

An aerial photograph of a city, likely London, showing a large-scale residential development. The foreground and middle ground are dominated by numerous multi-story apartment buildings with balconies and green roofs. Some buildings are under construction, with red cranes visible. In the background, there's a large circular stadium, a highway, and more urban development. The text is overlaid on the top half of the image.

PLANNING AUTHORITY MONITORING REPORT (2019 - 31 MARCH 2020)

JULY 2020

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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 (2015) contains a number of targets and milestones, as well as a monitoring framework to ensure that the planning policies are effectively monitored and delivered. Section 14 of the Plan sets out the monitoring framework, containing 20 indicators, against which the plan targets and the effectiveness of the planning policies have been monitored. Not all indicators are directly and solely related to planning activity. Some, such as social-economic indicators, monitor the socio-economic activities on which planning has somewhat limited direct influence but which nevertheless provide a valuable insight into the area, how it is changing and progressing towards 'convergence'. Policy SP.2, Maximising housing and infrastructure provision within a new neighborhood, sets out the housing target, 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 Local Plan provides information on the delivery of key sites as well as estimated capacity within the area.

Every year Legacy Corporation monitors and analyses the performance of its planning policies and progress on planning policy documents, publishing the details in the AMR. This is the seventh annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. The previous AMRs are drawn upon a calendar year basis, however due to the Government's introduction of the Housing Delivery Test which monitors housing delivery on a financial year basis, for consistency, the Legacy Corporation will start to report on a financial year basis. Therefore, this AMR covers the period from 1st January 2019 to 31st March 2020.

The document sets out progress against the 20 Local Plan Key Performance Indicators (KPIs), information on funds secured through Community Infrastructure

Levy (CIL), and Section 106 agreements for this period. 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' and the progress of planning policy documents.

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

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

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

THE ADOPTED LOCAL PLAN

The London Legacy Development Corporation (Planning Functions) Order 2012, gives the Legacy Corporation the full range of planning functions, that would normally be available to a local planning authority, including plan making powers. This also provided the Legacy Corporation powers which allow it to become a CIL charging authority. In line with the requirements of the Planning and Compulsory Purchase Act 2014 (as amended), the Legacy Corporation adopted its current Local Plan and the first CIL Charging Schedule in 2015. The Local Plan was prepared in accordance with its Local Development Scheme (LDS) and Statement of Community Involvement (SCI).

THE LOCAL PLAN REVIEW

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 its adoption in 2015.

The Local Plan was subject to extensive public and stakeholder consultation. Public consultation (Regulation 18), including community engagement and consultation with statutory consultees and other stakeholders, was undertaken between 6th November 2017 and 29th January 2018. The comments received were reviewed and influenced the Publication version of the draft Revised Local Plan. Consultation on the Publication version of the draft Revised Local Plan (Regulation 19) took place between 5th November and 17th December 2018 seeking comments on its ‘soundness’ as defined by the National Planning Policy Framework (2018).

The 2018 AMR provides an overview of the early engagement process and the consultation methods used at key public consultations (Regulation 18 and 19 consultations) of the Local Plan review. A [Consultation Report](#) has been prepared to report in detail how the Legacy Corporation has complied with its Statement of Community Involvement, outlining the approach to the community and stakeholders engagement during the Plan review process. It also provides a summary of all representations received, key issues raised, and how this has been taken into account.

Following the Regulation 19 consultation, the draft Revised Local Plan and consultation responses were submitted to the Secretary of State on 8th March 2019, who appointed an independent Planning Inspector. The Examination hearing sessions took place in September 2019 and the Inspector’s Report was received on 24 April 2020, available at the [examination webpage](#). The adoption of the revised Local Plan is anticipated during the summer of 2020.

Monitoring the Local Development Scheme

The review of the Local Plan was carried out in line with the [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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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



Table 1: Local Development Scheme Progress

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	February 2017 – June 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 2018
Regulation 24: Independent Examination	March 2019	September 2019
Regulation 25: Publication of Inspector’s Report	July 2019	November – January 2019
Regulation 26: Adoption	October 2019	Summer 2020

CIL CHARGING SCHEDULE REVIEW

In parallel to the Local Plan review, the Legacy Corporation has gone through the process of reviewing its CIL Charging Schedule. Consultations on the Draft Charging Schedule (Regulation 15 and 16 consultations) took place in November 2018 and January 2019 respectively, and the Draft Charging Schedule was submitted to the Secretary of State on 8th March 2019. Examination hearings took place in September 2019 and the new CIL Charging Schedule was adopted at a meeting of its Board on 19th May 2020. The Charging Schedule will come into effect on 1st July 2020 and will apply to development given planning permission or otherwise becomes liable to pay CIL, from this date.

DUTY TO COOPERATE

As the Legacy Corporation has the planning powers for parts of London Boroughs of Hackney, Newham, Tower Hamlets, and Waltham Forest, and includes parts of the Lee Valley Regional Park, specific co-operation arrangements are in place to ensure that the Local Plan reflects both context of the area and the interface with the Boroughs across a range of strategic matters.

The Legacy Corporation continues to engage with the neighbouring boroughs and other relevant bodies on a regular basis through the Planning Policy Forum meetings and by attending other bespoke meetings where required. Particular importance to the engagement with the relevant stakeholders was given during the Local Plan review process during which each of these bodies has been consulted as a minimum at each formal consultation stage of Local Plan preparation and have had informal opportunities to input and comment on aspects of the Plan review, where relevant. Detailed information about the engagement and meetings undertaken with the four boroughs and other relevant organisations is set out in the Duty to Cooperate Background Paper (2018). The Legacy Corporation has also prepared Statements of Common Ground with all four boroughs, documenting how the cross-boundary issues have been addressed in the process of the Local Plan review.

The Legacy Corporation as Local Planning Authority is a limited lifespan authority. It has been agreed that planning authority powers will be returned to the four Boroughs by the end of 2024. The revised Local Plan, when adopted, will continue to serve as the

Local Plan for the purpose of all planning decisions within the Legacy Corporation area beyond this date until superseded by updated Borough Local Plans. The Legacy Corporation will work with the boroughs during the period leading to this transition of powers with joint working where appropriate, including work relating to future local plans and associated planning guidance.

NEIGHBOURHOOD PLANNING

The Greater Carpenters Neighbourhood Forum is the only such designation within the area. In June 2019, the Greater Carpenters Neighbourhood Forum has submitted its Neighbourhood Plan and associated documents to the Legacy Corporation, for public consultation and examination in July 2019. Following the consultation period, the Plan was submitted to an independent examiner, appointed to undertake the examination of the Plan. The examiner issued his [report](#) in March 2020. The report recommends a number of modifications to the Plan. Subject to the Plan being modified in line with the Examiner's recommendations, the Plan can proceed to a referendum. In summer 2020, the Legacy Corporation will seek a decision from its Board on whether the Plan should proceed to a referendum.

NEIGHBOURHOOD PRIORITIES FUND

The Neighbourhood Priorities fund was set up to administer the Neighbourhood Portion of the CIL. CIL is a charge on development to support the delivery of infrastructure in the local area. Government guidance sets out that in an area with no parish councils, a Local Planning Authority that charges CIL should allocate 15% of annual CIL receipts to be spent on projects in consultation with local communities.

To date, the Legacy Corporation has successfully completed two bidding rounds. The first bidding round took place in 2018 when 17 bids were received of which 9 were successful and have received the funding. The total amount awarded in 2018 was £472,644.

The second bidding round took place in June 2019. Detailed information about the 2018 and 2019 Neighbourhood Priorities Fund bidding rounds, including case studies of the successfully implemented projects, is reported in Chapter 9 of this Report.



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 2019-1Q/20 monitoring period.

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 257,000sqm has been delivered and another 140,000sqm is currently under construction

Over 21,700sqm of Affordable Workspace

21,718sqm of affordable workspace has been permitted since 2012, of which around 8,087sqm completed and 4,492sqm under construction. This includes permissions granted within this monitoring period that when completed will deliver 10,580sqm of new affordable and low-cost workspace.

Housing

Around 10,100 units completed since taking over the planning powers and there are currently around 4,360 homes under construction within the area.

10,100 new homes completed since 2012

Infrastructure

The Legacy Corporation continues to invest and support projects to expand the network of new routes to tackle the local connectivity issues that the area faces. Within this monitoring periods, three such routes were created.

Community Infrastructure

Four planning applications are permitted within this monitoring period will result in a net increase of up to 1,950sqm D1 Use Class (community facility) floorspace, of which around 322sqm will be provided at a discounted level. Another 644 to 1,324sqm of D1 Use Class could be provided as part of the approved proposal for change of use from B1 floorspace within Here East to flexible use as B1 or D1.

The Environment

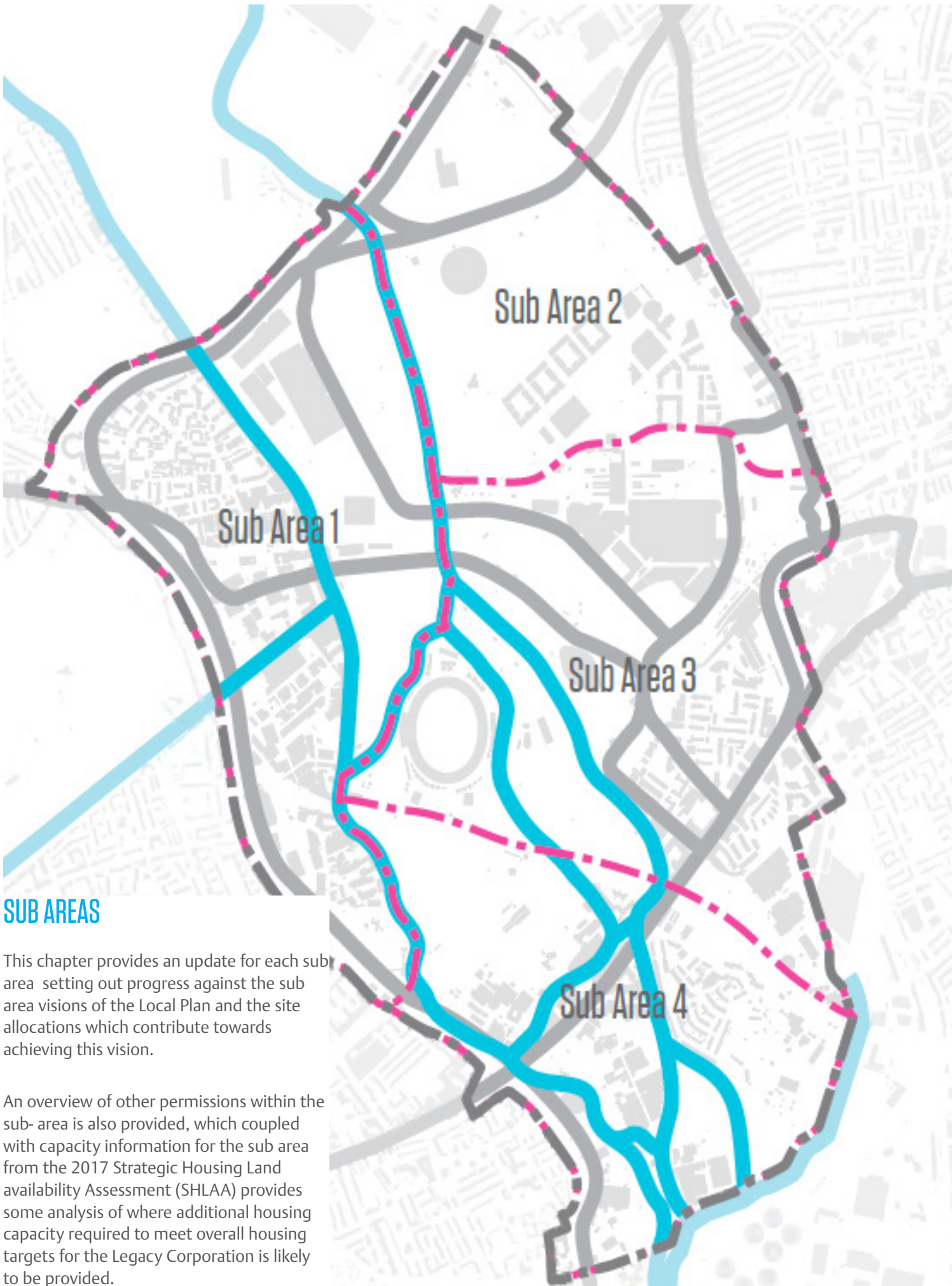
New Local Open Space and Play Space

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

New open space continues to be delivered. Two major planning applications granted within this monitoring period will provide new Local Open Space. Completion of one scheme has resulted in a provision of a new open space, included play space. A number of new play facilities have been delivered through new developments.

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. Three new site allocations have been proposed within the revised Local Plan.



SUB AREAS

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

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

SUB AREA 1

LOCAL PLAN VISION

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

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

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.

New developments continue to re provide employment floorspace, affordable workshops and significant number of new homes

Hackney Wick and Fish Island is an area that is undergoing substantial change as supported by the relevant policies within the Local Plan.

The character of the area over recent decades has been largely industrial, intermixed with a community

of artists and makers who have been attracted by the availability of workspace within a number of warehouse buildings in the area. These unique circumstances have helped the area to grow to become one of London's most important neighbourhoods for arts and the creative industries.

To preserve and enhance these cultural, creative and economic assets, local planning policies seek to re-provide affordable workshops and secure new employment and other commercial and community uses while also deliver the regeneration of the area including a number of new homes. The growth of the area has also been supported by its good location being close to Hackney Wick Overground Station and the amenities of the Queen Elizabeth Olympic Park.

Applications approved within this monitoring period signal that the planning policies continue to be successful at securing new non-residential uses in support of employment and cultural and creative uses. When implemented, these new approvals could result in a net increase of around 16,000sqm of B1a, B1c floorspace. Net losses continue to be recorded in B2 and B8 Use Class, as shown in Table 2 below. These figures are exclusive of the Hackney Wick Masterplan permission that would deliver additional 13,611sqm of B1a and 5,921 B1c floorspace on the plots that do not yet have extant permission (plots B, D, EX2, E and F, G H I, J, L and M, EXT 4, 5 and 6).

Although losses of B8 floorspace continue to be recorded it should be also noted that around (2,400sqm) nearly half of the total figure has been vacant or has not been used for industrial activities.

Alongside the provision of new employment floorspace, the planning policies were also successful in securing the provision of affordable

Table 2: B Use Class floorspace change - Permission granted in the period between 1st January 2019 to 31st March 2020

Use Class	Net (sqm)
Change B1a	10,621
Change B1b	619
Change B1c	4,866
Change B2	- 1,693
Change B8	-4,376
Change B Class	10,037

workspace. As evidenced within the Combined Economy Study (2018), Hackney Wick and Fish Island, due to its unique industrial heritage, contains a greater number of affordable workspace. Policy B.4 provides support for the provision of new affordable workspace and low-cost business space, secured at sub-market rates, in particular where existing space is present.

Approval of 10,000sqm of new affordable workspace

Past AMRs have already shown the effectiveness of this policy in recent years showing that permissions granted from 2012 to 2019, within the whole Sub Area 1, when implemented would deliver around 18,000sqm of affordable workspace. This will guarantee the future of the existing community and arts groups but also encourage new start-ups to develop and thrive. One such example is the application that has received a resolution to grant planning permission, subject to a Section 106 Agreement being completed (19/00185/FUL), for the development of The Future Generation (student accommodation). The developer worked in partnership with a local non-profit social enterprise, the Stour Trust, which offers free co-workspaces, affordable studio spaces and a gallery, securing 1,908sqm of affordable commercial space at a peppercorn rent for 149 years.

The area also provides a significant potential for the delivery of new homes, with approximately 2,000 new homes have planning permission and a further 2,500 could be delivered across potential development sites within the next 15 years. Overall, 4,500 new homes are anticipated to be delivered

within the Sub Area during the Plan period, including the new development planned for East Wick and Sweetwater. The delivery of new homes is envisaged to come forward in a genuinely mixed-use environment, interlaid amongst business, retail and community uses. Construction has completed on a number of development sites including 54-56 White Post Lane (15/00416/FUL) and 24-26 White Post Lane (15/00540/FUL) which are residential schemes with employment floorspace at ground floor level.

Planning permissions granted within this monitoring period will deliver a total of 1,616 new homes, as shown in table 3. Table 4 shows schemes completed and those under construction within the area in this monitoring period. This demonstrates the amount of development that was taking place providing both new residential and non-residential uses.

