the London Stadium (subject to planning permission)	October 2022	41,000
London Stadium – Bridge 4 Canopy Solar PV	Installation of solar PV panels on a canopy structure, constructed from re-used materials, at London Stadium chiller compound (subject to planning permission)	October 2022	121,000
London Stadium – Chiller Compound Canopy Solar PV	Installation of solar PV panels on a canopy structure, constructed from re-used materials, at London Stadium chiller compound (subject to planning permission)	October 2022	96,000
London Stadium – Bridge 1 Entrance Canopy Solar PV	Installation of solar PV panels on a canopy structure, accommodating a green roof consisting of sedum and wildflower planting, at London Stadium Bridge 1 (subject to planning permission)	October 2022	28,000
London Borough of Waltham Forest – Library of Things Waltham Forest	Establishing a Library of Things kiosk at Leytonstone Library. This is a social enterprise which allows people to borrow household items, rather than to purchase them, therefore reducing waste that it is ultimately taken to landfill.	October 2022	43,000
The Bromley-by-Bow Centre – Solar Panels	Installation of solar PV panels at the Bromley-by-Bow Centre (a GP Practice and Community Centre, offering a range of services including advice, learning and employment support, as well as physical and mental health support).	October 2022	£15,636
London Borough of Waltham Forest – Solar PV for 60 properties	Installation of solar PV Panels for 60 residential properties, achieving cost savings for residents on their electricity bills	October 2022	£240,000
London Borough of Waltham Forest - Two Sheltered Sites – Solar PV and Communal LED Lighting Upgrade	Providing solar PV for two sheltered accommodation sites (Downland Court, E11 and Turners Court, E15) for older residents living independently.	October 2022	£78,900
London Borough of Waltham Forest - John Walsh and Fred Wigg Tower – Solar PV, Vertical Wind Turbine and LED Lighting Upgrade	Installation of three communal solar PV systems and vertical wind turbines at John Walsh Tower and Fred Wigg Tower in Leytonstone, providing heating/hot-water fuel cost savings for low-income residents	October 2022	£170,250
London Borough of Waltham Forest - 19 off-grid small blocks	Installation of solar PV upgrades at 19 low rise general needs residential blocks in E11 and E17. The intention is that by reducing the need to buy electricity to serve the communal service blocks, the project will reduce services charges for residents.	October 2022	£68,020

Table IF12: Section 106 contributions allocated in the reporting year through the Carbon Offset Fund (COF)			
Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
MAD Leap CIC - Source: scaling an urban, decentralised approach to circular bioresource management	Scaling a circular food model whereby food waste is processed where it is produced, and the by-products used to grow food for local consumption.  This model, which uses community scale anaerobic digestion (AD) and in-vessel composting (IVC), will be trialled at Gainsborough Primary School (LB Hackney), Teviot Estate (LB Tower Hamlets) and Custom House and Canning Town Estate Regeneration Programme (LB Newham)	October 2022	£486,685 (of which £14,783.82 has been spent)
Arts Admin - Transformative Actions: Heating, Hot Water and Boiler System Upgrade	Contributing to the upgrade of the heating, hot water, and boiler system at Toynbee Studios (LB Tower Hamlets). Technologies funded include: a building management system, point-of-use electric water heaters, and air source heat pumps.	October 2022	£132,000
London Borough of Newham - Hamfrith Children's Centre – Magpie Project	Supporting the development of a net zero carbon purpose-built children's and community centre in Forest Gate (LB Newham) through the installation of air source heat pumps, LED lighting and solar PV installation	October 2022	£158,000
London Borough of Newham / One Source - Shipman Youth Zone	Supporting the replacement of a poorly-insulated, gas-fire heated building with a new well insulated building, through the provision of extensive PV and heat pumps	October 2022	£212,000
<b>Total</b>	-	-	<b>2,104,615.00</b>



Stock Image, Adobe Stock



## Section 106 Expenditure

A total of £3,369,357.42 in Section 106 receipts were spent during the reporting year. This is summarised in Table IFS13 below.

No contributions were spent on repaying borrowing or monitoring of planning obligations

## Section 106 Retained

At the end of the reporting year, a total of **£35,790,055.56** in Section 106 receipts were retained. This includes receipts that have been allocated to specific projects, but for which funds are yet to be drawn down, as well as unallocated receipts.

