

# PLANNING AUTHORITY MONITORING REPORT (2018)

MARCH 2019

**LONDON** LEGACY  
DEVELOPMENT  
CORPORATION





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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 adopted Local Plan contains a number of targets and milestones, as well as monitoring framework to ensure delivery. The Section 14 of the Plan sets out the monitoring framework against which the plan targets and the effectiveness of the planning policies have been monitored. Policy SP.2 sets out the housing target within SP.2, and the housing trajectory on page 44 shows how this is to be delivered over the timescale of the adopted Local Plan. Appendix 2 of the adopted Local Plan provides information on the delivery of key sites as well as estimated capacity within the area.

The Legacy Corporation has been preparing and publishing the AMR on an annual basis to monitor the performance of the indicators, highlighting performance against the targets. This is the sixth annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority which covers the period from 1st January to 31st December 2018. The document sets out progress against the Local Plan Key Performance Indicators (KPIs), information on funds secured through Community Infrastructure Levy, and Section 106 agreements. It also highlights 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'.

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;
- 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. Future monitoring reports will provide further analysis and commentary on these trends as information becomes more readily available.

## THE LOCAL PLAN

The Legacy Corporation prepared its Local Plan in accordance with its Local Development Scheme (LDS) and Statement of Community Involvement (SCI). Following the completion of the examination process, the Local Plan was adopted in July 2015.

The Legacy Corporation's decision-making processes for development management also reflect a formal process of cooperation, which includes elected councillors on the Planning Decisions Committee, formal borough and stakeholder consultation on planning and licensing applications, and regular officer contact. The community and other stakeholders have also continued to be given opportunities to get involved in planning matters, including consultations on a Local Plan Review.

There is one designated Neighbourhood Area and Neighbourhood Forum in the Legacy Corporation area. The Greater Carpenters Neighbourhood Forum is in the process of preparing a Neighbourhood Plan for this area.

## THE LOCAL PLAN REVIEW

In accordance with national policy, Local Planning Authorities are required to keep their local plans up to date, and where appropriate, review them in whole or in part to respond to changing circumstances in a timely fashion.

In Autumn 2017, the Legacy Corporation initiated a review of its Local Plan to respond to new evidence prepared on key matters, as well as the changes that have occurred at local, London and national level,

since the Local Plan was adopted in 2015. The review of the Local Plan is being undertaken in compliance with the details set out in the Adopted LDS (2017) and SCI (2017), as shown in more details below.

The Legacy Corporation adopted a new [SCI \(February 2017\)](#), prescribing how the Legacy Corporation as the Local Planning Authority will involve its communities and other stakeholders in the Local Plan review process; as well as how engagement will be carried out, when and what methods of consultation will be used and how comments received will be dealt with. This AMR provides an overview of the public consultation stages of the Local Plan review undertaken to date. A Consultation Report has been prepared to report in more detail how the Legacy Corporation has complied with the SCI, outlining the approach to the community and stakeholders engagement during the Plan review process.

The first stage of public consultation, undertaken in accordance with Regulation 19 of the Local Planing Regulation 2012, sought the views of the local community, statutory consultees and other stakeholders on the scope of the changes to the Local Plan. This consultation was held from November 2017 to January 2018. The consultation included an initial Brownfield Land Register and a 'Call for Sites' consultation so that it can take all potential sites and opportunities into account while reviewing its Local Plan.

The Regulation 18 stage of public consultation was followed by an informal, on-going consultation on the potential direction of changes, held until June 2018. This on-going consultation was designed to create a dialogue with the community and stakeholders as the changes were developed. It also provided an opportunity for additional comments on the Local Plan to be submitted.

A revised Local Plan was drafted taking the outcome of the initial consultation into account. A public consultation on a draft Revised Local Plan (Regulation 20 consultation) was undertaken during November and December 2018. This was a consultation on the proposed changes contained within the Revised Draft Local Plan (Publication Draft).

The [Consultation Report](#) provides the details of what has been undertaken and the outcomes of that process. The report also sets out how this has been undertaken in accordance with the Legacy Corporations SCI. It also provides a summary of all representations received, key issues raised, and how this has been taken into account.

Following the Regulation 20 consultation, the Legacy Corporation will now submit the draft revised Local Plan and the comments made to the Secretary of State who will appoint an independent examiner to undertake an Examination of the draft Revised Local Plan. It is anticipated that the Examination, which is likely to include public hearings, will conclude towards the end of 2019. If found to be sound, legally compliant and to have met the 'Duty to Cooperate, the Legacy Corporation will then be able to adopt the revised Plan.

### Monitoring the Local Development Scheme

The Legacy Corporation prepared a new [LDS \(February 2017\)](#) which publicly sets out the process and broad timescales for the review of the Local Plan (2017-2019) and is the programme against which its review will be monitored and reported. Table 1 shows Legacy Corporation's progress on the Local Plan review against the broad timescale set within the LDS.

Local Plan Review Stage	LDS Timescale	Progress
Pre-production evidence gathering including early community and stakeholder consultation	February 2017 – March 2018	Completed
Regulation 19: Publication of the draft local plan	April 2018	November 2018
Regulation 20: Consultation on the draft local plan	May - June 2018	Completed
Regulation 22: Submission of Plan to the Secretary of State with prescribed accompanying documents	November 2018	November – January 2019
Regulation 24: Independent Examination	March 2019	Not started
Regulation 25: Publication of Inspector's Report	July 2019	Not started
Regulation 26: Adoption	October 2019	Not started

## DUTY TO COOPERATE

“The duty to cooperate” was created by the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

There are on-going cooperation arrangements in place with the Four Boroughs and other relevant bodies to ensure that the duty has been and continues to be met. A [Duty to Cooperate Background Paper \(October 2018\)](#) has been prepared to outline the specific areas of cross-boundary cooperation and the arrangements that are in place to continue to facilitate this. This also includes details of the relevant Memorandums of Understanding that are in place.

Where necessary, Statements of Common Ground have been prepared with boroughs and other bodies to set out agreed positions on specific matters. The Consultation Report also provides information on how the relevant bodies have been involved in the Local Plan Review Process.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Legacy Corporation’s charging Schedule came into effect on 6th April 2015. Chapter 9 and Appendix 3 of this report includes information on the collection of this CIL charge alongside information for the Mayor of London’s CIL for this monitoring period.

## CIL REVIEW

The Legacy Corporation are currently undertaking a review of the Legacy Corporation’s CIL charging schedule to ensure that the charges remain proportionate and appropriate in line with regulations. A Regulation 15 consultation took place in November and December 2018, this is to be followed by a Regulation 16 consultation for four weeks starting in January 2019 running for four weeks. Following this it is expected that a new Legacy Corporation Charging Schedule will be submitted in Spring 2019 for examination with adoption expected in 2020.

## NEIGHBOURHOOD PRIORITIES FUND

Following the establishment of the Neighbourhood Priorities Fund to manage the allocation of the Neighbourhood Portion of CIL, a first bidding round place in 2018, opening on 4th June for two months. At the end of this period 17 bids had been received by a variety of organisations related to local communities within the Legacy Corporation area.

Those bids which fulfilled the initial application criteria were taken to a Park Panel meeting in September. The Park Panel provide a community based consultative forum as part of the formal process for considering funding bids. The established Project Proposals Group then met in November to consider the bids, taking Park Panel views into account in accordance with the delegation of this role established by the Legacy Corporation Board.

The related grand funding agreements are being finalised at the start of 2019. In June 2019 it is expected that another bidding round will take place for the Neighbourhood Priorities Fund for further projects to bid for Neighbourhood CIL monies.

## REVIEW OF THE LEGACY CORPORATION LOCAL PLAN – HOW YOU CAN GET INVOLVED





# 2. LOCAL PLAN DELIVERY

## LOCAL PLAN VISION

The Local Plan set out a vision of how the area will look in 2031, 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 2018 monitoring year.

## SIGNIFICANT PROGRESS TO DATE

### The Economy

In addition to the non-residential floorspace completed at Westfield Stratford City, permission have been granted for around 680,000sqm of employment floorspace within the Legacy Corporation area since 2012. Approximately 200,000sqm has been delivered and another 170,000sqm is currently under construction

### Over 19,000sqm of Affordable Workspace

Monitoring data shows that around 19,980sqm of affordable workspace has been permitted since 2012. This includes permissions granted within this monitoring period which will deliver 1,711sqm of new affordable and low-cost workspace.

### Housing

Around 7,700 units completed since taking over the planning powers and there are currently around 4,500 homes under construction within the area.

### 4,500 homes under construction

### Infrastructure

£5 million has been secured in 2018, from two permitted schemes, towards early funding of the A12 junction works at Bromley-by-Bow. The junction works will have direct transport improvements for the entire Bromley-by-Bow south sites and the wider area.

The works on Bromley-by-Bow Underground and Hackney Wick Overground stations were also completed in 2018.

### A new school now open

A new school, located at Stadium Island, has been completed delivering approximately 1,140 new school places.

### The Environment

Three planning applications granted within this monitoring year will provide a total of 9,400sqm of Local Open Space. The local policies have also been successful at securing the protection of open space

Local design policies have been successful at securing high quality designed buildings and a number of new play facilities have been delivered through new developments.

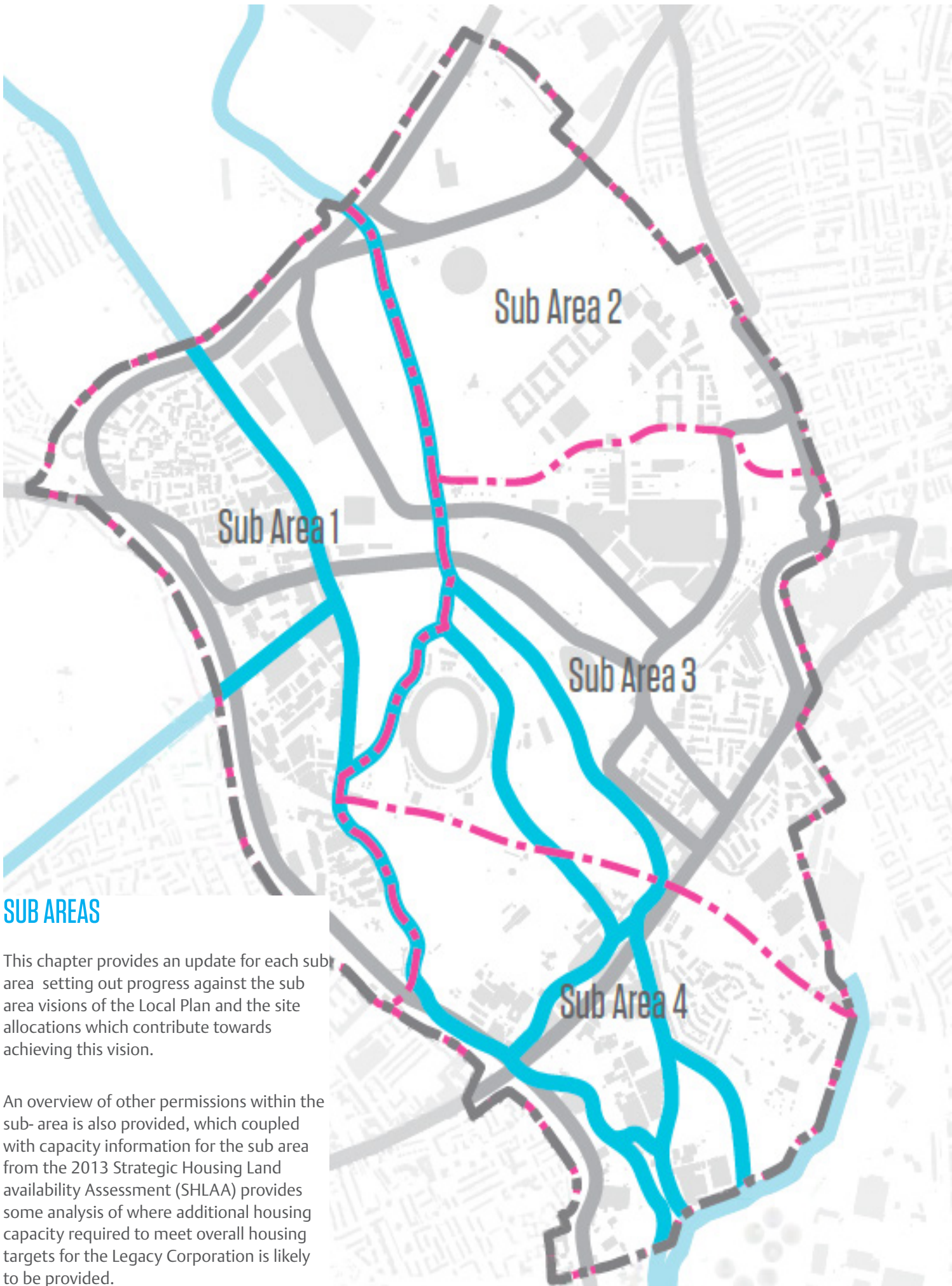
### New Local Open Space

Improvements to waterway environments have been approved through a number of applications and the Canal Park which opened in 2015 contributes to enhancing these environments.

### Site allocations and sub area policies

A considerable progress has been made on most of the site allocations. 19 out of the 21 allocations now have some form of planning permission, and 14 of the site allocations 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 2013 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.

Considerable progress is already being made towards achieving the Local Plan vision for Hackney Wick and Fish Island, most notably:

- A number of permissions completed and granted to facilitate the growth of the neighbourhood centre
- Provision of new non-residential uses in support of employment, and cultural and creative
- Significant progress on sites and housing delivery
- Schemes coming forward at an appropriate height
- Connectivity enhancements.

**Hackney Wick and Fish Island has been recognised as a significant night-time economy destination**

It is estimated that the Hackney Wick Neighbourhood Centre in 2018 contained some 3,700sqm of town centre uses. According to the Local Plan town centre hierarchy, the centre can accommodate a total of up to 10,000sqm of town centre uses. Additional 4,500sqm of new retail and leisure floorspace will be delivered through the

Hackney Wick Masterplan outline permission (subject to signing of Section 106). A number of schemes have already been approved within Neighbourhood centre boundary for approximately 14,000sqm of non-residential uses of which around 1,300sqm is A Use Class.

Hackney Wick and Fish Island has been recognised as a significant night-time economy destination. The Creative Enterprise Zone (CEZ) designation for Hackney Wick and Fish Island will help support creative industries across the area and a Night Time Economy SPD is being prepared which will also support creative and night-time economies across this area.

**1,600 homes and 32,000sqm of non-residential uses currently under construction**

Housing delivery within this sub area is contributing significantly towards area-wide housing targets. Over 1,800 homes were either completed or under construction in 2018. Planning permissions granted in 2018 will deliver another 198 residential units and around 5,264sqm of non-residential floorspace.

Tables 2 and 3 show the schemes completed and under construction within the area in 2018. This demonstrates the amount of development that was taking place providing both new residential and non-residential uses.

Table 2: Sub Area 1 Completed in 2018

Completions 2018	No. Units	Non-Residential
16/00103/REM Block A Neptune Wharf	16	0
13/00204/FUM 115 Monier Road	71	483
14/00260/FUL 4 Roach Road	44	1,368
14/00374/FUL Monier Road West	120	2,250
15/00608/FUL 219 Crown Wharf	1	0
16/00470/FUL Omega Works	5	0
16/00513/FUL Brinkworth Way	2	0
17/00080/PNCOU Wick Lane	3	0
17/00058/FUL Omega Works	3	0
18/00084/FUL Omega Works	1	0
17/00231/FUL 1 Dye House Lane	0	2,209
17/00391/FUL 68 Wallis Road	0	545
<b>Total</b>	<b>266</b>	<b>6,855</b>

Table 3: Sub Area 1 Under Construction (2018)

Under Construction 2018	No. units	Non-Residential
16/00520/REM Eastwick Phase 1	302	3,400
12/00210/OUT (15/00337/VAR not included) Neptune Wharf	422	3,348
15/00212/FUL 33-35 Monier Road	45	667
15/00416/FUL 52-54 White Post Lane	55	2,367
15/00540/FUL 24-26, White Post Lane	103	2,916
14/00387/FUL 80-84 & 88, Wallis Road	120	5,365
15/00446/FUL	30	922
15/00278/FUL Land at Bream Street	202	24,465
13/00280/FUM Vittoria Wharf	34	1,569
16/00685/FUL 415, Wick Lane	175	3,137
16/00462/FUL 1-7 Dace Road	110	6,308
16/00441/FUL 25-37 Rothbury Road	23	645
Total	1,621	55,109

## Connectivity enhancements

Infrastructure improvements continue to take place to support the change and growth in the area. The improvement works on Hackney Wick Overground station have now been completed, substantially improving the connectivity through the area as well as the capacity of the Station.

Other proposals coming forward within the area include a number of infrastructure improvements, such as new routes and public realm enhancements that will further improve connectivity and create better environment for walking or cycling.

## Delivery of 16,526sqm of Affordable Workspace

The evidence prepared for the Local Plan review has confirmed the greater concentration of start-ups and creative businesses within Hackney Wick and Fish Island area. Their notable presence can be related to a good provision of workshops in the area. Two thirds of the workspace in this sub area is either workshop or small industrial space. The Local Plan recognises the importance of adequate provision and maintenance of the low-cost and affordable workspace, particularly in those areas where there is a demand.

The draft Revised Local Plan further clarifies the circumstances where low cost business space or affordable workspace will be required. The revised policies now directly specify that proposals should re-provide any existing affordable workspace or low-cost business space; and that it should be appropriate to the needs of existing occupiers.

The effectiveness of the policies seeking to secure affordable workspace can be measured through a high number of affordable workspace provision secured through planning permission in the recent years. Permissions granted to date, within the whole of the Hackney Wick and Fish Island area, will deliver around 16,526sqm of affordable workspace or low-cost business space, around 3,328sqm of this workspace has already been delivered, and another 4,300sqm is currently under construction.

## V&A Museum at Here East

In 2014 the former Broadcast Centre was converted into a commercial space offering a range of B1 workspace, B8 data centre, A Use Class retail floorspace, D1 education uses, and D2 conference facilities, totalling 115,000sqm of floorspace; this will create approximately 7,500 jobs on site and in the local community when fully occupied. A number of key tenants, ranging from creative businesses, world-class academic organisations and technology entrepreneurs, such as UCL, Studio Wayne McGregor, Ford and Plexal, have already occupied the space.

Here East continues to be one of the fastest growing hubs of tech and creative businesses in London. In 2018 a planning permission was granted for a change of use from B8 (data centre) to flexible B1, A1, B8 and D1 uses to a research and collection centre for the Victoria and Albert Museum. The Victoria and Albert Museum is to be the founding partner of the Cultural and Education District at Stratford Waterfront, and the collection will form part of extension of the V&A project that will also include the new museum as part of the Stratford Waterfront development.

## PROGRESS ON SITES

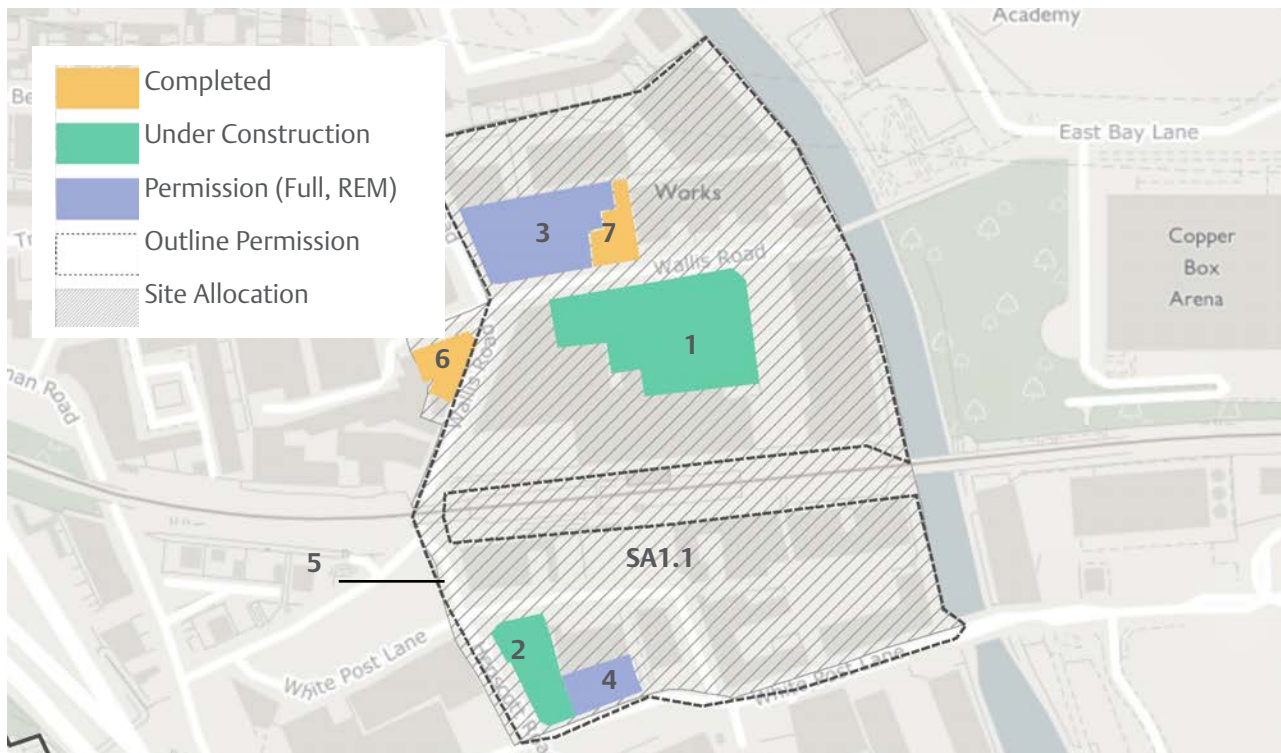
### Allocations

Information overleaf shows the progress made on each site allocation.

## Site Allocation 1.1 - Hackney Wick Station

Site Allocation 1.1 Hackney Wick Station benefits from the Hackney Wick Masterplan outline permission application (Subject to signing of S106 Agreement). However, as it can be observed from information provided below, a number of permissions have already been approved within the outline permission boundary, and some are currently under construction.

These permissions are in line with the principles set out for this site within the adopted Local Plan. The housing and non-residential numbers shown below indicate that these developments will contribute to creation of an employment-focused, mixed-use area, including a good proportion of new homes and provision of town centre uses.



SA1.1 Progress on site (2018)

	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non- Residential (sqm)
1	80-84 & 88, Wallis Road	Under Construction	14/00387/FUL	120	5,365 of flexible commercial floorspace (B1/A1/A2/A3/D1)
2	1-2 Hepscott Road	Under Construction	15/00446/FUL	30	922 (B1c)
3	75-89 Wallis Road and 59 Berkshire Road	Permission	15/00338/FUL	44	2,951 (B1, with up to 700sqm A1 and D1 use)
4	55-69 Rothbury Road	Permission	17/00112/FUL	-	2,630 (B1)
5	Hackney Wick Central	Permission (Subject to S106)	16/00166/OUT	874	34,400 (B1 a and c of a minimum of 29,908sqm; A1-A4 of up to 4,493sqm; D1/D2 up to 2,318sqm)
6	61 Wallis Road	Completed in 2016	13/00449/FUL	12	548 (A1)
7	99 Wallis Road	Completed in 2016	16/00003/FUL	-	1,298 (A3, B1a)
Total Under Construction				150	6,287

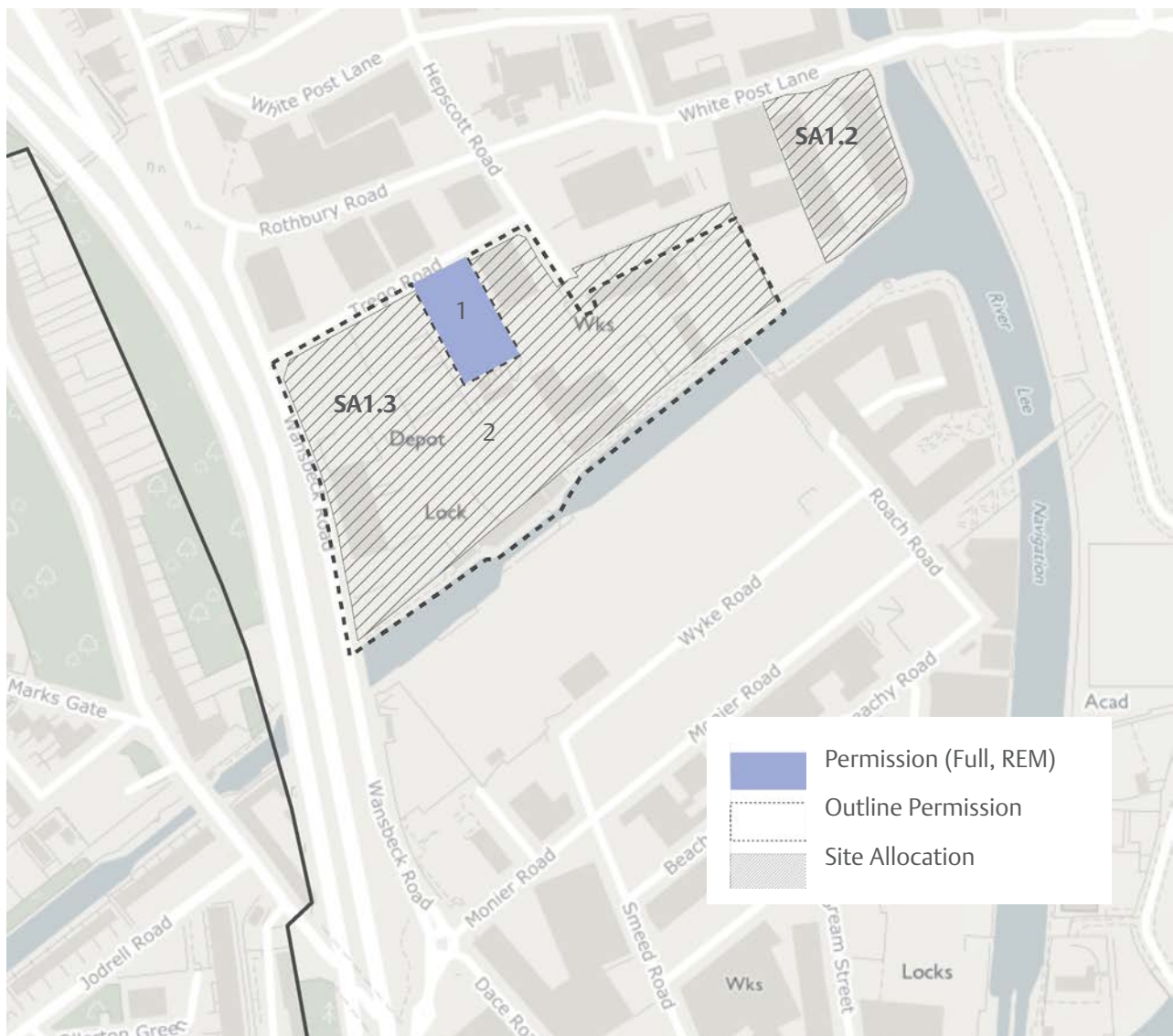
### Site Allocation 1.2 - Hamlet Estate

The site does not currently benefit from planning permission.

### Site Allocation 1.3 - Hepscott Road

A planning permission (17/00225/FUL) was granted in 2018 for development of a plot at Site Allocation 1.3 Hepscott Road. The development will provide 1,915sqm of commercial floorspace (Use Class B1) at ground and lower-ground floor level and 52 residential units (Use Class C3) on the upper floors, together with associated landscaped public open space.

A hybrid application has a resolution to grant (Subject to signing of S106 Agreement) for mixed use redevelopment of the rest of site to provide up to 475 residential units; up to 10,849sqm commercial and community uses (Class A, B and D); new open spaces and a canalside park.

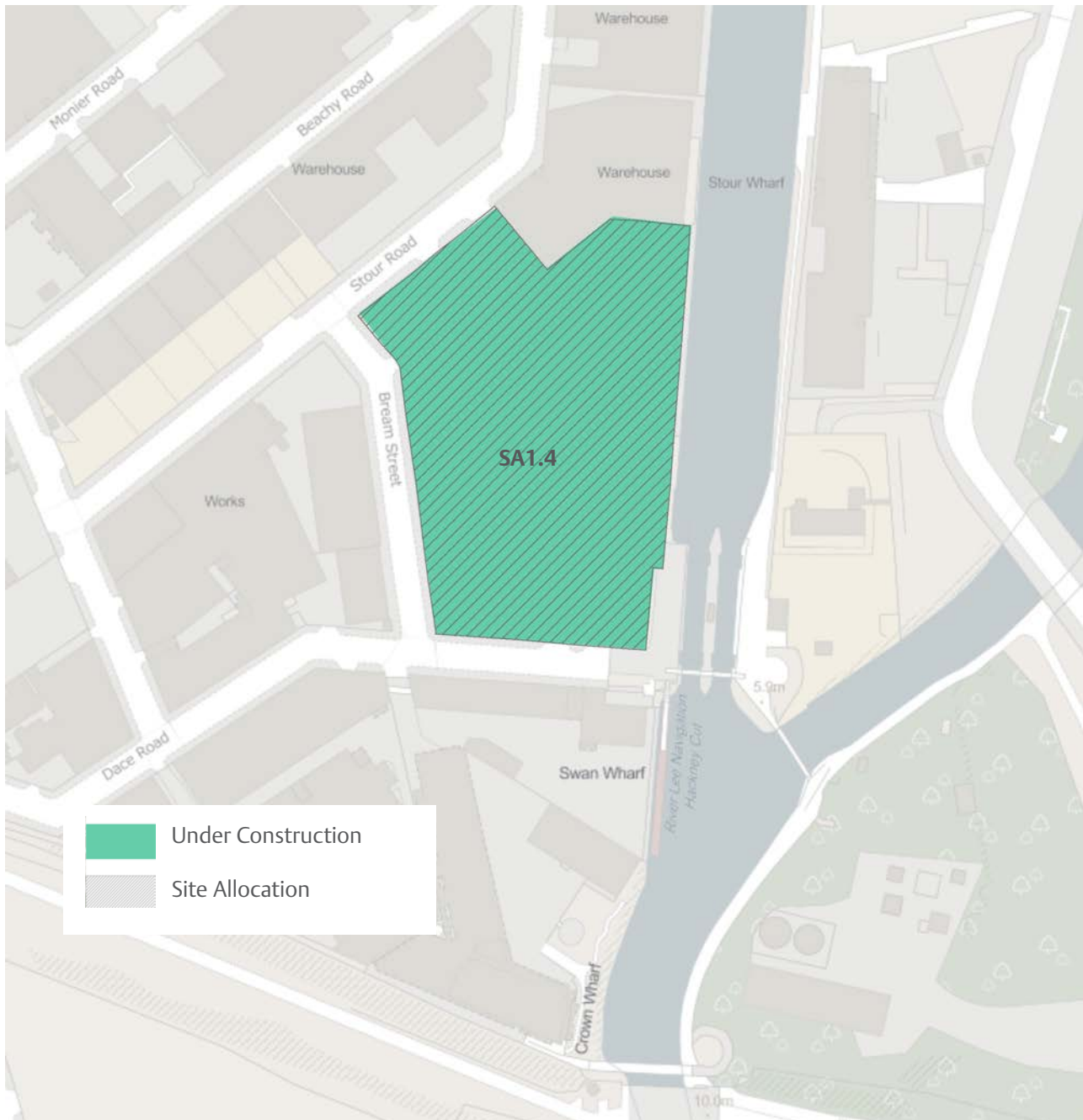


SA1.3 Progress on site (2018)					
	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non-Residential (sqm)*
1	25 Trego Road	Permission granted in 2018	17/00225/FUL	52	1,915 (B1)
2	McGrath Site, 3-13 Hepscott Road (Subject to S106)	Permission (Subject to signing of S106)	16/00451OUT	475	10,849 (A, B and D)

### Site Allocation 1.4 - Bream Street

In December 2016 planning permission was granted for the whole site, comprising provide up to 24,465m<sup>2</sup> of floorspace (GIA) comprising employment (Use Classes B1-B8), residential (Use Class C3) (202 units), retail (Use Classes A1 and A3) and exhibition/leisure uses (Use Class D1/D2).