476 homes completed within this monitoring period, 987 currently under construction and 1,617 new homes granted permission



Table 3: Schemes that received planning permission in 2019 and 1st Q 2020 - Sub Area 1

Permission name and reference	No. Units	Non- Residential (sqm)
18/00495/FUL, Omega Works	1	-
19/00040/PNCOU, Unit 121 - 122, Omega Works	4	-
16/00166/OUT, Hackney Wick Central Masterplan	641 ¹	22,725 (A1-5, B1)
18/00095/FUL, Iceland Wharf	120	3,871 (B1, B2)
17/00222/FUL, TSVC Building	145	2,214 (B1, B2, B8)
16/00704/FUL, 57 Berkshire Road	39	2,021 (B1)
18/00325/FUL 90 Monier Road	148	3,761 (B1)
16/00451OUT, Mc Grath	475	10,849 (A1-5, B and D)
18/00315/FUL, Swan Wharf, 60 Dace Rd	42	762 (A1-5, B)
19/00132/PNCOU, 138, Omega Works	1	-

¹ Excluding separate permissions that came forward within the Hackney Wick Masterplan area

Table 4: Schemes under construction or completed in 2019 and 1st Q 2020 - Sub Area 1

Permission name and reference	Status	No. Units	Non- Resi (sqm)
12/00210/OUT (15/00337/VAR), Neptune Wharf Phase 1 and 2	Completed	217	3,135 (A, B, D)
15/00212/FUL, 33-35 Monier Road	Completed	45	667 (A, B)
15/00416/FUL, 52-54 White Post Lane	Completed	55	2,367
15/00540/FUL, 24-26, White Post Lane	Completed	103	2,916
15/00446/FUL, 1-2 Hepscott Road	Completed	30	922
16/00441/FUL, 25-37 Rothbury Road	Completed	23	645
18/00310/PNCOU, Unit C1, 417, Wick Lane	Completed	2	0
18/00495/FUL, 18/00495/FUL	Completed	1	0
16/00520/REM, PDZ5 Eastwick Phase 1	Under Construction	302	3400
14/00387/FUL 80-84 & 88, Wallis Road	Under Construction	120	5365
15/00278/FUL, Bream Street	Under Construction	202	2147
13/00280/FUM, Vittoria Wharf	Under Construction	34	252
15/00338/FUL, 75-89 Wallis Road and 59 Berkshire Road	Under Construction	44	3651
16/00685/FUL, 415 Wick Lane	Under Construction	175	2214
16/00462/FUL, 1-7 Dace Road	Under Construction	110	5039

Hackney Wick and Fish Island has been successful in becoming one of the first Creative Enterprise Zones named by the GLA in a recent bidding round. Local Planning policy requires that some of the new work space is affordable and this should help to protect some businesses but the CEZ project enables a programme of support for the creative and cultural industries by protecting a pipeline of affordable workspace and encouraging the take-up of this space by new and current businesses. Supporting this pipeline should mean that businesses are not forced to move out.

Various projects have already start to be delivered. For instance, The first studios at the Tampery Fish Island Village opened in late 2019 with more coming throughout 2020.

The Tampery opened at Fish Island Village in late 2019, forming the part of the Fashion District

The project provides 31 studios dedicated to creative professionals already established in the Hackney Wick & Fish Island community, at the same low rents and it comes with access to all the same facilities and support. This forms part of the Fashion District initiative The Fashion District, a cluster of ambitious businesses, academic institutions and

investors in East, delivered with British Fashion Council, London College of Fashion, Mayor of London and London Legacy Development Corporation.

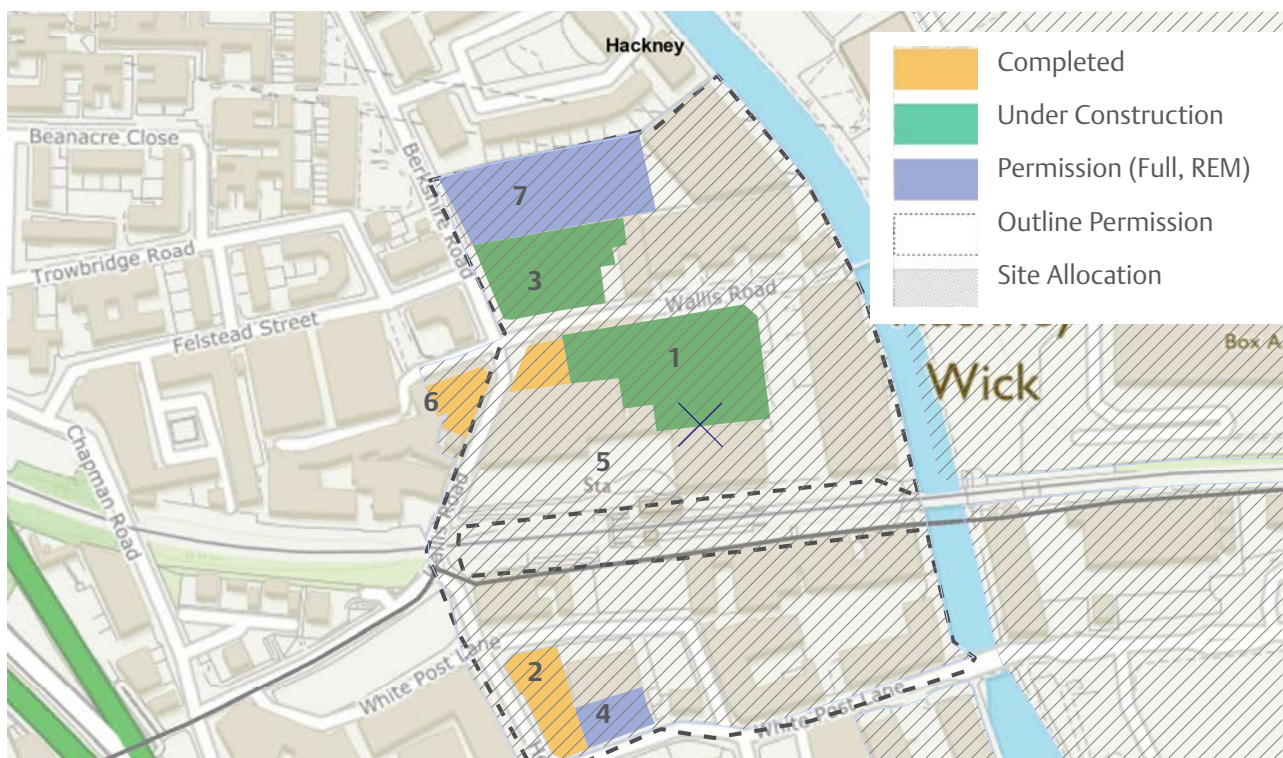
Alongside the creative workspaces, the area continues to see an increase in the delivery on new retail uses within the designated Neighbourhood Centre area. Hackney Wick Masterplan outline planning permission has been approved and S106 Agreement signed in 2019. This scheme alone will deliver around 1,300sqm of A Use Class floorspace contributing to the establishment of a diverse and vibrant neighbourhood centre. A Night time Economy SPD is being prepared which will also support creative and night-time economies across this area.

As part of the regeneration of the surrounding area, a number of transport and infrastructure improvements continue to be delivered. A new pedestrian / cycle bridge in Fish Island (also known as H16) was erected in 2019 providing a connect into the new developments within Sub Area 1, such as Neptune Wharf development and Roach Road, to the south of the Hertford Union Canal and the Park. An upgraded vehicle bridge was also erected at Monier Road (H14).

Site Allocation 1.1 - Hackney Wick Station

Site Allocation 1.1 Hackney Wick Station benefit from the Hackney Wick Masterplan outline permission application. The Planning Decisions Committee resolved to grant planning permission for Hackney Wick Central in April 2017. Outline planning permission for the Hackney Wick masterplan was issued in this monitoring period. Outline planning permission was approved for up to 78,931sqm of residential (Class C3) floorspace (approximately 877 units), a minimum of 29,908sqm of employment space (Classes B1a and B1c), up to 4,493 sqm of retail uses (Classes A1-A4), a minimum of 381sqm and up to 2,318sqm of community space (Class D1/D2), together with car parking, public realm and playspace.

As it can be observed from figure below, a number of permissions have already been approved within the outline permission, and some are currently under construction. For the monitoring purpose, the approved figures have been subtracted from the total permission to avoid double counting. It should be noted that the outline permission sets the minimum figures for B Use Class and therefore permission that can provide a greater number of employment floorspace in principle are acceptable. Figures below indicate that the approval will contribute to the creation of an employment-focused, mixed-use area, including a good proportion of new homes and provision of town centre uses, as envisaged by the Local Plan.



SA1.1 Progress on site (March 2020)

Scheme	Reference number	No. of residential units	Non-Residential (sqm)*
1 80-84, 88, Wallis Road	14/00387/FUL	120	5,365 of flexible commercial floorspace (B1/A1/A2/A3/D1)
2 1-2 Hepscott Road	15/00446/FUL	30	922 (B1c)
3 75-89 Wallis Road and 59 Berkshire Road	15/00338/FUL	44	2,951 (B1, with up to 700sqm A1 and D1 use)
4 55-69 Rothbury Road	17/00112/FUL	-	2,630 (B1)
5 Hackney Wick Central	16/00166/OUT	874	34,400 (B1 a and c) 29,908sqm; A1-A4 of up to 4,493sqm; D1/D2 up to 2,318sqm)
6 61 Wallis Road	13/00449/FUL	12	548 (A1)
7 57 Berkshire Road	16/00704/FUL	39	2,021 (B1 - min of 1,072 B1c)
Total Under Construction		164	
Total Completed		42	

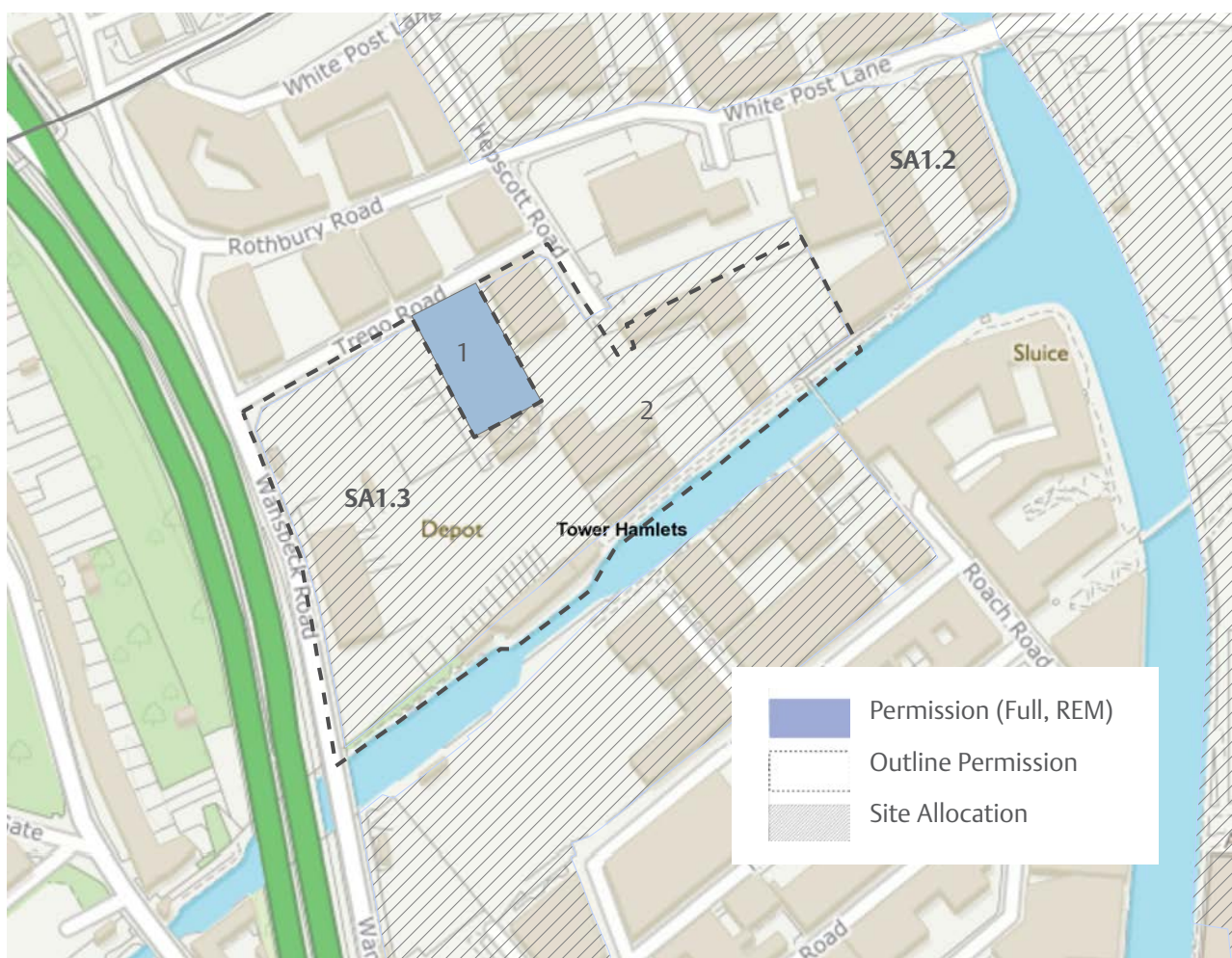
Site Allocation 1.2 - Hamlet Estate

The site does not currently benefit from planning permission.

Site Allocation 1.3 - Hepscott Road

The Planning Decisions Committee resolved to grant hybrid planning permission (ref. 16/00451/OUT) in February 2018 and the planning permission was issued in January 2020. The permissions were granted for a comprehensive mixed-use redevelopment of the site in up to 4 phases comprising 62,607sqm (GIA), ranging from 1 to 8 storeys, to provide the following mix of land uses: up to 475 Residential Units (up to 51,758sqm GIA) (Use Class C3); up to 10,849sqm GIA of commercial and community uses (Use Classes A, B and D); provision of new open spaces, canalside park, internal pedestrian and vehicular access routes, car parking, motorcycle parking and cycle parking.

A planning permission ref. 17/00225/FUL was granted in 2018, delivering 1,915sqm of commercial floorspace (Use Class B1) at the ground and lower ground floor level and 52 residential units (Use Class C3) on the upper floors, together with associated landscaped public open space.

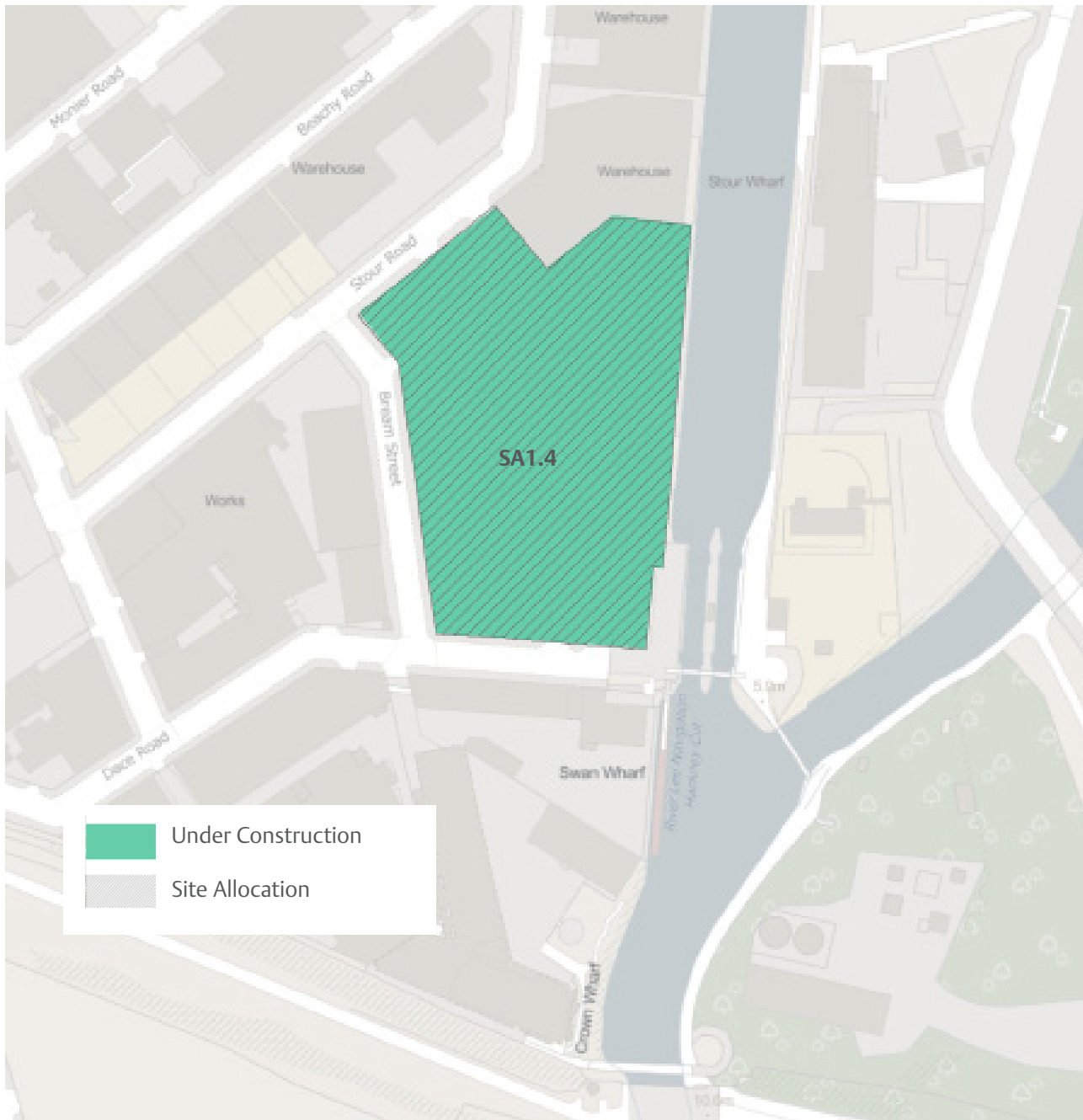


SA1.3 Progress on site (March 2020)					
	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non-Residential (sqm)*
1	25 Trego Road	Permission granted in 2018	17/00225/FUL	52	1,915 (B1)
2	McGrath Site, 3-13 Hepscott Road (Subject to S106)	Permission granted in 2020	16/00451OUT	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 up to 24,465m² 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 Revised Local Plan.