As at the end of the reporting year, the total value of unallocated Section 106 receipts was **£16,109,376.05**.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Visitor Experience Enhancements	Installation of weighted picture frames promoting the tenth anniversary of QEOP and hoardings at the F10 Bridge.	April 2022; December 2022	39,415
Pudding Mill Lane Staffing Contribution	Towards staffing costs for Pudding Mill Lane station during ABBA Voyage Arena	July 2022	23,678.57
Canal Park Playground	Extending the existing play facilities within the Canal Park adjacent to Gainsborough Fields to create a greater range of play opportunities	August 2022	20,184.29
Walking and Cycling Project	A range of interventions including delivering cycle parking at Mossbourne Academy; Waterden Road tiger crossing; design work for Copper Street; supporting delivery of the Tactical Urbanism project at Copper Gardens	September 2022; October 2022; February 2023; March 2023	102,684.74
Leyton Road/East Village Connections	Undertaking design work for the East Village connections to facilitate east-west connectivity	December 2022	59,550
Westfield Avenue	Facilitating design and consultation work for the Westfield Avenue improvements project	December 2022; March 2023	481,011.98
Building Crafts College	Delivering training programmes at the Building Crafts College	February 2023	55,333.32
Stratford Station Carpenters Entrance	Delivering a new entrance to the Jubilee Line concourse at Stratford Station, alongside new public realm connecting to Gibbins Road, Carpenters Estate.	February 2023	2,436,561
Leaside Trust	Delivering sustainability improvements (air source heat pumps, solar PV, and energy efficiency upgrades) to two buildings owned by the Leaside Trust at Spring Lane, Clapton.	February 2023	72,754
Bromley-by-Bow/A12 Improvements	Undertaking public realm and connectivity design for Bromley-by-Bow (RIBA Stages 1-2) and A12 permeability testing	March 2023	63,580
MAD Leap CIC - Source: scaling an urban, decentralised approach to circular bioresource management	MAD Leap CIC - Source: scaling an urban, decentralised approach to circular bioresource management	March 2023	14,783.82
<b>Total</b>	-	-	<b>3,369,357.42</b>

## FUTURE INFRASTRUCTURE SPENDING

The Legacy Corporation's Local Plan is supported by an Infrastructure Delivery Plan (IDP), which sets out the requirements for future infrastructure and associated funding necessary to support growth over the plan period. The IDP provides the basis for the Legacy Corporation's Infrastructure List, which is regularly reviewed and updated, through extensive consultation with local stakeholders, including the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest.

The review process ensures that information is updated on a regular basis and therefore reflects the current context. Deletions are proposed where an item of infrastructure has been delivered or is no longer considered necessary or feasible; revisions are proposed where salient projects details have changed or projects have been consolidated; and additions are proposed where new infrastructure requirements are identified.

Where projects have funding and permission in place, these are progressed accordingly and this is set out in the information included in the list, alongside delivery timetables. In addition, there are strategic and local transport projects that the

Legacy Corporation has highlighted as corporate priorities. The key strategic project is the improvement of Stratford Station, and the list includes several projects relating to this. Local connectivity is also a key priority and the Legacy Corporation has been working extensively to improve links throughout the area. This is reflected in the number of 'Local Transport Schemes' included on the list and the delivery of these taking place throughout the area.

In accordance with their Terms of Reference, the Legacy Corporation's Project Proposals Group (PPG) will aim to allocate CIL receipts in accordance with the Infrastructure List. Furthermore, where funds received under Section 106 agreements are not specifically allocated through the terms of the relevant agreement, the PPG will, subject to compliance with the provisions of the relevant agreement, aim to allocate those funds in accordance with the Infrastructure List.

The current Infrastructure List is available here under the heading 'CIL Charging Schedule and Related Policies'. **All projects included on this list may be wholly or partly funded by Legacy Corporation CIL.**



# APPENDIX 1- MONITORING TABLE

▲	Upward trend with potential for positive impacts
▲	Upward trend with potential for negative impacts
▼	Downward trend with potential for positive impacts
▼	Downward trend with potential for negative impacts
—	No change/no new data available.
?	Further monitoring required to assess impact of trend

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<p><b>Unemployment levels</b></p> <p>In January 2023, the average unemployment rate across the four boroughs was 5.1, which is a decrease of 1.6% on the same period 2021. The unemployment rate for all four boroughs remains above the London average of 4.5 for the same period. The unemployment levels across the four Boroughs have decreased, with the largest decrease in Newham at 2.6, followed by Hackney at 1.8, Tower Hamlets at 1.5 and lastly Waltham Forest at 0.4.</p>	▼