The construction commenced in 2016. Given that the works were well underway in 2018, the site has been proposed for deletion within the draft Revised Local Plan.

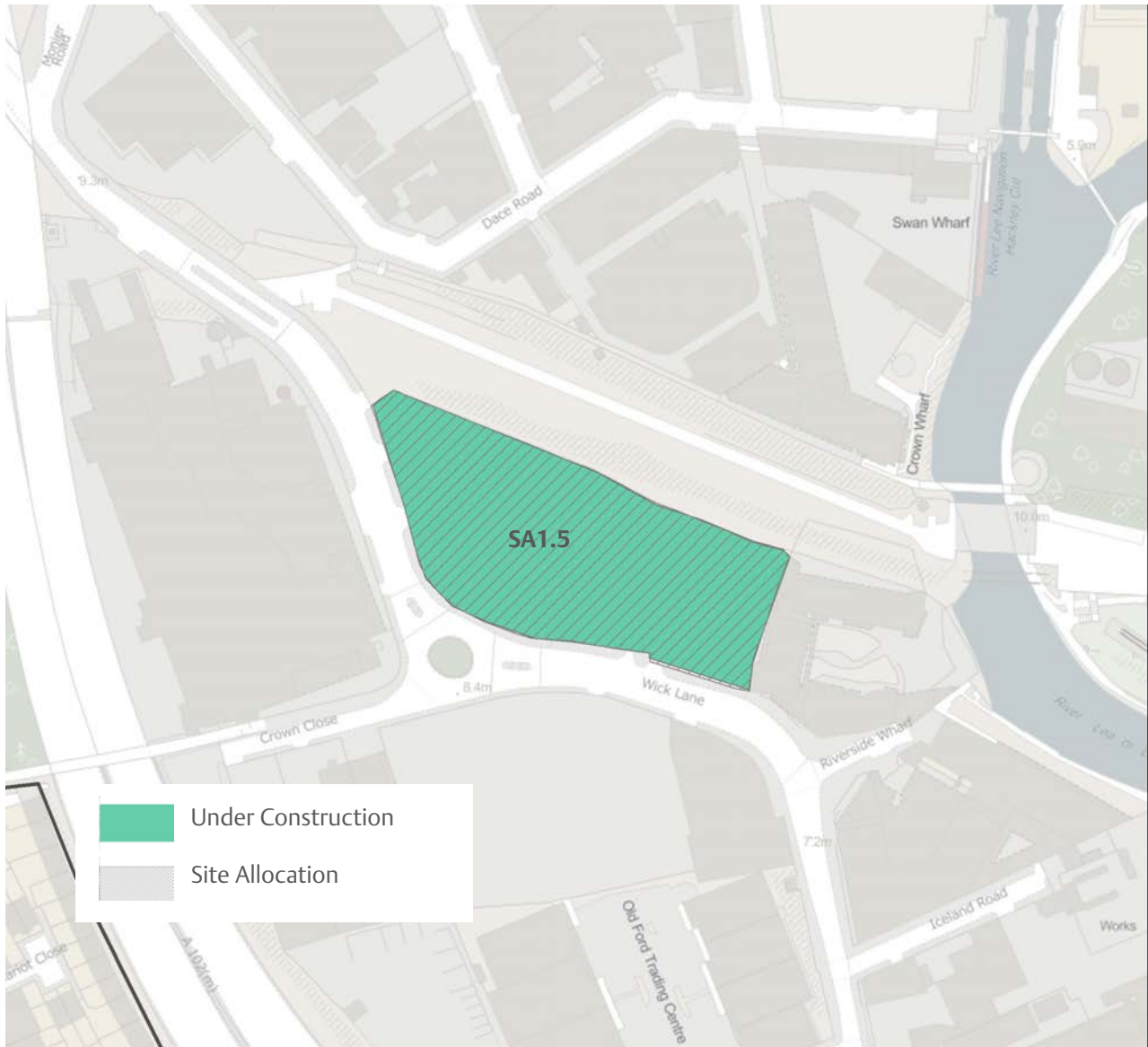


SA1.4 Progress on site (2018)				
Scheme	Status as at 31st December	Reference number	No. Of residential units	Non- Residential (sqm)
Land at Bream Street	Under Construction	15/00278/FUL	202	24,465 (B1-B8, some A1 and A3 and D1/D2)

### Site Allocation 1.5 - 415 Wick Lane

The application was granted for development of the whole site. The site is currently under construction. 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 (Use Class B1a/B1c), 221sqm of general industrial floorspace (Use Class B2) and 345sqm of retail floorspace (Use Class A1/A3), alongside 3,951sqm public realm. The proposal includes 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 is proposed for deletion within the draft Revised Local Plan.



SA1.5 Progress on site (2018)

Scheme	Status as at 31st December	Reference number	No. Of residential units	Non- Residential (sqm)
411-415 Wick Lane	Under Construction	16/00685/FUL	175	3,137 (2,503sqm employment space B1 and B2, and 345sqm A1/A3 plus 289sqm of ancillary spaces)

## Site Allocation 1.6 - 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, delivering in total 524 residential units (as amended by 15/00337/VAR), 1,275sqm retail floorspace (A1-A4), around 2,839sqm of B1 floorspace, including 314sqm of affordable workspace, 6,599sqm of D1 floorspace for a new school, and 8780sqm 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 under construction delivering around 422 dwellings and 3,048sqm Use Classes A, B and D.



SA1.6 Progress on site (2018)

	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non-Residential (sqm)
1	Neptune Wharf	Outline Permission granted in 2014	12/00210/OUT (15/00337/VAR)	524	10,713 (Use Classes A, B and D)
		Completed in 2018	Block A 16/00103/REM	(16)	(300)
		Under Construction	Phase 1-2	(422)	(3,048)
2	33-35 Monier Road	Under Construction	15/00212/FUL	45	667
Total Completed				16	300
Total Under Construction				467	3,715

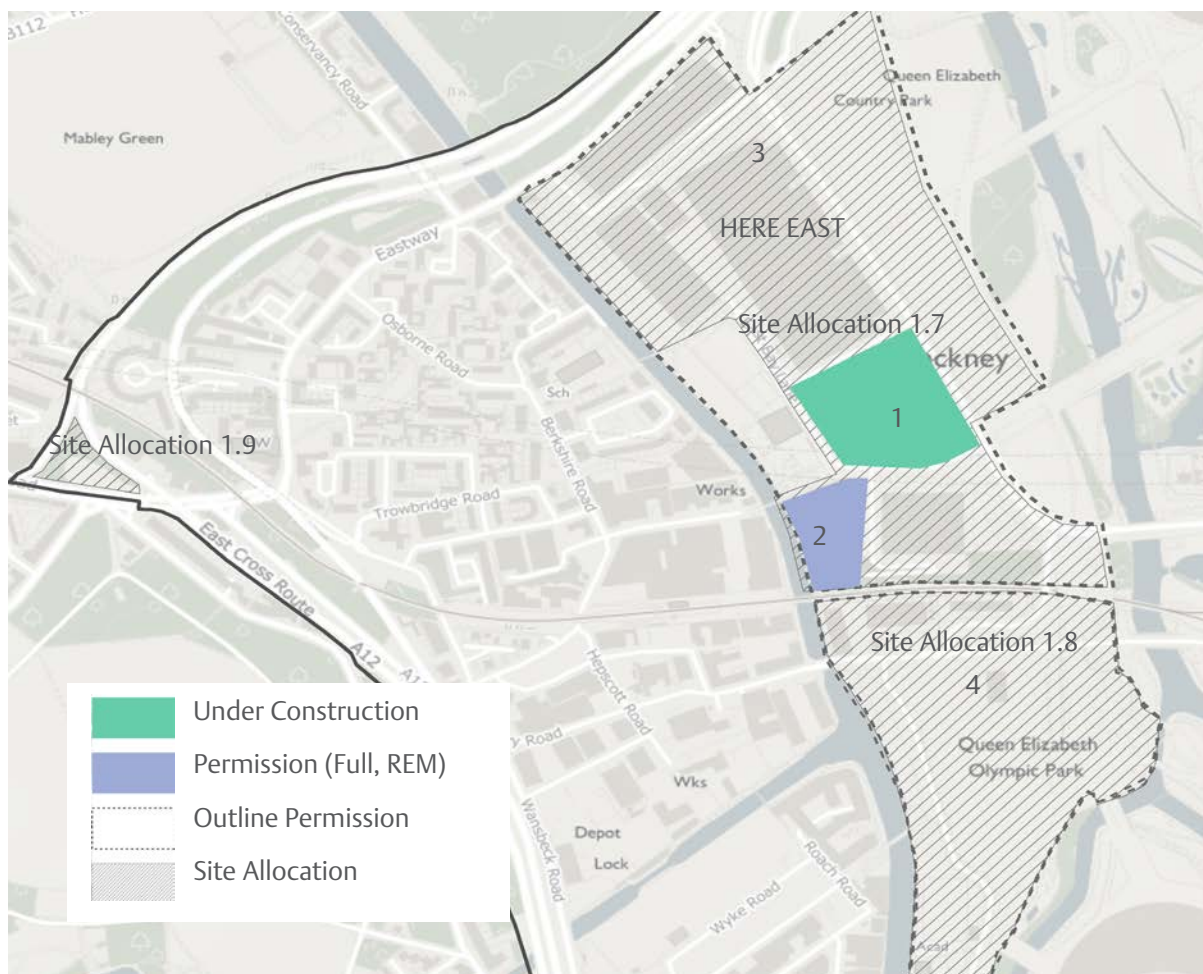


## Site Allocation 1.7 - East Wick and Here East and SA1.8 Sweetwater

SA1.7 East Wick and Here East and SA1.8 Sweetwater both benefit from outline permission within the LCS scheme. As outlined within this chapter, 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. To the south of Here East, a reserved matters permission has been granted (16/00520/REM) for Phase 1 of the East Wick development for 302 dwellings and around 3,400sqm of non-residential uses, this site is currently under construction.

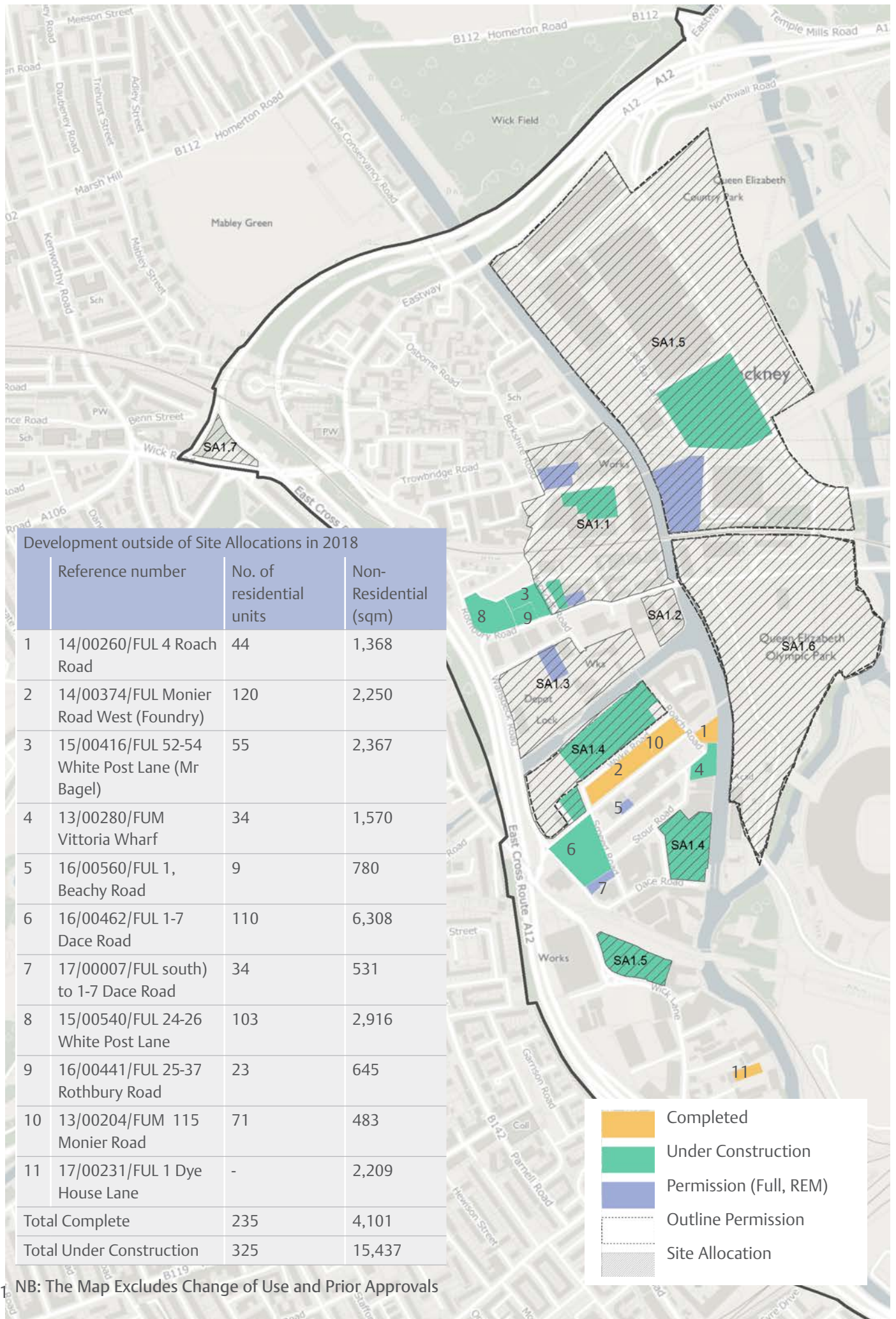
## Site Allocation 1.9 - Bartrip Street

This site does not currently benefit from planning permission. However the Legacy Corporation is working together with relevant stakeholders to bring forward the gypsy and traveller site at this location.



SA1.7 Progress on site (2018)

	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non- Residential (sqm)
1	Eastwick Phase 1	Under Construction	16/00520/REM	302	3,400 (A1-A5 1,773; 1,215 B1; and 410 D1 nuresery)
2	Clarnico Quay (7 years temporary use)	Permitted in 2018	18/00171/FUL	-	2,900
3	PDZ 5	Legacy Communities Scheme 11/90621/OUTODA			
4	PDZ 4	Legacy Communities Scheme 11/90621/OUTODA			
17	Total Under Construction			302	3,400



Development outside of Site Allocations in 2018

	Reference number	No. of residential units	Non-Residential (sqm)
1	14/00260/FUL 4 Roach Road	44	1,368
2	14/00374/FUL Monier Road West (Foundry)	120	2,250
3	15/00416/FUL 52-54 White Post Lane (Mr Bagel)	55	2,367
4	13/00280/FUM Vittoria Wharf	34	1,570
5	16/00560/FUL 1, Beachy Road	9	780
6	16/00462/FUL 1-7 Dace Road	110	6,308
7	17/00007/FUL south) to 1-7 Dace Road	34	531
8	15/00540/FUL 24-26 White Post Lane	103	2,916
9	16/00441/FUL 25-37 Rothbury Road	23	645
10	13/00204/FUM 115 Monier Road	71	483
11	17/00231/FUL 1 Dye House Lane	-	2,209
Total Complete		235	4,101
Total Under Construction		325	15,437

- Completed
- Under Construction
- Permission (Full, REM)
- Outline Permission
- Site Allocation

1 NB: The Map Excludes Change of Use and Prior Approvals

## 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.

## 1,700 new homes under construction

Sub Area 2 has become an area of new high-quality, family-oriented, housing with around 3,200 residential units being completed and occupied in the past 5 years. Housing delivery trends are expected to continue with around 1,700 residential units currently under construction, and 107 completed within this monitoring year.

### Family housing location

This is a family oriented neighbourhood, well served by local schools, a health centre and a good transport infrastructure. Residents are also catered for with shops, cafes, services and other community facilities, concentrated with the East Village local centre.

The remaining phases of Chobham Manor and Chobham Farm, some of which are currently under construction, will furthermore contribute to the delivery of family homes, with on average 55 per cent of all units being three-bedrooms or more across both schemes. The largest proportion of the family homes will come from the Chobham Manor Phase 3 development that will provide around 80 percent units designed for families, including town and mews houses, maisonettes and single apartments.

This Sub Area consist of a significant amount of open space (nearly 60%), most of which is designated as MOL or Local Open Space. New developments have continued to contribute to the provision of new high-quality and well-designed open spaces, providing a robust green infrastructure network and creating a desirable place to live and work. Approximately 8,400sqm open space, including a playspace area, is currently under construction as part of Zones 2 and 4 Chobham Farm Development.

### East Village Local Centre

East Village is a designated Local Centre with a provision of a mix of commercial and leisure uses, with strong independent retailers. The retail frontages, situated on the ground floor, provide a community function and create viability in the area. Considerable retail floorspace is currently under construction at plots N08 and N06, delivering 1,500sqm and 1,603sqm of A Use Class floorspace respectively. Once completed, the new retail offer will further contribute to the viability and vitality of this Local Centre.

Notwithstanding that the Local Centre only started to be occupied in 2014, based upon the annual retail survey evidence, it can be considered that East Village Local Centre is now sufficiently established to allow designation of primary retail frontages. Taking this into consideration, on adoption the Revised Local Plan will designate all non-residential floorspace within the Local Centre boundary as Primary Frontages. The Town Centre boundary will also be extended to include new retail floorspace that has been delivered since 2015, and take account of retail uses that are currently under construction.

Table 4: Sub Area 2 Completed or Under Construction (2018)

Scheme	Status	No. Units	Non-Resi.
N06 17/00045/REM	Under Construction	524	1,603
N08 14/00034/REM	Under Construction	481	1,350
Chobham Manor Phase 2 14/00356/REM	107 units completed in 2018	207 (107 completed in 2018)	533
Chobham Farm 4 15/00266/REM	Under Construction	471	944
Chobham Farm 2 17/00175/REM	Under Construction	154	298
Total Completed		107	-
Total Under Construction		1,730	4,728

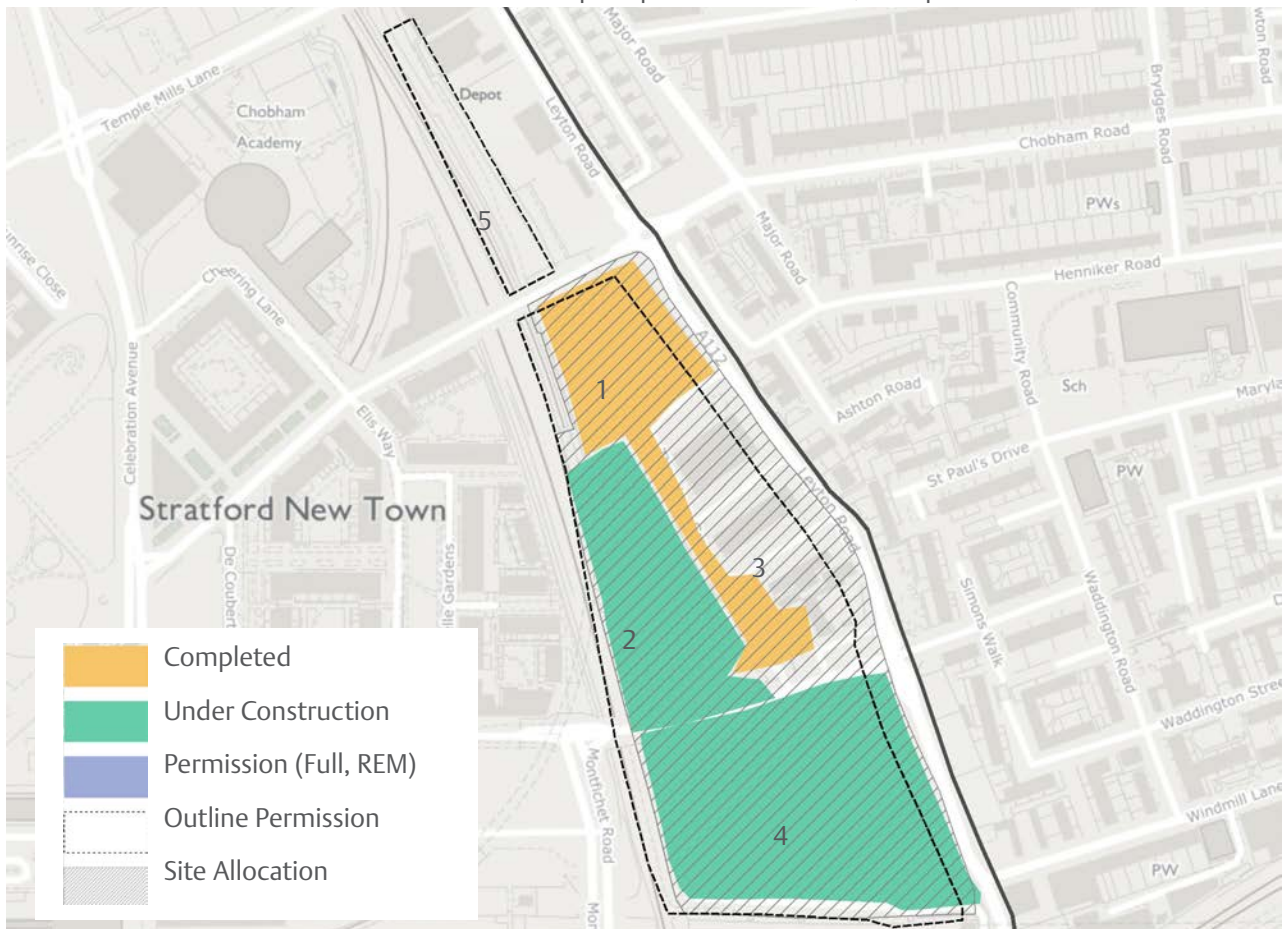
# PROGRESS ON SITES

## Allocations

All site allocations benefit from planning permission in outline, most of development parcels are already completed, currently under construction or have reserved matters planning application. Information below provides an update on the progress on all sites.

### Site Allocation (SA) 2.1 - Chobham Farm

An outline planning permission was granted in 2014 for delivery of 1,036 residential units and around 8,000sqm of non-residential floorspace. 173 residential units are completed and 625 currently under construction. The scheme will also deliver a new open space and around 3,000sqm of D1 and D2 uses.

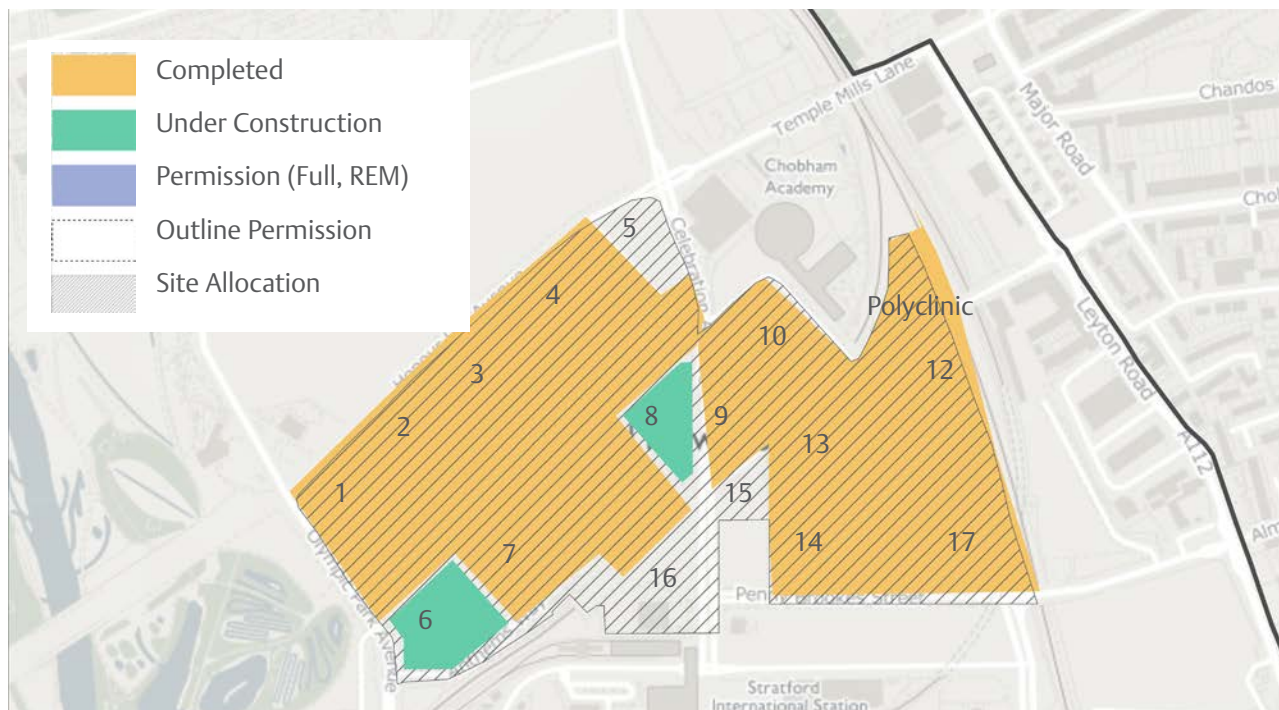


SA.2.1 Progress on Site

Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential floorspace (sqm)
1 Zone 1	12/00146/FUM	Completed in 2016	173	1,161 (A1-A3, B1, D1 and D2)
2 Zone 2	17/00175/REM	Under Construction	154	298 (B1 and A1-A3)
3 Zone 3	-	No reserved matters permission	-	-
4 Zone 4	15/00266/REM	Under Construction	471	944 (A1-A3/B1 and nursery D1)
5 Zone 5	-	No reserved matters permission	-	-
Total Complete			173	1,161
Total Under Construction			625	1,242

## SA 2.2 East Village

The site is part of the Stratford City Outline Planning Permission (07/90023/VARODA). The site is substantially complete, the first 2,818 residential units were built prior to the Olympic Games. After the Games the units were fitted out in their final form, and the first flats occupied in early 2014. There are five remaining development plots of which two are under construction delivering 1,005 residential units.