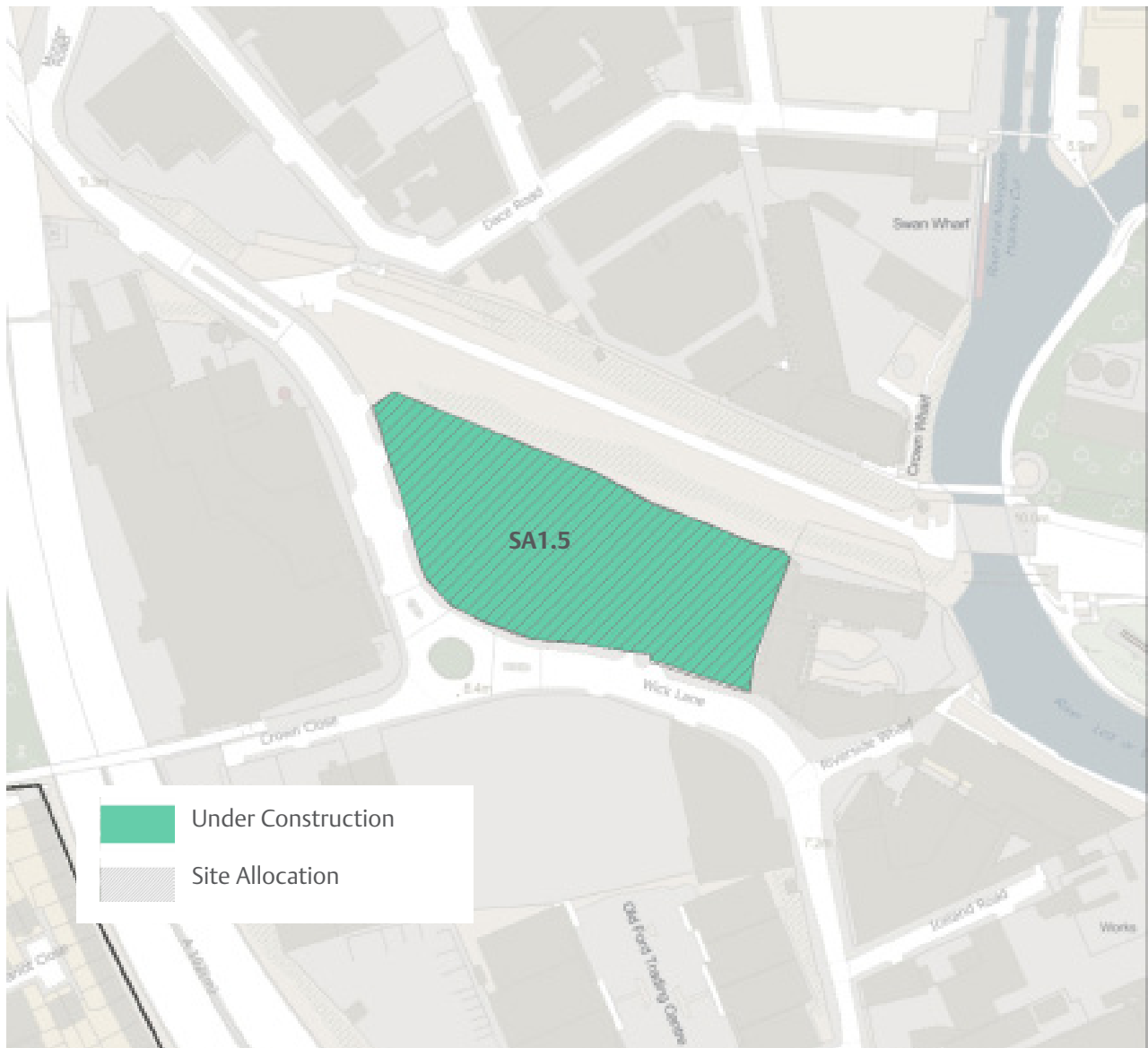


SA1.4 Progress on site (March 2020)				
Scheme	Status as at 31st December	Reference number	No. Of residential units	Non- Residential (sqm)
Land at Bream Street	Under Construction	15/00278/FUL	202	24,465 (B1-B8, some A1 and A3 and D1/D2)

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 proposals include new public realm, including two publicly accessible courtyards, and a new pedestrian/cycle link between Wick Lane and The Greenway.

Due to the level of progress made, this site allocation is proposed for deletion within the Revised Local Plan.



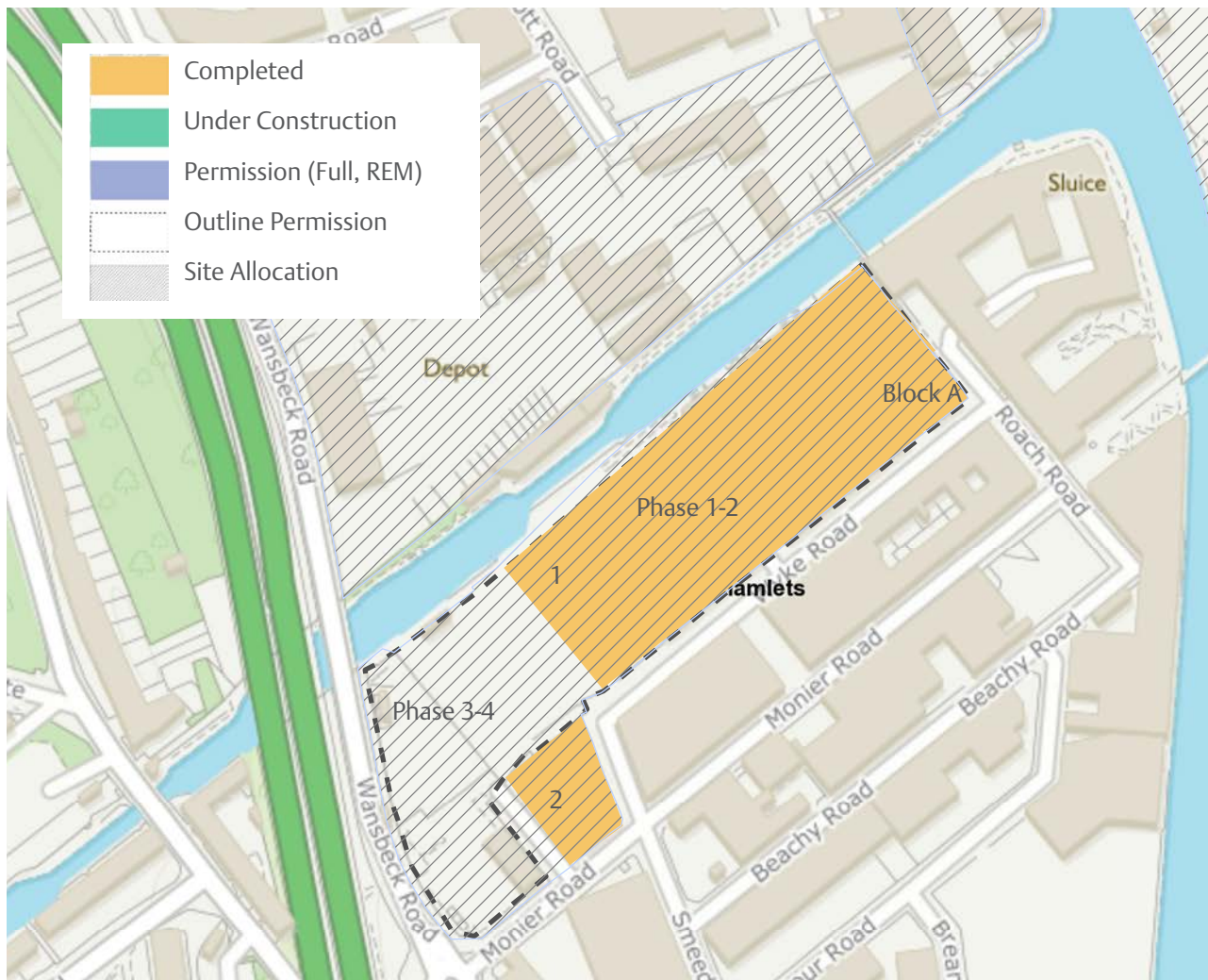
SA1.5 Progress on site (March 2020)

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 8,780sqm of open space including 780sqm of play space. Block A was completed in 2018, comprising 16 dwellings and 300sqm commercial floorspace; and Phases 1 and 2 were completed in 2019/20 delivering around 408 dwellings and 3,048sqm Use Classes A, B and D.

33-35 Monier Road development was also completed in 2019/20.



SA1.6 Progress on site (March 2020)

	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)
		Completed in 2019/20	Phase 1-2	(422)	(3,048)
2	33-35 Monier Road	Completed in 2019/20	15/00212/FUL	45	667
Total Completed				479	300
Total Under Construction					3,715

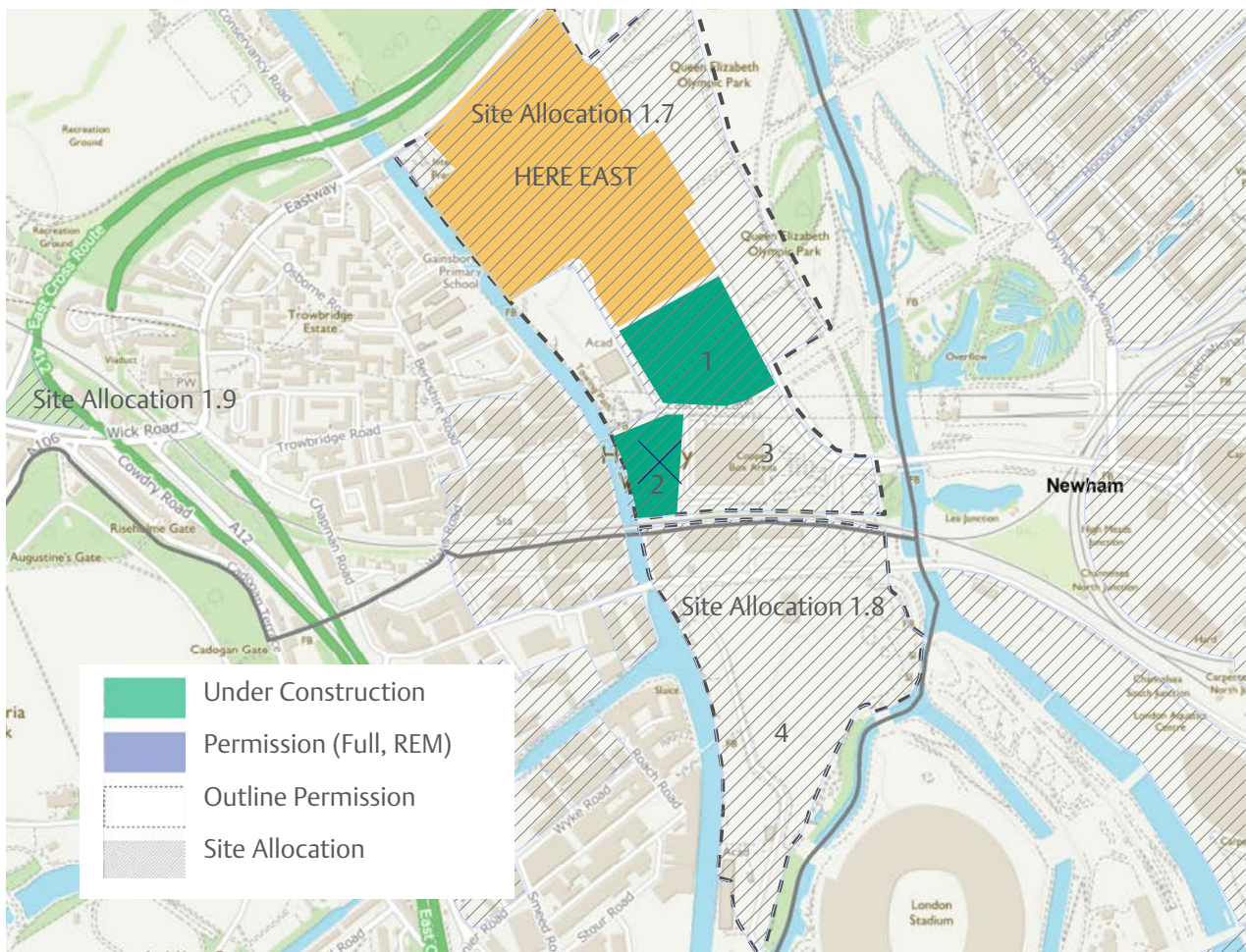
Site Allocation 1.7 - East Wick and Here East and SA1.8 Sweetwater

SA1.7 East Wick and Here East and SA1.8 Sweetwater both benefit from outline permission within the LCS scheme. 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 due to completed in 2020/21.