KPI	Monitoring Criteria	Monitoring Information for 2022/23						Change																																																																							
	<table border="1" data-bbox="658 217 1787 754"> <thead> <tr> <th data-bbox="658 217 860 331">As at September 2019</th> <th data-bbox="860 217 994 331">Hackney</th> <th data-bbox="994 217 1128 331">Newham</th> <th data-bbox="1128 217 1330 331">Tower Hamlets</th> <th data-bbox="1330 217 1464 331">Waltham Forest</th> <th data-bbox="1464 217 1621 331">The four boroughs average</th> <th data-bbox="1621 217 1787 331">London Average</th> </tr> </thead> <tbody> <tr> <td data-bbox="658 331 860 371">2012</td> <td data-bbox="860 331 994 371">10.3</td> <td data-bbox="994 331 1128 371">13.7</td> <td data-bbox="1128 331 1330 371">12.7</td> <td data-bbox="1330 331 1464 371">11.5</td> <td data-bbox="1464 331 1621 371">12.1</td> <td data-bbox="1621 331 1787 371">9.5</td> </tr> <tr> <td data-bbox="658 371 860 411">2015</td> <td data-bbox="860 371 994 411">7.3</td> <td data-bbox="994 371 1128 411">7.8</td> <td data-bbox="1128 371 1330 411">8.9</td> <td data-bbox="1330 371 1464 411">7.5</td> <td data-bbox="1464 371 1621 411">7.9</td> <td data-bbox="1621 371 1787 411">6.5</td> </tr> <tr> <td data-bbox="658 411 860 451">2016</td> <td data-bbox="860 411 994 451">8.0</td> <td data-bbox="994 411 1128 451">7.6</td> <td data-bbox="1128 411 1330 451">7.2</td> <td data-bbox="1330 411 1464 451">6.4</td> <td data-bbox="1464 411 1621 451">7.3</td> <td data-bbox="1621 411 1787 451">6.1</td> </tr> <tr> <td data-bbox="658 451 860 491">2017</td> <td data-bbox="860 451 994 491">5.6</td> <td data-bbox="994 451 1128 491">5.8</td> <td data-bbox="1128 451 1330 491">8.2</td> <td data-bbox="1330 451 1464 491">5.8</td> <td data-bbox="1464 451 1621 491">6.4</td> <td data-bbox="1621 451 1787 491">5.8</td> </tr> <tr> <td data-bbox="658 491 860 531">2018</td> <td data-bbox="860 491 994 531">5.7</td> <td data-bbox="994 491 1128 531">5.7</td> <td data-bbox="1128 491 1330 531">7.2</td> <td data-bbox="1330 491 1464 531">4.5</td> <td data-bbox="1464 491 1621 531">5.7</td> <td data-bbox="1621 491 1787 531">5.1</td> </tr> <tr> <td data-bbox="658 531 860 571">2019</td> <td data-bbox="860 531 994 571">4.5</td> <td data-bbox="994 531 1128 571">4.8</td> <td data-bbox="1128 531 1330 571">5.1</td> <td data-bbox="1330 531 1464 571">5.0</td> <td data-bbox="1464 531 1621 571">4.9</td> <td data-bbox="1621 531 1787 571">4.6</td> </tr> <tr> <td data-bbox="658 571 860 611">2020</td> <td data-bbox="860 571 994 611">5.6</td> <td data-bbox="994 571 1128 611">5.7</td> <td data-bbox="1128 571 1330 611">4.8</td> <td data-bbox="1330 571 1464 611">5.2</td> <td data-bbox="1464 571 1621 611">5.3</td> <td data-bbox="1621 571 1787 611">4.7</td> </tr> <tr> <td data-bbox="658 611 860 651">2021</td> <td data-bbox="860 611 994 651">6.4</td> <td data-bbox="994 611 1128 651">7.8</td> <td data-bbox="1128 611 1330 651">6.1</td> <td data-bbox="1330 611 1464 651">6.7</td> <td data-bbox="1464 611 1621 651">6.7</td> <td data-bbox="1621 611 1787 651">5.6</td> </tr> <tr> <td data-bbox="658 651 860 691">2022</td> <td data-bbox="860 651 994 691">4.6</td> <td data-bbox="994 651 1128 691">5.2</td> <td data-bbox="1128 651 1330 691">4.6</td> <td data-bbox="1330 651 1464 691">6.3</td> <td data-bbox="1464 651 1621 691">5.1</td> <td data-bbox="1621 651 1787 691">4.5</td> </tr> <tr> <td data-bbox="658 691 860 754">Total Change</td> <td data-bbox="860 691 994 754">5.7</td> <td data-bbox="994 691 1128 754">8.5</td> <td data-bbox="1128 691 1330 754">8.1</td> <td data-bbox="1330 691 1464 754">6.3</td> <td data-bbox="1464 691 1621 754">7</td> <td data-bbox="1621 691 1787 754">5</td> </tr> </tbody> </table> <p data-bbox="658 770 1099 802">Source: Office for National Statistics (ONS)</p> <p data-bbox="658 818 1899 882"><i>NB: The average unemployment rate is defined by the number of unemployed people as a percentage of the labour force.</i></p>	As at September 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average	2012	10.3	13.7	12.7	11.5	12.1	9.5	2015	7.3	7.8	8.9	7.5	7.9	6.5	2016	8.0	7.6	7.2	6.4	7.3	6.1	2017	5.6	5.8	8.2	5.8	6.4	5.8	2018	5.7	5.7	7.2	4.5	5.7	5.1	2019	4.5	4.8	5.1	5.0	4.9	4.6	2020	5.6	5.7	4.8	5.2	5.3	4.7	2021	6.4	7.8	6.1	6.7	6.7	5.6	2022	4.6	5.2	4.6	6.3	5.1	4.5	Total Change	5.7	8.5	8.1	6.3	7	5	—
As at September 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average																																																																									
2012	10.3	13.7	12.7	11.5	12.1	9.5																																																																									
2015	7.3	7.8	8.9	7.5	7.9	6.5																																																																									
2016	8.0	7.6	7.2	6.4	7.3	6.1																																																																									
2017	5.6	5.8	8.2	5.8	6.4	5.8																																																																									
2018	5.7	5.7	7.2	4.5	5.7	5.1																																																																									
2019	4.5	4.8	5.1	5.0	4.9	4.6																																																																									
2020	5.6	5.7	4.8	5.2	5.3	4.7																																																																									
2021	6.4	7.8	6.1	6.7	6.7	5.6																																																																									
2022	4.6	5.2	4.6	6.3	5.1	4.5																																																																									
Total Change	5.7	8.5	8.1	6.3	7	5																																																																									
	<p data-bbox="658 903 1122 935"><b>Job Seekers Allowance (JSA) Claimants</b></p> <p data-bbox="658 951 1912 1046">The Claimant count is the number of people claiming benefits principally for the reason of being unemployed. Under Universal Credit, a broader span of claimants are required to look for work than under Jobseeker's Allowance. In February 2023, The claimant count in London stands at 4.2</p> <p data-bbox="658 1070 1912 1134">The claimant count across the Boroughs stand at Hackney and Newham at 6.3, Waltham Forest 5.6 and Tower Hamlets at 5.</p> <p data-bbox="658 1206 1155 1238">Source: ONS claimant count by sex and age</p> <p data-bbox="658 1254 1688 1286">Note: % is number of claimants as a proportion of resident population of area aged 16-64</p>	—																																																																													