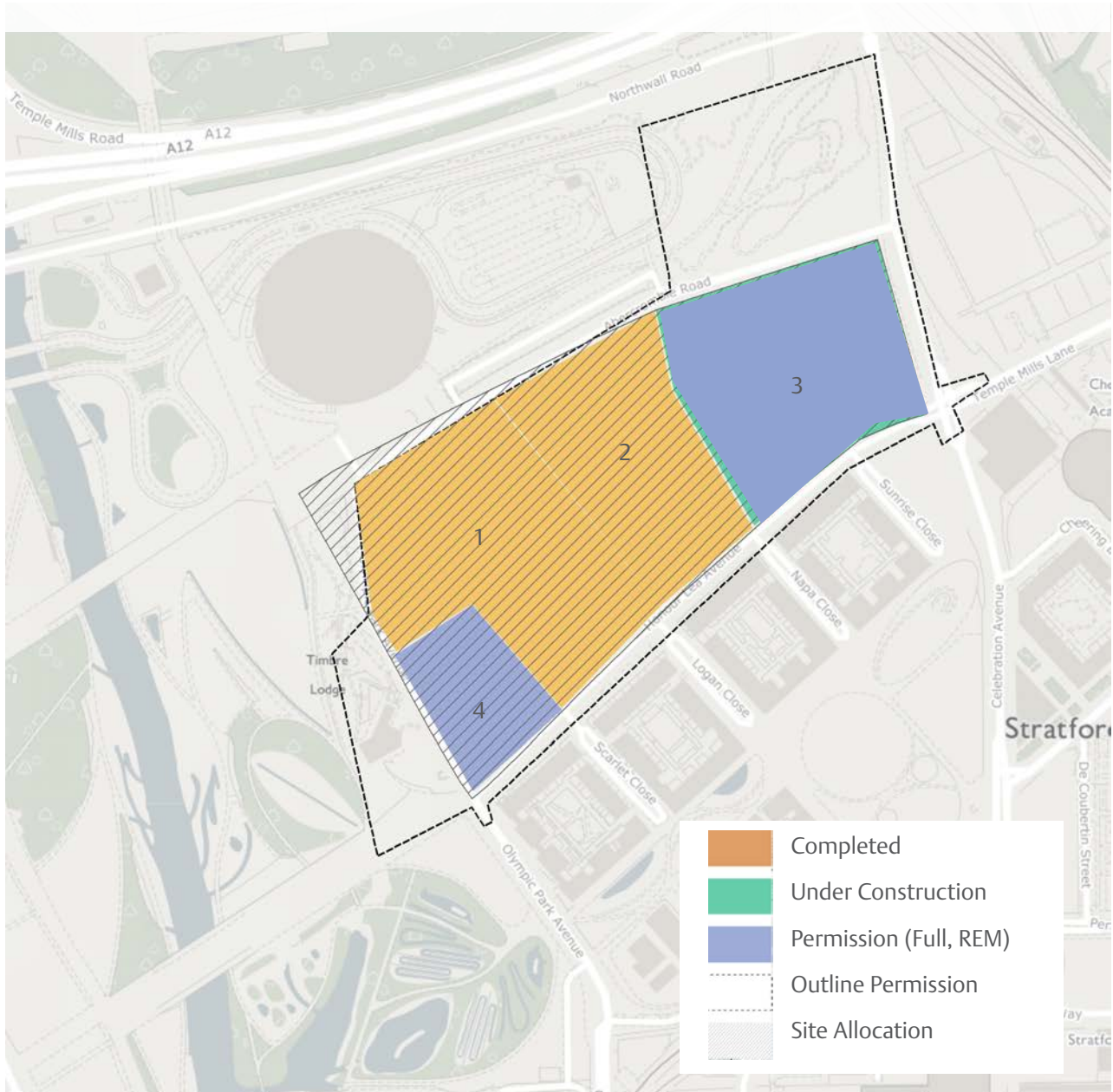


SA2.2 Progress on Site

Name	Reference Number	Status as at 31st December 2018	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	Lapsed		
6	N06	17/00045/REM	Under Construction	524	1,603 (A1-A5)
7	N07	09/90082	Completed (2013-2014)	318	-
8	N08	14/00034/REM	Under Construction	481	2,966 (A1-A5, and D1/D2)
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	14/00056/REM	Lapsed	-	-
16	N18 & N19	14/00141/REM	Lapsed	-	-
17	N26	09/90065	Completed (2013-2014)	242	-
Total Complete			2,818	3,564	
Total Under Construction			1,005	4,569	

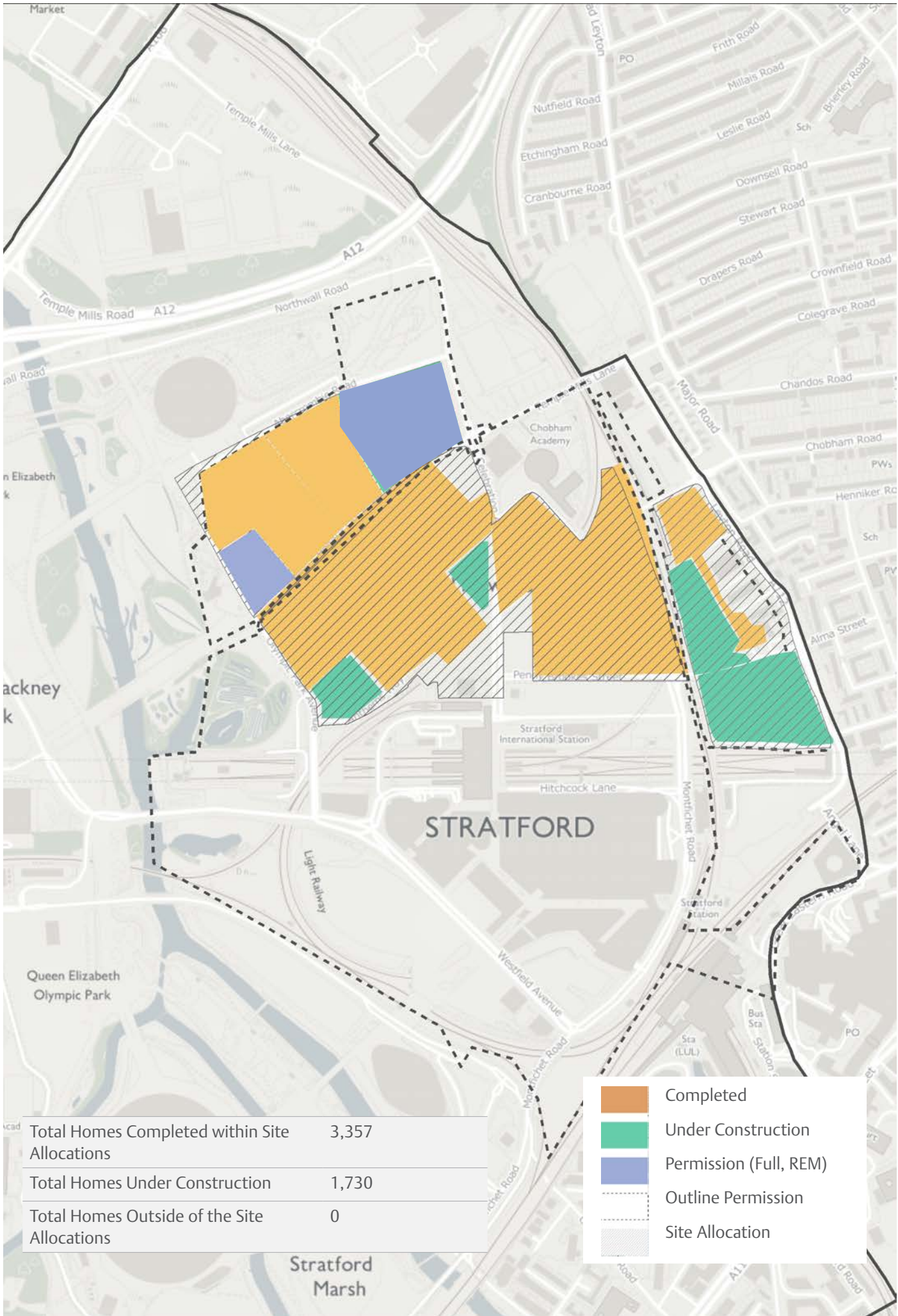
### SA2.3: Chobham Manor

The site is part of the legacy Community Scheme planning permission (11/90621/OUTODA), with approved Zonal Masterplan for Planning Delivery Zone 6 (Chobham Manor) and four detailed approvals for all Phases. Phase 1 was completed in 2017, 107 out of 207 residential units within Zone 2 have been completed within this monitoring year.



#### SA2.3 Progress on Site

Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)	
1	Phase 1	13/00504/REM	Completed (2017)	259	-
2	Phase 2	14/00356/REM	107 units Completed in 2018	207	533 (A1 to A5, and B1)
3	Phase 3	16/00510/REM	Permission	253	883 (D1 including ancillary A3)
4	Phase 4	16/00518/REM	Under Construction	140	98 (A1-A5)
Total Complete			366	-	
Total Under Construction			100	533	



Total Homes Completed within Site Allocations	3,357
Total Homes Under Construction	1,730
Total Homes Outside of the Site Allocations	0

- Completed
- Under Construction
- Permission (Full, REM)
- Outline Permission
- Site Allocation



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# 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.

### Prestige uses at Stratford

Stratford is continuing to develop and expand as a Metropolitan Centre where it is beginning to play a more enhanced office function and significant progress is now being made on the East Bank proposals on the edge of Stratford Metropolitan Centre.

In relation to East Bank, an outline planning application was received for the Stratford Waterfront scheme in late 2018 which, if approved, will include a new arm of the Victoria and Albert Museum, Smithsonian Institute, London College of Fashion, BBC Music and Sadler’s Wells. The new developments and high-profile organisations will have major positive economic, education and cultural impacts for the area as a whole.

As these schemes come forward the functions and scale of the Metropolitan Centre will also strengthen, with potential for International Centre designation as highlighted within the London Plan. When fully built out the UCL East scheme will provide around 160,060sqm of academic development and commercial research space of which up to 16,000sqm may be Class B1(b), 4,240sqm of retail space and 1800 student bedrooms. A Reserved Matters application for Phase 1 has been submitted and start on site is anticipated in 2019. This will be a significant catalyst for the centre but also for east London and will also bring in 2,600 jobs and other employment and training opportunities.

Within the Metropolitan Centre boundary, 2018 saw an increase in the occupation of the International Quarter London and significant progress is being made on other blocks where occupation is anticipated in 2019. The Manhattan Loft Gardens scheme has commenced occupation of the residential elements which will continue into 2019 alongside that of the hotel and restaurant elements this will help raise the profile and interest of the area. The Cherry Park scheme will facilitate a growth in the quantum and retail offer which includes over 9,000sqm of retail space and 1,224 homes, including a department store.

### 50,000sqm of new Office Space

Table 5 below shows a summary of permissions granted within the sub area in the monitoring year. In total these developments will provide over 60,000sqm of B Class employment floorspace and 15,000sqm of A class retail floorspace.

Table 5: Permissions granted in 2018 Sub Area 3

Permissions Granted in 2018	No. Units	Non-Resi.
Youth Hostel 16/00524/FUL	-	23,095
Cherry Park 15/00358/OUT	1,224	12,388
The Pavilion 18/00252/REM	-	1,343
180 High Street 17/00230/FUL	7	0
Angel Lane 16/00524/FUL	-	23,097
UCL East 17/00235/OUT	600 (1,800 Student bed-spaces)	164,300
The Builders Arms 18/00385/FUL	3	0
Total	1,834	80,163sqm

Table 6 overleaf shows the schemes completed or under construction within the area in 2018. This shows the amount of development taking place within the Metropolitan Centre boundary but also that outside where 181 residential units have been completed alongside 445 student bedrooms and a further 511 student bedrooms are also under construction. This demonstrates how the area is providing for the London wide need for student

accommodation and taking advantage of the enhanced accessibility of Stratford.

Table 6: Sites completed or Under Construction in 2018 Sub Area 3

Scheme	Status	No. Units	Non-Resi. (sqm)
Telford tower 13/00322/FUL	Completed	181	-
S5 15/00002/REM	Completed	-	62,191
N24 Manhattan Lofts 10/90285/FUMODA	Under Construction /completed	198/ 50 (248)	786
Kerrison Road 13/00232/FUL	Completed	3	-
Plot M7 16/00653/REM	Under Construction	-	78,616
Alumno, 206-214 High Street 13/00404/FUM	Completed	445	1,171
180 High Street 17/00230/FUL	Completed	7	-
68-70 High Street 11/90619/FUMODA	Under Construction	173	731
Duncan House 15/00598/FUL	Under Construction	556	751
11 Burford Road 17/00368/FUL	Completed	0	96
Total Completed		686	63,458
Total Under Construction		927	79,402

### Stratford Metropolitan Centre

The current success of Stratford as a Metropolitan Centre can also be seen by increasing footfalls and retail vacancies consistently below London averages within the parts in the Legacy Corporation area. Retail vacancy rates within Stratford (Westfield Stratford City) remain lower than in London and in 2018 was at 7.6% (across Greater London at quarter 2 in 2018 was 7.9%). Stratford is also expected to build on its excellent connectivity and high PTAL levels to provide higher

density development, with potential for taller buildings than elsewhere in the area.

### Housing Delivery

As set out within Appendix 2 of the Revised Local Plan it is anticipated that over 12,000 homes (approximately 54% of the total housing delivery of the area) will take place within the sub area over the period 2020-2036. Since taking on the planning powers housing delivery has increased substantially with over 3,060 homes being completed within the sub area and a further 242 are currently under construction. The information overleaf shows the amount of provision and status of housing permissions within the sub area.

### Additional capacity

The map also shows that considerable capacity has been coming forward within the sub area from outside the site allocations. Although some of this gained permission prior to the Local Plan adoption this demonstrates the amount of interest in this location.

## PROGRESS ON SITES

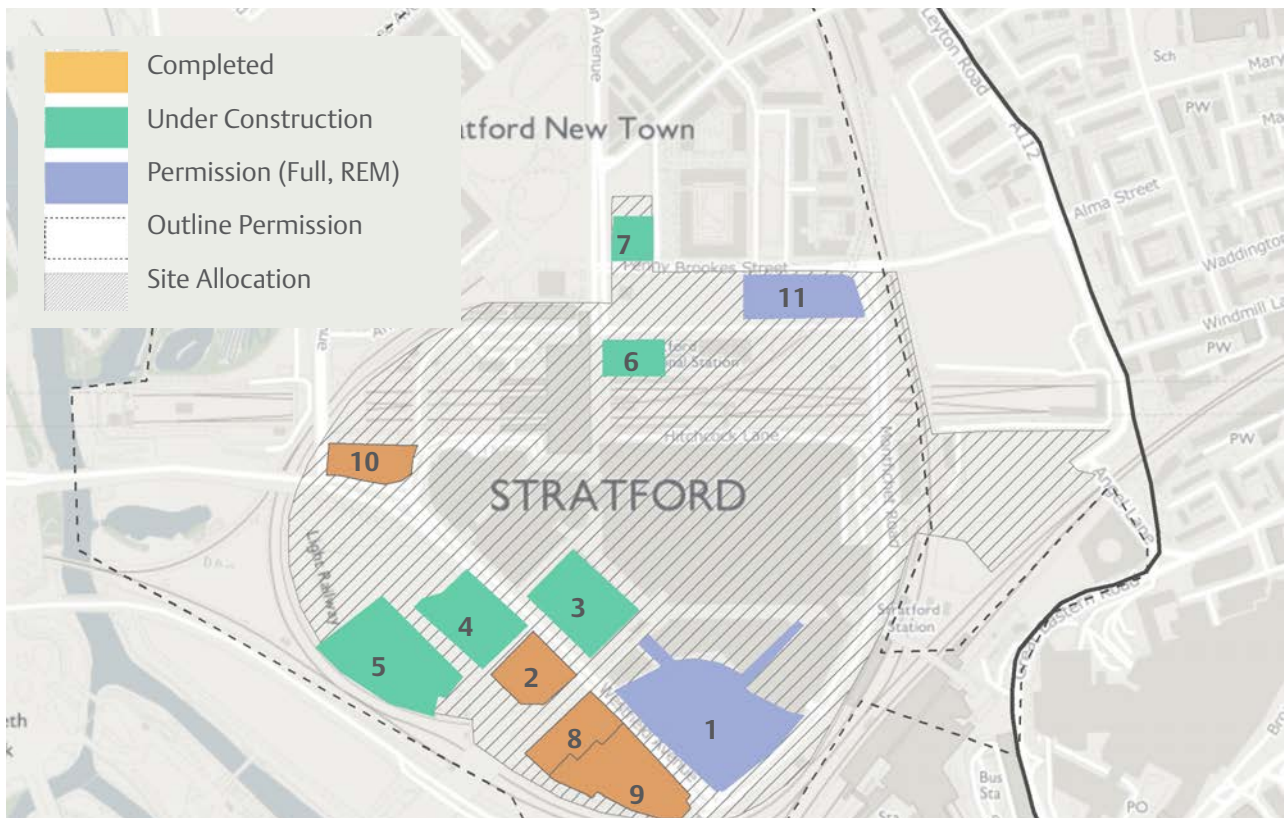
### Allocations

The delivery of SA3.1 Stratford Town Centre West relates to plots within the outline Stratford City permission, many of which are under construction and/or have detailed reserved matters. Permission has also been granted for a large retail department store with other supporting commercial uses alongside 1,224 homes at Cherry Park. In contrast, although there are a number of sites with permission for new housing within SA3.4 Greater Carpenters relate to small plots.

Amendments to the Legacy Communities Scheme (LCS) currently under determination at Stratford Waterfront (SA3.2 and SA3.3) and the permission for UCL East at parts of SA3.2 and SA3.3 will have some implications for the planned delivery of housing within the other remaining plots of the LCS permission (Site Allocations 3.5 and 3.6) are therefore likely to result in other amendments to the LCS as a whole. The Revised Local Plan has amended the site allocation boundaries for SA3.2 and SA3.3 which reflect the boundaries of the new East Bank proposals.

### Site Allocation 3.1 - Stratford Town Centre West

The delivery of SA3.1 Stratford Town Centre West relates to plots within the outline Stratford City permission, many of which are under construction and/or have detailed reserved matters. Permission has also been granted for a large retail department store with other supporting commercial uses alongside 1,224 homes at Cherry Park.



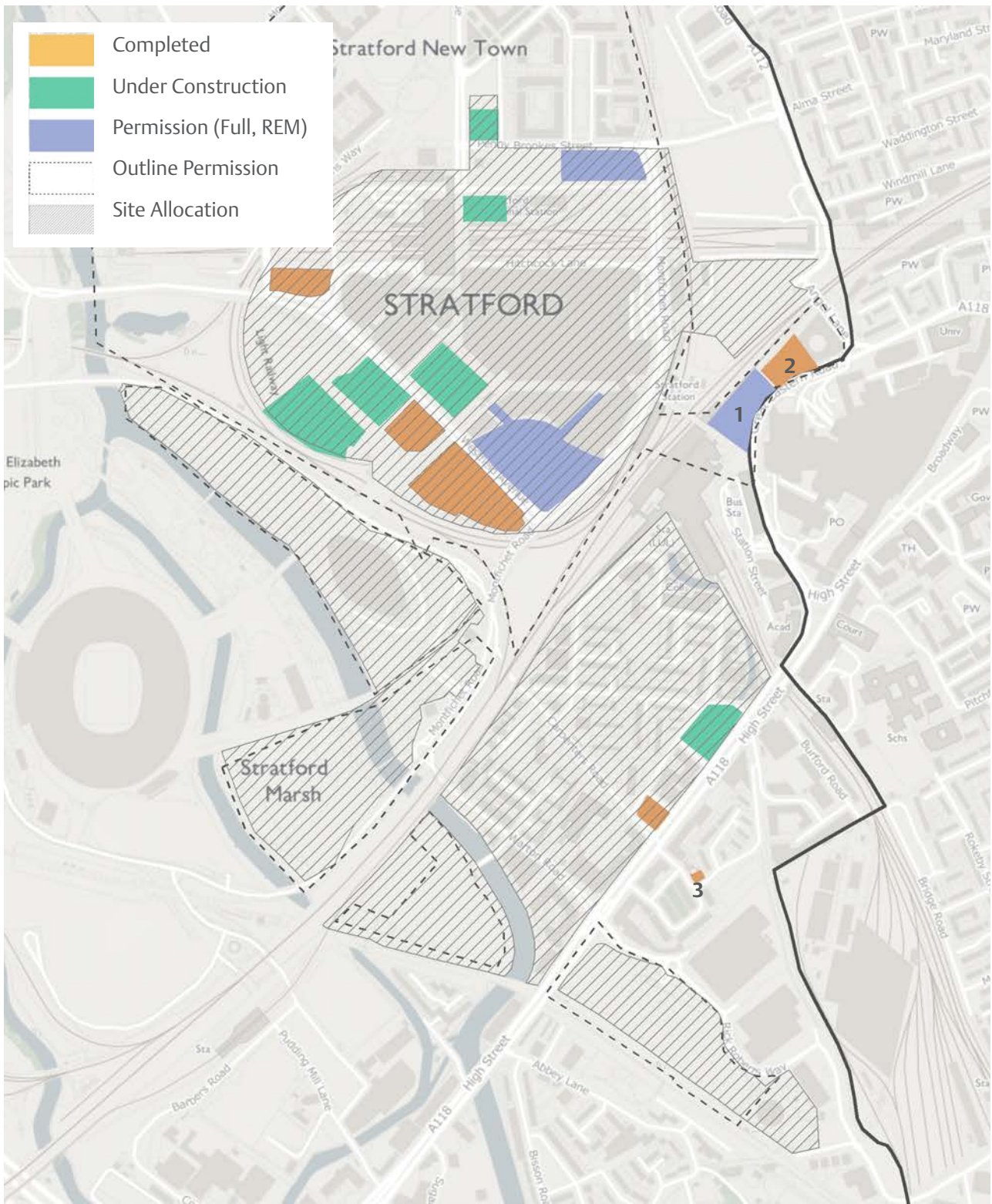
SA 3.1 Progress Site					
	Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1	Cherry Park	15/00358/OUT	Permitted in 2018	1,224	12,388
2	S5 Financial Conduct Authority	15/00002/REM	Completed in 2018	-	62,191
3	Plot M7	16/00653/REM	Under Construction	-	78,616
4	S4	16/00342/REM	Permitted	-	74,848
5	S9	16/00672/REM	Under Construction	-	35,129
6	N24 Manhattan Lofts	10/90285/FUMODA	Under Construction	248 (50 units completed in 2018)	786
7	N17	15/00041/REM	Under Construction	-	385-bedroom hotel
8	Plots S7 and S8 Glasshouse Gardens	13/00409/REM	Completed in 2017	333	-
9	S6 TFL	15/00003/REM	Completed in 2017	-	32,700 (B1)
10	Unite	12/00224/FUL	Completed 2014	1,001 (student bedrooms)	-
11	Plot N22	17/00050/REM	Permitted in 2017	-	37,058 (B1)
Total Complete				1,434	
Total Under Construction				198	

Amendments to the Legacy Communities Scheme (LCS) currently under determination at Stratford Waterfront (**Site Allocation 3.2 and Site Allocation 3.3**) and the permission for UCL East at parts of SA3.2 and SA3.3 will have some implications for the planned delivery of housing within the other remaining plots of the LCS permission (**Site Allocations 3.5 and 3.6**) are therefore likely to result in other amendments to the LCS as a whole. The draft Revised Local Plan has amended the site allocation boundaries for SA3.2 and SA3.3 which reflect the boundaries of the new proposals.



Site Allocations 3.2-3.6 Progress on site

Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1 UCL East	17/00235/OUT (11/90621/OUTODA)	Permitted in 2018	600 (1,800 student bed-paces)	164,300sqm
2 PDZ1 (Stratford Waterfront)	Legacy Communities Scheme 11/90621/OUTODA			
3 PDZ8				
4 PDZ12				
5 Alumno, 206-214 High Street	13/00404/FUM	Completed in 2018	445	1,596 (A1-A4, B1, D2)
6 Duncan House	15/00598/FUL/17/00629/NMA	Under Construction	556	751
Total Complete for all site allocations SA3.2 - SA3.6			445	1,596
Total Under Construction for all site allocations SA3.2 - SA3.6			556	751



Sub Area 3 Development outside of Site Allocations in 2018

	Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1	Angel Lane	16/00524/FUL	Permission granted in 2018	-	22,726 and 192 youth hostel rooms
2	Telford tower	13/00322/FUL	Completed in 2018	181	-
3	Corner Kerrison Road / Wise Road	13/00232/FUL	Completed in 2018	3	-
Total Completed in 2018 (excluding change of use)				184	-

# 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.

### Delivery of over 1,000 new homes and 30,000sqm non-residential uses

Housing continues to be brought forward in this area with large schemes continuing to be developed and deliver housing, such as the Bow River Village (SA 4.1) and Cooks Road (SA4.3), where units are now under occupation, and the Sugar House Island scheme (SA4.2) which is significantly progressed. New neighbourhoods within Sub Area 4 are continuing to emerge with delivery trends expected to continue as 490 homes were either completed or under construction in 2018. Permissions granted in 2018 will deliver another 1,096 residential units including reserved matters permissions.

In addition to housing delivery, permitted developments in the area will contribute significantly to the wider economy, with the proposed creation of a district centre at Bromley-by-Bow. In 2018 nearly 27,000sqm of non-residential floorspace was delivered or under construction, and permissions granted will deliver 3,000sqm of retail floorspace.

Table 7: Sub Area 4 Completions/Under Construction (2018)

Permissions Granted in 2018	Status	No. Units	Non-Resi.
Phase 2 15/00476/REM	Under Construction	112	-
MU2 15/00250/REM	Under Construction	-	27000
Plot R1 16/00223/REM	Under Construction	161	627
Plot MU1 15/00484/REM	Under Construction	-	School
Land at Cooks Road 15/00392/FUL	Complete	196	2136
Central House 16/00377/PNCOU	Complete	17	-
The Lock Building 17/00430/FUL	Complete	9	-
12/00336/LTGOUT	Under Construction	8	
<b>Total Complete</b>		<b>222</b>	<b>-</b>
<b>Total Under Constructor</b>		<b>281</b>	<b>27627</b>

### Bromley-by-Bow and Pudding Mill SPDs

The adopted SPDs relating to Bromley-by-Bow (adopted 2017) and Pudding Mill (adopted 2017) are instrumental in guiding development in Sub Area 4, supporting the new district centre and related facilities at Bromley-by-Bow. In addition, as part of the Legacy Corporation’s Local Plan Review, two further site allocations have been identified in the area at Three Mills and Bow Goods Yard, with the aim of enhancing and preserving local character and heritage, as well as strategic industrial land and guiding any potential future development in these areas. On adoption these will form site allocations SA4.4 and SA4.5.

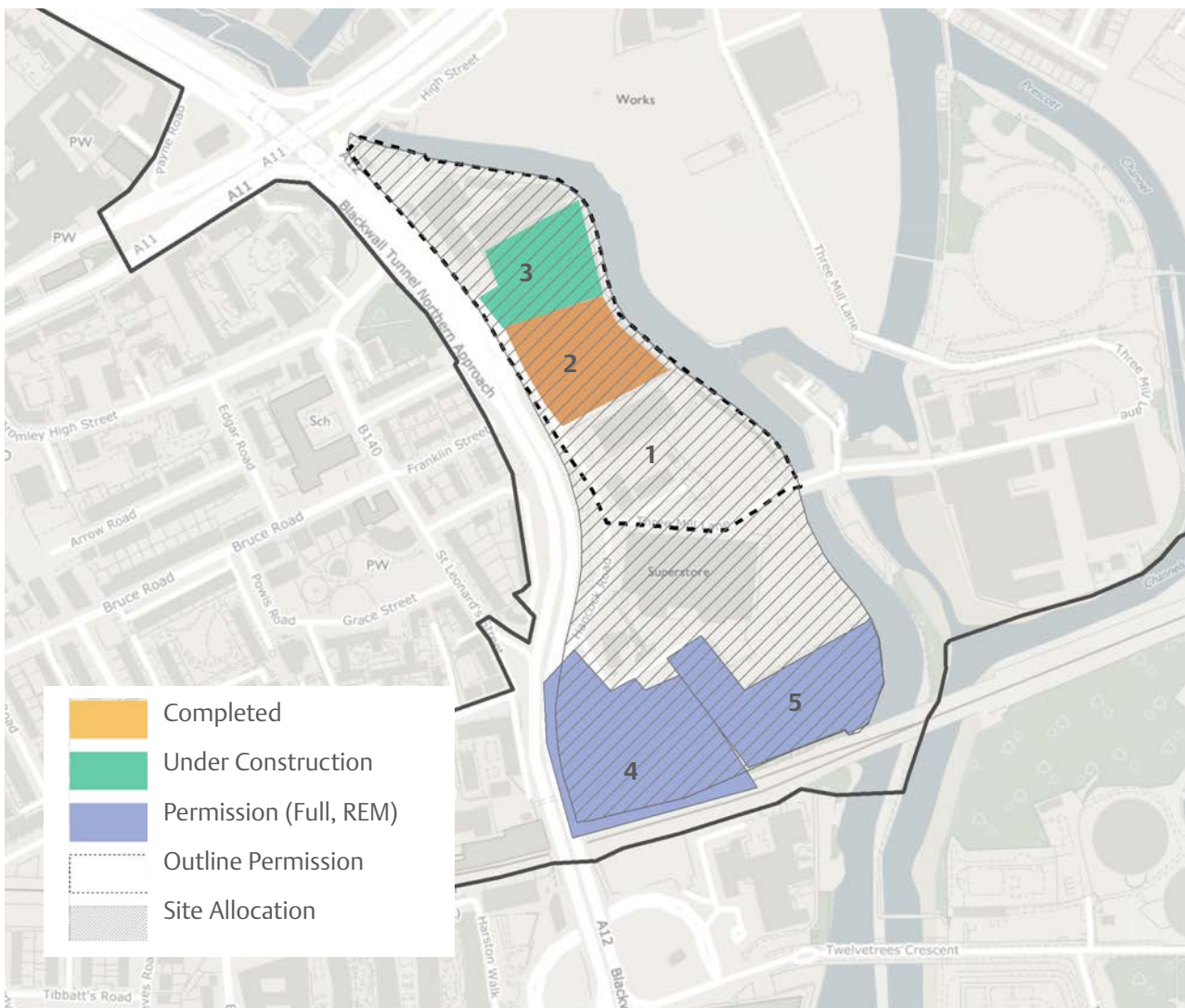
Connectivity has been enhanced within the area by the provision of a new bus and cycle bridge across the River Lea to the eastern edge of the Bromley-by-Bow site allocation. The accessibility of Bromley-by-Bow station have been improved by the installation of new lifts and other improvements to the station itself. The works were completed in 2018.

## PROGRESS ON SITES

The information overleaf shows that there are a number of permissions coming forward in this Sub Area.

## Site Allocation 4.1: Bromley-by-Bow

Development within the northern part of the Bromley-by-Bow site allocation (SA4.1) area continues to progress significantly, with units delivered and occupied as part of the first phase of Bow River Village (PA/11/02423/LBTH) and the second phase under development. Bromley-by-Bow SPD supports comprehensive development at Bromley-by-Bow south, and permission has been granted for the Land at Clockhouse and Access House and Land at Imperial Street schemes. The sites form part of the overall masterplan for Bromley-By-Bow south, including 898 new homes and new commercial space, the focus for the new district centre, and Section 106 obligations which have been secured in relation to these developments will support significant infrastructure improvements in the area.