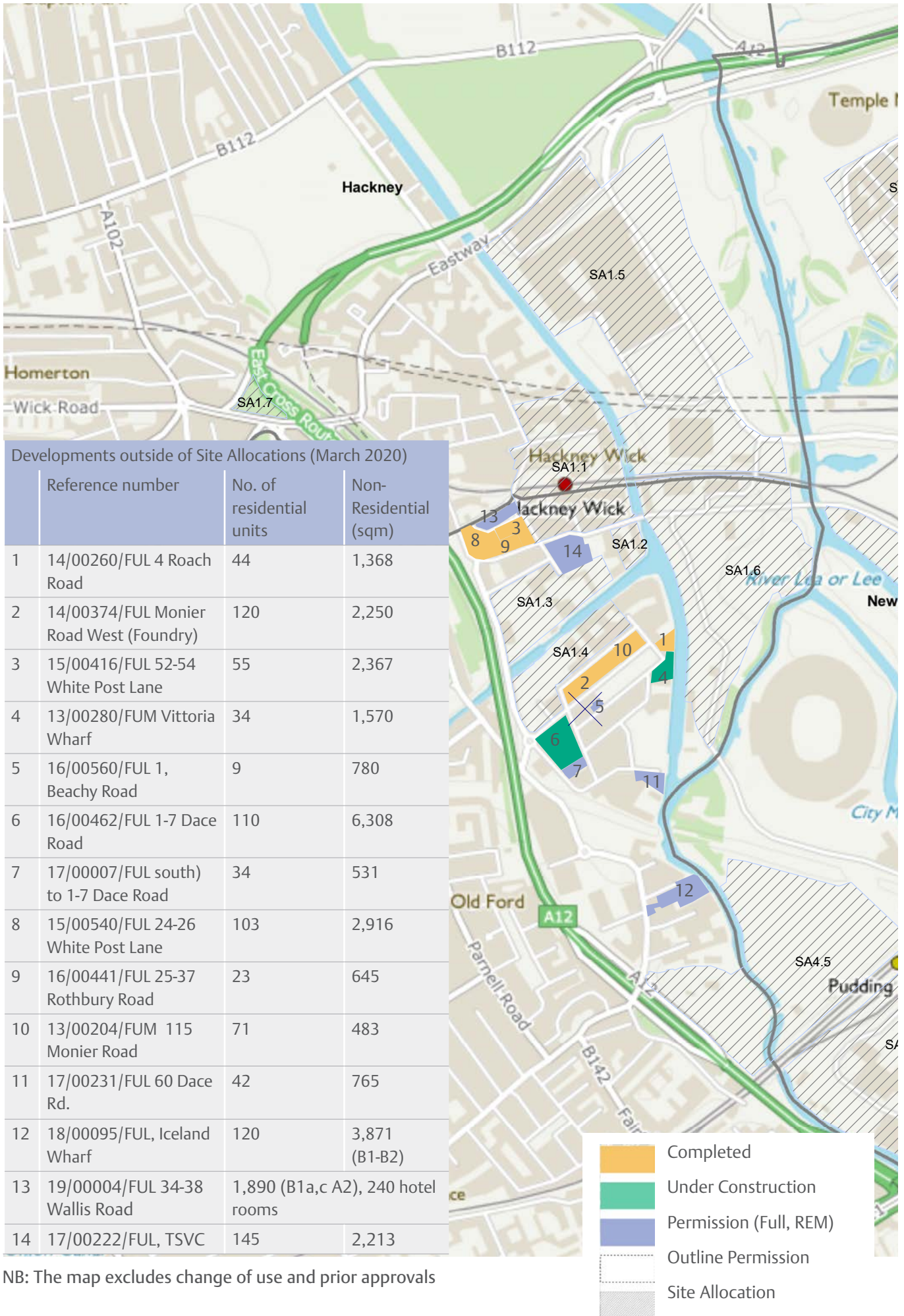
Site Allocation 1.9 -Bartrip Street

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 (March 2020)

	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			
Total Under Construction				302	3,400



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.

Housing delivery within this sub area is contributing significantly towards housing targets. Around 4,409 new residential units were completed in the past 6 years, providing a home to over 6,000 people, and around 23 retails located within the new town centre. Another 1,052 homes were completed within this monitoring period.

1,052 new homes completed; 931 under construction

Over the coming years the area is set to grow further, with around 931 new residential units being currently under construction and 176 units were granted reserved matters planning permission within this monitoring period. Excluding the sites under construction, it is estimated that the site allocations within this sub area have a capacity to

Table 5: Sub Area 2 housing delivery

Site Allocation	Delivered to date	Under Construction	Remaining capacity
SA2.1	644	154	238
SA2.2	3,299	524	1,470
SA2.3	466	253	161
SA2.4	0	0	200

deliver around 2,069 new residential units over the plan period, as shown in table 5.

All new homes have been built to high design and environmental standards and are located in close proximity to the parklands, which include generous open and play spaces for local families. The area is also 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.

Affordable Homes Uplift at Chobham Manor

In December 2019, the Legacy Corporation and L&Q agreed to increase affordable housing at Chobham Manor. 62 private residential units, located across Phases 2 and 3 of Chobham Manor, have been converted to affordable housing units, increasing the level of affordable homes across the site from 28% to 35% by unit number across the site. The new homes will be a mix of London Living Rent and London Affordable Rent. The majority of the units will be three-bedroom family homes that meet a strategic demand objective for affordable homes within the locality and help to further contribute to establishing a vibrant and well-balanced neighbourhood.

Table 6: Schemes under construction or completed (March 2020) - Sub Area 2

Permission name and reference	Status	No. Units	Non- Residential (sqm)
N08, 14/00034/REM	Completed	481	2,966 (A1-5, D1, D2)
Chobham Manor Phase 2, 14/00356/REM	Completed	100	533 (A Use Class)
Chobham Farm 4, 15/00266/REM	Completed	471	934 (A1, B1a)
N06 East Village, 17/00045/REM	Under construction	524	1,603 (A Use Class)
Chobham Manor Phase 3, 16/00510/REM	Under construction	253	883 (D1)
Chobham Farm 2, 17/00175/REM	Under construction	154	298 (A and B1a)
Total completed		1,052	4,433
Total under contraction		931	2,784

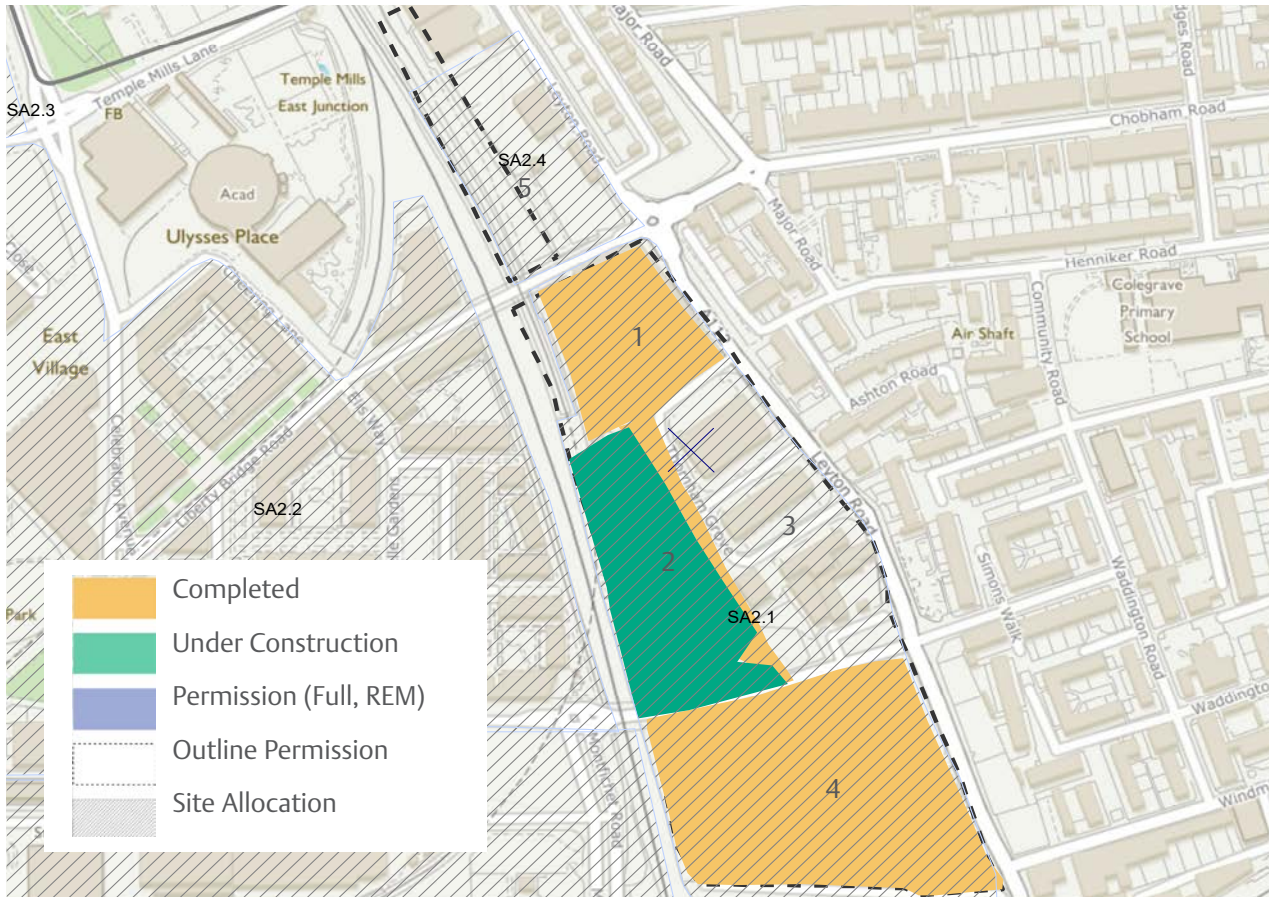
PROGRESS ON SITES

Site Allocation (SA) 2.1 - Chobham Farm

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

Overview:

- 817 residential units completed of which 471 completed within this monitoring period; 145 units currently under construction. A maximum of around 74 residential units yet to come forward.
- Provision of around 5,000sqm of commercial and retail floorspace, of which 1,161 completed and 1,242sqm under construction.
- The scheme will also deliver a new open space and around 3,000sqm of D1 and D2 uses.

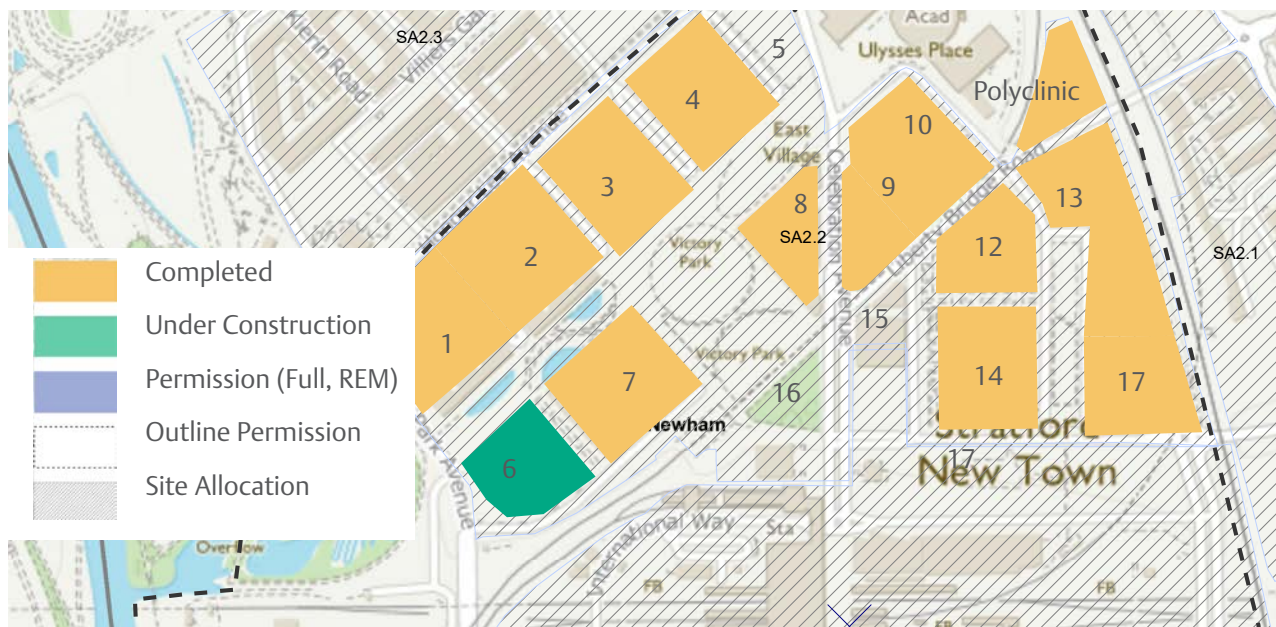


SA.2.1 Progress on Site (March 2020)

Name	Reference Number	Status	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	19/00473/REM	REM Resolution to Grant permission for Sub-Zone 3D1 of Zone 3	-	-
4 Zone 4	15/00266/REM	Completed in 2019/20	471	944 (A1-A3/B1 and nursery D1)
5 Zone 5	(The site lays within the new site allocation SA2.4)	Under Construction	-	-
Total Complete			644	1,161
Total Under Construction			154	298

SA 2.2 East Village

The site is part of the Stratford City Outline Planning Permission (07/90023/VARODA). Majority of the site is substantially complete; the first 2,818 residential units were built prior to the 2012 Olympic Games. After the Games the units were fitted out in their final form, and the first flats occupied in early 2014. Construction on the new residential block including 482 homes for rent and ground floor retail and leisure space at plot N08, started in 2016 and completed in early Summer 2019. In December 2018 construction started on development plot N06, which when completed will delivered 524 new home and further retail and commercial space. There are three remaining development plots, N05, N16 and N18/19 expected to yield approximately 900 new homes.

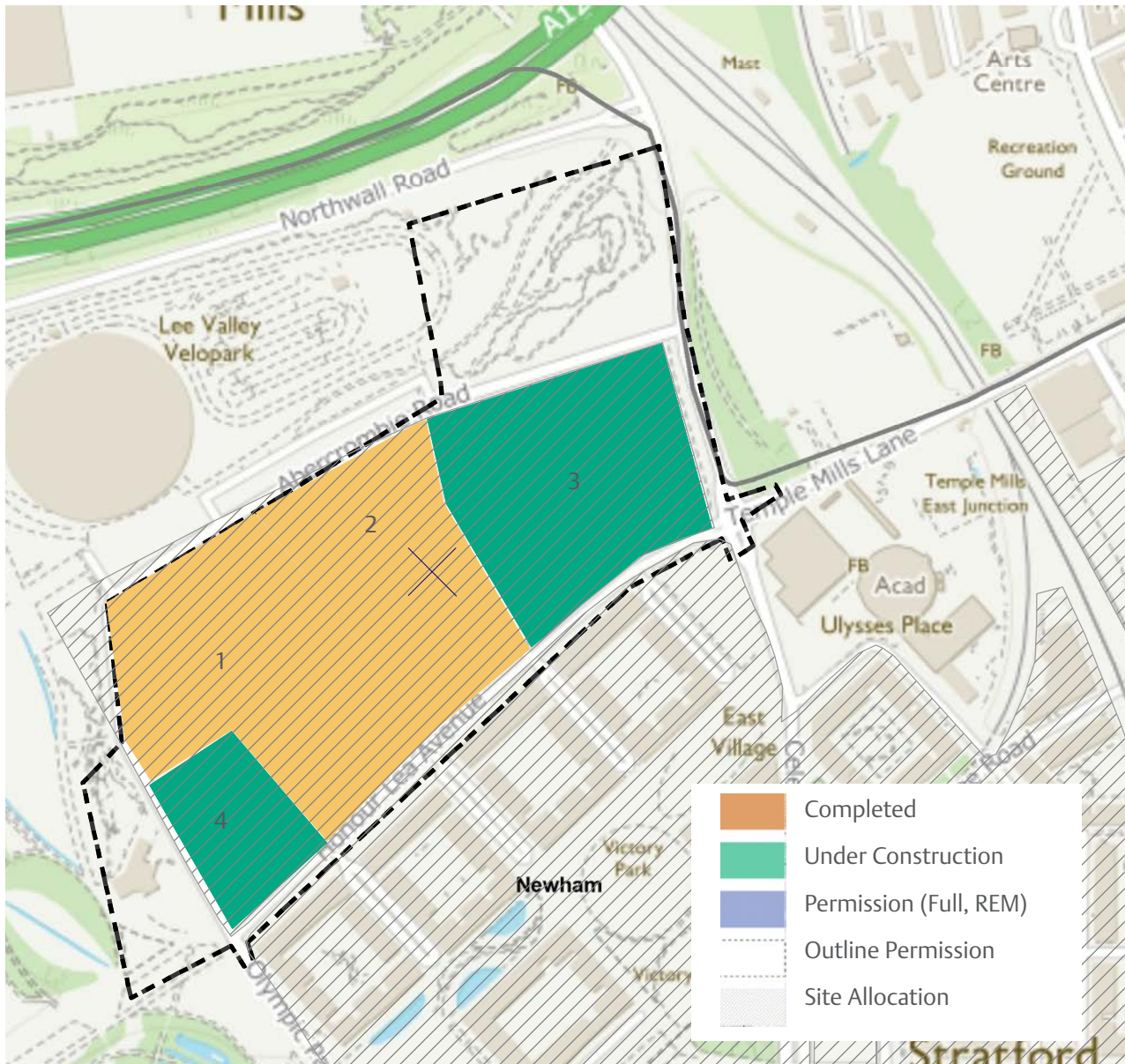


SA2.2 Progress on Site (March 2020)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1	N01	08/90234	Completed (2013-2014)	288	452
2	N02	08/90211	Completed (2013-2014)	298	203
3	N03	09/90084	Completed (2013-2014)	297	663
4	N04	09/90083	Completed (2013-2014)	290	663
5	N05	14/00066/REM	Permission	48	-
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	Completed in 2019	481	2,966 (A1-A5, 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	Permission	188	649
16	N18 & N19	14/00141/REM	Permission	710	3,465
17	N26	09/90065	Completed (2013-2014)	242	-
Total Complete				3,299	3,564
Total Under Construction				524	4,569