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change										
		<p><b>Average earnings in 2022</b></p> <p>The data considers gross earnings per person, noting the mean household weekly income across the four boroughs was £726.97</p> <table border="1" data-bbox="663 349 1328 596"> <thead> <tr> <th>2020/21 Household Income</th> <th>Mean Weekly Income</th> </tr> </thead> <tbody> <tr> <td>Newham</td> <td>£677.6</td> </tr> <tr> <td>Tower Hamlets</td> <td>£797.3</td> </tr> <tr> <td>Hackney</td> <td>£705.3</td> </tr> <tr> <td>Waltham Forest</td> <td>£727.7</td> </tr> </tbody> </table> <p>Source: London Datastore.</p>	2020/21 Household Income	Mean Weekly Income	Newham	£677.6	Tower Hamlets	£797.3	Hackney	£705.3	Waltham Forest	£727.7	-
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		<p><b>Change in job sectors</b></p> <table border="1" data-bbox="658 264 1917 592"> <thead> <tr> <th data-bbox="658 264 949 376">% of total employee jobs 2019</th> <th data-bbox="956 264 1084 376">Hackney</th> <th data-bbox="1090 264 1218 376">Newham</th> <th data-bbox="1225 264 1352 376">Tower Hamlets</th> <th data-bbox="1359 264 1487 376">Waltham Forest</th> <th data-bbox="1494 264 1621 376">Four Boroughs average</th> <th data-bbox="1628 264 1756 376">Change from 20179</th> <th data-bbox="1762 264 1917 376">London</th> </tr> </thead> <tbody> <tr> <td data-bbox="658 381 949 421">Primary Services (A-B)</td> <td data-bbox="956 381 1084 421">0</td> <td data-bbox="1090 381 1218 421">0.0</td> <td data-bbox="1225 381 1352 421">0.0</td> <td data-bbox="1359 381 1487 421">0.0</td> <td data-bbox="1494 381 1621 421">0</td> <td data-bbox="1628 381 1756 421">0</td> <td data-bbox="1762 381 1917 421">0</td> </tr> <tr> <td data-bbox="658 426 949 466">Manufacturing (C)</td> <td data-bbox="956 426 1084 466">1.7</td> <td data-bbox="1090 426 1218 466">3.5</td> <td data-bbox="1225 426 1352 466">0.9</td> <td data-bbox="1359 426 1487 466">3.4</td> <td data-bbox="1494 426 1621 466">2.47</td> <td data-bbox="1628 426 1756 466">-0.3</td> <td data-bbox="1762 426 1917 466">2.1</td> </tr> <tr> <td data-bbox="658 470 949 510">Energy and Water (D-E)</td> <td data-bbox="956 470 1084 510">0.5</td> <td data-bbox="1090 470 1218 510">1.6</td> <td data-bbox="1225 470 1352 510">0.3</td> <td data-bbox="1359 470 1487 510">1.2</td> <td data-bbox="1494 470 1621 510">0.8</td> <td data-bbox="1628 470 1756 510">0</td> <td data-bbox="1762 470 1917 510">0.7</td> </tr> <tr> <td data-bbox="658 515 949 555">Construction (F)</td> <td data-bbox="956 515 1084 555">2.8</td> <td data-bbox="1090 515 1218 555">6.3</td> <td data-bbox="1225 515 1352 555">1.7</td> <td data-bbox="1359 515 1487 555">6.2</td> <td data-bbox="1494 515 1621 555">4.6</td> <td data-bbox="1628 515 1756 555">-1.6</td> <td data-bbox="1762 515 1917 555">3.5</td> </tr> <tr> <td data-bbox="658 560 949 600">Services (G-S)</td> <td data-bbox="956 560 1084 600">96</td> <td data-bbox="1090 560 1218 600">88.3</td> <td data-bbox="1225 560 1352 600">96.6</td> <td data-bbox="1359 560 1487 600">88.2</td> <td data-bbox="1494 560 1621 600">92.1</td> <td data-bbox="1628 560 1756 600">+0.5</td> <td data-bbox="1762 560 1917 600">96.6</td> </tr> </tbody> </table> <p data-bbox="658 608 801 632">Source: ONS</p> <p data-bbox="658 655 1944 823">The table above shows the most recent ONS estimates of jobs per industry for 2021 for four boroughs and London. As can be seen from the table, similar to London as whole, service sector represents the key employment sector within the four boroughs with on average 96.6 per cent of all employment working within this sector, with a small increase noted within this monitoring year. Construction jobs note the biggest fall within the Boroughs as well as within London overall.</p> <p data-bbox="658 847 1917 975">The Legacy Corporation Household Survey (2018) revealed that residents of the area are more likely to work in professional occupations at almost 50% than within the four boroughs. This is a significant change from the baseline of 2014 where around 23% of the four boroughs worked in professional occupations which was also below the London average of 25%.</p>	% of total employee jobs 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 20179	London	Primary Services (A-B)	0	0.0	0.0	0.0	0	0	0	Manufacturing (C)	1.7	3.5	0.9	3.4	2.47	-0.3	2.1	Energy and Water (D-E)	0.5	1.6	0.3	1.2	0.8	0	0.7	Construction (F)	2.8	6.3	1.7	6.2	4.6	-1.6	3.5	Services (G-S)	96	88.3	96.6	88.2	92.1	+0.5	96.6	-
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	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	<p data-bbox="658 999 1935 1126">It is important to note that the change in use class as of September 2020, no longer reflects a separate use class for business including B1a and B1c. This is now categorised as Use Class E, which incorporates Commercial, Business and Service. As such, it is therefore not possible in many cases to distinguish the exact quantum of approved floorspace between retail, office, light industry and other uses.</p> <p data-bbox="658 1150 1895 1246">As a result of planning approvals, when delivered they will deliver approx. 56,600sqm gross employment floorspace (office floorspace and light industry). This will result in a total net gain in E Use Class floorspace of 48,551sqm, the majority of which will be delivered as employment floorspace E(g) category.</p> <p data-bbox="658 1270 1935 1366">Overall planning approvals resulted in a modest loss of B2 Use Class (General Industrial Units) of 867sqm and B8 use Class (Storage and Distribution) of 1672sqm, losses were notably from sites that were previously under-utilised or vacant. A more detailed summary can be found in the economy section of the AMR.</p>	▲																																																