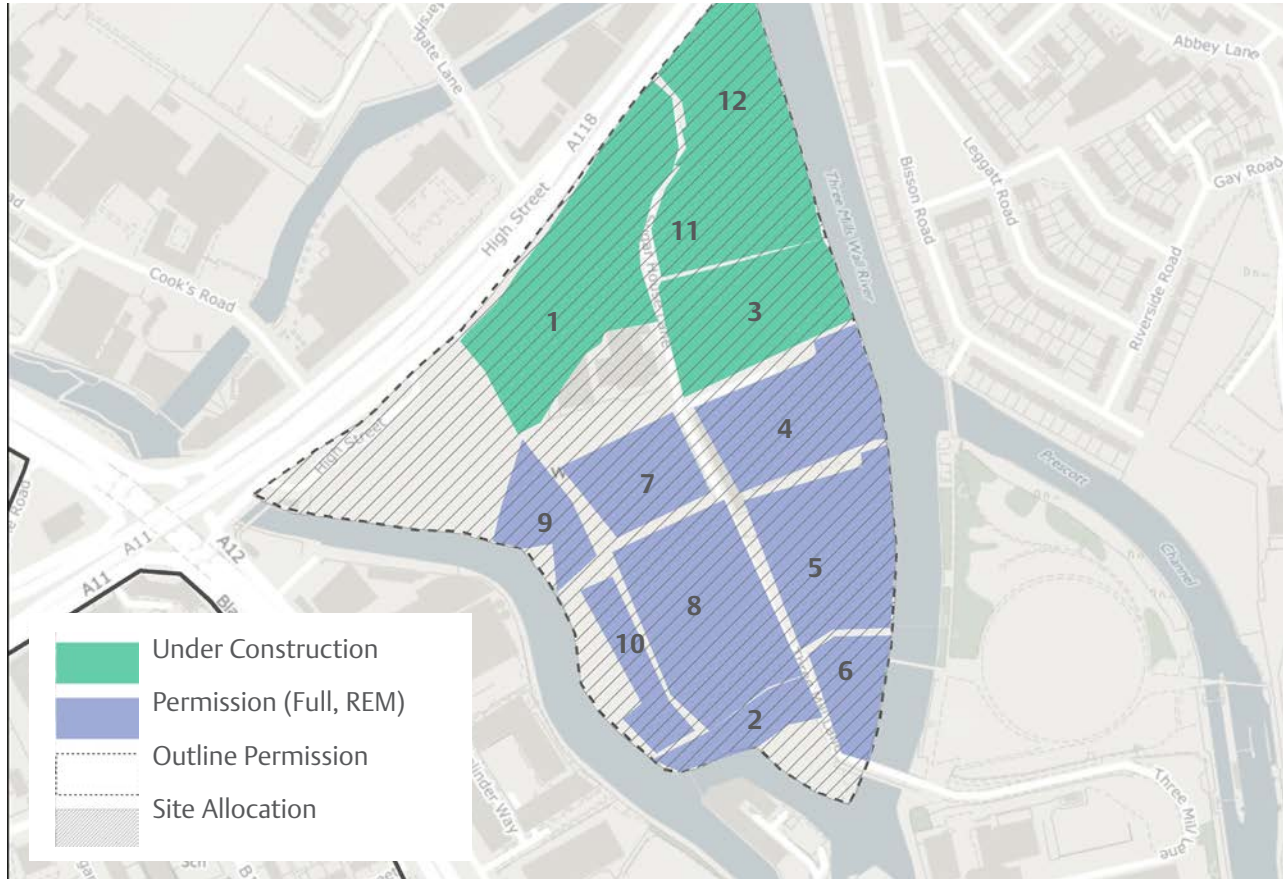


SA4.1 Progress on Site				
Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1	Bromley-by-Bow North	PA/11/02423/LBTH	741	4,125
2		Phase 1	Completed in 2016	(219)
3		Phase 2	15/00476/REM	Under Construction
4	Land at Clockhouse and Access House	17/00364/FUL	Permission	491
5	Land at Imperial Street	17/00344/FUL	Permission	407
				613



## Site Allocation 4.2 Sugar House Lane

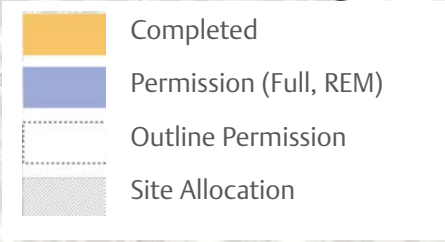
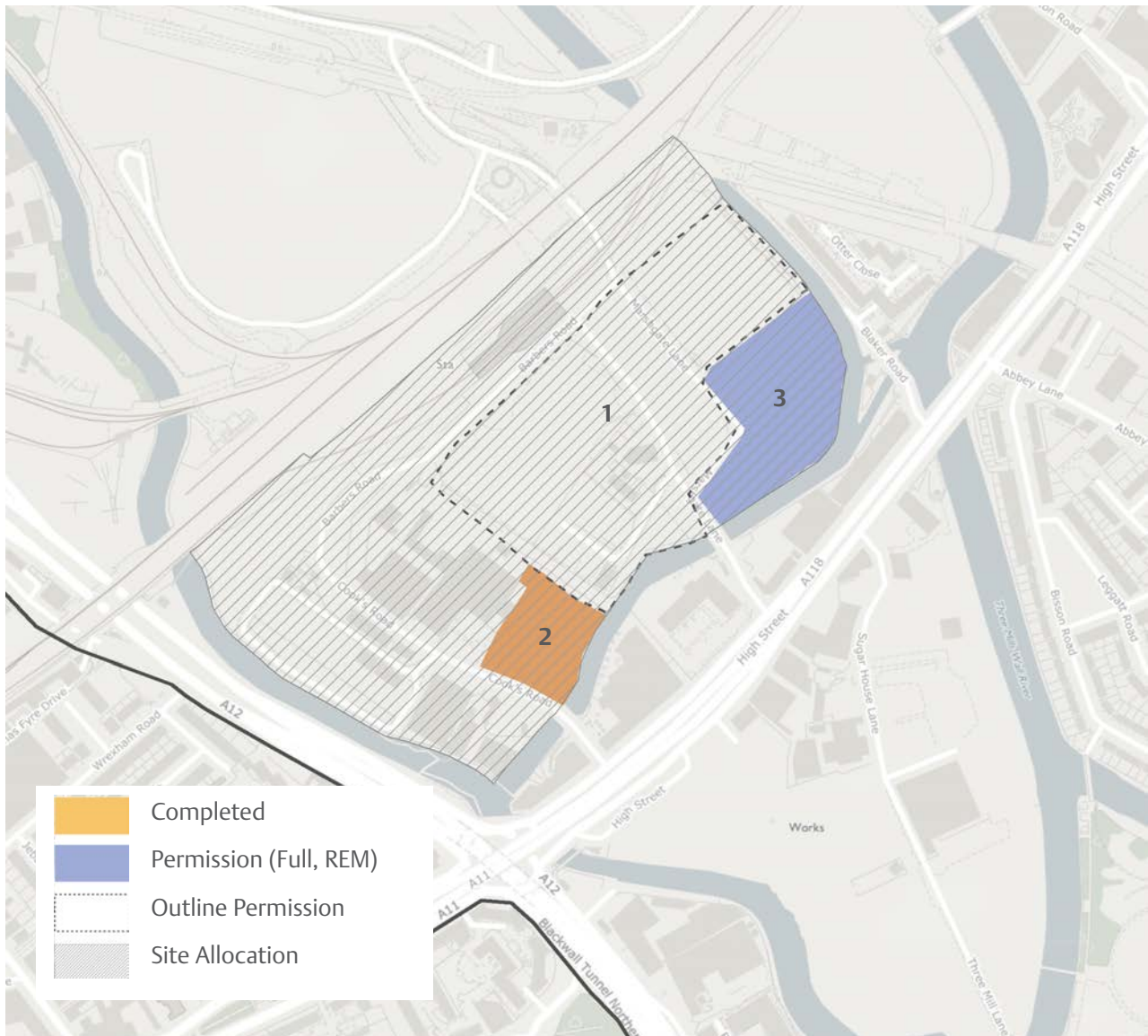
The most significant progress continues to be made on the site allocation Sugar House Lane (SA4.2), with three plots already under construction and two further plots to come forward. Over the next five years, this site allocation will deliver a total of approximately 50,000sqm employment floorspace, 1,200 homes, 13,000sqm flexible floorspace and a 350-bed hotel. It is projected that this scheme will bring 2,500 jobs to the area as well as including 1.2ha of open space, which will include a riverside park.



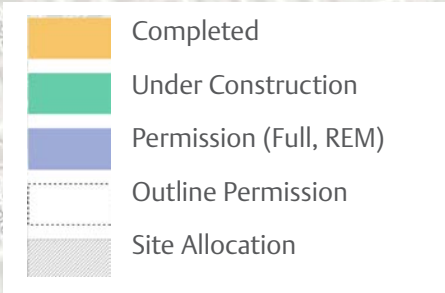
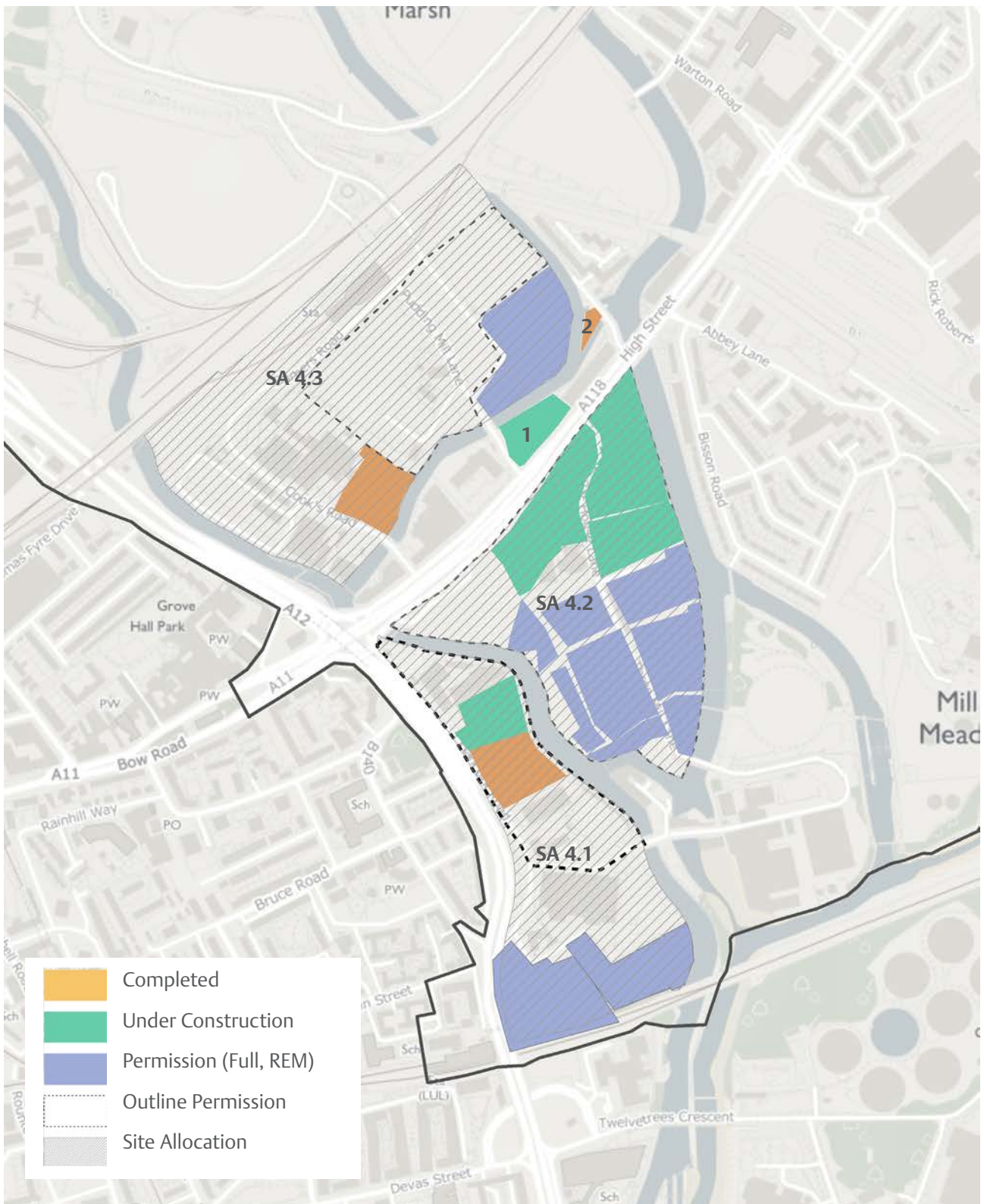
SA 4.2 Progress on Site				
Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
Strand East (Sugar House Lane)	12/00336/LTGOUT	Outline permission for 1,200 residential units and around 56,000sqm of non-residential uses.		
1 MU2	15/00250/REM	Under Construction	-	27,000
2 Plot MU5	15/00359/REM	Permission	42	391
3 Plot R1	16/00223/REM	Under Construction	161	628
4 Plot R2	16/00440/REM	Permission	212	70
5 Plot R3	16/00412/REM	Permission	156	-
6 Plot R4	15/00327/REM	Permission	89	-
7 Plot R5	17/00348/REM	Permission	86	-
8 Plot R6	15/00435/REM	Permission	103	-
9 Plot R7	17/00369/REM	Permission	82	330
10 Plot R8	15/00384/REM	Permission granted in 2018	116	-
11 Plot MU1	15/00484/REM	Permission	Primary School	
12 NEQ	12/00336/LTGOUT	Under Construction	8	11,600

### Site Allocation 4.3 Pudding Mill

The Legacy Communities Scheme (LCS) planning consent, approved in September 2012, covers the site allocation at Pudding Mill (SA4.3). The scheme allowed for around 1,000 homes and a range of employment floorspace, retail units, community infrastructure facilities and open space. The first schemes in the area on Cooks Road and at the Marshgate Business Centre are either completed or under construction, with that at Cooks Road significantly progressed with units under occupation .



SA4.2 Progress on Site					
	Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1	The Legacy Communities Scheme (LCS)	11/90621/OUTODA	Permission		
2	Land at Cooks Road inc VAR	15/00392/FUL	Completed in 2018	196	2,136
3	Land at Marshgate Lane	14/00422/FUL	Permission	254	4,257
Total Completed within Sub Area				196	2,136



Sub Area 4: Development outside of Site Allocations in 2018					
	Name	Reference Number	Status as at 31st December 2018	Residential Units	Non-residential (sqm)
1	68-70 High Street, Stratford	11/90619/FUMODA	Permission	173	488
2	The River House, 3, Blaker Road	15/00164/FUL	Completed in 2017	7	-

# 3. 2018 MONITORING

## DEVELOPMENT MANAGEMENT

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

In 2018, the Legacy Corporation received 546 planning applications for consideration. Within the same period, the Legacy Corporation determined 525 applications of all types. Of these, 13 were classified as Major Applications (8 Large Scale Major Applications and 5 Small Scale Major Applications). A breakdown of these applications is presented in Table 8 below.

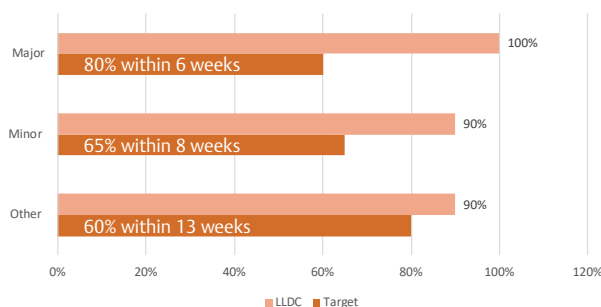
A total of 90% of all applications were determined within the statutory 8, 13 or 16 weeks timeframe, or within an extended period as has been agreed in writing between the applicant and the local planning authority (Planning Performance Agreement). All major planning applications were determined in time. This exceeds the government’s target for processing planning applications (see figure 1).

The statutory timeframes 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.

Information on S106 Legal Agreements associated with developments granted planning permission within the monitoring year are recorded within Chapter 8 of this report. The individual clauses contained within the S106 Legal Agreements completed within the monitoring period appear in Appendix 2.

Chapter 9 provides information on CIL receipts within the monitoring year. Appendix 3 is the table of CIL receipts from the 2017/18 financial year as required by Regulation 62 of the CIL Regulations 2010.

Figure 1: Targets Achieved for Processing Planning Applications 2018



Permission	Permitted	Refused	Withdrawn
Full applications	57	2	11
Outline	2	1	0
Reserved Matters	10	0	0
Non-Material Amendments	58	0	2
Approval of Details	284	1	13
Variation of conditions (Section 73 applications)	15	0	1
Prior Notification	1	0	0
S106 details	56	0	10
Other (Demolition, Adverts, Listed Building Consent etc.)	48	3	3
<b>TOTAL</b>	<b>518</b>	<b>7</b>	<b>40</b>

# 4. THE ECONOMY

## EMPLOYMENT DEMAND AND TRENDS

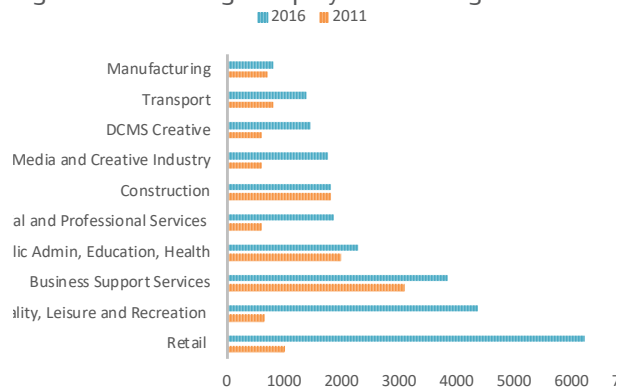
The Legacy Corporation prepared a [Combined Economy Study \(CES\) \(2018\)](#) to support the Local Plan review and provide an update of economic, retail and leisure evidence, as well as determine cultural and creative opportunities within the area. The CES also presents a number of economic growth forecast scenarios, the demand and supply for different types of employment and retail floorspace, and makes recommendations in relation to provision target for planning policies.

The CES has found that the Legacy Corporation area has seen a considerable employment growth, of over 100 per cent, since 2011. This is more than six times the growth in London and four times more than in the neighbouring boroughs. The growth was recorded in all sectors; however the most notable growth was seen in retail and hospitality, leisure and recreation, followed by business support services (See Figure 3). A considerable increase of over 60 per cent has also been recorded in IT, media and creative business.

Another indicator of employment growth is the significant increase in the total number of businesses operating in the Legacy Corporation area. In 2017, there were 2,350 active businesses, this is 77 per cent change from 2012 and almost double than seen in London (41%). 87 per cent of all businesses are micro businesses employing up to 4 employees, higher than in London and the neighbouring boroughs.

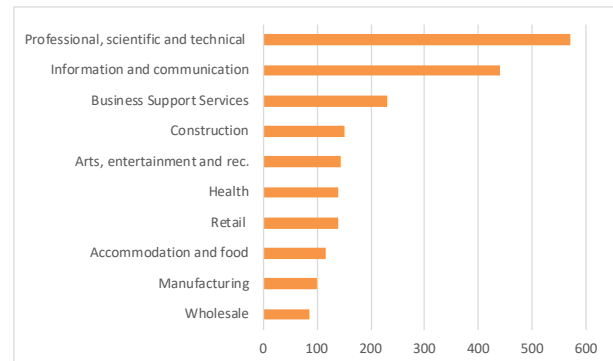
The Population and Householder Survey 2017 has also provided indicators of improvement to the socio-economic profile of the Legacy Corporation area. The largest proportion of all residents are in full time employment, of which nearly three-quarters work in Professional Occupations. The Survey also revealed that nearly one quarter of all household have income of at least £50,000 (Figure 2).

Figure 3: Percentage Employment Change



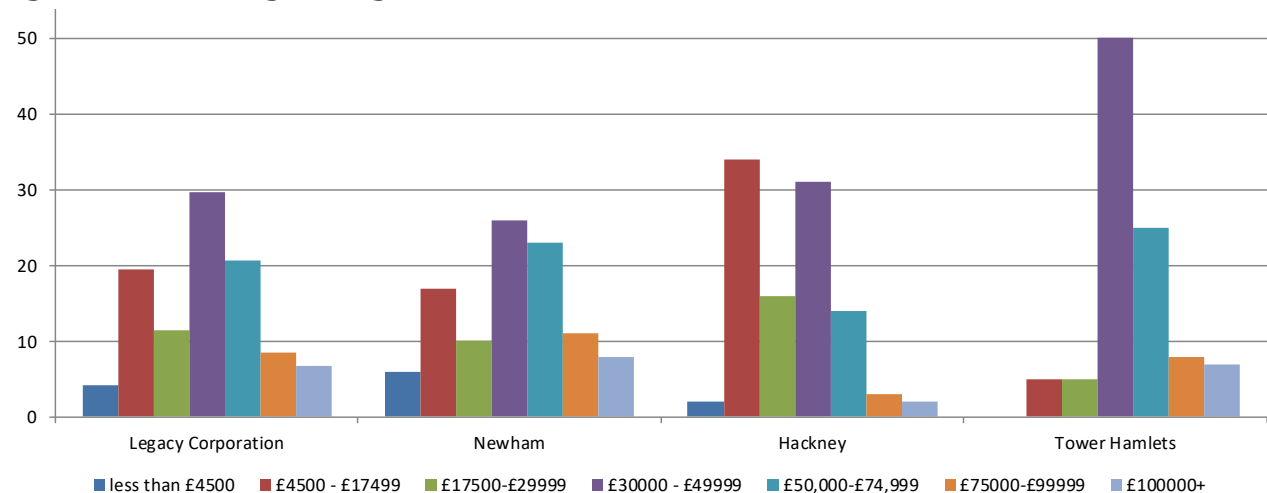
Source: Combined Economy Study 2018

Figure 4: Businesses by Sector 2017



Source: Combined Economy Study 2018

Figure 2: Annual Average Earnings



## EMPLOYMENT USES PROVISION

The rapid economic growth can be seen as a result of an increase of net employment floorspace within the area, most of which have been or will be delivered on brownfield sites or as a redevelopment of vacant industrial buildings.

In addition to the non-residential floorspace completed at Westfield Stratford City, permissions have been granted for around 680,000sqm of employment floorspace within the Legacy Corporation area since 2012. Approximately 200,000sqm has been delivered and another 170,000sqm is currently under construction (see Table 9). Much of this office floorspace is coming forward at the remaining sites of the Stratford City outline planning permission, however significant portion of employment floorspace will also be

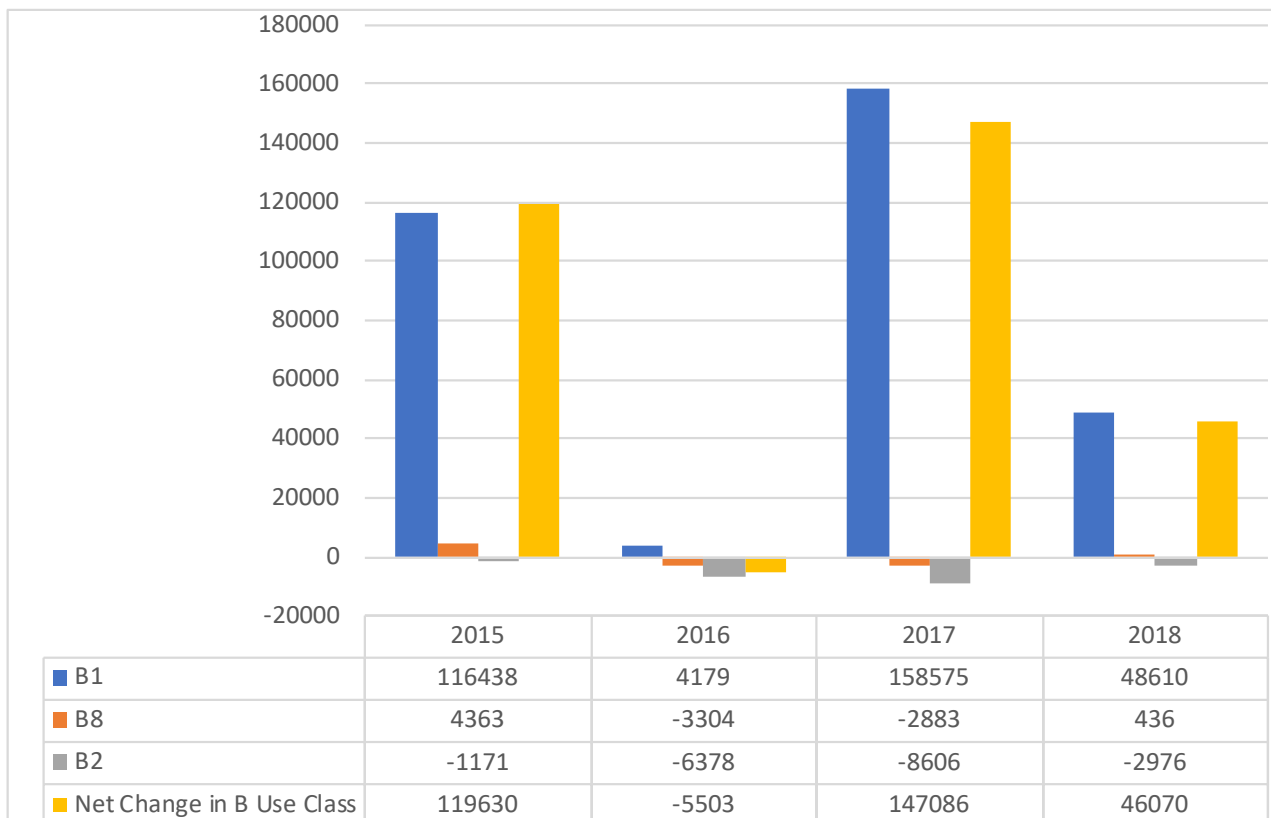
Table 9: B Use Class Floorspace	
Approximate New B Use Class floorspace permitted since 2012	680,000sqm
B Use Class Completed to date	200,000sqm
B Use Class Under Construction in 2018	170,000sqm

delivered within Sub Area 1 and 4. This shows that the objective for creation of new employment floorspace throughout the area, key to the Local Plan Vision, is being achieved.

Figure 5 shows the net change in employment floorspace resulting from permissions granted since 2015 (including reserved matters). The figure shows that granted permissions resulted in an overall net increase of B Use Class floorspace, while a marginal net loss was only recorded in 2016. The Figure indicates that the area has seen a transition between employment uses, from lower job density B2 and B8 uses to new office and light industry floorspaces (B1 Use Class) with higher job ratios. Many of these changes are a local sign of a general overall shift to a service and technology sector across the UK.

Although the data suggests a loss of B8 floorspace it should also be noted that a large portion of the lost B8 floorspace had been long term vacant or derelict. For instance, of 4,500sqm lost B8 floorspace in 2018 nearly 1,500sqm was due to redevelopment of vacant or derelict building. Therefore, although the area has seen continuous losses of B2 and B8 floorspace, this has no significant impact on the overall job losses.

Figure 5: Percentage Employment Change 2011 - 2018



NB: These figures include reserved matters planning permissions

## 2018 Employment Provision

In 2018, the Legacy Corporation approved planning applications that when implemented will provide approximately 32,000sqm of new employment floorspace (excluding reserved matters approvals). This is a net gain of around 29,000sqm of all B Use Class floorspace, as shown in Table 10. Nearly 90 per cent of all the employment floorspace approved in 2018 was for B1 office use, of which around 22,000sqm will come from the Angel Lane development situated within the Stratford Metropolitan Centre that allows for larger scale employment schemes to be located, if delivered outside of the employment cluster.

As a result of permissions granted in the monitoring year there will be a marginal net loss in B1b and B1c Use Class floorspace (Table 10). Approvals also resulted in a loss of approximately 4,245sqm of B8 Use Class floorspace, however it should be noted that around 1,500sqm has been long-term vacant, and 1,700sqm is due to a change of use at Here East from data centre to other uses associated with the V&A Collection and Research Centre. Whilst the B8 (Data Centre) was integral to the design concept of the International Broadcast Centre, now Here East, the data centre market has changed significantly since these permissions were granted in 2014. The mass adoption of cloud based technology solutions has resulted in a significant drop in the need for the provision of large data centres such as that at Here East. This is in line with the strategy and envisaged outcomes in the Local Plan for employment floorspace. The loss of B uses is generally the result of mixed-use schemes being approved in accordance with the relevant Local Plan policies. Loss of employment floorspace will continue to be closely monitored and analysed in the context of maintenance of employment uses and its delivery at the appropriate locations.

Based on the application information and the Employment Densities Guide 2015, permissions granted in 2018 will result in provision of between

Use Class	Permitted	Net Change
B1a	32,776sqm	31,999sqm
B1b	1,199sqm	-301sqm
B1c	1,800sqm	-204sqm
B2	1,269sqm	436sqm
B8	1,269sqm	-2,976sqm
<b>B Class Net</b>		<b>28,954sqm</b>

2,150 and 2,450 net full-time equivalent job when built and fully occupied.

An additional net 17,000sqm of B Use Class floorspace was granted through grant of reserved matters approvals.

### Affordable and low-cost workspace

The CES evidence suggests that the Legacy Corporation area has seen a rising prominence of SMEs and most notably microbusinesses (employing up to 4 employees) since 2012; having a higher proportion of micro business than London and the neighbouring boroughs. These businesses are often seen to play a significant role in driving the local economy and are a significant source of new jobs, particularly for local residents. The Mayor of London in his Draft London Economic Development Strategy (2017) recognises the significance of these businesses in shaping the sustainable economy of London, and provides a package of support for SMEs, outlining the importance of the planning system in achieving this; for example, through ensuring the provision of right sort of spaces suitable for SMEs, including affordable workspace or low-cost business space.

The higher proportion of microbusinesses can be attributed to the area's particular mix of industrial building stock, suitable to multiple forms of re-use. The CES has confirmed that a high proportion of workspace is in form of workshops, typically in small units (less than 100sqm), delivered through the sub-division of larger industrial buildings. Consequently, the highest concentration of workshops is within Hackney Wick and Fish Island.

Policy B.4 of the adopted Local Plan sets out that new forms of low-cost and managed workspace will be supported where provision is flexible, appropriately managed and offered at rates that are considered as low cost through varying means. The draft Revised Local Plan proposes to further strengthen the requirements for low-cost and affordable workspace, setting out the circumstances where provision of this type of workspace may be required.