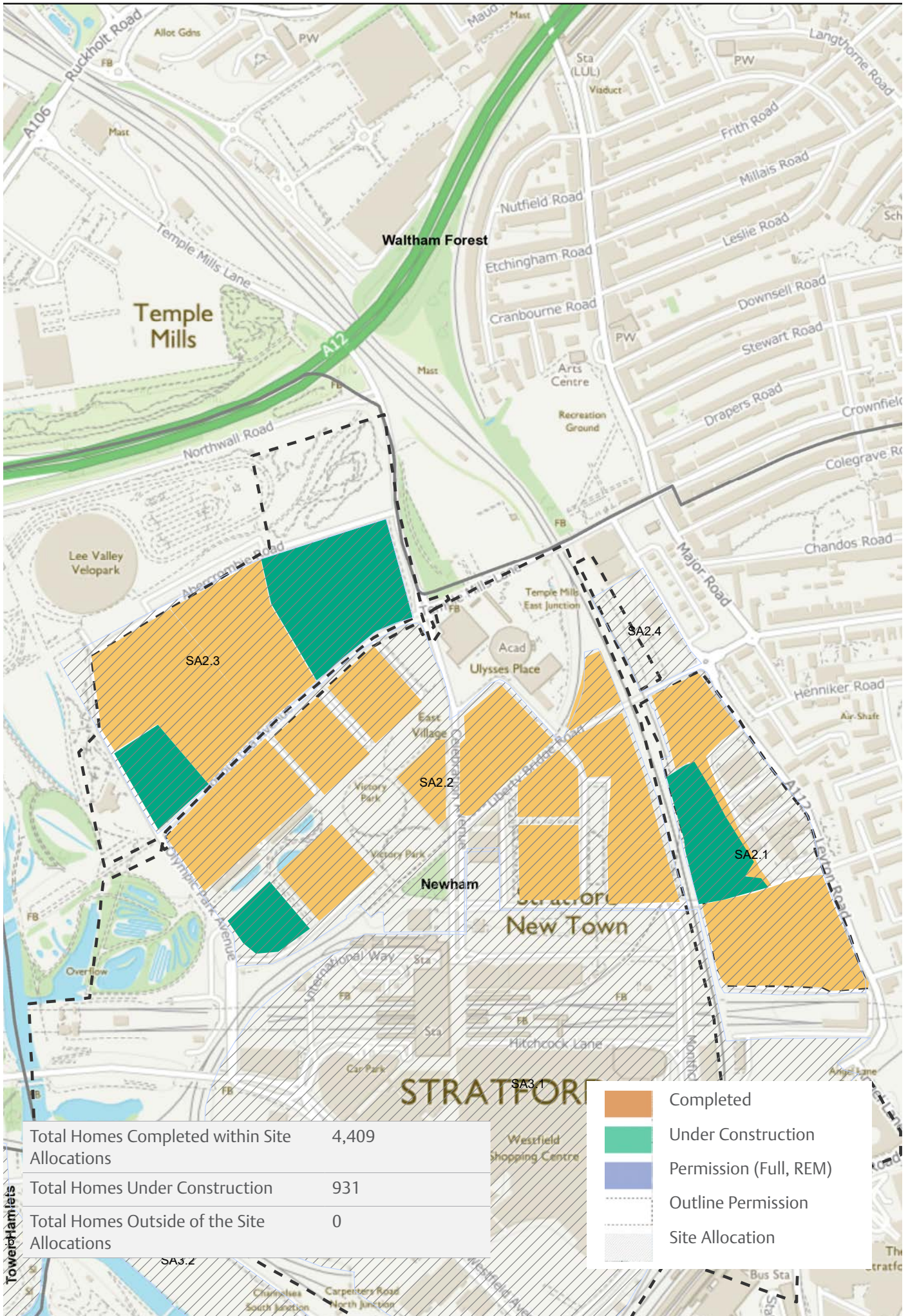
SA2.3: Chobham Manor

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. Work has continued on construction of the Legacy Corporation’s first housing development at Chobham Manor, providing over 850 homes. 350 homes have now been completed. Phases 1 and 2 are now fully complete, including 100 units completed within this monitoring year. Phase 3 construction is also underway for completion in 2021/22.



SA2.3 Progress on Site (March 2020)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1 Phase 1	13/00504/REM	Completed (2017)	259	-
2 Phase 2	14/00356/REM	Completed in 2019	207	533 (A1 to A5, and B1)
3 Phase 3	16/00510/REM	Under Construction	253	883 (D1 including ancillary A3)
4 Phase 4	16/00518/REM	Under Construction	140	98 (A1-A5)
Total Complete			466	533
Total Under Construction			253	833





SUB AREA 3

LOCAL PLAN VISION

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

Stratford Waterfront application approved for the world's leading cultural and educational institutions

In June 2019, a hybrid planning permission was approved for a development of Stratford Waterfront that will include the world's leading cultural and educational institutions such as- the Victoria and Albert Museum (V&A), the BBC, Sadler's Wells, and the London College of Fashion, and up to 600 new homes. The construction of institutional uses commenced in late 2019 and it is anticipated that

the works will finish in three years' time. UCL East scheme outline permission was granted in 2018 (ref: 17/00235/OUT) for 160,060sqm of academic development (Class D1) and commercial research space and 1,800 student bedrooms. Phase 1 of the UCL proposals have recently received reserved matters consent in 2019, and it commenced on site in late 2019 delivering educational facilities and student accommodation.

Together these two developments, Stratford Waterfront and UCL East form the 'East Bank' cultural district - the Mayor of London's proposals for a new educational and cultural quarter in east London.

East Bank would generate 2,500 new jobs

It is anticipated that East Bank would create more than 2,500 jobs and other employment and training opportunities, and an estimated £1.5 billion for the local economy.

This will bring significant economic, educational and cultural benefits to Stratford and East London. The cultural and educational institutions are of high international repute, and their investment in the area would represent a key part of the transformational impact being delivered as part of the planned of the legacy transformation of East London following the 2012 Olympic and Paralympic Games; and one that would meet the objectives and policies of the both Local Plan and the London Plan establishing a long-term prosperous social and economic future of east London.



As it comes forward, East Bank located at the edge of the Metropolitan Centre boundary, will complement the uses within the Stratford Metropolitan Centre and further support its potential for International Centre designation as envisaged by the London Plan.

Stratford Metropolitan Centre - Potential for International Center Designation

The Stratford Metropolitan Centre continues to be the engine driving growth and investment in this part of London. The business centre district at International Quarter London (IQL) carries on to deliver a significant number of high-quality office floorspace meeting the growing London wide need for new office space. The building at plot S9, providing around 35,000sqm of B1a floorspace, was completed in 2019 and two floors have already been occupied by organisations that include the British Council and Cancer Research UK. IQL is already home many other significant organisations such as Transport for London, the Financial Conduct Authority, Unicef, and the Nursing and Midwifery Council.

As can be seen from the map overleaf, the remaining plots to the north and north-west (S10, S1 and S2) have outline planning permission for commercial development but remain to be developed.

246 new homes and 511 student bedrooms completed

As shown in Table 7, housing delivery trends are expected to continue with Cherry Park development delivering 1,224 residential homes (PRS) currently under construction. This is a phased development and the first housing completion is expected post-2023.

The Manhattan Loft Gardens scheme has completed, with the occupation of the remaining 198 residential units, alongside the 150-bedroom hotel and restaurant. The hotel and retail elements of this development will help to strengthen the offer in this part of the Metropolitan Centre.

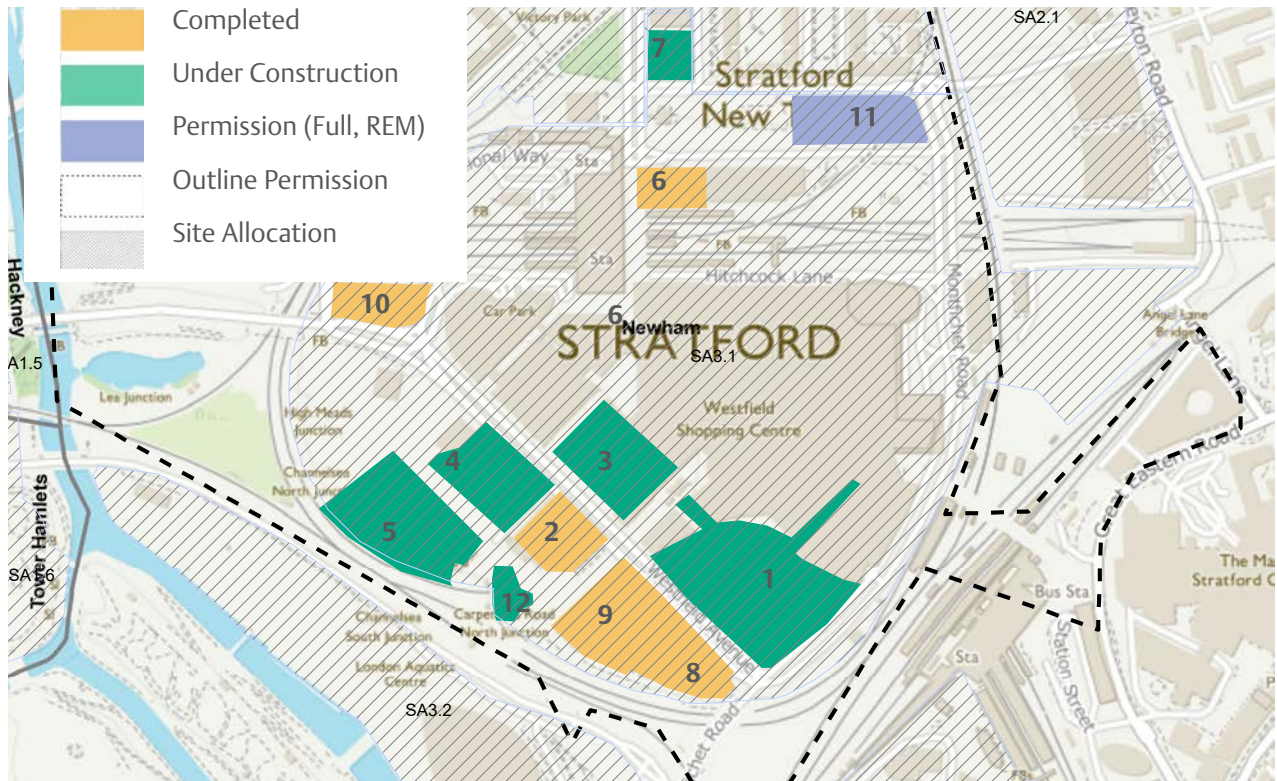
Duncan House, a new 33-storey building at Stratford High Street, was completed in autumn 2019 comprising 511 student bedrooms and 46 residential units of which 50% are affordable. The development also includes 3,150sqm of academic floorspace and affordable workspace. The provision of student accommodation will contribute towards meeting local and wider need and complement the uses within the nearby Metropolitan Centre.

Table 7: Schemes under construction or completed (March 2020) - Sub Area 4

Permission name and reference	Status	No. Units	Non- Residential (sqm)
N24 Manhattan Lofts, 10/90285/FUMODA	Completed	198 (50 units delivered in 2018)	150-bedroom hotel
Cherry Park, 15/00358/OUT	Under Construction	1,224 (RPS)	12,388 (A1, B1/A3/D1)
The Pavilion, 18/00252/REM	Under Construction	-	1,343 (A1-A5)
Plot M7, 16/00653/REM	Under Construction	-	78,616 B1a, 706 A1
S9, 16/00672/REM	Completed	-	35,129 B1a
UCL East, 18/00425/REM and 18/00424/REM	Under Construction	524 student bedrooms	40,079 D1, complementary A1, A3
N17, 15/00041/REM	Under Construction	-	386 room hotel; 2,786 (A1-A5, D2)
Duncan House, 17/00629/NMA, 19/00113/NMA	Completed	511 student bedroom, 46 residential	3,150 D1; 751 B1a
Total Completed		244 residential, 511 student bedrooms	150-derroom; 35,129 B1a
Total Under Construction		1,224	131,083 (A, B, D1, D2); 386 room hotel.

Site Allocation 3.1 - Stratford Town Centre West

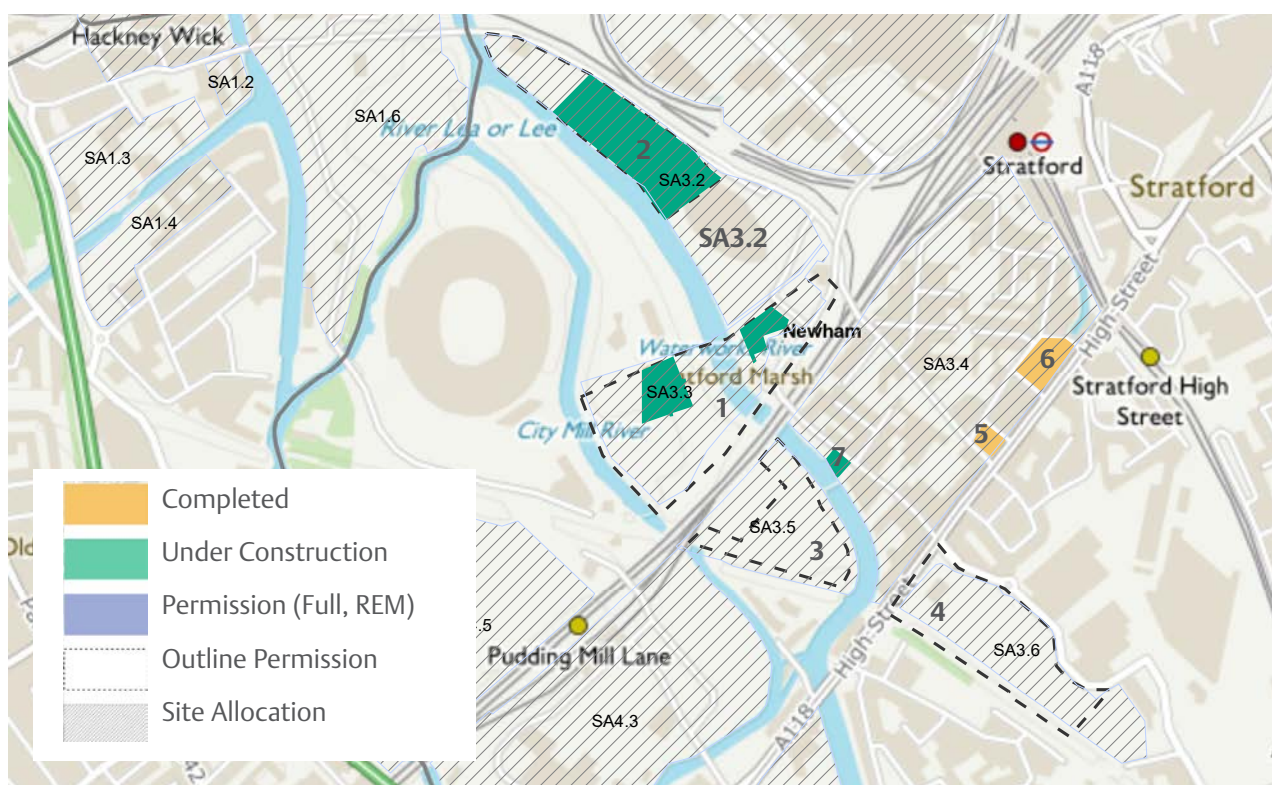
The delivery of SA3.1 Stratford Town Centre West relates to plots within the outline Stratford City permission, many of which are under construction and/or have detailed reserved matters, many of which are under construction and/or have detailed reserved matters. Construction of the Cherry Park scheme commenced in 2019 delivering over 9,000sqm of retail space including a department store and 1,224 homes (PRS).