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change																																																																		
	Amount of low cost business space and affordable workspace permitted	<p>Since 2012, the Legacy Corporation has approved in total 24,483 sqm of low cost or affordable workspace.</p> <p>In this monitoring period, four approved planning permissions seek to deliver a total of 3,314sqm of affordable and low-cost workplace. Please refer to the economy section of the AMR for further details.</p>	▲																																																																		
	Number of new business start-ups compared to closures in the Growth boroughs	<p>The London Borough of Hackney recorded 3,095 enterprise deaths, followed by LB Tower Hamlets at 2,390, LB Newham recorded 2,165 enterprise deaths and LB Waltham Forest recorded the lowest at 1,720.</p> <p>The number of active businesses has decreased from 78,605 in 2020 to 76,840 in 2021, noting a total decrease of 1.02% across all four Boroughs.</p> <p>Active Enterprises</p> <p>The number of active businesses continues to increase from 78,245 in 2019 to 78,605, this is an increase of 0.46% across all four Boroughs.</p> <table border="1"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>12,980</td> <td>14,180</td> <td>16,095</td> <td>18,510</td> <td>21,660</td> <td>23,535</td> <td>24,620</td> <td>26,785</td> <td>27,845</td> <td>27,465</td> </tr> <tr> <td>Newham</td> <td>7,750</td> <td>8,540</td> <td>9,645</td> <td>11,055</td> <td>13,685</td> <td>14,570</td> <td>15,235</td> <td>16,145</td> <td>15,575</td> <td>16,160</td> </tr> <tr> <td>Tower Hamlets</td> <td>13,740</td> <td>15,030</td> <td>16,545</td> <td>18,390</td> <td>20,025</td> <td>20,545</td> <td>20,795</td> <td>21,325</td> <td>20,930</td> <td>19,200</td> </tr> <tr> <td>Waltham Forest</td> <td>8,265</td> <td>8,970</td> <td>9,875</td> <td>11,020</td> <td>12,310</td> <td>12,755</td> <td>13,560</td> <td>13,990</td> <td>14,255</td> <td>14,015</td> </tr> <tr> <td>Total for all four boroughs</td> <td>42,735</td> <td>46,720</td> <td>52,160</td> <td>58,975</td> <td>67,680</td> <td>71,405</td> <td>74,210</td> <td>78,245</td> <td>78,605</td> <td>76,840</td> </tr> </tbody> </table>	Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Hackney	12,980	14,180	16,095	18,510	21,660	23,535	24,620	26,785	27,845	27,465	Newham	7,750	8,540	9,645	11,055	13,685	14,570	15,235	16,145	15,575	16,160	Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	20,795	21,325	20,930	19,200	Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	13,560	13,990	14,255	14,015	Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	74,210	78,245	78,605	76,840	▲
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	Number of jobs/local jobs/opportunities within employment training initiatives created	<p>Based on the Homes and Communities Agency Employment Densities Guide (3rd Edition from 2015), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented the proposals granted within this monitoring period could generate an estimated 2,604 direct full-time equivalent jobs within the area. Of this, 2000 jobs will be created as part of the Outline permission for the Pudding Mill Lane outline approval, which will be seeking to create a new town centre as well as provide employment uses as part of the mixed use neighbourhood.</p>	▲																																																																		