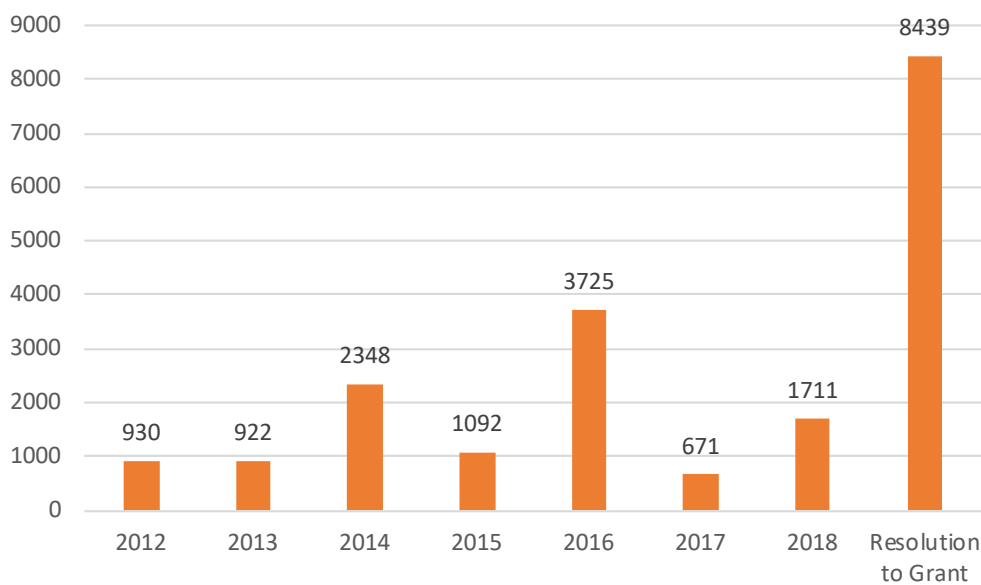
19,500sqm of affordable workspace has been permitted since 2012. This includes permissions granted within this monitoring period which will deliver 1,711sqm of new affordable and low-cost workspace. 871sqm of this will be delivered as a

7-years temporary use low-cost workspace. This temporary scheme will provide affordable space for entrepreneurs and artists within the area to emerge and experiment, meanwhile other affordable workspace gets delivered.

Figure 6, shows the amount of affordable workspace granted within the area to 2018. It shows that the highest year total was in 2016, however it also shows that there are a number of applications with a resolution to grant a significant amount of

affordable workspace, most specifically the Hackney Wick Central Masterplan which includes 8,434sqm of affordable workspace. Figure 7 overleaf shows the location of schemes containing affordable and low cost workspace. This indicates that most of the new affordable workspace comes from or will be delivered in Hackney Wick and Fish Island. This shows that the policies have been effective in providing new and/or retaining the affordable workspace in locations where a clear demand exist.

Figure 6: Affordable Workspace Approved since 2012



## CASE STUDY 1: AFFORDABLE WORKSPACE - CLARNICO QUAY

The proposed uses would provide around 2,900sqm of co-working workshops of which 871sqm of low-cost, a community use unit, food and food/beverage outlets that would act as a stepping stone for businesses currently operating within Hackney Wick and Fish Island and seeking to relocate, or for those looking to locate to the area. The proposal is expected to generate up to 250 full time equivalent jobs. This will boost employment, and nurture small businesses, creative workers and the wider community until 2025 – when the land is scheduled to be used for housing.





Figure 7: Affordable workspace permission and locations

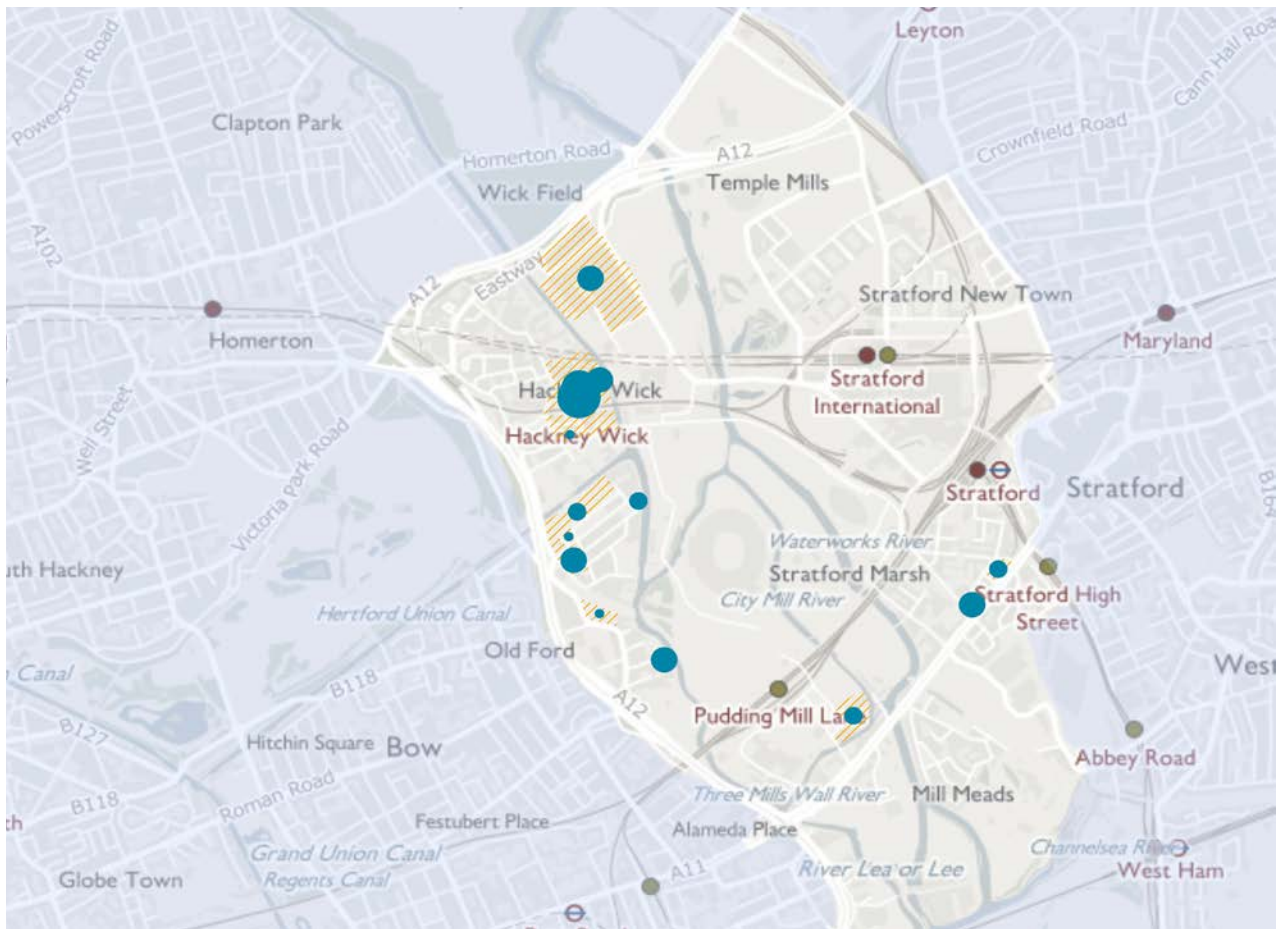


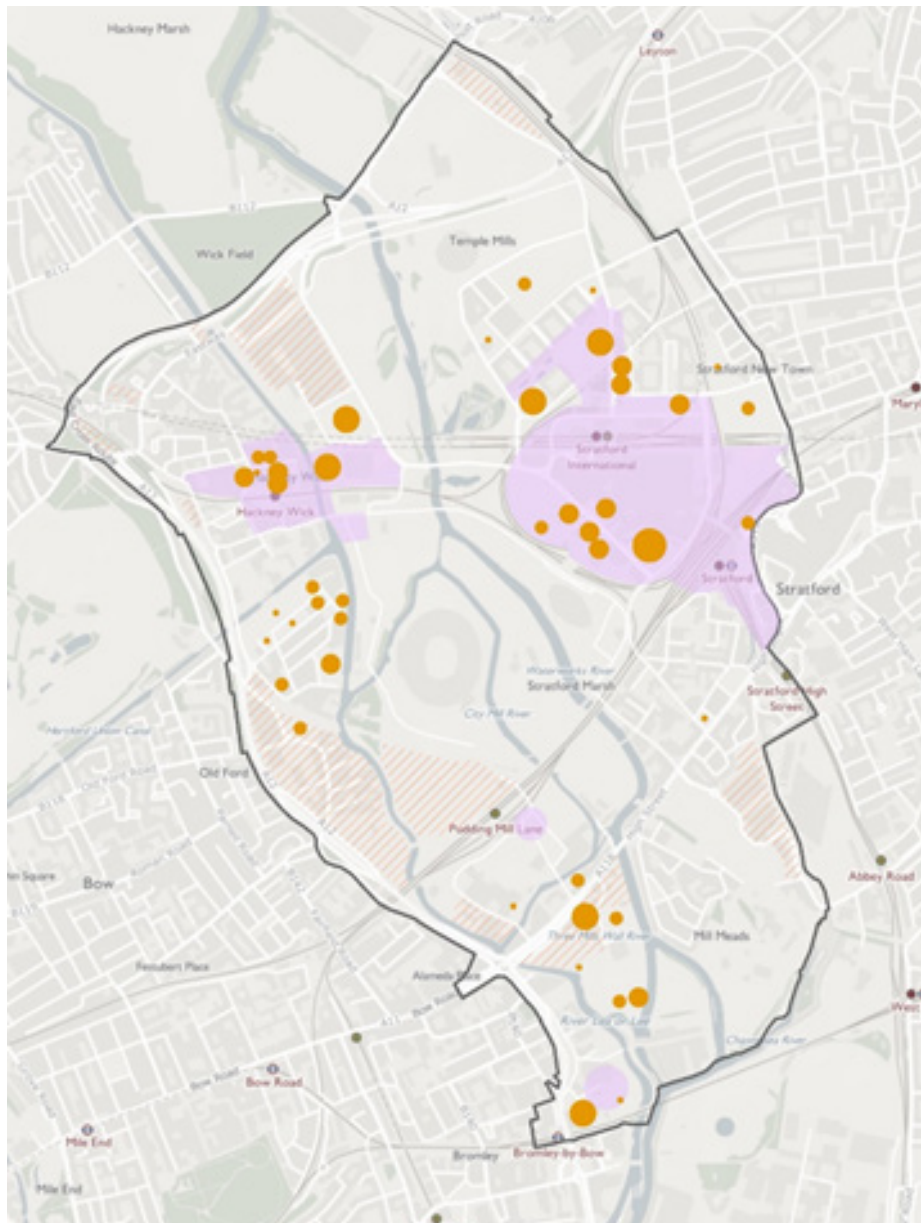
Table 11: Affordable Workspace Permission		Low cost workspace (sqm)
1	Legacy Communities Scheme 11/90621/OUTODA	930
2	90 Main Yard 13/00130/COU	922
3	Neptune Wharf 12/00210/OUT	314
4	Here East 13/00534/FUM; 13/00536/COU	1,000
5	Alumno, 206-214 High Street 13/00404/FUM	1034
6	4 Roach Road, Fish Island, London, E3 2PA 14/00260/FUL	395
7	Unit 3, 39 Autumn Street Studios, Fish Island 14/00123/COU	697
8	33-35 Monier Road 15/00212/FUL	68
9	80-84 & 88, Wallis Road 14/00387/FUL	3023
10	Duncan House, 17/00629/NMA; 15/00598/FUL	634
11	Marshgate, Land at Marshgate Lane, Pudding Mill 14/00422/FUL	450
12	415 Wick Lane 16/00685/FUL	221
13	1-7 Dace Road 16/00462/FUL	750
14	Danescroft 17/00364/FUL	125
15	Site known as 'Hackney Wick Central' 16/00166/OUT	8439
16	55-69 Rothbury Road 17/00112/FUL	107
17	Clarnico Quay 18/00171/FUL	871
TOTAL		19,980sqm

## RETAIL PROVISION

It is estimated that 2,000sqm of retail floorspace has been completed in the 2018 monitoring year and a further 13,000sqm (12,144sqm within town centres) is currently under construction. Planning permissions granted in this monitoring period will deliver 6,000sqm of A Use Class floorspace, this is a net gain of 5,016sqm. Around 5,000sqm is within the designated centres. Reserved matters have also been approved for approximately 15,062sqm of retail floorspace, of which the largest portion (over 10,000sqm) comes from the Cherry Park permission, located within the Stratford Metropolitan Centre, and 4,242sqm comes from the UCL East permission which is located within the potential future extension to the Metropolitan centre boundary.

As illustrated in Figure 8, a majority of the larger retail units (over 200sqm) are coming forward within the designated or proposed town centres. Outside the centre, A Use Class floorspace is of a smaller scale and comes as a result of a mixed-use development providing an immediate localised function, complementing other existing or planned uses. It should be noted that larger retail units that are being delivered outside of the town centres are mainly the result of reserved matters approvals associated with Sugar House Lane and LSC outline permissions (12/00336/LTGOUT/LBNM and 11/90621/OUTODA ). Both applications were approved before the adoption of the Local Plan.

Figure 8: Distribution of A Use Class Floorspace



## TOWN CENTRES ECONOMY

In line with its function and hierarchy, **Stratford Metropolitan Centre** continues to be the focus for large scale retail and leisure development. There are currently around 2,600sqm of retail floorspace under construction, and it is anticipated that the centre will also capitalise on the new investments coming forward, such as the extension to Westfield Stratford City (Resolution to grant made in June 2017, subject to Section 106 Agreement) that will provide additional 14,532sqm of A1-A4 Use Class floorspace. In addition, Cherry Park permission was granted for over 10,000sqm of retail floorspace. The Centre will also build on the cultural and tourism potential being delivered by UCL East and Stratford Waterfront scheme, which will further contribute to the potential International Centre designation as highlighted within the London Plan.

The Stratford Metropolitan Centre also offers a good provision of overnight accommodation; two hotels are currently under construction delivering a further 535 hotel rooms to this offer. One permission was approved in 2018 for a mixed-use development comprising a 192-bedroom youth hostel, situated in the Stratford Metropolitan Centre within the Legacy Corporation boundary. The development will provide an additional 245,000 overnight stays per year helping to address the general undersupply of affordable visitor accommodations within London. This will further strengthen already existing leisure

and night-time economy uses and will support retail, services and cultural attractions satiated with in the area.

**East Village** is evolving as a local centre, consisted of a mix of independent shops, which are mostly related to the food, and drink offer in some form (cafes, bars and restaurants). The CES has confirmed that the centre is fulfilling its function to serve a localised catchment and complement other larger scale retail uses that can be found in the proximity. Vacancy rates showed a slight fluctuation in the past three years. Higher rate was recorded in 2017 when it stood at 18% however in 2018 the vacancy rate decreased to go back to the same level as in 2015 (15.8%). The retail monitoring information has noticed an increase in applications for a change of use within the town centre for a non-retail uses, for example in 2018 two applications have been approved to convert two retail units to D2 and B1a respectively. This change can also explain the current lower level of vacancy rate. Given that the centre started occupation only in 2014, this can be considered as natural market adjustments. The adopted Local Plan sets out how the Legacy Corporation will closely monitor the vitality and viability of the centre; in circumstances where a change of use to a non-retail is proposed, the use will be considered against the quantum and positioning of non-retail uses, and also their potential to enhance the town centre function.

Considerable retail floorspace is currently under



Stratford Metropolitan Centre

construction at plots N08 located within the town centre and N06 adjacent to the town centre boundary, delivering 1,300sqm and 1,603sqm of A Use Class floorspace respectively, as well as approximately 1,000 residential units. Once completed, occupation of the buildings will increase the footfall which will help the centre to become fully established and the new retail offer diversified.

Nevertheless, it is considered that East Village Local Centre in its present form is sufficiently developed and established to allow for designation of Primary Frontage. Consequently, the whole retail frontage within the centre boundary will be designated as primary frontage on adoption of the Revised Local Plan. The centre boundary will also be amended to include those established units along West Park Walk as well as take account of retail units currently under construction.

**Pudding Mill** (site allocation 4.3) is allocated within the adopted Local Plan for new homes and employment floorspace, and new town centre uses within a new Local Centre adjacent to the DLR station. In accordance with the Local Plan retail centre hierarchy, the Local Centre as a whole will include up to 10,000sqm of retail leisure and service floorspace. The site benefits from outline planning permission as part of the Legacy Communities Scheme (LCS). The LCS for Pudding Mill (also covering SA3.6 Bridgewater Road site) allowed for around 1,300 homes, 2,300sqm of retail space and leisure facilities, along with 36,000sqm of flexible employment floorspace. It is likely that the LCS will be revisited in response to the changing context of adjoining developments, including East Bank proposals. In 2017, the Legacy Corporation adopted the Pudding Mill SPD to provide more guidance on the delivery of Local Plan aspirations for the site.

At **Bromley-by-Bow** the Local Plan sets out the potential for a new District Centre of between 10,000 and 50,000sqm of retail, leisure and services floorspace. Two permissions have been granted in 2018 within the proposed District Centre Bromley-by-Bow (17/00344/FUL; 17/00364/FUL) which together provide over 3,000 sqm of retail floorspace.

It is estimated that **the Hackney Wick Neighbourhood Centre** already contains some 3,700sqm of retail floorspace. According to the Local Plan town centre hierarchy the centre can accommodate a total of up to 10,000sqm of town centre uses. The Hackney Wick masterplan outline

permission (subject to Section 106) will deliver 4,500sqm of retail and leisure uses. A number of schemes have already been approved within the Neighbourhood Centre boundary delivering around 1,155sqm of A Use Class.

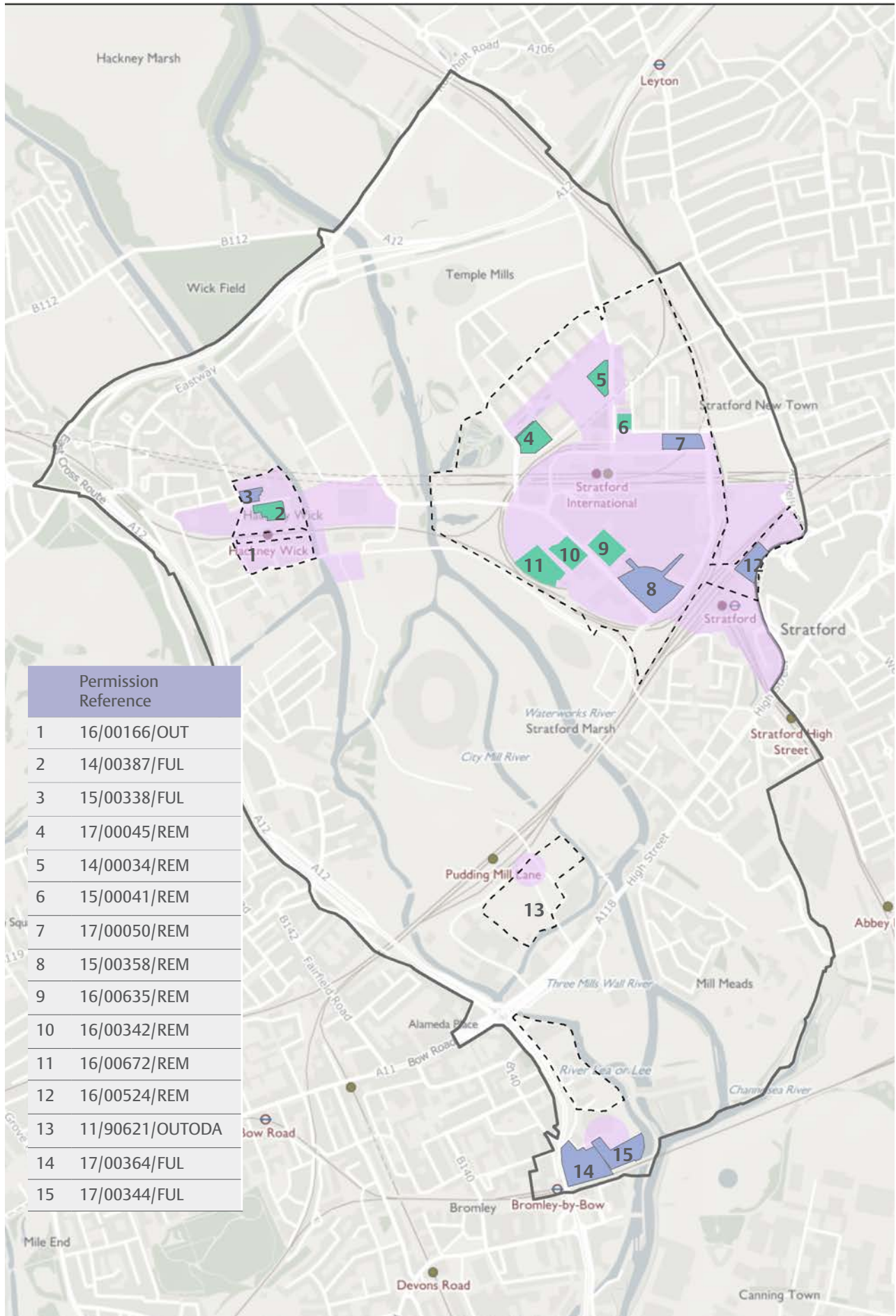
The 2017 Household Survey recognised Hackney Wick and Fish Island as a significant night-time economy destination. The Creative Enterprise Zone (CEZ) designation at Hackney Wick and Fish Island will support the creative and night time economy within the area.

Figure 9 overleaf illustrates the most significant schemes approved within the town centres boundaries, these schemes will precipitate the viability and development of the centre uses.



East Village Local Centre

Figure 9: Permissions within the town centres delivering A Use Class floorspace



## Retail Vacancies

The retail vacancy survey reveals that the average rate across town centres within the Legacy Corporation area has decreased to stand at 9.3% (see Figure 10). Vacancy rates across Greater London at quarter 2 in 2018 were 7.9%. An increase of 1.4% was recorded with the Stratford Metropolitan Centre to stand at 7.6%, however, this continues to be just below the London average. East Village vacancy has seen a decrease of 3% to stand on the same level as in 2016 (15.8%), which can be due to two applications being approved for a change of use to non-retail uses. The vacancy rate at Hackney Wick continues to fall and to be the lowest in the area. All retail units delivered as part of the new development within Hackney Wick have now been occupied.

The vitality and viability of centres is strongly influenced by the variety of choice of shops and services provided in them. For example, uses such as the provision of financial and professional services, food and drink, offices, leisure facilities and community services can support day-time retail and leisure function and contribute to the night-time economy of the centres. Revised Local Plan Policy B.2 allows for flexibility in provision of a wide range of retail uses, including that within the night-time economy. To successfully integrate these, the Legacy Corporation is preparing a Night Time Economy SPD. The forthcoming Night Time Economy SPD will also provide additional planning guidance with respect to the protection and provision of cultural and night time uses across the whole of the planning area when adopted.

Figure 10: Retail Vacancies 2015 - 2018

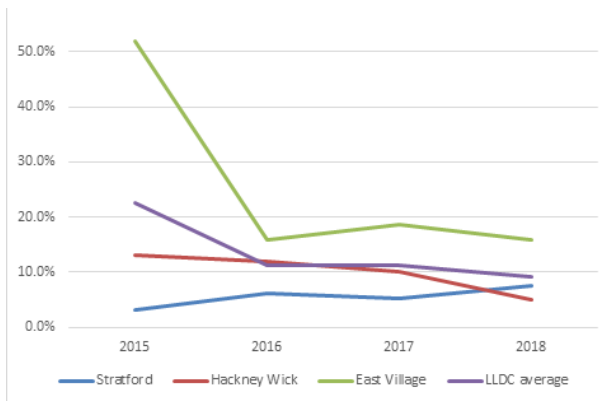
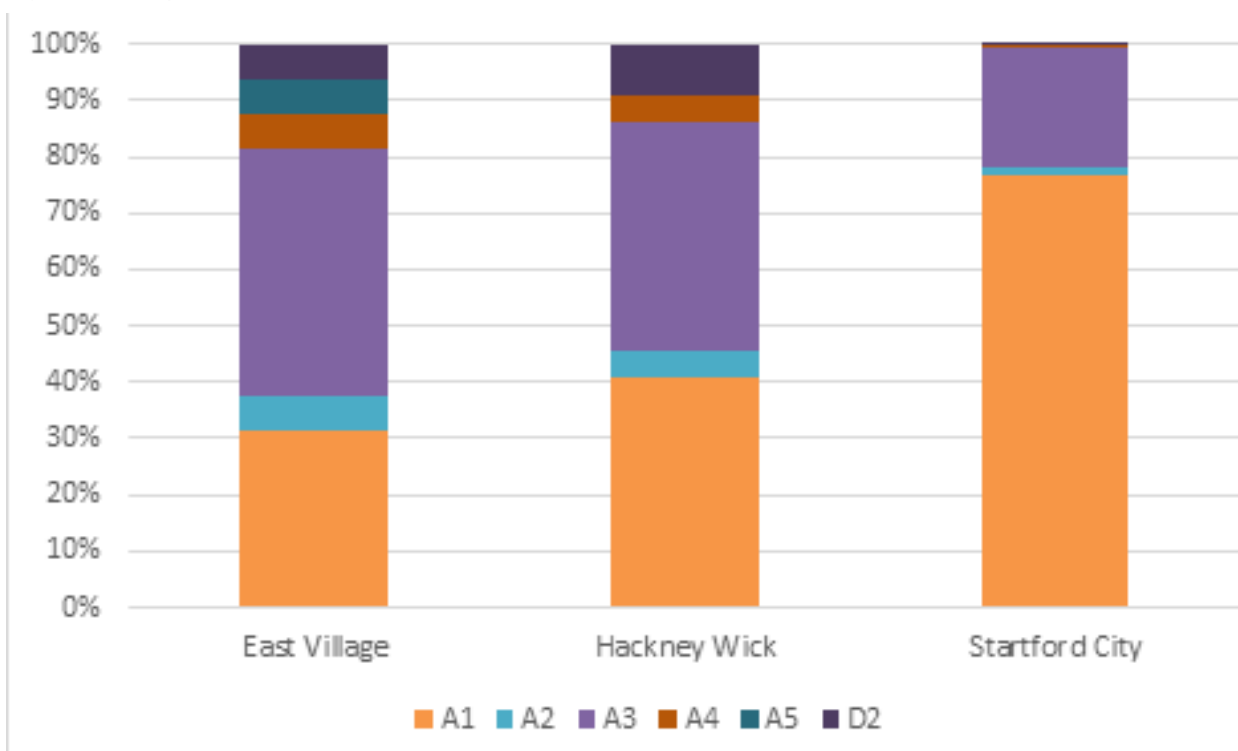


Figure 11 outlines retail survey findings in relation to proportion of town centre uses within the town centres. This monitoring information has found in December 2018 that Stratford City and Hackney Wick have maintained a good proportion of units occupied by A1 uses. However a further decrease has been seen in East Village where 31% (38% in 2017) of units are occupied by A1 uses, and 56% of all units relate to the food and drink offer. This will continue to be closely monitored in the context of maintaining thriving centres.

Figure 11: Proportion of A Use Class within town centres in 2018



## NIGHT-TIME ECONOMY SPD

In line with the Mayor's Culture and Night-time SPG the Legacy Corporation is producing 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 Revised Local Plan policies, particularly retail, employment and other main town centre uses (Policies B.1, B.2 and B.4)
- 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.

The SPD will cover the whole of the Legacy Corporation's planning area with further centre specific guidance for the 5 identified centres plus Stratford High Street. It is envisaged that the SPD will be published for consultation at the beginning of April 2019 for a period of 6 weeks. Representations will be reviewed and responded to with anticipation of adoption at the same time as the Revised Local Plan at the end of 2019/beginning of 2020.



# 5. HOUSING DELIVERY

## NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS

Figure 13 below shows the cumulative housing delivery and permissions granted within the Legacy Corporation area between 2014 and 2018. It shows that around 7,700 new homes have been completed within the area in this period. Taking into account the amount of units currently under construction the Revised Local Plan anticipates that by the end of 2019 around 11,000 homes will have been delivered within the area since the Legacy Corporation took on planning powers in October 2018. As is shown within Figure 13 there has been a general increase in delivery from 2016 onwards which reflects the permissions granted in the earlier part of the period shown. The fall in completions shown from 2014 to

2015 reflects that 2014 saw the delivery of 2,818 new homes within East Village.

In relation to affordable housing Figure 12 shows the affordable housing delivery from 2014 onwards. It shows that cumulatively 1,470 completed homes fall within the affordable tenure of which 61% are affordable rented and 39% intermediate.

The Legacy Corporation has to date secured £28,141,849 in offsite affordable housing obligations, the majority of this is made up by an obligation relating to the Cherry Park development. Over £17,276,849 has been secured in future offsite affordable housing obligations, in some cases obligations relating to offsite affordable housing have been secured based upon a proportion of sales or related values, and whilst secured through Section

Figure 12: Affordable completions

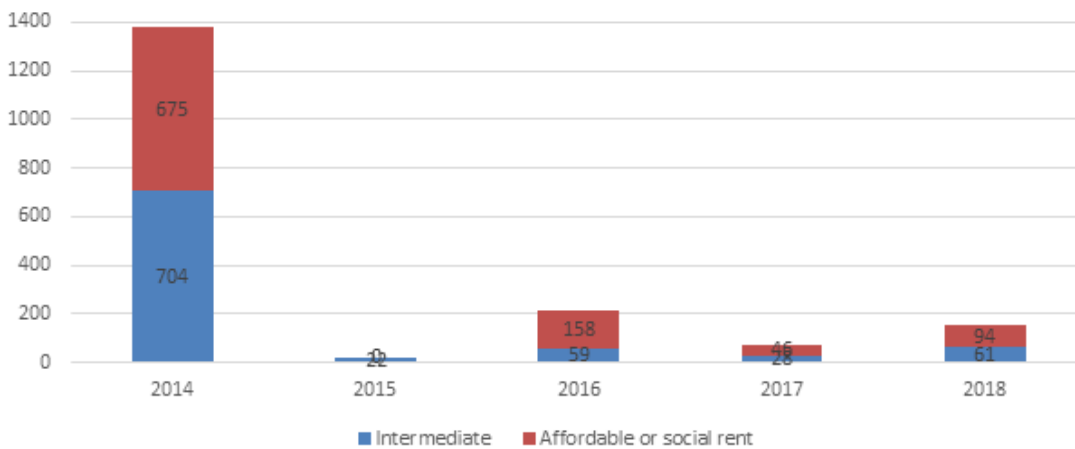


Figure 13: Cumulative housing delivery





106 agreements. In general the Legacy Corporation works with developers to secure affordable housing on site rather through offsite affordable housing contributions

## HOUSING DELIVERY FOR THE REPORTING YEAR

### Permissions

Table 12 shows the schemes granted full planning permission in 2018. It shows a gain of 1,122 new homes. In addition to the schemes highlighted above permission has also been granted for 1,224 homes at Cherry Park (formally included within the Stratford City permission) and the UCL East outline permission which includes 1,800 student bedspaces

Reference number	Units
16/00462/FUL 1-7 Dace Road	110
17/00230/FUL 180, High Street	7
17/00629/NMA	1
18/00084/FUL Omega Works	2
17/00344/FUL Bromley by Bow	407
18/00101/DEM Rear of 59, Wallis Road, Hackney	4
17/00430/FUL The Lock Building, 72, High Street	9
18/00310/PNCOU 417, Wick Lane	2
17/00225/FUL 25 Trego Road	52
17/00364/FUL Imperial Street, Bromley-by-Bow, London	491
17/00007/FUL 1-7 Dace Road	34
18/00385/FUL The Builders Arms	3
Totals	1,122

Reference number	Units
15/00358/OUT Cherry Park	1,224
17/00348/REM Plot R5	86
17/00235/OUT UCL East	600 (1800 student bedspaces)
17/00369/REM Plot R7	82
15/00384/REM Plot R8	116
Total	2,108

(or 600 homes based on the 3:1 ratio as set out within the draft New London Plan). Further reserved matters approvals amount to 284 homes (see table 13). Taking all of these permissions into consideration means that permission was granted for 3,230 homes.