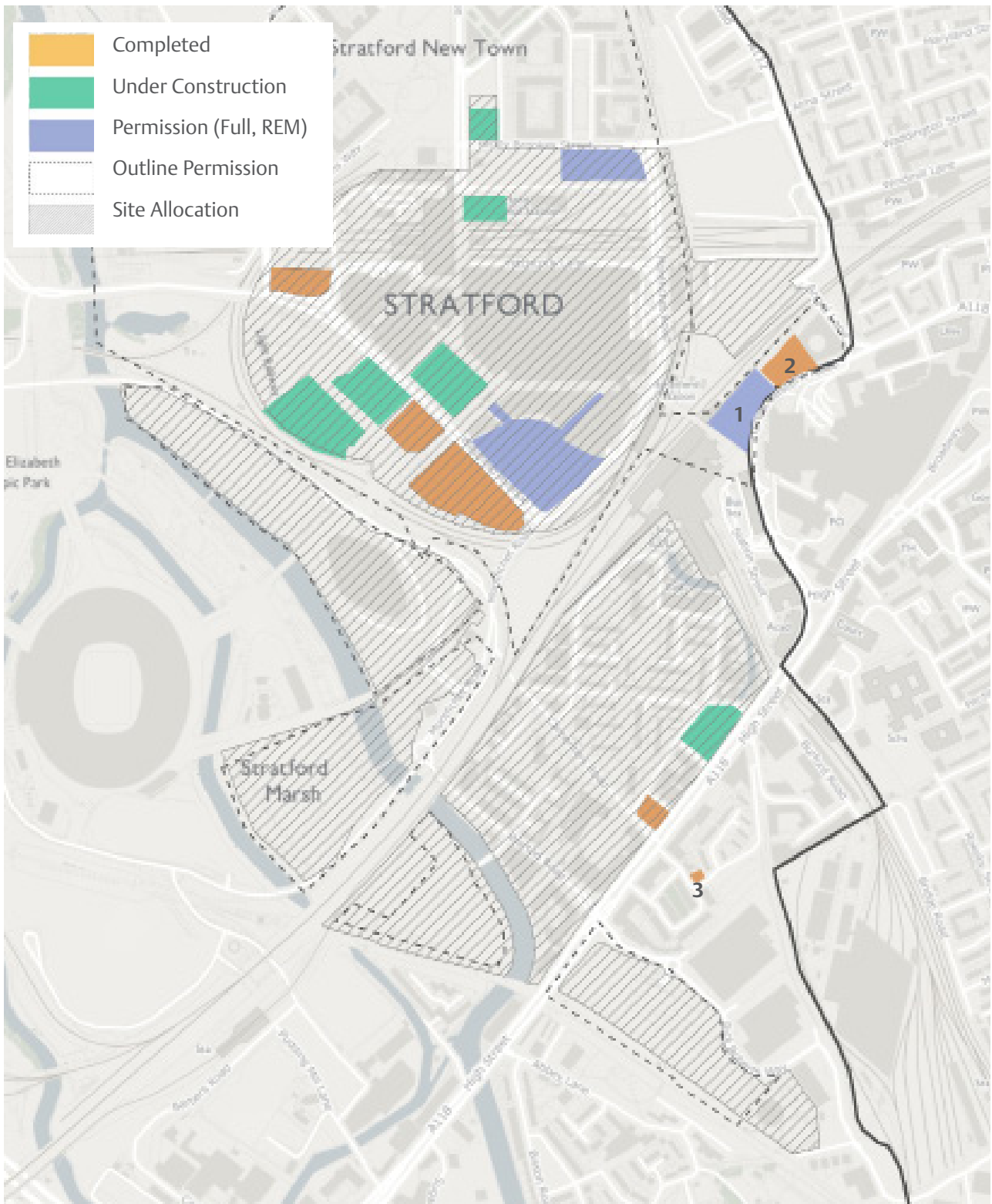
SA 3.1 Progress Site(March 2020)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1 Cherry Park	15/00358/OUT	Under Construction	1,224	12,388
2 S5 FCA	15/00002/REM	Completed in 2018	-	62,191
3 Plot M7	16/00653/REM	Completed in 2019/20	-	78,616
4 S4	18/00354/REM	Permitted	-	44,000
5 S9	16/00672/REM	Under Construction	-	35,129
6 N24 Manhattan Lofts	10/90285/FUMODA	Completed 2018 and 2019	248 (50 units completed in 2018)	786, 150 bedroom hotel
7 N17	15/00041/REM	Under Construction	-	385-bedroom hotel
8 (S7,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	1,051 (student bedrooms)	-
11 Plot N22	17/00050/REM	Permitted in 2017	-	37,058 (B1)
Total Complete			1,434	
Total Under Construction			198	

A hybrid planning application was approved in 2019 for Stratford Waterfront development ([Site Allocation 3.2](#)). This comprise a detailed consent for 72,899sqm of non-residential institutional use, including: 41,965sqm of educational space and ancillary uses (including catering and retail) (Class D1); 8,144sqm of cultural space (Class D1); 20,770sqm of performance venue space (Sui Generis); 1,934sqm of retail/food & drink space (Classes A1-A5); and 86sqm of office space (Class B1). An outline element was approved for up to 62,800sqm of residential development up to around 600 residential units; up to 2,200sqm of retail/food & drink (Use Classes A1-A5) uses. This is in line with the site allocation development principles for comprehensive, phased mixed-use development providing cultural, education, leisure, retail or community functions incorporating residential to provide for strategic housing requirements. The detailed element of the application commenced on site in late 2019. In relation to this LCS scheme, an application 18/00471/VAR was approved under s.73 seeking to modify the LCS Permission to reflect the reduction in overall floorspace as a result of the slot of PDZ 1.1. Construction of UCL East Phase 1 ([Site Allocation 3.3](#)) started in 2019, with the first building expected to be completed in time for the start of the 2022 academic year. Phase 1 development will comprise up to 50,000 sqm of development, including around 500 bed spaces for student accommodation. Duncan House development was completed in 2019/20 delivering new homes and student accommodation.



Site Allocations 3.2-3.6 Progress on site (March 2020)					
Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1 UCL East	17/00235/OUT; 18/00424/REM	Under Construction	1,800 student bedrooms	164,300	
2 Stratford Waterfront	18/00470/OUT	Part Under Construction	600	72,899	
3 PDZ8	Legacy Communities Scheme 11/90621/OUTODA				
4 PDZ12					
5 Alumno	13/00404/FUM	Completed in 2018	445	1,596	
6 Duncan House	15/00598/FUL, 17/00629/NMA	Completed in 2019/20	557	751	
7 Windgate House	15/00387/PNCOU	Under Construction	18	-	
Total Complete for all site allocations SA3.2 - SA3.6			1,002	2,347	
Total Under Construction for all site allocations SA3.2 - SA3.6			500 student bedrooms	72,899	



Sub Area 3 Development outside of Site Allocations (March 2020)

	Name	Reference Number	Status	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 (excluding change of use)				629	-

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.

1,050 new homes under construction

The adopted Local Plan allocates three sites within this sub area for major development with the potential to deliver many of the strategic requirements of the area, particularly new homes. Results of the 2017 SHLAA suggest that these three sites have a capacity to deliver a minimum of

approximately 5,000 new homes up to 2036. Table 8 below, shows permissions currently under construction and those completed within this monitoring period, indicating that the vision of new neighbourhoods is emerging within the area. No new planning permissions for a major development have been granted relevant to this sub area within this monitoring period.

Significant progress has already been made on all sites. Progress on Bromley-by-Bow Site Allocation (SA4.1) continues to develop with 331 residential units completed and Imperial 1 (formerly Land at Imperial Street ref. 17/00344/FUL) delivering around 500 homes is currently on site.

First Phases of Sugar House Island delivering 380 new homes and over 10,000sqm non-residential floorspace due to complete

The development of Sugar House Island scheme (SA4.2) is significantly progressed, with the first phase, Dane's Yard, offering 9,000sqm of office space to the creative industries in eight old and new buildings and first homes are due to complete soon and are expected to become available to rent from summer 2020. Plots, NEQ, R1, R2, are expected to complete in mid-2020 delivering 380 high-quality residential units and around 1,000sqm of non-residential floorspace. In March 2020 a full planning application received a resolution to grant (Subject to signing S106 Agreement) for a 420-pupil school to serve the residential development at Sugar House Island. This application supersedes the reserved matters application (ref: 15/00484/REM) granted by Planning Decisions Committee in 2016.

SA4.3 Pudding Mill, Marshgate phase 1 is now occupied and permission for a site to the southeast of the site allocation has been granted for major

Table 8: Schemes under construction or completed in 2019 and 1st Q 2020 - Sub Area 4

Scheme	Status	Homes (units)	Non-residential (sqm)
68-70 High Street, 11/90619/FUMODA	Under construction	173	731 (A, D1, D2 and B1)
North East Quarter 12/00336/LTGOUT	Under construction	8	11,590 (A and B1)
Plot R1, 16/00223/REM	Under construction	161	628 (A and B1)
Plot R2, 16/00440/REM	Under construction	211	70 (A and B1)
Land at Marshgate Lane, 14/00422/FUL	Under construction	Not yet on site	5,472 (B1)
Imperial 1, 17/00364/FUL, 18/00575/NMA	Under construction	500	3,570 (A, D2, B1)
BBB North Phase 2, 15/00476/REM	Completed	112	-
Total Under Construction		1,053	22,061



regeneration. This permission will provide new housing (including affordable and family housing) as well as commercial floorspace. The commercial element of this development comprising approximately 5,472sqm floorspace is currently under construction.

Meanwhile uses as a way of bringing life and activity to the area before permanent development

A meanwhile (5 years) use application for an hotel was approved in 2019 with the aim to animate the area before construction of phased mixed-used development commences on the central part of the site. The hotel proposals will make a positive contribution to London's tourist and visitor economy providing a new format of affordable hotel accommodation for those on a budget.

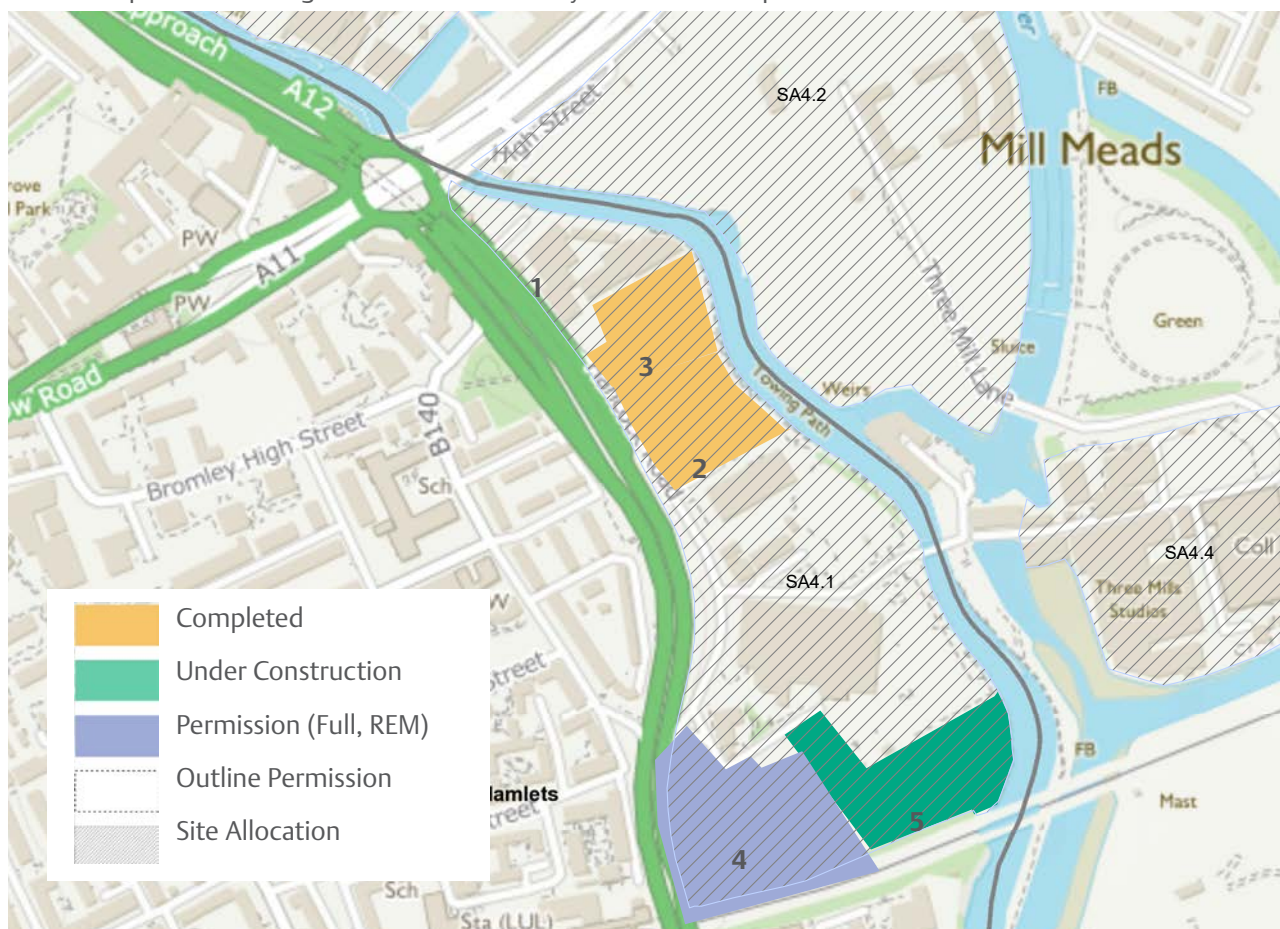
In addition to housing delivery, permitted developments in the area will contribute significantly to the wider economy, with the proposed creation of a district centre at Bromley-by-Bow.

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 of the revised Plan, these will form site allocations SA4.4 and SA4.5.

Site Allocation 4.1: Bromley-by-Bow

Planning permission (PA/11/02423/LBTH) for the delivery of Bow River Village schemes was granted in 2012 for a comprehensive mixed-use development on the northern part of the Site Allocation, two phases delivering in total 331 homes have been completed. Phase 2 has been completed within this monitoring period delivering 112 residential units and Phase 1 occupied. However the outline planning permission has now lapsed. The remaining parts of the site will need to come forward through new planning applications.

Two planning permissions have been granted for redevelopment of the southern part of the site allocation to deliver around 956 homes, half of which will be affordable, and a significant commercial, community, and retail floorspace. The part of this site known as Imperial 1, providing 500 units, commenced in 2019. Section 106 obligations which have been secured in relation to these developments will support significant infrastructure improvements in the area. However, the central plots of the site allocation have yet to come forward for development. The adopted Bromley-by-Bow SPD supports comprehensive development at Bromley-by-Bow south and provides more guidance on the delivery of Local Plan aspirations for the site.

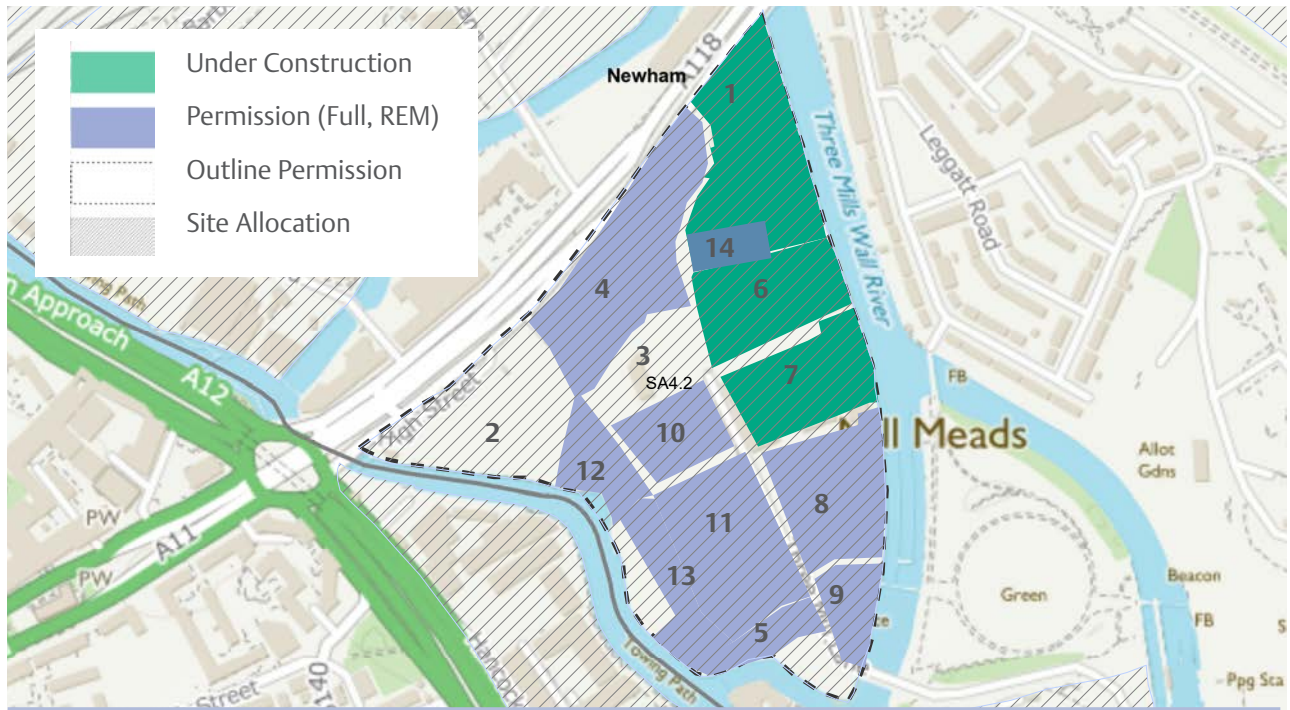


SA4.1 Progress on Site (March 2020)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	Bromley-by-Bow North	PA/11/02423/LBTH - this OUT application has lapsed		
2		Phase 1	Completed in 2016	219
3		Phase 2, 15/00476/REM	Completed in 2019	112
4&5	Guinness Housing Trust (Imperial 1&2)	17/00364/FUL, 18/00572/NMA, 17/00344/FUL, 19/00555/NMA, 20/00004/DOV	Part Under Construction	965
Total Complete			331	1,021
Total Under Construction			500	3,500