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace within the Centres	<p>As indicated above, applications granted within this monitoring period will deliver a net gain of 48,551sqm of commercial floorspace, including retail, office, light industrial and other uses that fall within E Use Class, Sui Generis as well as industrial uses B2 and B8.</p> <p>It is important to note that the change in use class as of September 2020, no longer reflects a separate use class for retail. This is now categorised as Use Class E, which incorporates Commercial, Business and Service. As such, it is difficult to determine retail floorspace alone however, planning approvals granted this year will result in a approximately 4,032 of retail floorspace. Within this, 3,292sqm results from the approval of the Pudding Mill Lane Outline application which will locate a future new designated town centre and 740sqm falls within the Hackney Wick Masterplan, which forms Hackney Wick Town Centre.</p>	▲
	Vacancy rates within the identified centres compared to the London average	<p>Across the Legacy Corporation area's of Stratford Metropolitan Centre, East Village and Hackney Wick, vacancy rates are currently at 9% in Stratford Metropolitan Area, 6% in East Village and 8% in Hackney Wick, providing an average vacancy rates across the Legacy Corporation area of 7.7%. As compared to 2021, this represents a marginal increase of 1% within Stratford and 0.5% decrease within East village. The overall vacancy rate in 2021 stood at 8.1%, noting a decrease of 0.4% in 2022.</p>	▼
	New retail floorspace permitted outside the Centres (units and quantum)	<p>Due to changes in the Use Class order, it is difficult to measure how space will be utilised. Developments will deliver a variety of uses including retail, employment, community, and healthcare spaces. Approximately 920.4sqm of flexible use was permitted outside of designated centres, which may be used as retail space. To note, the majority of change of use from retail and light industry floorspace to accommodate a broader spectrum of E use class uses.</p>	—
	Number of applications submitted for change of use from retail within the Centres and per cent granted	<p>Two applications submitted for change of use from retail to Sui Generis floorspace within centres, totally 9,724sqm. These include 22/00061/FUL, 22/00061/FUL, 22/00068/FUL Basement Retail Unit and Ground Floor and Level 1 Retail units at Cherry Park.</p>	—



KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
3- Supply of housing	Number of homes permitted per annum	<p>In 2022/23 the Legacy Corporation granted resulted in a net gain of 696 residential new homes approved in full or reserved matter applications and another 1,385 purpose built student accommodation bedrooms, standing at 58% against the housing target. This shortfall will not impact the housing delivery as the majority of the homes are expected to come forward from the large sites that already have planning permission as noted with section five.</p> <p>Alongside this, there is a total of 9,108 of units of homes with the housing pipeline as of 31 March 2023. These include a mixture of tenures with 2,796 approved as outline permissions. To note, when calculated against the housing target, student accommodation is calculated on a 1:2.5 basis. Therefore, the noted 1,385 student bedrooms would correspond to a total sum of 554 homes.</p> <p>Furthermore, two schemes were approved in outline permission, Pudding Mill Lane, delivering 948 homes and Bridgewater Triangle delivering 575 homes. Of the total of 1,523 approved homes, 47% will be delivered as affordable homes. For further information, please refer to the housing section of the AMR.</p>	▼
	Number of affordable homes permitted per annum by tenure	<p>There were no permissions granted for full applications this year. However permissions were granted from reserved matters applications for 502 affordable units. The following breakdown across Lost Cost Rent and Intermediate rent is as follows.</p> <p>Low Cost Rent tenures includes 195 homes which fall into the category of Social Rent, 56 homes which are categorised as London Affordable Rent and 158 homes for Affordable Rent. Intermediate Rent tenures include 93 homes under London Shared Ownership.</p>	▼
	Number of homes completed per annum	<p>There were 1,662 dwellings were completed and 854 PBSA bedrooms were completed across the Legacy Corporation area, this is 93% of the target annual target of 2,154.</p>	▼
	Number of affordable homes completed per annum by tenure	<p>213 affordable homes were completed within this monitoring period, a total of 13% of all completed homes. This includes 56 social homes, 3 affordable rented homes, 144 London Affordable homes, 5 intermediate homes and 5 shared ownership homes.</p>	▼
	Average number of bedrooms per unit	<p>Average number of bedrooms per unit for all consented residential dwellings in 2021/22 was 1.55.</p> <p>NB: calculated using 1, 2 and 3+bed figures.</p>	▲

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change						
	Number of homes permitted per annum by unit size	<table border="1" data-bbox="631 199 907 327"> <tr> <td>1 bed</td> <td>41%%</td> </tr> <tr> <td>2 bed</td> <td>35%</td> </tr> <tr> <td>3 bed +</td> <td>223%</td> </tr> </table> <p data-bbox="631 343 1523 375">Two-bed plus continues to be accounted for over half of all permitted tenures.</p> <p data-bbox="631 391 1926 486">The housing split differed across affordable housing permitted, showing more equal measures across the housing mix. This included one-bed homes at 38%, two-bed homes at 30 and 3-bed plus homes at 32% noting affordable provision for family homes.</p>	1 bed	41%%	2 bed	35%	3 bed +	223%	▲
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	Amount of specialist housing provided	No specialist housing was granted full or reserved matters permission within the monitoring year.	▲						
	Number of specialist older persons unit/bedspaces	There were no specialist older persons unit/bedspaces permitted for full or reserved matter applications, or completed within this monitoring period. However, an outline permission was approved within this monitoring year, seeking to deliver a total of 40 Later Living units.	▲						
	Changes in resident population and household profile	<p data-bbox="631 762 862 794"><b>Population change</b></p> <p data-bbox="631 810 1915 877">The population of the Legacy Corporation area in 2017 was approximately 26,000. Between 2017 and 2036 it is projected that the population of the Legacy Corporation’s planning area will increase to 109,000.</p> <p data-bbox="631 893 1915 997">As of 2017, the population of the area was noted to be relatively young with over 60% being under 34 and only 4% over 65. The Legacy Corporation has a higher proportion of young adults aged 25-34 (33%) than London and the rest of the country (17% and 14% respectively).</p> <p data-bbox="631 1013 1892 1117">The population of the area has developed over time, as of 2020 there is an increase of 11% between 0-18, 13% aged 19-24, 21% aged 25-4 and 21% aged 65+. It is noted that the changes in population by age within the Legacy Corporation area, likely reflect the high level of housing delivery in the area.</p> <p data-bbox="631 1133 1870 1204">Source: Legacy Corporation’s Population Review Report (2018), Legacy Corporation’s Housing Needs Review (2023)</p>	▲						