## LEGACY COMMUNITIES SCHEME AND EAST BANK

As highlighted within the Revised Local Plan (2018) the Legacy Corporation's priority projects include East Bank and housing delivery within the Legacy Communities Scheme. East Bank proposals include a new arm of the Victoria and Albert Museum, Smithsonian Institute, London College of Fashion, BBC and Sadler's Wells at Stratford Waterfront and UCL East on part of the site formally known as PDZ2 of the Legacy Communities Scheme. Plans have been submitted for the Stratford Waterfront element and permission was granted in 2018 for the UCL East scheme.

These sites will now deliver 600 homes at Stratford Waterfront and 1,800 student bedspaces which is equivalent to 1,200 homes in total. Given that the LCS would have delivered around 2,700 units on Planning Delivery Zones 1 and 2, this results in an approximate net loss of 1,500 residential units, however the Legacy Corporation has made a legal commitment to make up as much is as possible of the shortfall in housing delivery through increased density in Planning Delivery Zones 8 and 12.



## HOUSING TRAJECTORY

Figure 15 below shows the housing trajectory which monitors delivery against the draft New London Plan annual housing target of 2,161 for the area. Analysis has shown limited implications of monitoring against this higher target from 2018 compared to the adopted target of 1,471 until 2021 and 2,161 per annum thereafter. In summary the housing trajectory shows that cumulative delivery trends are anticipated to remain above the cumulative targets around 2029/30, however in the latter part of the plan period, post 2029/2030 the target will be subject to future Local Plan Reviews by the Legacy Corporation or the relevant future Local Planning Authority to take account of the relevant housing capacity and needs evidence at that time.

### Under Construction

Figure 18 overleaf shows the location of schemes currently under construction within the area. As shown within Table 14 below there are currently 4,559 units under construction within the Legacy Corporation area.

### Completions

Table 15 overleaf shows that there were 1,281 units completed within the monitoring year.

Figure 15: Housing Trajectory

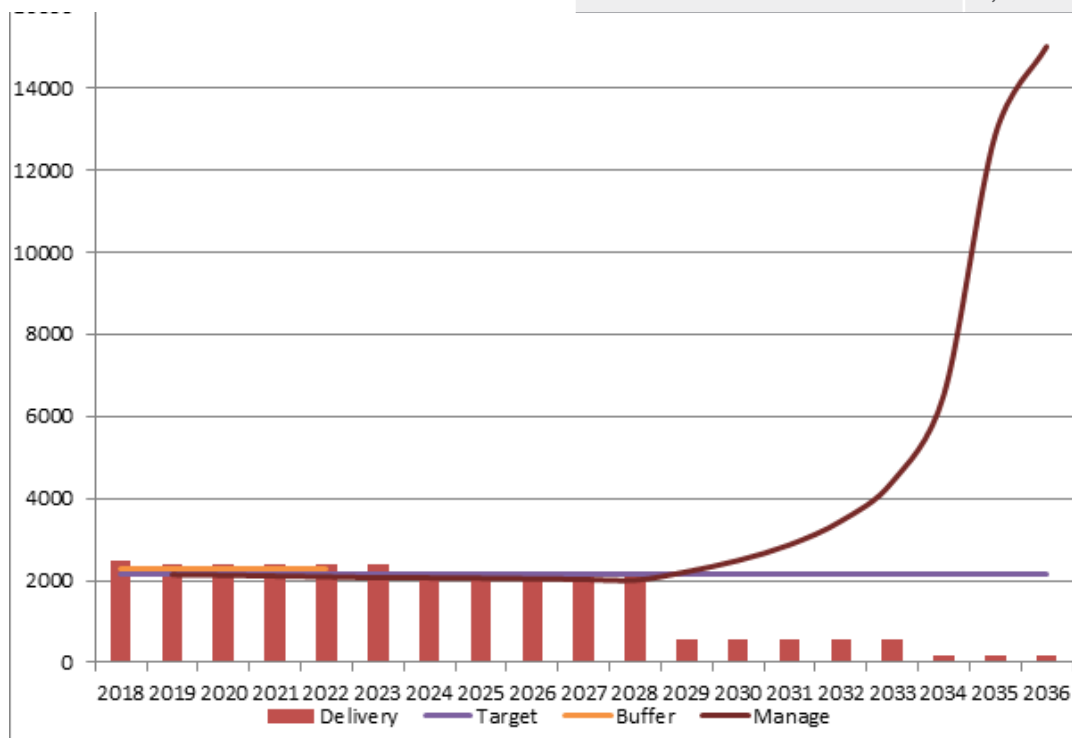


Table 14: Homes under construction in 2018

Reference number	Units under construction
10/90285/FUMODA	198
17/00045/REM	524
14/00034/REM	481
15/00476/REM	112
16/00520/REM	302
14/00356/REM	100
16/00223/REM	161
15/00266/REM	471
17/00175/REM	154
12/00210/OUT	422
15/00212/FUL	45
15/00416/FUL	55
15/00540/FUL	103
14/00387/FUL	120
15/00446/FUL	30
15/00278/FUL	202
15/00598/FUL/ 17/00629/NMA	556
13/00280/FUM	34
16/00685/FUL	175
16/00462/FUL	110
11/90619/FUMODA	173
12/00336/LTGOUT	8
16/00441/FUL	23
<b>Total</b>	<b>4,559</b>

Reference number	Units
13/00322/FUL Telford tower	181
10/90285/FUMODA N24 Manhattan Lofts	50
14/00356/REM Chobham Manor Phase 2	107
13/00232/FUL Kerrison Road / Wise Road	3
16/00103/REM Block A	16
13/00204/FUM Monier Road East	71
13/00404/FUM Alumno, 206-214 High Street (*REM amended)	445
14/00260/FUL 4 Roach Road, Fish Island	44
14/00374/FUL Monier Road West	120
15/00608/FUL 219 Crown Wharf, Roach Road	1
15/00392/FUL Land at Cooks Road	196
16/00377/PNCOU Central House	17
16/00470/FUL Unit 125, 125a and 126 Omega Work	5
16/00513/FUL 6 Brinkworth Rd	2
17/00080/PNCOU 417, Wick Lane	3
17/00058/FUL/ 18/00057/NMA Units 123, 123a and 124 Omega Works	3
17/00230/FUL 180 High Street	7
18/00084/FUL Flat 501 Omega Works	1
17/00430/FUL The Lock Building	9
TOTAL	1,281

## HOUSING MIX

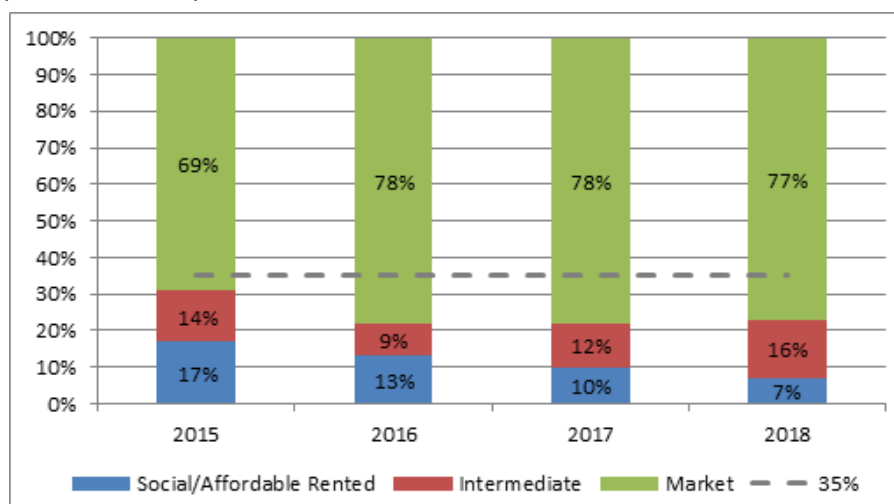
As highlighted in Appendix 1, permission was granted for 254 affordable homes in 2018. Although this is below the target set out within SP.2 of the

Local Plan of 455 per annum this is a substantial increase on the equivalent figure for 2017 at 108. This amounts to approximately 23% of applicable schemes (i.e. over 10 units) which again is below the 35 per cent target however the affordable housing tenure split at 70/30 social or affordable rented/intermediate is above the 60/40 target.

Although it is recognised that total delivery is currently falling short of target (affordable housing completions were 149 for the monitoring year) in relation to housing in general it is expected that delivery will continue increase in pace and therefore the amount of affordable housing will also increase in future years, notably there are currently around 685 affordable units under construction, with other schemes contributing via commuted sums. However, it is recognised that the need for affordable housing is more acute in the light of housing need generally and rising house price to earnings ratio.

Therefore the Legacy Corporation will closely monitor delivery and will continue to utilise measures within the Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) to enhance delivery. This approach has also been embedded within the Revised Local Plan (2018). It is anticipated by the Mayor that the 50% strategic affordable housing target for London will be reflected in the price paid for land, and delivery increase. There is already some evidence of these impacts being felt with a recently approved schemes achieving greater proportions of affordable housing than previously (25 Trego Road 17/00225/FUL 35%; 1-7 Dace Road 16/00462/FUL 35%).

Figure 16: Size split for schemes permitted in 2018



# HOUSING MIX

## Housing size and mix

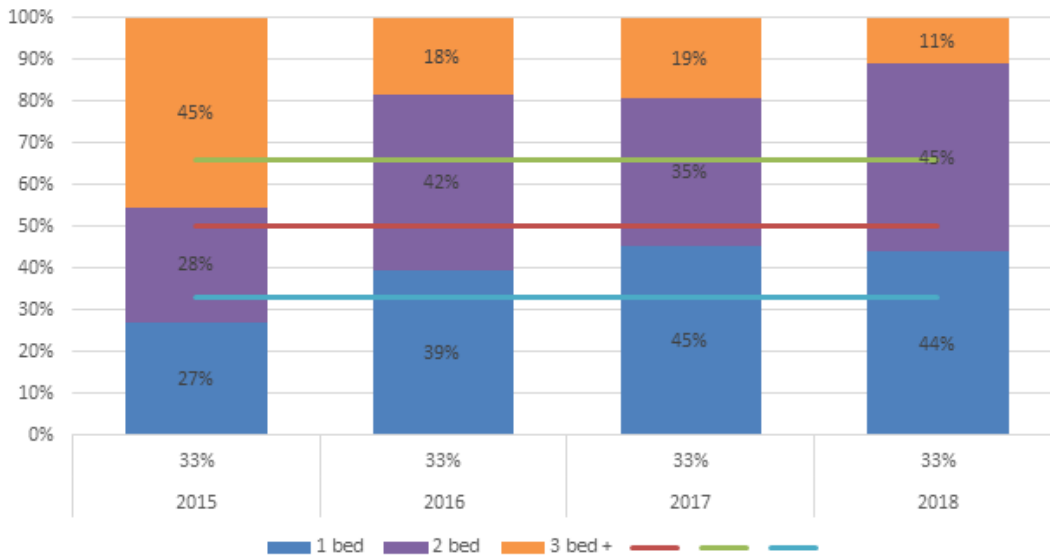
Appendix 1 identifies the following size split for schemes permitted in 2018: 44% 1 bedroom, 45% two bedroom and 11% three bedroom or more. The Revised Local Plan policy H.1 continues to set out that there should be a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms. Figure 17 below shows housing mix delivery from 2015 onwards and shows a recent decrease in 3 bedroom plus properties but cumulatively this mix remains at an average 39/35/24 split over this period.

Table 16 below shows the housing mix of schemes permitted within the year. This does not include the two key outline permissions where the mix parameters are currently unknown in their final form.

Table 16: Proportion of units permitted in 2018 excluding reserved matters

Size bedrooms	Market	Social/affordable rented	Inter-mediate	Total
1	35.5%	5.5%	3.1%	44%
2	35.3%	6.5%	3.0%	45%
3 +	6.6%	3.8%	0.6%	11%
Total	80%	9%	11%	100%
			Total	1,120

Figure 17: Size split for schemes permitted in 2018

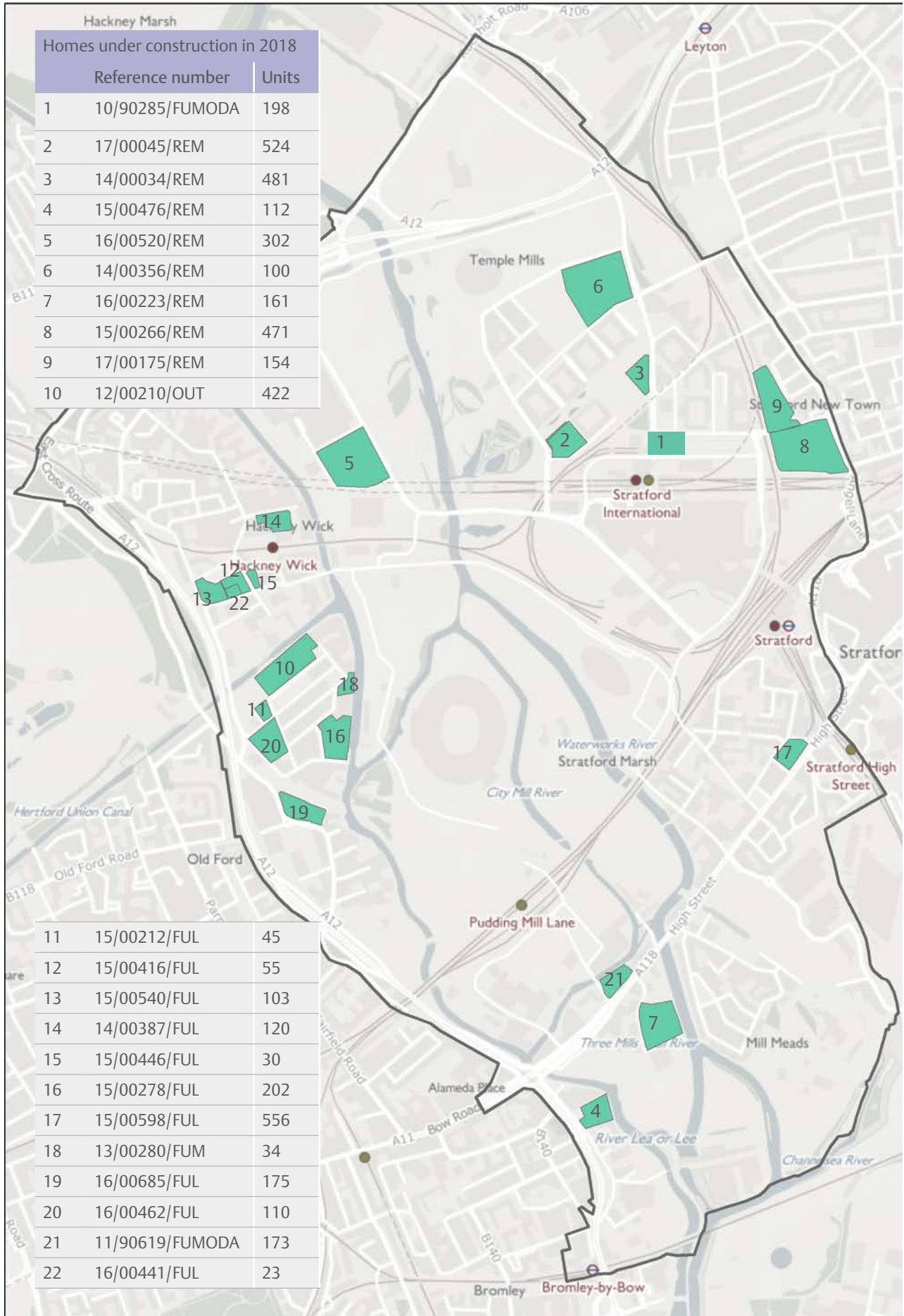


## CASE STUDY 2: HOUSING MIX 52-54 WHITE POST LANE



This scheme is located in Hackney Wick but just outside the boundary of the Hackney Wick Masterplan site. This is a mixed-use redevelopment containing around 2,400 sqm of employment floorspace plus 55 residential units. The proposed mix of the scheme is well balanced with 34.5 per cent 1 beds, 34.5 per cent 2 beds and 31 per cent 3 beds. This conforms to the Local Plan policy aspiration of a 'balanced mix'.

Figure 18: Location of Major Schemes (delivering housing) Under Construction in 2018



# 6. TRANSPORT AND INFRASTRUCTURE

## TRANSPORT

The Legacy Corporation is committed to securing the infrastructure delivery to support the envisaged growth by providing the appropriate amount of community facilities, as well as upgrading local connectivity to maximise walking and cycling, and sustainable travel choices. Planning policies within Sections 7 and 8 of the Local Plan have been designed to meet these objectives throughout new developments.

### Transport impact of development

One of the overarching aims of the Local Plan is to manage transport impact of development to promote sustainable transport choices by encouraging a shift from car usage to walking, cycling and public transport. Securing lower levels of car parking and a higher provision of bicycle parking are key indicators when monitoring the effectiveness of policies set to promote sustainable travel. Table 17 shows net car parking and bicycle space permitted per year, since 2015.

This shows that despite the large scale of developments that are coming forward, the total number of dedicated car parking spaces remains fairly low, and a net loss of 11 parking spaces was recorded in 2018. It should be also noted that the car parking figure includes blue badge parking. All major schemes permitted in 2018 were car free. The success of planning policies in reducing car dependence is also corroborated by the Household Survey data that revealed that only 26 per cent of all residents in the area own a car and of those only 19 per cent use it for travel to work or study.

Approvals	2015	2016	2017	2018
Net Car Parking including blue badge	407	133	138	-11
Net Bicycle Spaces	2618	2000	1387	1805
% car free (major schemes)	30%	8%	70%	100%
Total	77%	16%	7%	100%

Seven Travel Plans were entered into Section 106 Agreement or planning condition. The Travel Plans are a way of assessing and mitigating any negative transport impacts of a development, required for all schemes which generate significant level of movement, in order to ensure that the sustainable transport objectives are met.

## INFRASTRUCTURE

### Transport Infrastructure

To appropriately assess the extant provision of infrastructure and plan for further demand, taking into account the rapid development and population changes, the Legacy Corporation has reviewed its Infrastructure Delivery Plan (IDP) (October 2018). The IDP will help to identify and prioritise infrastructure provisions to support population changes, housing and employment growth over the Plan period. Furthermore, the Legacy Corporation has also prepared a [Transport Study \(2018\)](#) to outline the transport conditions of the area in terms of existing and proposed infrastructure schemes, and the future priorities in relation to the growth predicted for the area.

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 identified within the [Updated Infrastructure Delivery Plan Project List](#).

The major redevelopment works on Hackney Wick Overground station were completed in June 2018. The newly redeveloped station provides additional capacity to keep up with the increasing demand and significantly improves accessibility to the platform. As part of these works, a new underpass was provided, and when opened, it will further improve the area's permeability, as well as pedestrian and cyclist environment. This upgrade will act as a catalyst for the future investments in the area; it will also attract new business, and support local businesses and local communities to thrive even further.

The works on Bromley-by-Bow Underground station were also completed in 2018. The upgrade included improvements to the accessibility through provision of step free access, and its overall appearance.

Information shows that £5 million has been secured from two permitted schemes (17/00364/FUL and 17/00344/FUL) towards early funding of the A12 junction works at Bromley-by-Bow. The junction works will have direct transport improvements for the entire Bromley-by-Bow south sites including improved connectivity across the A12 towards Bromley-by-Bow station. A new planned crossing will link to the other permitted or implemented infrastructure projects in the area to improve local pedestrian and cycle links, providing better pedestrian connections to local destinations as well as access to a network of green spaces within the wider area. Works will also facilitate a proposed strategic bus route through the heart of the planned District Centre to the other local destinations, such as at Sugar House Lane and Stratford Metropolitan Centre.

## Community Infrastructure

A new school, located at Stadium Island, has been completed delivering approximately 1,140 new school places. This Six Form entry school opened in September 2018 with the intake of new Year 7 students alongside the students previously schooled at the primary school site moving in to Year 8.

Two outline planning permissions, with all reserved matters, granted in 2018 will deliver around 170,000sqm of D1 Use Class floorspace. The major proportion of this floorspace will come from a permission (17/00235/OUT) for a new university campus planned in partnership with University College London. This application when implemented will deliver up to 160,060sqm of academic development (Class D1) floorspace.

## CASE STUDY 3: IMPROVEMENTS OF THE HACKNEY WICK STATION

Work on the new Hackney Wick Station completed in early 2018. The works will transform Hackney Wick Overground station and deliver major improvements for the communities and businesses in the surrounding area, it will support regeneration and boost economic growth. The works will improve connections by delivering a new subway running north to south beneath the existing railway line, opening up new pedestrian and cycle links.



# 7. SUSTAINABILITY AND THE ENVIRONMENT

The Legacy Corporation area contains many important natural and built assets that contribute to the area's unique character and appearance, and which are important to be preserve and enhance. Policies mainly set out in Section 6 of the Local Plan aim to achieve this.

This section provides a background to the built and natural environment within the Legacy Corporation area and a summary of the monitoring information for calendar year 2018 regarding measuring the effectiveness of the planning policies which aim to achieve a sustainable and high-quality built and natural environment.

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

## OPEN SPACES AND URBAN GREENING

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 a Metropolitan Open Land (MOL). MOL is afforded the

same level of protection as the Metropolitan 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.

As part of the Local Plan review, the Legacy Corporation have produced an [Open Space and Play Space Assessment \(March 2018\)](#) which made a comprehensive assessment of each open and outdoor play space provision within the Legacy Corporation area, to provided recommendations for standards in terms of quantity, quality and accessibility.





To illustrate the extent of open spaces within the area, Figure 18 shows all designated LOS and MOL to be protected over the Local Plan period; this includes the parkland of the Queen Elizabeth Olympic Park, the Lee Valley Regional Park and other local open spaces delivered throughout the major developments that have taken place in recent years.

Given the significant level of the development planned and taking place in the area, a substantial amount of new open spaces will be delivered as part of a new development coming forward. New public open space will be delivered at various locations (see Figure 18), such as Bromley-by-Bow

North (providing an additional 0.6ha), at Sugar House Lane (0.8ha), at Bromley-by-Bow South (0.5ha), and within the Hackney Wick Masterplan (0.2ha).

In 2018, a substantial number of schemes that will result in the creation of new open spaces were under construction or pending implementation. Table 18, identifies planned new Local Open Spaces that have planning permission or are planned within a relevant Site Allocation as set out in the Local Plan. The Open and Play Space Assessment has found that the future needs (until the revised Plan period 2036) of the area will be met to at least some degree through the delivery of these new open spaces.

Figure 18: Designated LOS and MOL and new planned open space

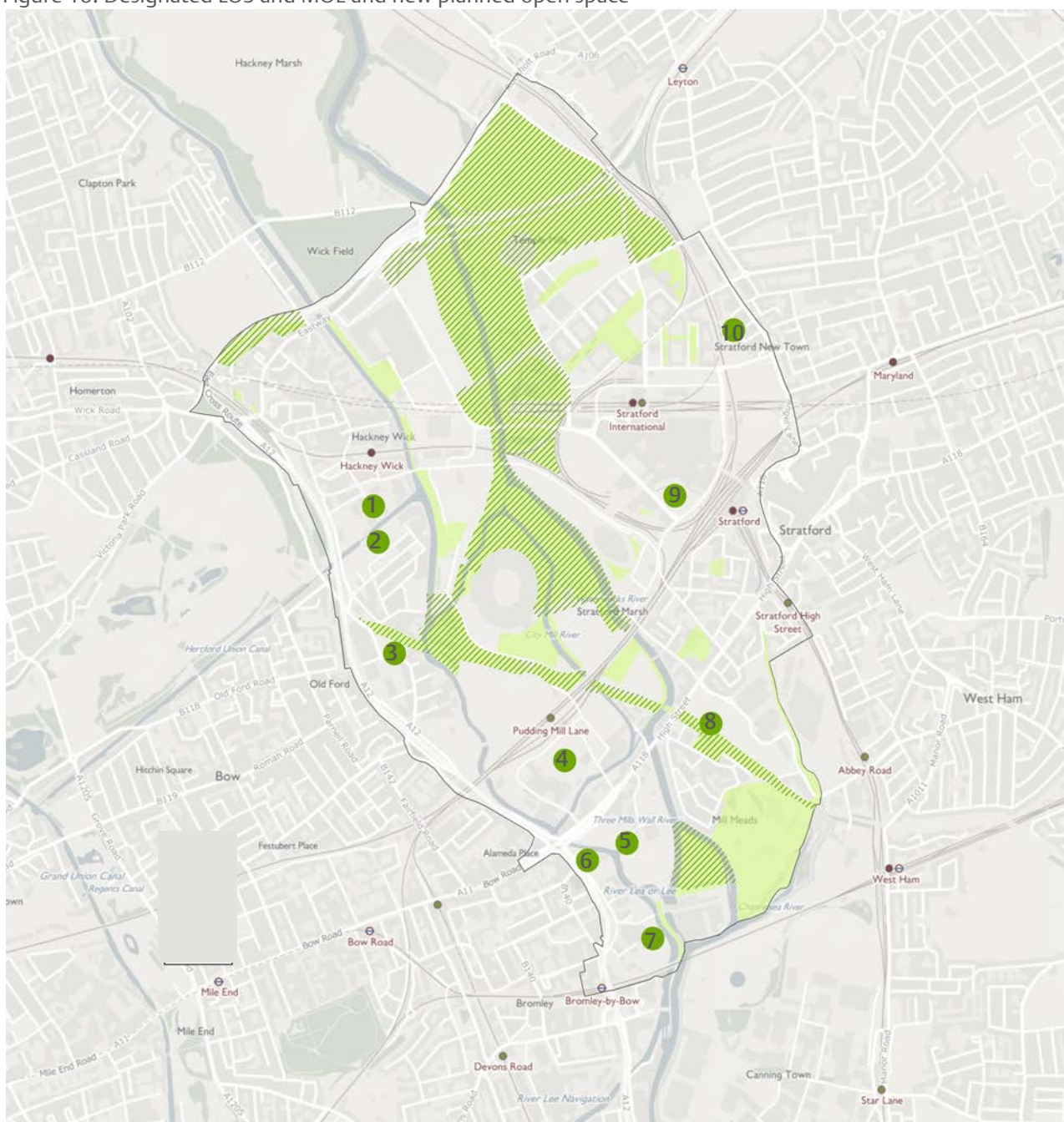


Table 18: Planned new open spaces and their progress

Map Number	Application reference/ Location	Size (ha)	Details on typologies	Progress
1	16/00451/OUT McGrath, Hepscott Road	0.95		Permitted Subject to signing of S106 Agreement
2	12/00210/OUT Neptune Wharf	1.18	Public open space, with additional playspace	Under construction
3	16/00685/FUL 415 Wick Lane	0.12	Public realm	Permission granted in 2017. The scheme will provide some elements of public realm and public open space
4	11/90621/ OUTODA Pudding Mill	0.12	Provision of 1,250sqm Public open space, including two Local Play Spaces	Outline permission granted; no reserved matters
5	12/00336/ LTGOUT Sugarhouse Lane	0.68	Green linear park	Outline permission with a number of reserved matters granted. Reserved matters application (16/00239/REM) includes the public realm and open space
6	PA/11/02423/ LBTH Bromley-by-Bow North	0.63	Public open space with additional playspace	Open space is located within the final phase of the Bromley-by-Bow North development which does not have reserved matters as yet
7	Bromley-by-Bow South	1.2	Public open space and a green linear park	SPD produced requires delivery of a linear park. Two full planning permissions approved in 2018 include 0.76ha of open space
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	Outline Permission with all reserved matters granted in 2018
10	12/00146/FUM Chobham Farm	1.43	Public pen space	A small part of the proposed open space has already been delivered within Phase 1. The remaining open space within Zones 2 and 4, currently under construction

## 2018 Monitoring Information

Three major planning applications granted within this monitoring year will provide new Local Open Space.

Reserved matters application for the development of the Cherry Park scheme, granted as a part of Stratford City outline planning permission, will deliver around 2,700sqm of new public open space. This includes a new publicly accessible square, forming a green heart to the development for the enjoyment of local residents and the wider local community. The square will consist of a central open area of lawn with smaller intimate spaces, these will incorporate ornamental planting, seating, and play features for children.



Image: The Cherry Park Podium Residents' Garden visualisation

Two applications were granted in 2018 for the Land at Imperial Street and Land at Clockhouse and Access House schemes (17/00344/FUL and 17/00364/FUL). The sites form part of the overall masterplan for Bromley-By-Bow south, included as an annex to the Bromley-by-Bow SPD. Both sites will deliver a significant amount of new open space totalling a net gain of 6,700sqm of new public open space.

The Imperial Street scheme (17/00344/FUL) includes 4,500sqm, of new local open space. This comprises two publicly accessible courtyards, two generous areas of soft landscaping to partially form a new public park, and a riverside walkway adjacent to the River Lea. The scheme will also provide around 800sqm of play space .