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 there are two further plots where construction is due to commence. 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

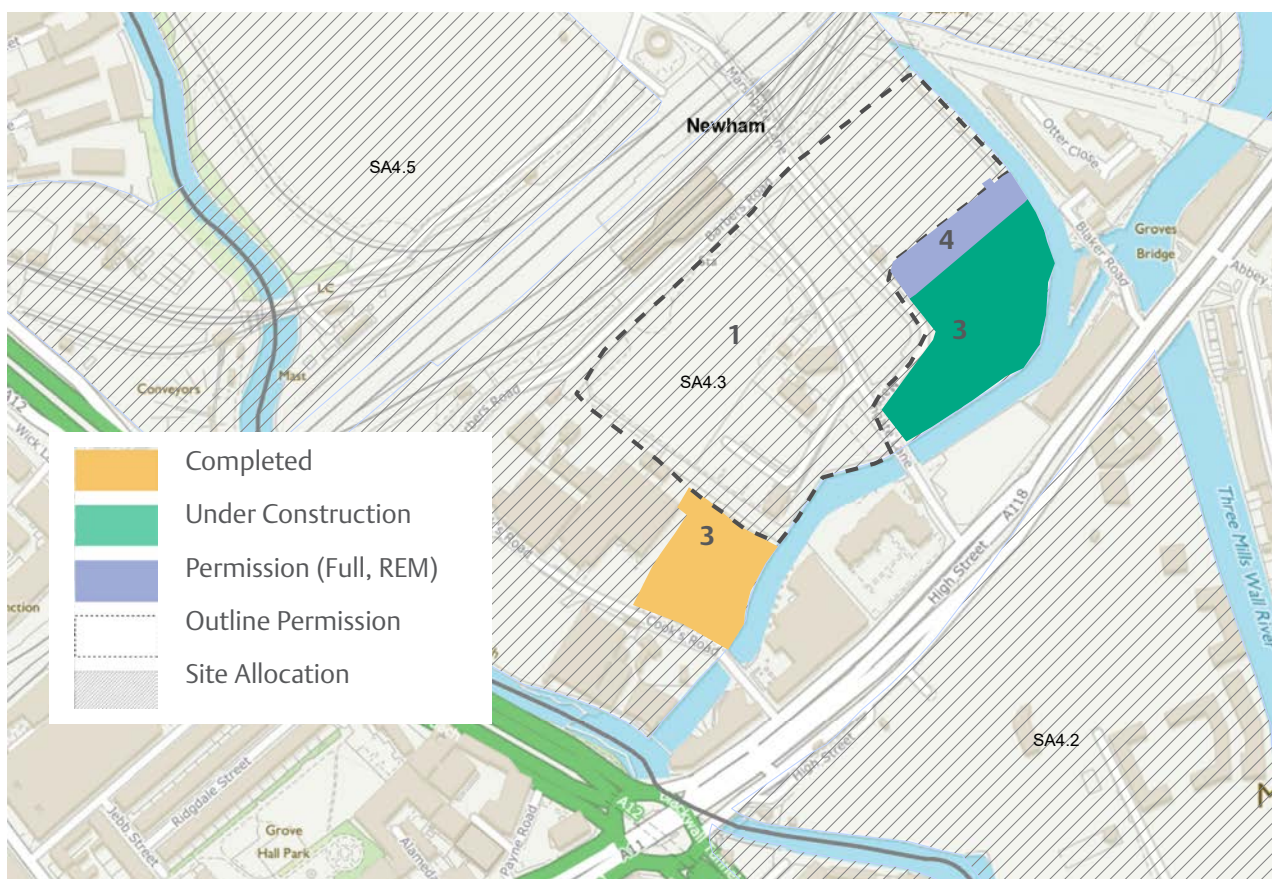


SA4.2 Progress on Site (March 2020)

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

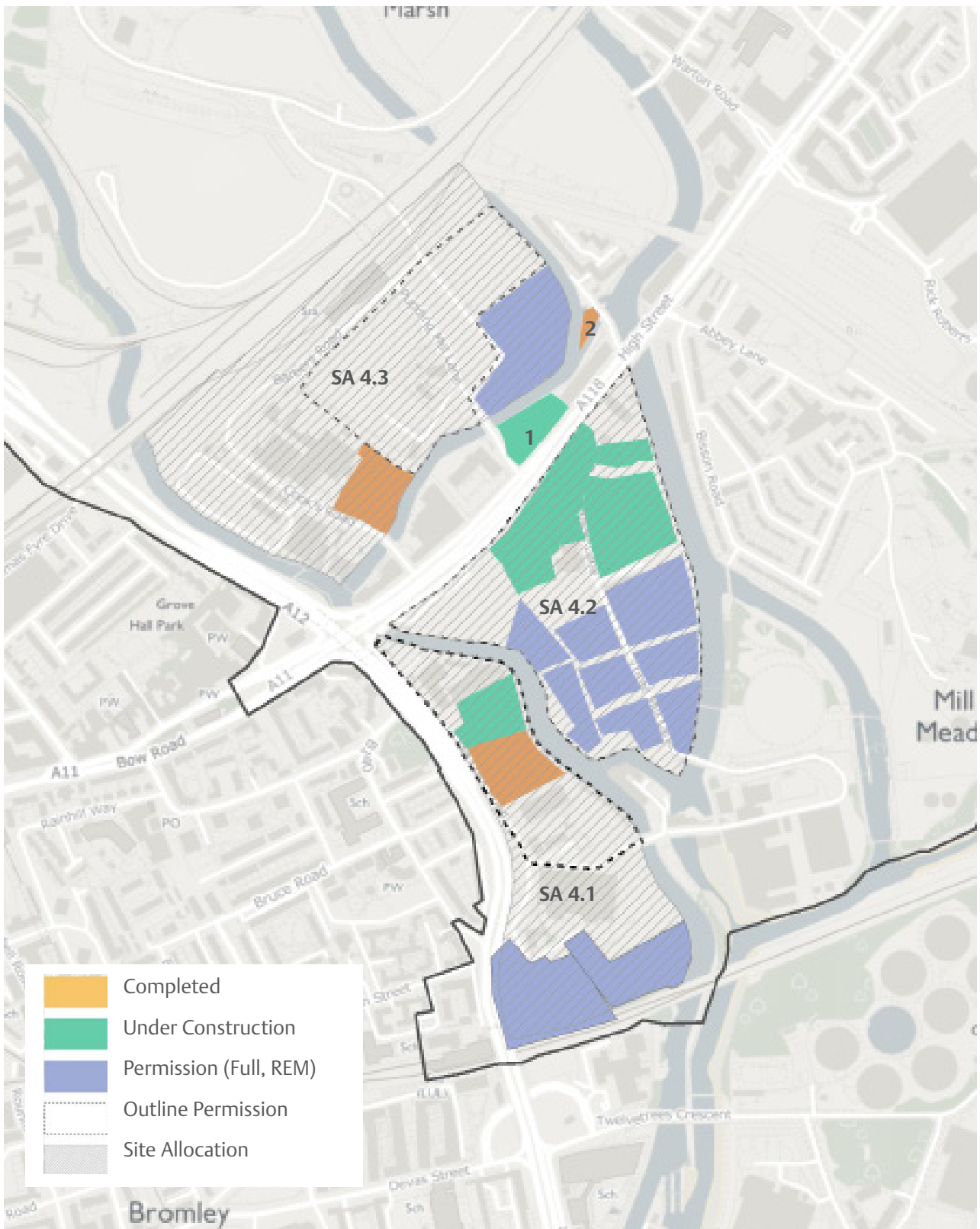
Site Allocation 4.3 Pudding Mill

The Legacy Communities Scheme (LCS) outline planning consent, approved in September 2012, covers the central part of this site allocation at Pudding Mill (SA4.3). The scheme allowed for 1,000 plus homes and a range of employment floorspace, retail units, community infrastructure facilities and open space. No reserved matters as yet have been approved in relation to the LCS sites. A planning application for a temporary use was granted in 2019 for 918sqm/74-bedroom hotel. However, a significant progress has been made on the remainder of this site allocation. The Phase 1 of application 15/00392/FUL on Cooks Road has been completed and occupied. A application is in the pipeline for a major regeneration that will provide a significant amount of new housing (including affordable and family housing) as well as commercial floorspace. The commercial element comprising approximately 5,472sqm floorspace, as amended 17/00669/VAR, of the approved development that sits within the Marshgate Business Centre has commenced on site.



SA4.2 Progress on Site (March 2020)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	The Legacy Communities Scheme (LCS)	11/90621/OUTODA	Outline 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, 14 Marshgate Lane	Permission/ commercial element on site	260	4,257
4	14 Marshgate Lane	18/00493/FUL		89	5,472
Total Completed				196	
Total Under Construction				-	4,257



Sub Area 4: Development outside of Site Allocations

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1 68-70 High Street, Stratford	11/90619/FUMODA	Under Construction	173	488
2 The River House	15/00164/FUL	Completed in 2018	7	-

3. MONITORING

DEVELOPMENT MANAGEMENT

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

In 2019 and 1Q/2020, the Legacy Corporation received 556 planning applications for consideration. Within the same period, the Legacy Corporation determined 530 applications of all types. Of these, 20 were classified as Major Applications. A breakdown of these applications is presented in Table 9 below.

A total of 93% 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).

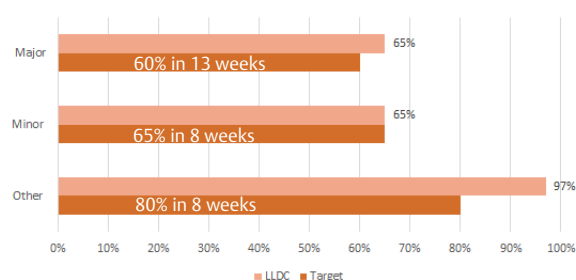
The statutory timeframes are 13 weeks for major development applications and 8 weeks for all other types of development except where an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies.

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 2019/20 financial year as required by Regulation 62 of the CIL Regulations 2010.

Figure 1: Targets Achieved for Processing Planning Applications



Permission	Permitted	Refused	Withdrawn
Full applications	54	2	9
Outline	3	0	0
Reserved Matters	4	0	0
Non-Material Amendments	54	1	0
Approval of Details	247	0	7
Variation of conditions (Section 73 applications)	8	1	2
Prior Notification	6	2	0
S106 details	68	0	0
Other (Demolition, Adverts, Listed Building Consent etc.)	77	3	8
TOTAL	521	9	26

4. THE ECONOMY

EMPLOYMENT USES PROVISION IN PREVIOUS YEARS

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 257,000sqm has been delivered and another 140,000sqm is currently under construction.

Figure 2 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 shift to a service and technology sectors across the UK. Although the data suggest 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. Therefore, this has no significant negative impact jobs provided.

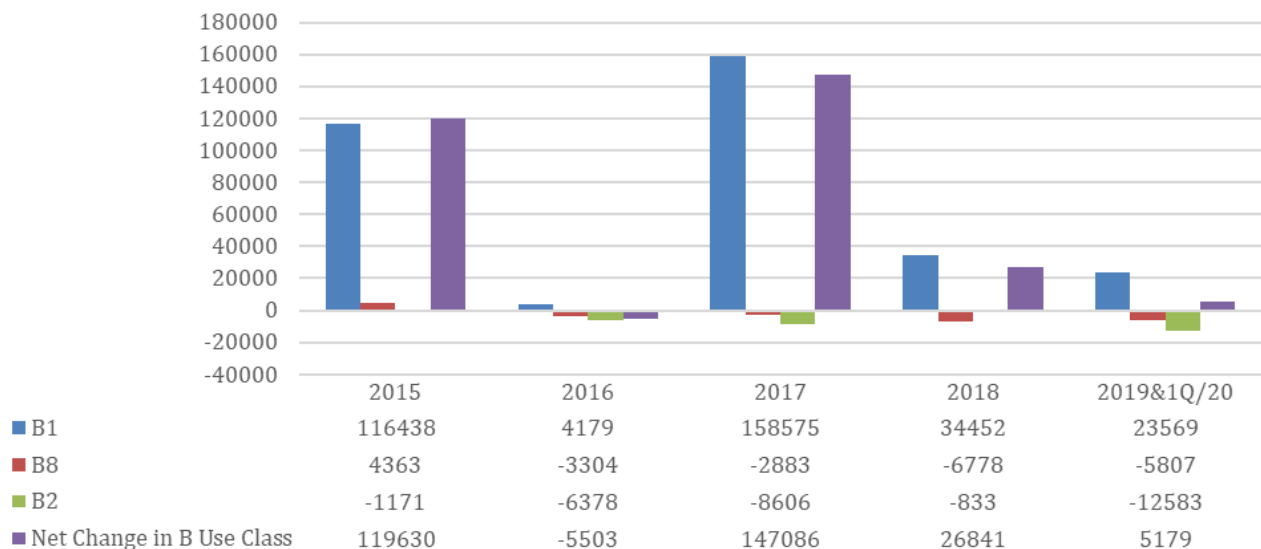
Much of this office floorspace is coming forward at the remaining sites of the Stratford City outline

planning permission, however a significant portion of employment floorspace will also be delivered within Sub Areas 1 and 4. This shows that the objective for the creation of new employment floorspace throughout the area, key to the Local Plan Vision, is being achieved.

In addition, the Combined Economy Study (2018) includes four different employment trend scenarios all of which project demand for between 54,800sqm and 157,000sqm of B class floorspace across the LLDC area up to 2036. Demand for B1a and other B1 floorspace makes up a significant proportion of this projected demand. Whilst it is anticipated that the majority of B1a floorspace will be provided within the respective centres, it is also considered that small pockets of B1a floorspace outside the centres will help meet this demand.

Table 10: B Use Class Floorspace	
Approximate New B Use Class floorspace permitted since 2012	680,000sqm
B Use Class Completed to date	257,000sqm
B Use Class Under Construction in 2020	140,000sqm

Figure 2: Net Employment Provision (2015-1Q/2020)



NB: includes reserved matters planning permissions

2019 - 1Q/20 Employment Provision

During this monitoring period, the Legacy Corporation approved planning applications that when implemented would result in approximately 40,000sqm of new gross employment (B Class) floorspace, this is a net increase of approximately 5,179sqm of additional employment floorspace with the area. As shown in figure 3, the largest increase of all B Use Class floorspace approved was for B1a office use 18,492sqm net and 4,458 B1c use. Marginal net increase was recorded in B1b Use Class. Approvals also resulted in a net loss of approximately 5,800sqm of industrial B2 Use Class floorspace and around 12,000sqm of B8 Use Class floorspace.

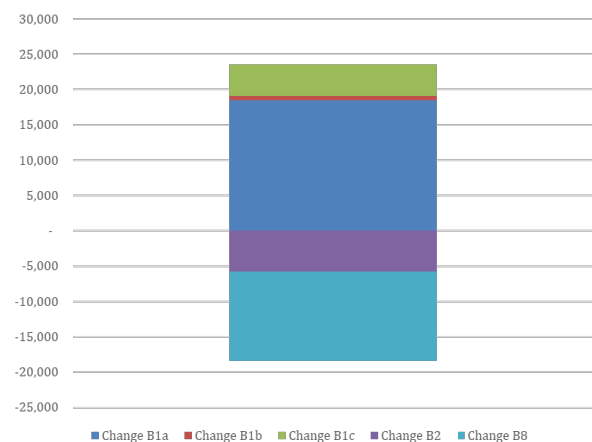
This is in line with the strategy and envisaged outcomes in the adopted Local Plan policies for employment floorspace. The loss of B uses is generally the result of mixed-use schemes being approved in accordance with the relevant Local Plan policies, shifting to a higher job density B Use Class uses. However, it should also be noted that the Business Survey (2018) has found that vacant premises within the area are mainly large industrial spaces in B2 and B8 Use Class (>500sqm). The typical reason found for vacancy is because either the estates are in poor conditions and have been vacant for a longer period of time or having not being available to let. Out of the total net loss of 14,000sqm around 4,000sqm had been vacant or the site had not at that time been in use for industrial activities.