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
		<p><b>Housing stock</b></p> <p>The total number of occupied households has increased from 4,533 in 2014 to 10,380 in 2017. A small absolute majority of households (53.7%) rent privately, 19% owner occupied and 28% Social/Affordable rented.</p> <p>The total number of occupied homes for the four boroughs and the tenure split is provided below:</p> <p>LB Hackney: total 111,559 (59% private sector, 21% private registered provider and 19% local authority)</p> <p>LB Newham: total 116,979 (75% private sector, 12% private registered provider and 13% local authority)</p> <p>LB Tower Hamlets: total 121,539 (64% private sector, 26% pate registered provider and 9% local authority)</p> <p>LB Waltham Forest: total 103.642 (79% private sector, 12% pate registered provider and 9% local authority)</p> <p>Source: ONS: Dwelling stock: Number of Dwellings by Tenure and district: England, May 2020; Legacy Corporation The Population Review Report (2018)</p>	—
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	A total of 915m2 floorspace was gained through the Jubilee House Scheme. The scheme offers provision of a community use agreement, offering local community orgnisations to access a range of spaces, host events and carry out community initiatives.	▲
	On site community infrastructure secured through S.106 Agreement as part of large scale development	<p>Three schemes secured community infrastructure through S106 agreements.</p> <p>These included the following:</p> <p>22/00098/FUL 302-312, High Street Stratford securing 141sqm of space for a community pub</p> <p>21/00483FUL Jubilee House securing community use of the school premises outside of schools hours, and 21/00543/FUL James Riley securing a community facilities space of 2,486sqm.</p>	▲

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
	Number of new school places delivered/granted permission	<p>There have been two schemes contributing to the delivery of new school places, these include delivery from Jubilee House and a contribution from Chobham Farm. In total, they will contribute to a total of 466 new school places.</p> <p>21/00483FUL Jubilee House will seek to deliver an uplift on existing school provision, increasing capacity within the school. This proposes an uplift offering additional teaching programme to an extra 270 pupils, up from current student roll of 480 students, and will address a crucial need in improving facilities and improving intake.</p> <p>Chobham Farm's S106 contribution will be supporting Colgrave Primary School, located in Stratford.</p> <p>The contribution will aid the construction of a purpose-built facility to replace six mobile classrooms that are beyond the point of repair or refurbishment. The new facility would comprise five classrooms and a specialist Profound and Multiple Learning Disability (PMLD) resource. This would support a further 196 school places. To note, while Colgrave Primary School falls outside the Legacy Coportation's planning area, it would be serving populations from the area. For further information, please refer to the IFS statement.</p> <p>To date there have been four schools delivered within the Legacy Corporation area, they include three primary schools including Mossbourne Riverside Academy, Bobby Moore Academy (Primary) and School 360 and one secondary school, Bobby Moore Academy.</p>	▲
	Number and capacity of new health facilities granted planning permission	One healthcare facilities was approved in outline this monitoring year, containing 1004sqm for a GP Practice located as part of the outline permission for the 21/00574/OUT Pudding Mill Lane scheme.	—

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
5- Protecting heritage assets and improving design quality	Loss of heritage assets	No permissions were granted within the monitoring year involving the loss of heritage assets.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	Of the ten major applications proposing residential or elements of residential use, all applications met the baseline standards.	▲
	Proportion of relevant applications approved for development schemes (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards	Ten major applications, including two outline applications 21/00574/OUT Pudding Mill Lane and 21/00403/OUT Bridgewater Triangle are proposing elements of non- residential or elements of residential use, met the elements of the Legacy Corporation Design Standard.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	All seven planning applications provided dwellings in accordance with M4 (2)	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	All five relevant planning applications met the Nationally Described Space Standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	All eight planning applications proposing residential use met daylight and sunlight guidance.	▲

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
6- Amount of open space	Quantum of open space gained or lost through development	No approval resulted in a loss of open space. There is a total sum of 14,321sqm of open space gained through developments, including from outline permissions for Pudding Mill and Bridgewater Triangle.  There is also an offsite contribution from 21/00483FUL Jubilee House, towards improved public realm within the Queen Elizabeth Olympic Park site.	▲
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss)	There was no loss of SINCS within the monitoring period.	▲
	Number of applications approved for development schemes including urban greening initiatives	In accordance with the London Plan and Local Plan, the developments are required to meet the appropriate Urban Greening Factor target, as set in the London Plan. These are 0.4 for residential builds and 0.3 for commercial buildings.  All applications addressed the Urban Greening Factor, with three at 0.43, 0.4 and 0.41.  Three of the submitted applications achieved an Urban Greening Factor score below the recommended figure at 0.22, 0.39 and 0.38, however the figure does not consider the green space and biodiversity within the public realm which has already been implemented as part of the Queen Elizabeth Olympic Park and intended to support development.	▲
8- Improving the waterway environment	Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network	One major application next to waterways, the outline planning application for 21/00403/OUT Bridgewater Triangle. No measures have been noted towards the Blue Ribbon Network.	—
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Eleven green travel plans were secured during this monitoring period, including one from an outline permission – 21/00574/OUT Pudding Mill.	▲
10- Reducing car use	Number of car club spaces approved	Three applications ensure several car club spaces are secured through the S106 agreement.	▲
11- Delivering electric charging infrastructure	Number of electric charging points approved	Eight schemes included a requirement for the provision of electric charging points.	▲