This is in line with the Local Plan policies and the adopted Bromley-by-Bow SPD that requires a total of 1.2ha of new open space to be delivered, of which a significant portion should be allocated adjacent to the river Lea Navigation.

Four approved schemes also included urban greening initiatives such as new trees, green roofs and green walls. A planning condition was imposed upon the grant of several planning permissions for development to ensure that valuable existing trees are retained and adequately protected during the construction works, where relevant.

Further AMRs will closely monitor and report on the delivery of both new, planned and open spaces that are currently under construction.



Image: The Imperial Street scheme (17/00344/FUL) playspace visualisation

## Waterway Environment

As mentioned, the Imperial Street scheme (17/00344/FUL) will deliver a riverside park significantly improving the waterway environment and the accessibility to the river. The Riverside Park is designed to have a naturalised river edge with a bank of wetland species of flowers, shrubs and trees. The planning permission secured the replacement and upgrading of the river wall in this location and will be fitted with pre-planted reed beds to help provide an environment for wildlife.

## HERITAGE AND DESIGN

One of the principal objectives of the Local Plan is to protect and enhance heritage assets and their setting. Planning Policy BN.16 requires development to preserve, enhance and integrate new developments with the heritage assets. The Legacy Corporation contains four Conservation Areas: Hackney Wick, Fish Island and White Post Lane, Sugar House Lane and Three Mills and a small part of St John's.

The Conservation Areas were originally designated by the relevant Borough, and in 2014 the Legacy Corporation extended the Fish Island Conservation Area.

Furthermore, given the nature of the area and a number of major developments that are coming forward, the relevant policies within the Local Plan require that all developments (including mixed-use schemes) achieve the highest standards and quality in both design, accessibility, use and sustainability.

### 2018 Monitoring Information

Heritage contribution of £32,386 was secured through a Section 106 Agreement. (See Appendix 2)

### Energy and environmental performance in buildings

There were en major developments given planning permission in the reporting year all of which have demonstrated that they will achieve an overall 'very good' or 'excellent' in its BREEAM environmental assessment. 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. Most of the major schemes have also demonstrated that they will achieve the standard in reduction of carbon emissions.

Seven out of eight relevant residential developments have 'higher standard' for water consumption of 110 litres per person per day.

### Inclusive design and design quality

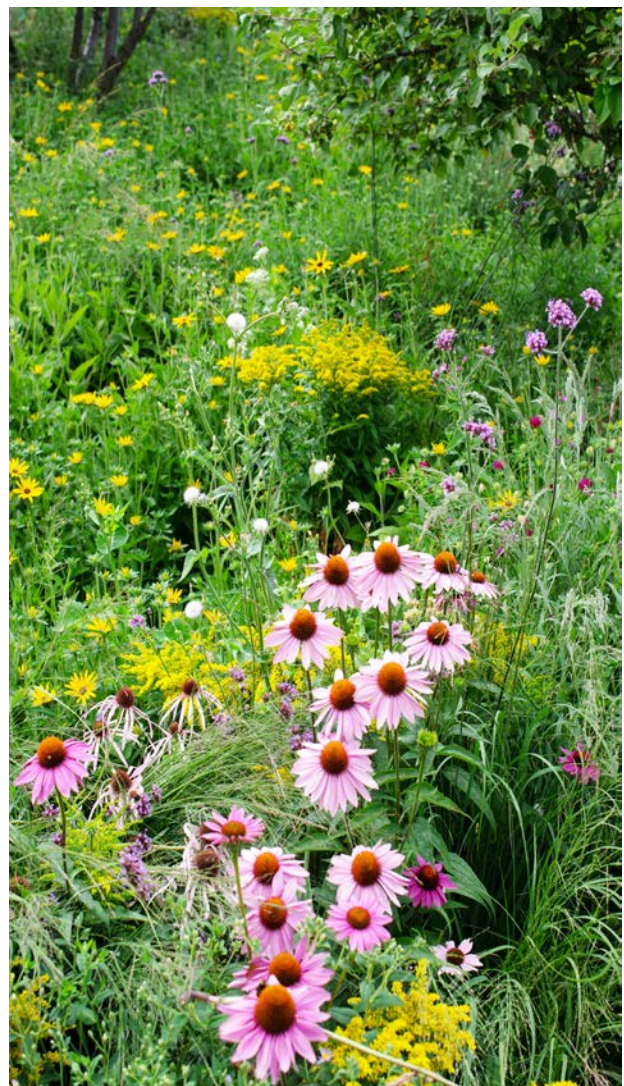
All relevant applications consented within this monitoring year comply with the Mayor's Housing SPG's requirements regarding inclusive access.

In addition, all relevant residential schemes will deliver 90% of all dwellings in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations. This will ensure that reasonable provision is made for all people to gain access and use the development, to meet the requirements of occupants with differing needs

including older and disabled people; and allow adaptation of the dwelling to meet the changing needs of occupants over time.

Furthermore, 10% of all dwellings within relevant residential schemes, have been designed in accordance with Optional Requirement M4 (3) Category 3 of Part M of the Building Regulations. This will ensure that these dwellings will to meet the needs of occupants who use wheelchairs and will be designed to allow for simple adaption for user's needs.

A relevant application also included daylight and sunlight assessments using a range of BRE methodologies. The assessments have confirmed that approved developments will receive adequate levels of daylight and sunlight and that existing surrounding development will not experience an unacceptable loss of sunlight and daylighting in accordance with the BRE guidance.



## CARBON OFFSETTING - THE CARBON OFFSET SPD AND FUND

The Legacy Corporation Carbon Offset SPD was adopted in August 2016, the SPD sets out the detailed approach to offsetting carbon emission from new development once building and other on-site carbon reduction measures have been taken into account. The SPD provides further guidance to the principles of carbon offsetting established in Local Plan Policy S.2 'Energy in new development'. As part of this process the Legacy Corporation Board has also agreed to the establishment of a Carbon Offset Fund for those offset monies secured through Section 106 Planning Obligations that require carbon offsetting payments for specific development schemes. The guidance provided with the SPD includes the process for making a bid for carbon offset monies towards offsetting carbon schemes and also the necessary forms.

Offset monies have been received in 2018/19, a breakdown of which is set out in the table below. Once sufficient funds have been received an initial bidding round will be advertised and reported on in future Authority Monitoring Reports.

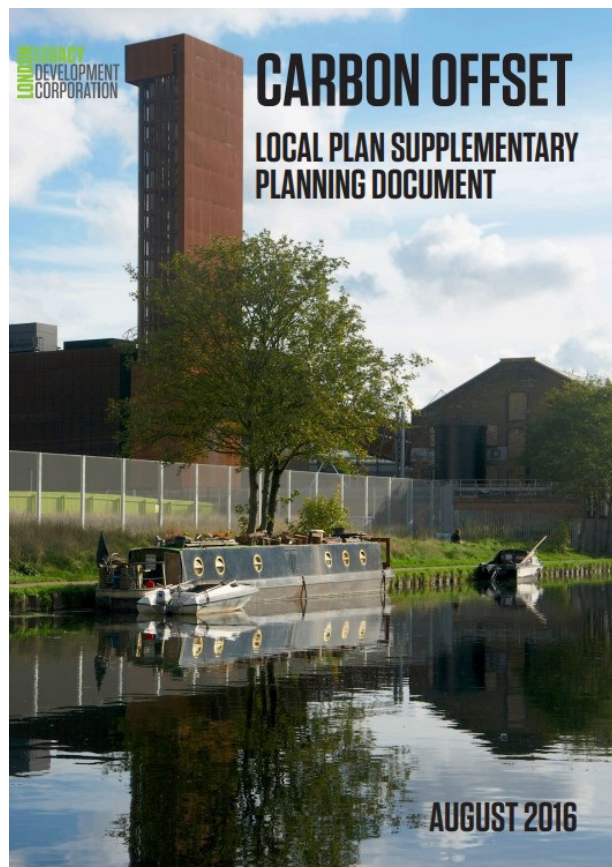


Table 19: Carbon Offsetting Monies Received 2018/19

Application number	Location	Full description	Carbon Offsetting Monies Received
16/00441/FUL	25-37 Rothbury Road, Hackney Wick, London, E9 5EN	Application for full planning permission for mixed use redevelopment comprising: construction of a new 6 storey building to provide 645 sqm (GIA) of commercial space (use class B1) with yard area, 23 residential dwellings (7 x 1 bed, 11 x 2 bed and 5 x 3 bed), amenity areas, cycle parking and refuse/recycling stores.	£36,444.15
		Total	£36,444.15

# 8. S106 AGREEMENTS

## DEVELOPMENT SCHEMES WITH S106 LEGAL AGREEMENTS

Within the reporting year, 20 schemes were granted planning permission with a section 106 agreement. The details of these developments are set out in Table 20. Appendix 2 provides a breakdown of these.

Planning Application Number	Location	Full description	Application type	S106 date
17/00235/ OUT	UCL East Site, located south of the London Aquatics Centre, East of Waterworks River (Pool Street East and Pool Street West), South of the ArcelorMittal Orbit and South Plaza, between the Waterworks and City Mill Rivers, and railway lines further south	Comprehensive, phased, mixed use development within Queen Elizabeth Olympic Park, as set out in the Development Specification & Framework. The development comprises up to 190,800 sqm of development, comprising: up to 160,060 sqm of academic development (Class D1) and commercial research space(Class B1(b)), of which up to 16,000 sqm may be commercial research space (Class B1(b)); up to 50,880 sqm of student accommodation (sui generis); and up to 4,240 sqm of retail (Classes A1-A5) uses; new streets and other means of access and circulation including temporary access routes; car parking, cycle parking, landscaping including laying out of open space comprising hard and soft landscaping with provision for natural habitats; and other supporting infrastructure works and facilities including excavation of basements. (All floorspaces are Gross External Area (GEA)).	Outline planning application with some / all matters reserved	03/05/2018
17/00344/ FUL	Land at Imperial Street, Bromley by Bow, London, E3 3ED	Application for full planning permission for the demolition of existing buildings and the development of a mixed-use scheme to include five buildings, ranging between 3 and 14 storeys in height, which would comprise 407 residential units (Use Class C3), 339 sqm of employment space (Use Class B1), 274 sqm of flexible retail space (Class A1/A3/A4), together with the provision of basement cycle parking, street level car parking, public realm, vehicular access and the replacement of the adjacent river wall.	Full planning application	20/06/2018
17/00364/ FUL	Land at Clockhouse and Access House, Imperial Street, Bromley-by-Bow, London, E3 3AE	Full planning application for the demolition of the existing buildings on site and the construction of a residential-led mixed use scheme comprising a series of buildings ranging from one to 27 storeys in height to provide 3,570 sq m of flexible community, commercial and retail floorspace (Use Classes A1, A2, A3, A4, B1 and/or D1) at ground and mezzanine floor level, 491 residential units (Use Class C3) on the upper floors, parking/refuse/servicing at basement and ground floor, energy centre, communal amenity areas, and all associated landscaped public open space.	Full planning application	04/09/2018

Table 20: Development Schemes with s106 legal agreement (2018)				
Planning Application Number	Location	Full description	Application type	S106 date
18/00103/ FUL	Former International Broadcast Centre, Here East, Waterden Road, London E20 3BS	Change of use from Use Classes B8 (data centre) and flexible B1 (business) / A1, A3-5 (retail) to a mix of Use Classes B8 (storage), B1 (business), A1, A3-A5 (retail) and D1 (non-residential institution)	Full planning application	17/05/2018
18/00293/ FUL	11, Burford Road, Stratford, E15 2ST	Demolition of existing fourth floor and erection of new fourth and fifth floors for Class B1 (Business) use and the installation of new plant equipment (including an acoustic screen) to the roof. Infilling of south-eastern corner at the ground and upper floors. Removal of all 12 car parking spaces, new glazed façade and ground floor level, provision of a 40-space cycle parking area and a change of use of the ground floor from Class A1 (Shops) and A2 (Financial and professional services) to Class B1 with 94sqm of flexible Class B1 or A3 (Cafes and restaurants)	Full planning application	12/09/2018

## OTHER PREVIOUS SIGNIFICANT S106 AGREEMENTS

The Legacy Corporation inherited a number of planning obligations from its predecessor organisations, the Olympic Delivery Authority (ODA) and the London Thames Gateway Development Corporation (LTGDC). The most significant of these is the ‘Legacy Communities Scheme’ planning permission, which permits development of the development platform areas within the Queen Elizabeth Olympic Park and some other adjacent locations that were utilised for delivery of the 2012 Games. Chobham Manor is under development, with units completed and occupied and work has started on site at PDZ5 East Wick. A zonal

masterplan is expected in 2019 in relation to the Sweetwater development area.

The Stratford City planning permission, originally granted in 2005 and varied by the ODA in 2007 continues to be built out. Most of the infrastructure secured through the obligations within this Section 106 agreement has now been provided.

Other significant sites with Section 106 agreements inherited from LTGDC are at Sugar House Lane and Bromley by Bow North. Both schemes have been implemented. Details of these schemes are set out in Table 21 below.

Table 21: S106 Legal agreements for significant schemes permitted by previous local planning authorities

Application number	Location
PA/11/ 02423/LBTH	Hancock Road, Three Mills Lane, Bromley By Bow, London, E3
12/00336/LTGOUT/LBNM	Land to the South of High Street, Stratford. East of the River Lee Navigation Channel
11/90621/OUTODA	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At Bridgewater Road And Land At Rick Roberts Way.
07/90023/VARODA	Stratford City Development, Stratford Rail Lands,E15 2NQ

## USE OF S106 FUNDING

On taking its planning powers the Legacy Corporation became the successor in title to the section 106 agreements entered into by the LTGDC and ODA. Funds received by LTGDC and the ODA which had not been spent by 1st October 2012 within the Legacy Corporation area were passed to the Legacy Corporation.

At their meeting on the 24th June 2013 the Board agreed to establish and to delegate to the ‘Project Proposals Group’ (PPG) the authority to allocate Section 106 monies, and future CIL monies, received. The PPG monitors the progress of the projects that are funded through Section 106 and the Legacy Corporation CIL.

The S106 contributions secured through the S106 agreements transferred from LTGDC were either “ring-fenced funds” i.e. for a specified purpose, e.g. affordable housing or public realm improvements, but often not specifying a specific project; or they are” pooled funds” which can be spent on any infrastructure project identified in the LTGDC’s Lower Lea Valley Public Sector Investment Plan

(PSIP). In both cases the Project Proposals Group is the mechanism by which the Legacy Corporation allocates funds to appropriate projects.

The Section 106 funding that has been allocated and spent on projects since the Authority Monitoring Report for 2017 was published are set out overleaf. In total, since its inception, the Project Proposals Group has now allocated £21,741,055.

Where projects were allocated funding and the funding was spent prior to 2018 the allocations are not included below but information is available from previous AMRs. Where projects were allocated funding prior to 2018 but the funds have not yet been spent they are included in Table 22.



Table 22: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
April 2014 and December 2015 (and amended at Extraordinary PPG May 2016)	LLDC/TfL	Stratford Station Access	£539,009	Ring-fenced funding from section 106 agreements in the area		The project is a priority project for LLDC which will substantially improve accessibility from the Carpenter's Estate and recent developments on Stratford High Street to the Station. Planning permission has been granted. Options of delivery currently being considered.
June 2015 (in principle) and December 2015 full approval	LLDC / TfL	Hackney Wick Station	£1,008,000 - £200,000 approved in 2015 - the balance, £808,000 approved June 2017	Lower Lea Valley Pooled Fund (Unex Tower Section 106 Monies)	£1,008,000	The project was completed in 2018 and the balance has been transferred.
2018	LLDC/TfL	Hackney Wick Station	£4,000,000 CIL	Further to CIL allocations made by PPG in July 2015 and December 2016	£4,000,000	The project was completed in 2018 and the balance has been transferred.

Table 22: Allocation of s106 funding (schemes where funds are still being spent)						
Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
30 June 2015	Building Crafts College	Alumno Building Crafts College Contributions for training and bursary	£45,000	13/00404/FUM Alumno Section 106 Agreement - £45,000 received 2014/15 for training, a further £105,590 received 2018 towards a bursary		Building Crafts College were liaising with the developer and Newham Workplace to deliver the training, yet to draw down training funds or bursary monies.
15 October 2014	LLDC	QEOP Visitor Experience enhancements: hoarding improvements	£125,000 (£60,000 previously allocated and drawn down)	14,00074/FUL The Street Wayfinding and public realm contributions	£35,656.35	Project continuing to be developed and implemented through hoardings group.
17 December 2015	TfL	Bromley by Bow Station	£198,794.92 approved in principle	PA/11/02423/LBTH, 11-070-FUL, 13/00176/VAR Bromley by Bow North ring fenced funding		Liaising with TfL regarding transfer of funds

Table 22: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
1 March 2016	LLDC	Roach Point Bridge - Hackney Wick and Fish Island Connectivity Projects	Footbridge Contribution £268,292.68 allocated in principle to Roach Point Bridge  Local Transport Contribution £354,146.34 in principle £100,000 should go towards CRT projects in the area and the rest to Roach Point Bridge, not formally allocated yet	Neptune Wharf, Fish Island 12/00210/ OUT dated 27 March 2017	£37,608.75	Permission has been granted for Roach Point Bridge, with £37,608.75 already having been spent on the project, implementation and timings are still being finalised. CRT have proposals for their portion of the Local Transport Contribution which are being considered by PPG.

Table 22: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
1 March 2016	TfL	Bow Vision Interim	£36,460.03	Hancock Road, Three Mills Lane, Bromley by Bow, London E3 (Bromley by Bow North) PA/11/02423/ LBTH dated September 2012		TfL to claim funding
8 December 2016	Newham	Stratford Gyrotory - December 2016	£102,985.07 Public realm and wayfinding £25,000 walking and cycling contribution	14/00310/FUL Moxy Hotel	£127,985.07	Works underway, funding drawn down.
January 2018	Lord Napier Landowner	Heritage Contribution - funding ring-fenced for a period of 5 years for the purposes of carrying out works to Lord Napier Public House	£142,000	15/00446/FUL 1-2 Hepscott Road Section 106		Works yet to commence, further project information will be required before the funding is drawn down.

Table 22: Allocation of s106 funding (schemes where funds are still being spent

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
October 2017	LLDC/Tower Hamlets	4 Roach Road Section 106 Public Realm and Local Infrastructure Contribution	£247,379.46 overall contribution £39,999.50 approved in principle for design work for improvements to Wick Lane public realm	13/00005/FUL 4 Roach Road Section 106		Design work currently being undertaken, delivery of future works to be undertaken by Tower Hamlets.
27 January 2017	LLDC/Canals and Rivers Trust	Stadium Island Secondary School Section 106 Reed Bed Contribution	Up to £60,000 to be spent on Compensatory Reed Bed Habitat with the rest to be returned to DRETS	16/00035/FUL Stadium Island Secondary School Section 106	£60,000	Project completed in 2017, monies drawn down to pay for works and the remainder has been transferred to DRETS.
11th September 2018	LLDC	Cooks Road Public Realm Contribution	£200,000 allocated from a total obligation of £400,000	15/00392/FUL Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW Section 106		Improvements to public realm in the Pudding Mill area in line with the area specified in the Section 106 agreement.

# 9. COMMUNITY INFRASTRUCTURE LEVY

## LEGACY CORPORATION CIL

The Legacy Corporation CIL came into effect on 6th April 2015. During the 2015/16 financial year no LLDC CIL was received. A report on Legacy Corporation CIL receipts and expenditure was prepared at the end of the financial year as required by Regulation 62 of the CIL Regulations 2010. This is included within Appendix 3 to this report.

Table 23 shows the CIL that has been received up to the end of Quarter 3 2018/19.

## MAYORAL CIL

The Legacy Corporation is a Collecting Authority for the Mayor of London's CIL under the CIL regulations 2010 (as amended). The Legacy Corporation became a collecting authority in April 2013. Prior to this the boroughs were the collecting authority. The Mayor of London as the charging authority prepares a report for the financial year in relation to the CIL that is collected on its behalf (as required by CIL regulation 62 Reporting).

Table 24 summarises the sums received by the Legacy Corporation and passed to TfL for each quarter in 2018, for information only.

Table 23: CIL received up to end Quarter 3 2018/19

Year	Quarter	Sum received	5% admin retained	Amount available to be spent on infrastructure
2015/16	Q4	£0	£0	£0
2016/17	Q1	£687,886.00	£34,394.30	£653,491.70
	Q2	£378,450.12	£18,922.50	£359,527.62
	Q3	£753,970.99	£37,698.55	£716,272.44
	Q4	£1,462,915.54	£73,145.78	£1,389,769.76
2017/18	Q1	£251,178.41	£12,558.92	£238,619.49
	Q2	£906,563.72	£45,328.19	£861,235.53
	Q3	£1,059,244.10	£52,962.21	£1,006,281.90
	Q4	£588,220.39	£29,411.02	£558,809.37
2018/19	Q1	£259,600.38	£12,980.01	£246,620.37
	Q2	£0	£0	£0
	Q3	£0	£0	£0
<b>Total</b>		<b>£6,348,029.65</b>	<b>£317,401.47</b>	<b>£6,030,628.18</b>

Table 24: Mayor of London CIL Collection

Year	Quarter	Sum received	Sum paid to TfL	4% admin retained
2017/18	Q4	£469,105.01	£450,340.81	£18,764.20
2018/19	Q1	£102,066.03	£97,983.50	£4,082.64
	Q2	£0	£0	£0
	Q3	£839,699.31	£806,111.34	£33,587.97
<b>Total</b>		<b>£1,410,870.35</b>	<b>£1,354,435.65</b>	<b>£56,434.81</b>

# 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	2018 Monitoring Information	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>The average unemployment level (the proportion of 16 to 64-year olds not in work and not looking for or not able to work) within the four boroughs continues to fall, and as at June 2018 stood at 5.78 per cent, down by 0.55 percentage points on 2017, and 1.5 percentage points on 2016. In the past three years the four boroughs average decrease has been greater than across the rest of London, settling in 2018 at the same rate as in London (5.1%). The highest unemployment level was in Tower Hamlets at 7.2% and the lowest in Waltham Forest at 4.5%. A marginal increase of 0.1 per cent was recorded in Hackney to stand at 5.7 per cent.</p> <p>In summer 2017, the Household survey estimated the unemployment level of 1.9 per cent across the Legacy Corporation administrative area, it continues to be significantly below the four boroughs and London.</p>	▼

KPI	Monitoring Criteria	2018 Monitoring Information						Change
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Unemployment changes since 2015

As at June	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average	Legacy Corporation
2015	7.3	7.8	8.9	7.5	7.9	6.5	no data
2016	8.0	7.6	7.2	6.4	7.3	6.1	no data
2017	5.6	5.8	8.2	5.8	6.4	5.8	1.9
2018	5.7	5.7	7.2	4.5	5.7	5.1	no data
Total Change	4.6	8	5.5	7	6.3	4.4	

Source: Office for National Statistics (ONS)

### Job Seekers Allowance (JSA) Claimants

In November 2018, 2.6% of the working population of the four boroughs were claiming JSA compared to 2% of London average. This is 0.3 on 2015 for the four boroughs and it remains moderately above London average (2.3%).

Source: ONS claimant count by sex and age

Note: % is number of claimants as a proportion of resident population of area aged 16-64



KPI	Monitoring Criteria	2018 Monitoring Information					Change
		<b>Average earnings in 2018</b>					▲
		Average gross weekly earnings rose across the four boroughs at an average of 4% (£25) compared with the previous year; thus, the average gross weekly earnings for the four boroughs in 2018 was £653.7. This compares with a London average of £670.8 per week. The LB of Tower Hamlets came at top at £723.2 per week for full-time workers.					
			2016 (£)	2017 (£)	2018 (£)	2018 hr	Change from 2016 (£)
		Hackney	669.8	651.1	669.8	17.04	£0
		Newham	527.2	568.3	598.8	14.81	£71.6
		Tower Hamlets	668.9	718.8	723.2	19.35	£54.3
		Waltham Forest	578	574.9	622.9	15.91	£44.9
		Four borough average	596.85	628.28	653.675	16.7775	£56.8
		Legacy Corporation	No data		No data	No data	No data
		London	£632.40	692.5	670.8	17.55	£38.40
		Source: ONS Earnings by place of residence (2018), The Legacy Corporation Household Survey 2017					
		<b>Job density</b>					—
		Job density is defined as the number of jobs in an area divided by the population aged 16-64 in that area and includes employees, self-employed, government-supported trainees and HM forces. Higher job density can be an indicator of more people working locally.					
		The average job density for the four boroughs remained at the same level as in 2014 and 2015 (0.75) which is lower than the London average of 0.99. The LB of Tower Hamlets had the highest job density of 1.35 per cent.					

KPI	Monitoring Criteria	2018 Monitoring Information	Change																																																
		<p><b>Change in job sectors</b></p> <table border="1"> <thead> <tr> <th>% of total employee jobs 2016</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>Four Boroughs average</th> <th>Change from 2016</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0.2</td> </tr> <tr> <td>Manufacturing (C)</td> <td>2.1</td> <td>3.3</td> <td>1.2</td> <td>4.2</td> <td>2.7</td> <td>0.3</td> <td>8.2</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.5</td> <td>1.5</td> <td>0.3</td> <td>0.7</td> <td>0.7</td> <td>-0.6</td> <td>1.2</td> </tr> <tr> <td>Construction (F)</td> <td>3.3</td> <td>6.5</td> <td>2.4</td> <td>6.9</td> <td>4.7</td> <td>0.0</td> <td>4.8</td> </tr> <tr> <td>Services (G-S)</td> <td>92.1</td> <td>89.6</td> <td>96</td> <td>89.9</td> <td>91.9</td> <td>0.3</td> <td>85.6</td> </tr> </tbody> </table> <p>Source: ONS</p> <p>The ONS data for 2016 found that the average number of all employment (91.9%) within the four boroughs remains dominated by the service economy with a moderate increase in the construction and manufacturing sector, and a slight decrease in energy and water sectors, compared to 2016.</p> <p>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 as a whole. 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 2016	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 2016	London	Primary Services (A-B)	0.0	0.0	0.0	0.0	0.0	0.0	0.2	Manufacturing (C)	2.1	3.3	1.2	4.2	2.7	0.3	8.2	Energy and Water (D-E)	0.5	1.5	0.3	0.7	0.7	-0.6	1.2	Construction (F)	3.3	6.5	2.4	6.9	4.7	0.0	4.8	Services (G-S)	92.1	89.6	96	89.9	91.9	0.3	85.6	—
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	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	<p>During this monitoring year, the Legacy Corporation approved planning applications that when implemented would provide a significant amount of new employment floorspace: a total of approximately 32,000sqm of new employment (B Use Class). This is a net gain of around 27,954sqm of all B Use Class floorspace. Nearly 90 per cent of all B Use Class floorspace approved were for B1 office use. Marginal net losses were recorded in B1b and B1c Use Class. Approvals also resulted in a net loss of approximately 2,900sqm of B8 Use Class floorspace, of which around 1,500sqm floorspace is long-term vacant. The loss of B uses is generally the result of mixed-use schemes being approved in accordance with the relevant Local Plan policies, shifting to a higher job density B Use Class uses.</p> <p>An additional 17,000sqm of B Use Class floorspace was granted through reserved matters approvals.</p> <p>The permissions granted within this monitoring period will deliver 1,711sqm of a new affordable workspace, and an additional 871sqm of low cost workspace that will be provided as a seven years interim use.</p>	▲																																																

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	Number of new business start-ups compared to closures in the Growth boroughs	<p>In 2017 there were a total of 12,695 business start-ups within the four boroughs, representing 18% of all active businesses. This is a decrease of 15 per cent on 2016. The decrease was recorded in all four boroughs; Newham had the highest decrease of start-up birth rates of nearly 30 per cent, Tower Hamlets and Waltham Forest recorded decrease of 14% and 15% respectively, and Hackney the of only 7%, compared to a 10% decrease in London as a whole</p> <p>Enterprise deaths per year</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> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>2,140</td> <td>2,845</td> <td>3,245</td> <td>4,105</td> <td>4,670</td> <td>4,360</td> </tr> <tr> <td>Newham</td> <td>1,575</td> <td>2,120</td> <td>2,365</td> <td>2,860</td> <td>4,045</td> <td>2,875</td> </tr> <tr> <td>Tower Hamlets</td> <td>2,395</td> <td>3,315</td> <td>3,460</td> <td>3,920</td> <td>3,905</td> <td>3,365</td> </tr> <tr> <td>Waltham Forest</td> <td>1,385</td> <td>1,860</td> <td>2,100</td> <td>2,490</td> <td>2,465</td> <td>2,095</td> </tr> <tr> <td>Total for all four boroughs</td> <td>7,495</td> <td>10,140</td> <td>11,170</td> <td>13,375</td> <td>15,085</td> <td>12,695</td> </tr> </tbody> </table> <p>The number of active businesses continues to increase from 67,680 in 2016 to 71,405 in 2017, this is an increase of 4%. The same increase rate was recorded in London.</p> <p>Active Enterprises</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> </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> </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> </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> </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> </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> </tr> </tbody> </table>	Area	2012	2013	2014	2015	2016	2017	Hackney	2,140	2,845	3,245	4,105	4,670	4,360	Newham	1,575	2,120	2,365	2,860	4,045	2,875	Tower Hamlets	2,395	3,315	3,460	3,920	3,905	3,365	Waltham Forest	1,385	1,860	2,100	2,490	2,465	2,095	Total for all four boroughs	7,495	10,140	11,170	13,375	15,085	12,695	Area	2012	2013	2014	2015	2016	2017	Hackney	12,980	14,180	16,095	18,510	21,660	23,535	Newham	7,750	8,540	9,645	11,055	13,685	14,570	Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	▲
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KPI	Monitoring Criteria	2018 Monitoring Information	Change
	Number of jobs/local jobs/opportunities within employment training initiatives created	<p>Based on the application information and the Employment Densities Guide 2010, permissions granted in 2018 will result in provision of a minimum 2,150 to 2,450 net full-time job places when built and fully occupied.</p> <p>Seven Section 106 Agreements signed within this monitoring year included contribution to ensure that developments complement and benefit local labour market by ensuring that local people can compete for new job opportunities. The agreed measures included apprentices, maximising recruitment of local residents and securing the London Living Wages.</p>	▲
2- Creation of retail centres	<p>Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres</p> <p>Vacancy rates within the identified centres compared to the London average</p> <p>New retail floorspace permitted outside the Centres (units and quantum)</p>	<p>Planning permissions granted in this monitoring period will deliver 6,472sqm of A Use Class floorspace when implemented, this is a net gain of around 5,020sqm. A full planning permission was also granted for a change of use of Westfield car parking space to create 1,185sqm of A1 Use Class floorspace for a use as ancillary retail storage and staff breakout facilities.</p> <p>Around 5,000sqm (net) of permitted A Class Use is within the designated centres. Two approved planning permissions will deliver nearly 3,000sqm of retail uses within the emerging Bromley-by-Bow Centre.</p> <p>Reserved matters have also been approved for approximately 15,654sqm of retail floorspace.</p> <p>One permission was approved for a mixed-use development comprising a 192-bedroom youth hostel, situated in the Stratford Metropolitan Centre within the Legacy Corporation boundary. The development will provide an additional 245,000 overnight stays per year helping to address the general under supply of affordable visitor accommodation within London. Plot N17, also within the Stratford Metropolitan Centre, is under construction comprising 1 aparthotel building and 1 hotel building (both Use Class C1) delivering 137 and 248 rooms respectively.</p> <p>Vacancy rates within Stratford were at 7.6% and East Village at 15.8%. Vacancy rates across Greater London at quarter 2 in 2018 were 7.9% (Local Data Company, Retail and leisure trends report H2 2017, May 2018, p24).</p> <p>Approximately 700sqm of the total new retail floorspace was permitted outside of designated centres, of which 600sqm was approved for a flexible A Use Class within Here East.</p>	<p>▲</p> <p>▼</p> <p>▼</p>

KPI	Monitoring Criteria	2018 Monitoring Information	Change
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	<p>Two planning applications were granted in 2018 for change of use from A1 to non-retail floorspace, both within the East Village Town Centres.</p> <p>Application 18/00131/FUL was approved for change of use of a ground Floor Retail Unit 4.1, 31-34, Victory Parade, East Village to D2 use.</p> <p>18/00160/FUL was approved for a change of use of a retail Unit 1.3, Plot N01, East Village to a photography studio (Use Class B1a).</p>	▼
3- Supply of housing	Number of homes permitted per annum	<p>The total number of housing units permitted in this monitoring year was 1,122 (1,220 net). This is below the target of 1,471 per annum.</p> <p>The Legacy Corporation also permitted outline permissions for 1,224 homes and 1,800 student bedrooms (amounting to 600 homes on the 1:3 basis set out within the draft New London Plan) and reserved matters permission for 284 homes.</p>	▲
	Number of affordable homes permitted per annum by tenure	<p>The number of new affordable homes permitted within 2018 was 254, this is below the target of 455 per annum. Out of all consented schemes proposing residential units only five reached the threshold which triggers the requirement for affordable housing (schemes over 10 units, conventional housing), of which 23.2% of homes were in affordable tenures.</p> <p>One reserved matters application will provide a significant level of contributions through cash in lieu of affordable housing payments on residential developments.</p>	▼
	Number of homes completed per annum	In 2018, the total number of housing completions was 1,281 units. This figure is below the target of 1,471 per annum. However, there were 4,559 dwellings under construction, a significant number of which is expected to be completed in the following year.	▲
	Number of affordable homes completed per annum by tenure	Approximately 149 affordable homes were completed within the monitoring period, accounting for about 12% of the applicable completed developments in 2018. This is below the target of 455 per annum, however above the delivery in the previous year.	▼
	Average number of bedrooms per unit	<p>Average number of bedrooms per unit for all consented residential dwellings in 2018 was 1.7.</p> <p>NB: calculated using 1, 2 and 3+bed figures.</p>	▲

KPI	Monitoring Criteria	2018 Monitoring Information	Change									
	Number of homes permitted per annum by unit size	<table border="1"> <tr> <td>1 bed</td> <td>495</td> <td>44%</td> </tr> <tr> <td>2 bed</td> <td>503</td> <td>45%</td> </tr> <tr> <td>3 bed +</td> <td>123</td> <td>11%</td> </tr> </table> <p>Two-bed plus continues to be accounted for over half of all permitted tenures.</p>	1 bed	495	44%	2 bed	503	45%	3 bed +	123	11%	▲
1 bed	495	44%										
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	Amount of specialist housing provided	<p>An outline planning permission (17/00235/OUT) was granted for a new university campus, a development planned in partnership with University College London. This scheme will deliver 1,800 student bedrooms. The application site for the new campus lies within two of the Planning Development Zones (PDZs) approved in 2012 for development under the Legacy Communities Scheme outline planning permission (11/90621/OUTODA as varied by 14/00036/VAR for accelerated delivery), therefore this was not included within this year's total housing number.</p> <p>No other specialist housing was granted permission within the monitoring year.</p>	▲									
	Changes in resident population and household profile	<p><b>Population change</b></p> <p>The Legacy Corporation Population Review Report (2018) projections indicate that the Legacy Corporation area is a fast-growing with the estimate population of 26,274 in 2017. This is an increase of 16,001 from 2014 when the estimated population within the area was 10,273. The population of the area is 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>	▲									

KPI	Monitoring Criteria	2018 Monitoring Information	Change																																				
		<p><b>Housing stock</b></p> <p>According to the Population Review Report, 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> <table border="1" data-bbox="725 384 1980 746"> <thead> <tr> <th>2017</th> <th>Local Authority (including owned by other LAs)</th> <th>Private Registered Provider</th> <th>Other public sector</th> <th>Private sector</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>21,780 (20%)</td> <td>23,980 (22%)</td> <td>0</td> <td>63,000 (58%)</td> <td>108,770</td> </tr> <tr> <td>Newham</td> <td>15,810 (14%)</td> <td>14,240 (13%)</td> <td>290 (0,3%)</td> <td>82,280 (73%)</td> <td>112,630</td> </tr> <tr> <td>Tower Hamlets</td> <td>11,690 (10%)</td> <td>31,490 (27%)</td> <td>0</td> <td>74,830 (63%)</td> <td>118,010</td> </tr> <tr> <td>Waltham Forest</td> <td>9,740 (10%)</td> <td>12,510 (12%)</td> <td>0</td> <td>80,070 (78%)</td> <td>102,320</td> </tr> <tr> <td>Legacy Corporation</td> <td>1,035 (10%)</td> <td>1,777 (17%)</td> <td>0</td> <td>7,568 (73%)</td> <td>10,380</td> </tr> </tbody> </table> <p>Source: ONS: Dwelling stock: Number of Dwellings by Tenure and district: England, 2009; LLDC The Population Review Report (2018)</p>	2017	Local Authority (including owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total	Hackney	21,780 (20%)	23,980 (22%)	0	63,000 (58%)	108,770	Newham	15,810 (14%)	14,240 (13%)	290 (0,3%)	82,280 (73%)	112,630	Tower Hamlets	11,690 (10%)	31,490 (27%)	0	74,830 (63%)	118,010	Waltham Forest	9,740 (10%)	12,510 (12%)	0	80,070 (78%)	102,320	Legacy Corporation	1,035 (10%)	1,777 (17%)	0	7,568 (73%)	10,380	▲
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Hackney	21,780 (20%)	23,980 (22%)	0	63,000 (58%)	108,770																																		
Newham	15,810 (14%)	14,240 (13%)	290 (0,3%)	82,280 (73%)	112,630																																		
Tower Hamlets	11,690 (10%)	31,490 (27%)	0	74,830 (63%)	118,010																																		
Waltham Forest	9,740 (10%)	12,510 (12%)	0	80,070 (78%)	102,320																																		
Legacy Corporation	1,035 (10%)	1,777 (17%)	0	7,568 (73%)	10,380																																		
		<p><b>House price to earnings ratio</b></p> <p>As at 2016 mean house price to earnings ratios within London were 11.98. The mean house price to earnings ratios in 2017 stood at an average of 13 across the four boroughs, ranging from 9.9 in Tower Hamlets to 16.4 in Hackney. This is an increase of 1.22 on 2015.</p>	—																																				
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	<p>Permissions granted in 2018 provide a net gain of 3,611sqm of new D1 floorspace. The significant proportion of this floorspace comes from two applications; the Victoria and Albert Museum (V&amp;A) collections and research centre at Here East (18/00103/FUL) that will provide around 1,670 sqm D1 uses, and around 600sqm was approved through application 17/00364/FUL for community centre.</p> <p>One application was approved for a 5-years temporary use as a sports centre - paddle tennis facility 18/00162/FUL, delivering when implemented around 900sqm of D1 Use Class floorspace.</p> <p>An outline planning permission (17/00235/OUT) was granted for a new university campus UCL East which will deliver up to 160,060sqm of academic development (D1 Use Class) floorspace.</p>	▲																																				

KPI	Monitoring Criteria	2018 Monitoring Information	Change
	On site community infrastructure secured through S.106 Agreement as part of large scale development	Five on-site play areas were secured via S106 Agreement within this monitoring year.	▲
	Number of new school places delivered/granted permission	The new Six Form entry secondary school, at East Wick, was opened in September 2018 providing 10,045sqm of D1 floorspace and up to new 1,140 new school places.	▲
	Number and capacity of new health facilities granted planning permission	No new health facilities were granted permission within the monitoring year.	—
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. Heritage contribution of £32,386 was secured through a Section 106 Agreement.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	There were nine relevant approved applications within the monitoring period, seven of which met the 'Baseline' standard.	▲
	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	There were nine relevant applications, excluding reserved matters and prior approvals, 83% (9 applications) of which confirmed compliance with the Legacy Corporation's design standards, in accordance with Policy BN.5 of the Local Plan. The compliance of the remaining two was not referenced within the Officers report.  NB: Reserved Matters applications are not considered to be relevant applications for this purpose.	▲



KPI	Monitoring Criteria	2018 Monitoring Information	Change
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	There were nine relevant planning applications approved for development schemes within this monitoring year, all of which were in accordance with M4 (2).	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	There were nine relevant applications, excluding reserved matters and prior approvals, all of which met the Nationally Described Space Standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	All relevant schemes approved within 2018 were assessed and it was concluded that they receive adequate levels of daylight and sunlight and that existing surrounding development will not experience an unacceptable loss of sunlight and daylighting in accordance with the applicable guidance.	▲
6- Amount of open space	Quantum of open space gained or lost through development	<p>Permissions granted within 2018 will deliver a net gain of 0.9 ha of new public open space. This will be delivered through two separate developments.</p> <p>Planning application 17/00344/FUL includes the provision of approximately 4,500sqm of new local open space, including two publicly accessible courtyards, and two generous areas of soft landscaping to partially form a new public park and riverside walkway.</p> <p>17/00364/FUL application includes the provision of approximately 2,200sqm of new public open space.</p> <p>Furthermore, a new publicly accessible square will be delivered within the approved reserved matters application for the development of the Cherry Park schemes. The square will provide 2,700sqm of open green park space, consisting of a central, open area of lawn with smaller intimate spaces incorporating ornamental planting, seating, and play features for children</p>	▲

KPI	Monitoring Criteria	2018 Monitoring Information	Change
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	Four applications mentioned urban greening initiatives. However, no sufficient information has been provided on the specific urban greening initiative within the Officers reports, therefore is not possible to accurately report on the urban greening initiatives occurring across the Legacy Corporation area. The Legacy Corporation will investigate additional ways to collect data in order to monitor this indicator more effectively in the future.	▲
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 scheme was approved adjacent to waterways within the monitoring period. The proposal includes the provision of an area within the Riverside Park, adjacent to the River Lea. The Riverside Park, when implemented, will provide a large green space which should retain the existing towpath and trees in this location. It is envisaged that the Riverside Park should have a naturalised river edge with a bank of wetland species of flowers, shrubs and trees. The river wall will be replaced in this location and will be fitted with pre-planted reed beds to help provide an environment for wildlife. For full information see Appendix 2.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Five Travel Plans were entered into Section 106 Agreements or secured through planning conditions.	▲
10- Reducing car use	Number of car club spaces approved	One scheme included provision of a car club space.	▲
11- Delivering electric charging infrastructure	Number of electric charging points approved	No mention of electric charging points was provided within the Officer Report.	—

KPI	Monitoring Criteria	2018 Monitoring Information	Change
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	Eleven applications were permitted as a car free development, this is an increase from the previous year. All major residential schemes were proposed and approved as a car-free development.	▲
	Net gain/loss of car parking spaces	Permitted developments included a net gain of 57 blue badge parking spaces, and a net loss of 68 car parking spaces. One permission was also granted for a conversion of 1,185sqm of car parking within Westfield shopping centre for use as ancillary retail storage and staff breakout facilities.  Car parking provision in approved schemes continues to be below the maximum levels of parking sought by the Local Plan.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	Permitted schemes included a net gain of approximately 1,805 spaces.  A permission was also granted for 27 docking stations for the Mayoral Cycle Scheme.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	£5 million has been secured from two permitted schemes (17/00364/FUL and 17/00344/FUL) towards early funding of the A12 junction works. The junction works will have direct transport improvements for the Bromley-by-Bow south sites including improved connectivity across the A12 towards Bromley-by-Bow station and the provision of an all movements junction to facilitate a proposed bus route through the heart of the planned District Centre to the new Strand East development and Stratford Metropolitan Centre.  A number of other permissions will also secure minor highway improvements and alterations to the public highway and public footpaths; for example, the 16/00462/FUL scheme (1-7 Dace Road, Fish Island) will deliver a new road.	▲
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	The indices update is scheduled for publication in Summer 2019. The latest release of Index of Multiple Deprivation Data (IMD) was in 2015 and this data was analysed in the 2016 AMR. For more information please see the AMR 2016.	—

KPI	Monitoring Criteria	2018 Monitoring Information	Change
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. The indices update is scheduled for publication in Summer 2019.	—
	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. The indices update is scheduled for publication in Summer 2019.	—
	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. The indices update is scheduled for publication in Summer 2019.	—
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	One application did not achieve this target, around £4,953 will be paid towards Carbon Offsetting. See Appendix 2.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations	All (eight) relevant applications approved for the major development schemes achieved a 35% or greater improvement on 2010 Building Regulations, the one was not referenced.	▲

KPI	Monitoring Criteria	2018 Monitoring Information	Change
	Number of applications approved for major development schemes (proposing non- residential use) that achieve a minimum of BREEAM 'Very Good'	All seven relevant applications approved for major development schemes achieved a minimum of BREEAM 'Very Good', the one was not referenced.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	Seven out of eight applications granted this year met this standard and the one was not referenced.	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Four permissions granted within this monitoring period included landscaping measures involving the provision of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	One applications included green roofs.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	See Appendix 2.	—

# APPENDIX 2- SECTION 106 MONITORING

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
15/00358/OUT Cherry Park, Stratford City Zone 1, E20 1EJ signed 13th February 2018	Affordable Housing - first contribution £11,700,000, second contribution £18,300,000	Sets out when the first and second affordable housing contributions should be paid and parameters around the use of these contributions. See agreement for full details.	Affordable Housing
	Viability Review	Viability review required at identified stages/trigger points within the scheme. See agreement for full details.	Viability/Reappraisal
	PRS Housing - various provisions in relation to PRS housing.	Sets out restrictions and requirements around PRS housing units. See agreement for full details.	Private Rental Sector Housing
	Education Contribution - £446,000	Prior to the Occupation of any Residential Unit the Developer shall pay to the LPA the Education Contribution.	Education
	Sustainable Transport- cycle docking station contribution £200,000	Sets out when this contribution should be paid in relation to Reserved Matters approval.	Transport and Highways
	Sustainable Transport	Provisions relating to car club and commercial van sharing, the restriction on on-street parking permits, provision of electric charging points and blue badge spaces as well as parking management and monitoring. See agreement for full details.	Transport and Highways
	Transport	Requirements around travel plans and monitoring as well as modal split targets. See agreement for full details.	Transport and Highways
	Employment and Training	includes requirements in relation to local labour and local business, There are requirements for a retail training scheme and a retail academy contribution which should be paid to the LPA prior to occupation of phase 2. See section 106 agreement for full details.	Employment and Skills
	Sustainability	Provision in relation to connection to the district heat network and reduction of energy demand, for full details see agreement.	Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design Monitoring	Sets out the requirements for a design team statement and the potential for design monitoring payments to be required. See section 106 agreement for full details.	Design details
	Estate Management	Sets out requirements in relation to an estate management strategy applying to the residential land. See agreement for full details.	Estate Management
	Public Open Space and Play Space	Puts in place requirements around delivery, accessibility and management of public open space and place space within the development. See agreement for full details.	Open Space/Play Space
16/00462/FUL 1-7 Dace Road, Fish Island, London, E3 2NG signed 25th January 2018	Affordable housing	Sets out provisions in relation to affordable housing including the provideer, minimum affordable housing provision, affordable rents and affordability criteria, grant funding and restriction on occupation of affordable housing units.. See agreement for full details.	Affordable Housing
	Viability Review	Viability review required at identified stages/trigger points within the scheme.	Viability/Reappraisal
	Sustainable Transport - Controlled Parking Zone contribution £10,000	The developer shall pay the Controlled Parking Zone Contribution to the LPA prior to the first occupation of development.	Transport and Highways
	Travel Plan	Sets out requirements for a travel plan, related monitoring and modal split targets. See agreement for full details.	Travel Plan
	Employment and Training	Sets out the requirements around the delivery of affordable workspace, including the requirement for an affordable workspace plan, as well as requirements for a workspace strategy.Also includes requirements in relation to local labour and local business, See section 106 agreement for full details.	Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network and to reduce energy demand in the development, workspace should be constructed to achieve a BREEAM very good rating. See section 106 agreement for full details.	Sustainability
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design and provision of a road. See section 106 agreement for full details.	Design detail
	Public Open Space and Play Areas	Requires a site wide estate management strategy and sets out parameters in relation to public access to publicly accessible open space. See section 106 agreement for full details.	Open Space/Play Space
	Construction	The developer shall carry out the development in accordance with the National Considerate Constructor Scheme	Construction
	Highways Agreement	Prior to construction of the superstructure to enter into a Highway Agreement with the Council for the provision of works prior to the occupation of the development.	Transport and Highways
16/00524/FUL Angel Lane, Stratford City, Zone 1, London, E15 1BB signed 13th March 2018	Travel Plan	Sets out requirements in relation to travel plans for different phases of the development and travel plan monitoring. See agreement for full details.	Travel Plan
	Employment and Training	Requirements in relation to local labour and local business, see agreement for full details.	Employment and Skills
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network and to reduce energy demand in the development. See section 106 agreement for full details.	Sustainability
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design. See section 106 agreement for full details.	Design detail



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Taxi Rank and Coach Stop	Sets out pre-commencement requirements around agreeing relocation of a taxi rank and coach infrastructure works, including a requirements to enter into a S278 agreement with the relevant Highway Authority and related requirements. See section 106 agreement for full details.	Transport and Highways
17/00112/FUL 55- 69 Rothbury Road, London, E9 5HA signed 13th July 2018	Transport and Highways	Sets out the provisions for blue badge spaces, cycle parking spaces and loading bay provision. See section 106 agreement for full details.	Transport and Highways
	Employment and Training	Requirments around delivery of affordable workspace, a workspace strategy and local labour and local business, for full information see full agreement.	Employment and Skills
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network, the requirement for a carbon offset contribution and to reduce energy demand in the development. See section 106 agreement for full details.	Sustainability
	Heritage Contribution - £32,386.58	The heritage contribution should be paid prior to commencement of development and sets out requirements around the use of this contribution in the Hackney Wick Central Materplan Area.	Heritage
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design. See section 106 agreement for full details.	Design detail
17/00225/FUL 25 Trego Road, London, E9 5HJ signed 25th September 2018	Affordable Housing	Sets out provisions in relation to affordable housing including the provideer, minimum affordable housing provision and split, affordable rents and affordability criteria, grant funding, requirements in regards to wheelchair units and restriction on occupation of affordable housing units.. See agreement for full details.	Affordable Housing

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Viability Review	Viability review required at identified stages/trigger points within the scheme. See section 106 agreement for full details.	Viability/Reappraisal
	Sustainable Transport	Puts in place provisions around a car club, highway improvements, blue badge spaces and a construction transport management group. See agreement for full details.	Transport and Highways
	Travel Plan	Sets out requirements for a travel plan, related monitoring and modal split targets. See agreement for full details.	Travel Plan
	Education, Sports, Employment and Training	Requirements around delivery of workspace and the workspace strategy and provisions in relation to local labour and local business. See section 106 agreement for full details.	Education, Sports, Employment and Training
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network, the requirement for a carbon offset contribution and to reduce energy demand in the development. See section 106 agreement for full details.	Sustainability
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design. See section 106 agreement for full details.	Design detail
	Estate Management	Sets out the requirements around an Estate Management Strategy, for full details see the full agreement.	Estate Management
	Public Open Space and Play Areas	Sets out the requirements around delivery of publicly accessible open space and play areas, public access to publicly accessible open space and play areas and management and maintenance of publicly accessible open space and play areas, full details can be found in the agreement.	Open Space/Play Space

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
17/00344/FUL Land at Imperial Street, Bromley by Bow, London, E3 3ED signed 20th June 2018	Affordable Housing	Sets out provisions in relation to affordable housing including the provideer, minimum affordable housing provision and split, affordable rents and affordability criteria, grant funding, requirements in regards to wheelchair units and restriction on occupation of affordable housing units.. See agreement for full details.	Affordable Housing
	Viability Review	Viability review required at identified stages/trigger points within the scheme. See section 106 agreement for full details.	Viability/Reappraisal
	Transport	Requirements around a contribution to the A12 junction and to legible london and signage, provision for a car club and electric car chargin points as well as a construction transport management group. See section 106 agreement for full details.	Transport and Highways
	Travel Plan	Sets out requirements for a travel plan, related monitoring and modal split targets. See agreement for full details.	Travel Plan
	Education, Sports, Employment and Training	Requirement for education and sports contributions to be paid and provision for the delivery of non residential units as well as around local labour and local business and for the considerate constructors scheme. See section 106 agreement for full details.	Education, Sports, Employment and Training
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network, the requirement for a carbon offset contribution and to reduce energy demand in the development. See section 106 agreement for full details.	Sustainability
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design. See section 106 agreement for full details.	Design detail
	Estate Management	Sets out the requirements around an Estate Management Strategy.	Estate Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Public Open Space and Play Areas	Sets out requirements around delivery of publicly accessible open space and play areas, as well as public access to these spaces and their management. See section 106 agreement for full details.	Open Space/Play Space
17/00364/FUL Land at Clockhouse and Access House, Imperial Street, Bromley-by-Bow, London, E3 3AE 4th September 2018	Build to Rent Housing	Includes details around the build to rent covenant, the release application and release notice, puts in place requirements for a build to rent management scheme and sets out the LPA's use of clawback amount in relation to affordable housing as well as information about release from build to rent covenant. See section 106 agreement for full details.	Build to Rent Housing
	Affordable Housing	Sets out the baseline affordable housing and the additional affordable housing provision in the event of disposal to affordable housing provider. The rent levels and eligibility criteria are set out as is the restriction on occupation of discount market rent units, information around grant funding and requirements in relation to wheelchair accessible units. See section 106 agreement for full details.	Affordable Housing
	Viability Review	Viability review required at identified stages/trigger points within the scheme. See section 106 agreement for full details.	Viability/Reappraisal
	Transport	Sets out requirement for contributions to the A12 junction, as well as setting out parameters around underpass improvement works and legible london and signage contributions, as well as provision for a car club, electric charging point provision, a cycle hire docking station and a construction transport management group. See section 106 agreement for full details.	Transport and Highways
	Travel Plan	Sets out requirements for a travel plan, related monitoring and modal split targets. See agreement for full details.	Travel Plan

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Education, Sports, Employment and Training	Sets out the requirement for education and sports contributions as well as the delivery of non residential units, affordable workspace and flexible community/workspace. Sets out provisions for local labour and local business and the considerate constructors scheme. See section 106 agreement for full details.	Education, Sports, Employment and Training
	Sustainability	Requirements to undertake reasonable endeavours to join the district heat network, the requirement for a carbon offset contribution and to reduce energy demand in the development. See section 106 agreement for full details.	Sustainability
	Design Monitoring	Sets out the requirements for a design team statement, the potential for design monitoring payments and restrictions on development relating to design. See section 106 agreement for full details.	Design detail
	Estate Management	Sets out the requirements around an Estate Management Strategy	Estate Management
	Public Open Space and Play Areas	Puts in place requirements for the delivery of publicly accessible open space and play areas, access to these areas and their management and safeguarded space. See section 106 agreement for full details.	Open Space/Play Space

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
18/00293/FUL 11, Burford Road, Stratford, E15 2ST signed 12th October 2018	Transport and Highways - Blue Badge Spaces Provision	Prior to occupation the developer shall submit a scheme, to be approved in writing by the LPA, for the provision of the Blue Badge Space. Following this the scheme for provision of the Blue Badge Space should be developed prior to occupation of the development.	Transport and Highways
	Transport and Highways - Cycle Parking Contribution - £2,400	The Cycle Parking Contribution to be paid prior to occupation of the development.	Transport and Highways
	Transport and Highways - Highway Improvements	Prior to occupation the developer should agree in writing a specification for highway improvements with the LPA and Highway Authority and should enter into a Section 278 agreement with the Highway Authority to secure delivery of the highway improvements.	Transport and Highways
	Sustainability - Carbon Offsetting Contribution - £4,953	The contribution should be paid prior to the occupation of the development.	Carbon Offset

# APPENDIX 3- CIL REPORTING

Requirements of regulation 62: Reporting	Legacy Corporation CIL Financial Year 2017/18
Total CIL receipts for year	<b>£2,805,206.62</b>
Total CIL expenditure for year	<b>£4,000,000</b>
Summary details of CIL expenditure during year including	
The items of infrastructure to which CIL has been applied	£4million was allocated and claimed towards build costs of the Hackney Wick Station Project.
The amount of CIL expenditure on each item	Not applicable
The amount of CIL applied to repay borrowed money	Not relevant as CIL cannot currently be used to repay borrowed money
The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount as expressed a percentage of CIL	<b>LLDC CIL – 5% - £140,260.33</b> <b>Mayoral CIL – 4% - £96,252.28</b>
Summary details of the receipt and expenditure of CIL to which regulations 59E and F have been applied [i.e. the neighbourhood portion]	The process for allocating CIL neighbourhood funds was agreed by Board in March 2016. Consultation on local priorities for the Neighbourhood Portion of CIL between 9th September and 15th November 2016. As Legacy Corporation CIL payments have been received 15% of the sums received have been placed within the Neighbourhood CIL Priorities Fund so that these funds can be allocated later through the bidding process agreed by the Legacy Corporation Board.
The total CIL receipts that 59E and F applied to	<b>£ 420,781</b>
The items to which the CIL receipts to which regulations 59E and 59F applied have been applied	Not applicable as none has been received or spent
The amount of expenditure on each item	Not applicable
The total amount of	
CIL receipts for the reported year retained at the end of the reported year	<b>£870,743.42</b>
The CIL receipts from previous years retained at the end of the reported year (excluding neighbourhood portion)	£0
Neighbourhood portion CIL receipts for reported year retained at the end of reported year	<b>£420,781</b>
Neighbourhood portion CIL receipts for previous years retained at the end of reported year	<b>£164,161.13</b>
In relation to any infrastructure payments accepted payments accepted by the charging authority	No infrastructure payments have been accepted
Items of infrastructure to which the infrastructure payments relate	Not applicable as no infrastructure payments have been accepted
The amount of CIL to which each item of infrastructure relates	Not applicable as no infrastructure payments have been accepted

# APPENDIX 4- LIST OF RELEVANT APPLICATIONS

Application reference	Address
16/00462/FUL	1-7 Dace Road, Fish Island, London, E3 2NG
17/00230/FUL	180, High Street, Stratford, E15 2FD
17/00608/FUL	445-453 Wick Lane, Bow, London, E3 2TB
17/00543/FUL	Westfield Shopping Centre
17/00629/NMA	Duncan House, High Street, Stratford, London, E15 2JB
15/00358/OUT	Cherry Park, Stratford City Zone 1, E20 1EJ
16/00524/FUL	Angel Lane, Stratford City, E20 1EJ
18/00057/NMA	Units 123, 123a and 124 Omega Works, 4 , Roach Road, LONDON, E3 2PF
17/00348/REM	Plot R5, Land to the south of High Street Stratford, east of Sugar House Lane and north and west of Three Mills Wall River, Stratford, E15
17/00635/FUL	24-26 White Post Lane, Hackney Wick, London, E9 5HA
18/00084/FUL	Flat 501 Omega Works, 4 Roach Road, London, E3 2GY
17/00344/FUL	Land at Imperial Street, Bromley by Bow, London, E3 3ED
17/00235/OUT	South-east of the London Stadium and London Aquatics Centre within the Queen Elizabeth Olympic Park
18/00162/FUL	Land adjacent to Rick Roberts Way, Stratford, E15 2LH
18/00103/FUL	Here East, Waterden Road, London, E20 3BS
18/00101/DEM	Rear of 59, Wallis Road, Hackney, LONDON, E9 5LH
17/00430/FUL	The Lock Building, 72, High Street
18/00131/FUL	Ground Floor Retail Unit 4.1, 31-34, Victory Parade, East Village
18/00160/FUL	Unit 1.3, Plot N01, East Village
18/00310/PNCOU	Unit C1, 417, Wick Lane, LONDON, E3 2JG
17/00225/FUL	25 Trego Road, London, E9 5HJ
17/00364/FUL	Imperial Street, Bromley-by-Bow, London, E3 3AE
17/00369/REM	Land to the south of High Street Stratford, east of Sugar House Lane and north and west of Three Mills Wall River, Stratford, London, E15
15/00384/REM	Sugar House Lane
17/00007/FUL	1-7 Dace Road
17/00112/FUL	55- 69 Rothbury Road, London, E9 5HA
17/00428/FUL	68, Wallis Road E9 5LH
18/00171/FUL	Eastwick PDZ 5
18/00293/FUL	11, Burford Road
18/00252/REM	IQL Stratford City Zone 2, London, E15 2EG
18/00297/FUL	80, Eastway, Hackney, LONDON, E9 5JH
18/00385/FUL	302, High Street, Stratford, LONDON, E15 1AJ