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	Seven major development applications were approved as car-free or car capped developments.	▲
	Net gain/loss of car parking spaces	There is a net gain of car parking spaces across major developments approved within this monitoring period. This totalled 62 parking spaces, all of which are blue badge spaces.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	There is a net gain of bicycle spaces across major developments approved within this monitoring period. This totalled 2,672 net bicycle spaces.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	<p>A number of permissions secure infrastructure on site as part of development.</p> <p>These include new street layouts as well as a health centre to be delivered through two outline permission, 21/00574/OUT: Mill Lane, Queen Elizabeth Park and 21/00403/OUT: Bridgewater Triangle Site.</p> <p>Replacement and re-alignment of multi-use bridge will be provided through 21/00407/FUL: E48 Bridge</p>	▲
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	<p>2019 saw the release of the updated Indices of Multiple Deprivation Data. It is worth noting that deprivation has lessened across London Boroughs. In 2015, four London boroughs were amongst the 20 most deprived English local authorities, while in 2019 there is only one.</p> <p>Hackney, Newham, Tower Hamlets and Waltham Forest continue to no longer sit within the top twenty most deprived boroughs.</p> <p>Hackney, Tower Hamlets and Newham sit higher up comparatively across London where Health Deprivation and Disability Rank is measured and Parts of Hackney continue to fall within the 10% most deprived areas at ward level.</p>	▲
16- Improvements in health	Changes in health indicators for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the 2016 AMR.	—
	Changes in life expectancy for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Physically active children	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—

KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
	Personal well-being by Borough	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations	All applications for major development have followed the GLA's Energy Hierarchy and would achieve a minimum of 35% improvement in CO2 emissions over the Building Regulations Part L 2013 Target Emissions Rate.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations	Two of the five applications approved for major development achieved a 35% or greater improvement on 2010 Building Regulations.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a minimum of BREEAM 'Very Good'	Within this monitoring period, three of the major developments proposing an element of non-residential use included a BREEAM 'Very Good' rating within their overall sustainability assessment.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	One approved permission for major development, achieved 110 litres of water use per person	▲



KPI	Monitoring Criteria	Monitoring Information for 2022/23	Change
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Five approved permissions for major development included the provision of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	Five permissions for major development included green roofs.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	Following changes to CIL legislation in 2019, the IFS will be included in this report and can be found in section 8 of this document.	—

# APPENDIX 2- LIST OF RELEVANT APPLICATIONS

Application reference	Address	Date Approved
22/00061/FUL	Basement of Retail Unit, Cherry Park, Montfichet Road, Stratford City Zone 1, LONDON	10/06/2022
21/00542/FUL	Land adjacent to 331, Wick Road, Hackney, LONDON, E9 5DH	28/06/2022
22/00010/FUL	Unit 26.3, Plot N26, 15 - 19 Penny Brookes Street, East Village, E20 1DA	17/05/2022
22/00263/FUL	Unit 10.2, Plot N10, East Village, Stratford, E20 1BA	07/10/2022
22/00172/FUL	Unit 3, Trafalgar Mews, Hackney, LONDON, E9 5JG	11/07/2022
19/00417/REM	Plot MU4, Land to the south of High Street Stratford, east of Sugar House Lane and north and West of Three Mills Wall River	02/08/2022
21/00574/OUT	Pudding Mill Lane	Resolution to Grant
21/00403/OUT		Resolution to Grant
22/00095/REM	Hackney Wick Masterplan Plot E/F, Plot J East and Plot K2 North (comprising land at 62-64 Wallis Road, 31 White Post Lane, 66-78 White Post Lane and 67 Rothbury Road	Resolution to Grant
22/00098/FUL	302-312, High Street, Stratford	Resolution to Grant
21/00455/FUL	Marshgate Business Centre	03/11/2022
21/00483/FUL	Jubilee House	21/09/2022
22/00408/FUL	Northern side of Press Centre	28/11/2022
22/00201/FUL	Eastwick	08/07/2022
22/00186/FUL	Unit 2BD, Abercrombie Road	08/07/2022
22/00333/FUL	6 Hyett Terrace, Honour Lea Avenue,	12/09/2022
21/00395/FUL	Land at Legacy Wharf (Phase 2)	28/11/2022
22/00155/FUL	Flat 14, Hallings Wharf Studio	20/06/2022
22/00113/FUL	90, Wallis Road	26/08/2022
"22/00061/FUL 22/00068/FUL"	Ground Floor and Level 1 of Retail Unit,	10/06/2022
22/00267/FUL	Former Piano Factory, Stour Road, London E3 2NT	27/01/2023
21/00543/FUL	James Riley Point	Resolution to Grant



Visit the Legacy Corporation website at <http://queenelizabetholympicpark.co.uk>

Or contact the Planning Policy and Decisions team on:  
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