The planning application for Hackney Wick masterplan (16/00166/OUT) accounts for the majority of B1a and B1c uplift and loss of B8 storage and distribution floorspace.

Overall, the Hackney Wick outline planning permission seeks approval for the following quantum of development across the application site:

- Up to 4,493sqm retail floorspace (Use Classes A1-A4)
- No less than 381sqm and no more than 2,318sqm of community floorspace (Use Class D1/D2)
- No less than 29,908sqm commercial floorspace (Use Class B1a and B1c), of which no less than 10,855sqm shall be provided as B1(c).

Figure 3: Employment Floorspace changes in 2019 – 1Q/2020



CASE STUDY 1: MEANWHILE USES - EDUCATION HUB (19/00531/FUL)

The facility serves as an interim use (approximately 4-5 years) until the plot is brought forward for development. The proposal is for an integrated facility with classroom based teaching spaces and external practical training areas as well as on site welfare facilities. The facility will have frontage and access onto Loop Road. The ambition of the project is to deliver an open and accessible centre that is community focused.



A number of schemes have already been approved within Hackney Wick Masterplan boundary¹ for approximately 14,800sqm of non-residential uses. For the monitoring purpose and to avoid double counting, these figures have been subtracted from the total outline approval.

There was no loss in supply of industrial land within the designated employment clusters -Strategic Industrial Locations (Industrial Business Park [IBP] and Preferred Industrial Location [PIL]), Locally Strategic Industrial Sites (LSIS) and Other Industrial Locations (OIL). One application was approved for a mixed-use development including residential elements within the OIL designation. However, the proposal provides a quantum of B1 employment floorspace that is superior to that which currently exists on the site and thus reprovides a greater amount of capacity than would be lost, in line with policy B.1.

Based on the Homes and Communities Agency Employment Densities Guide (3rd Edition from 2015), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented the proposals granted within this monitoring period could generate an estimated of 5,000 direct full-time equivalent jobs within the

¹ 16/00704/FUL, 15/00383/FUL, 16/00003/FUL, 14/00387/FUL, 15/00446/FUL and 17/00112/FUL

area. The majority of this would come from the Stratford Waterfront and Hackney Wick Masterplan developments, 2,500 and around 1,023 new jobs respectively. These developments will also generate a number of in-direct local job opportunities.

Affordable and low-cost workspace

Figure 4, shows the amount of affordable workspace granted within the area since 2012. This shows that around 21,718sqm of affordable workspace has been permitted since 2012, of which around 8,087sqm completed and 4,492sqm under construction. This includes permissions granted within this monitoring period that when completed will 10,580sqm of new affordable and low-cost workspace.

Figure 5 shows their location of schemes containing affordable and low-cost workspace and their progress. This indicates that most of the new affordable workspace comes from 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 4: Affordable Workspace permitted since 2012

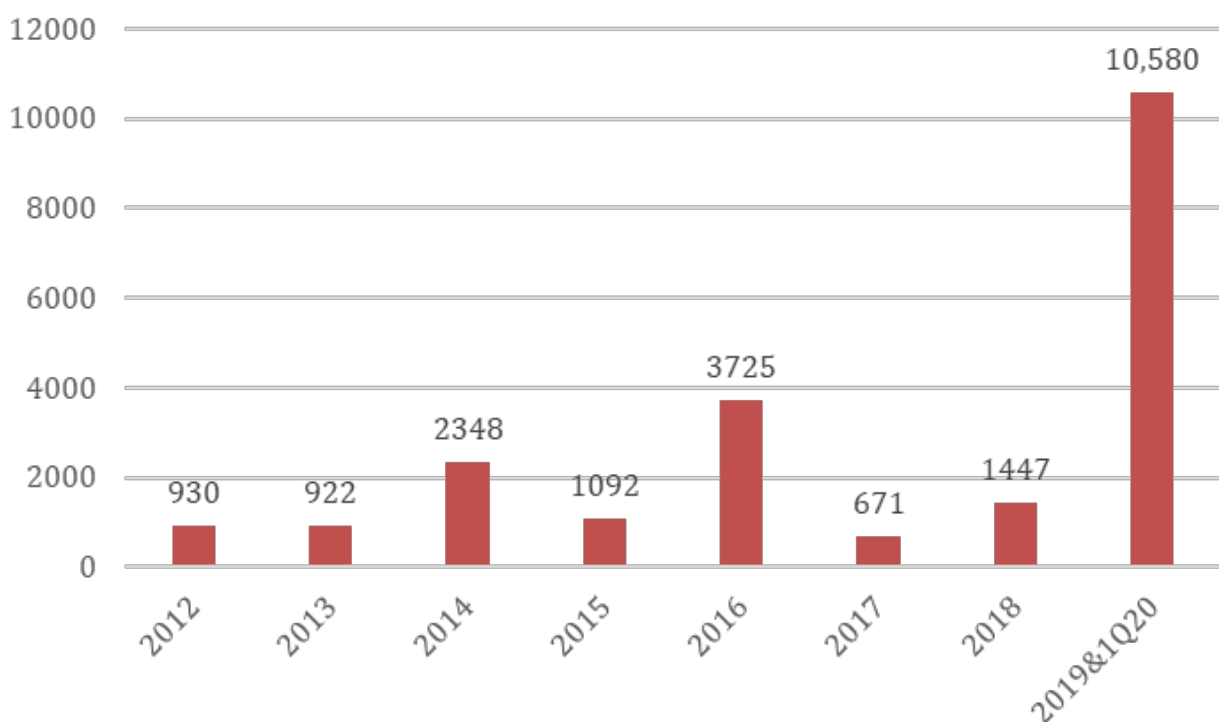
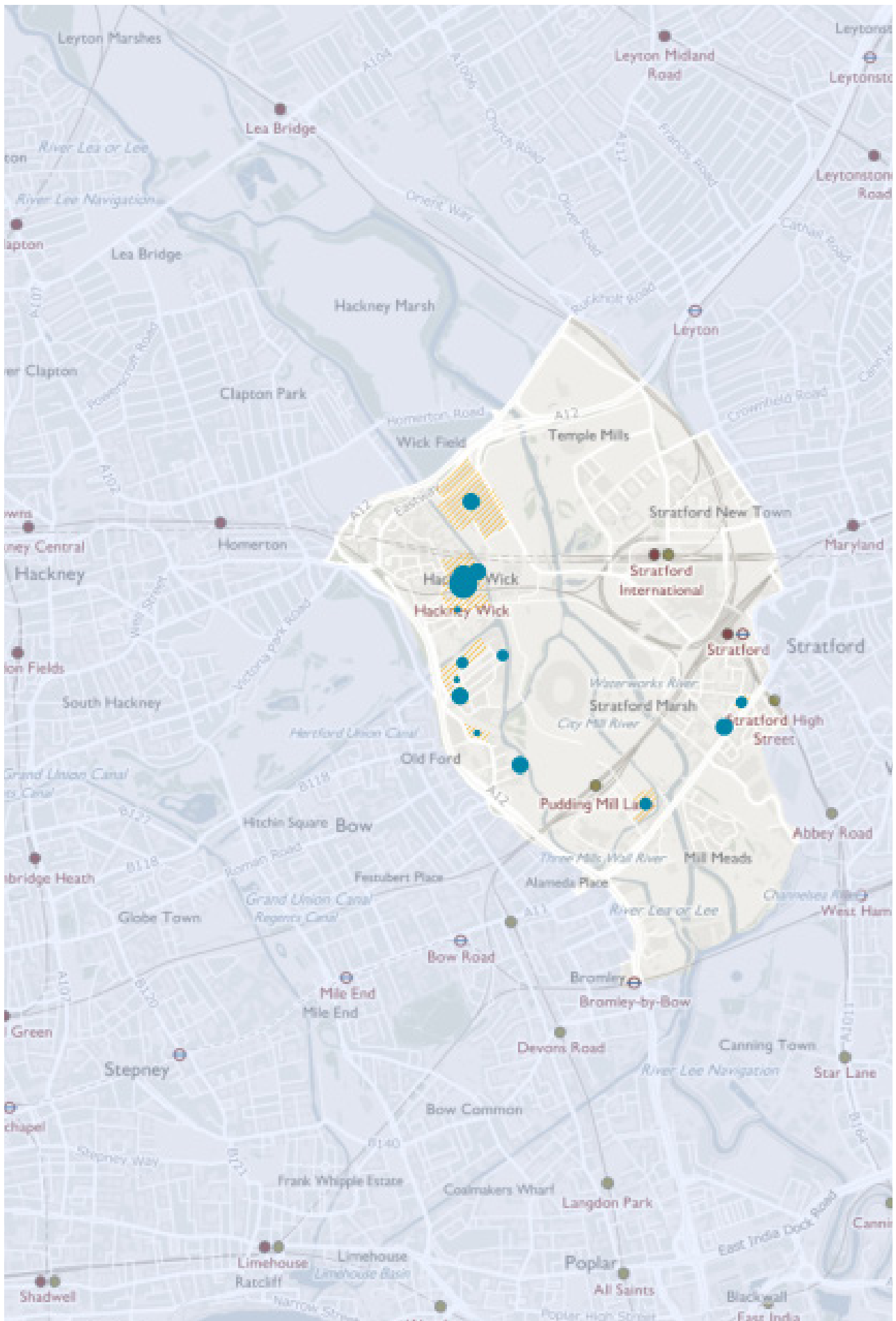


Table 11: Affordable Workspace		
	Permission	Low cost workspace (sqm)
Legacy Communities Scheme 11/90621/OUTODA	930	Outline
90 Main Yard 13/00130/COU	922	Completed
Neptune Wharf 12/00210/OUT	314	Completed
Here East 13/00534/FUM; 13/00536/COU	1,000	Completed
Alumno, 206-214 High Street 13/00404/FUM	1034	Completed
4 Roach Road, Fish Island, London, E3 2PA 14/00260/FUL	395	Completed
Unit 3, 39 Autumn Street Studios, Fish Island 14/00123/COU	697	Completed
33-35 Monier Road 15/00212/FUL	68	Completed
80-84 & 88, Wallis Road 14/00387/FUL	3023	Under Construction
Duncan House, 17/00629/NMA; 15/00598/FUL	634	Completed
Marshgate, Land at Marshgate Lane, Pudding Mill 14/00422/FUL	450	Permission
415 Wick Lane 16/00685/FUL	221	Under Construction
1-7 Dace Road 16/00462/FUL	750	Under Construction
Danescroft 17/00364/FUL	125	Permission
55-69 Rothbury Road 17/00112/FUL	107	Permission
Clarnico Quay 18/00171/FUL	871	Under Construction
Hackney Wick Central Masterplan 16/00166/OUT	5416	Outline
18/00095/FUL Iceland Wharf	190	Permission
Imperial 1 18/00572/NMA	127	Under Construction
34-38 Wallis Road 19/00004/FUL	1376	Permission
90 Monier Road 18/00325/FUL	370	Permission
Units 1 and 2, Autumn Yard, Autumn Street 18/00492/FUL	250	Permission
Mc Grath 16/00451OUT	1810	Permission
Swan Wharf, 60 Dace Rd 18/00315/FUL	638	Permission



Figure 5: Affordable workspace permission and locations



Retail Provision

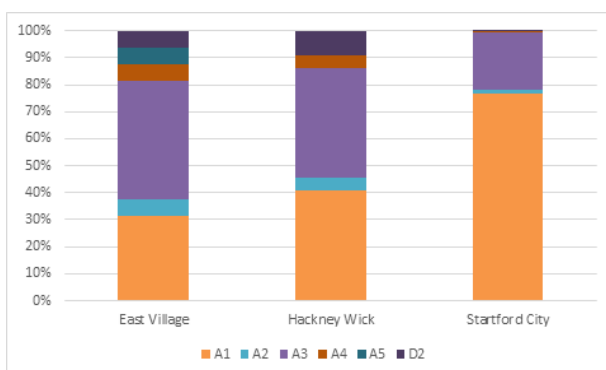
When implemented permissions granted within this monitoring period will result in the delivery of around 10,660sqm of A Use Class floorspace. This would result in a net gain of approximately 8,950sqm A Use Class.

Around 1,300sqm of net permitted A Class Use is within the designated town centres and 1,900sqm would result from the Stratford Waterfront application. Although Stratford Waterfront does not sit within the town centre boundary, the revised Local Plan recognises its importance in complementing the uses within the Stratford Metropolitan Centre and supports the delivery of this new culture and education district, recognising that it may become appropriate to extend the Metropolitan Centre boundary to include this at future date.

1,725sqm will be delivered as part of the big scale redevelopment of the entire site Allocation SA1.3. The site allocation envisages a comprehensive mixed-use development including, employment residential and creative and cultural uses. Although the site is outside the Hackney Wick Neighbourhood Centre, the quantum of retail uses is considered suitable for this scale of development.

One application was granted permission within this monitoring period providing a 240-bedroom hotel. Whilst the application site does not fall within the town centre boundary (Hackney Wick), it is immediately adjacent to it, and is, therefore, an 'edge of centre' location for the purposes of the

Figure 6: Proportion of A Use Class within town centres in 2019



sequential test.

Retail Vacancies

The retail vacancy survey reveals that the average rate across town centres within the Legacy Corporation area has decreased to stand at 8%. Vacancy rates across Greater London at quarter 2 in 2019 were 7.9%. A decrease was recorded with the Stratford Metropolitan Centre (6%), however, this continues to be just below the London average. East Village vacancy has seen a substantial decrease (5%) to stand at 10% which can be due to two applications being approved for a change 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. The revised Local Plan Policy B.2 allows for flexibility in provision of a wide range of retail provision, including that within the night-time economy. To successfully integrate these, the Legacy Corporation is in the later stages of 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 6 outlines retail survey findings in relation to proportion of town centre uses within the town centres. This monitoring information has found in December 2019 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 29% (38% in 2017) of units are occupied by A1 uses, and 71% of all units relate to the food and drink offer and other community uses. This will continue to be closely monitored in the context of maintaining thriving centres.

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 adopted in Autumn 2020.

5. HOUSING DELIVERY

NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS

The Legacy Corporation monitors housing delivery against the target in its adopted Local Plan. The monitoring information is published annually within the AMR. This section provides cumulative housing figures since 2014, including homes completed and permitted within this monitoring period and housing projections going forward. The figures on the progress against each of the site allocations can be seen in Section 2 of this report. The previous AMRs are drawn upon a calendar year basis, however due to the Government’s introduction of the Housing Delivery Test (HDT) which monitors housing delivery on a financial year basis, for consistency, the Legacy Corporation will start to report on a financial year basis. Therefore, this AMR covers the period from 1st January 2019 to 31st March 2020.

The current adopted Local Plan housing target is 1,471 homes per annum. The draft revised Local Plan has completed Examination and is scheduled to be considered for adoption at the Legacy Corporation Board in the summer of 2020. When adopted, the revised Plan will introduce the new housing target of 2,154 per annum.

Table 12 shows cumulative figures for homes granted planning permission and delivered within the Legacy Corporation area from 2014 until March 2020. As

shown, the Legacy Corporation has granted permission (excluding reserved matters) to build 7,867 (net) new homes. In total, excluding units permitted in 2020, this is 84% of the adopted target of 1,471 units per annum. It should be noted that delivery from permissions also includes that from permissions granted prior to 2014, including those granted by predecessor planning authorities. This includes several significant outline planning permissions where delivery is now taking place over time through the submission of reserved matters applications for scheme phases.

Table 13 also shows completions from 2014, including the most recent information on the delivery in the 2019 calendar year and 1Q/2020. This shows that the Legacy Corporation area saw the delivery of 10,111 units, which is around 113% of the cumulative annual housing target for this period (2014 - 2019).

The monitoring data also shows that the area has a considerable number of new homes within the approved pipeline and a consistently high number of sites that are under construction. Currently, monitoring records identify a total of 13,941 housing units with outline or full planning permission within its area, of which 4,361 are currently under construction. Given the nature of the Legacy Corporation area, the majority of the sites within the pipeline relate to medium to large sites. It is considered that large sites can take longer

Figure 7: Planning permissions and completions

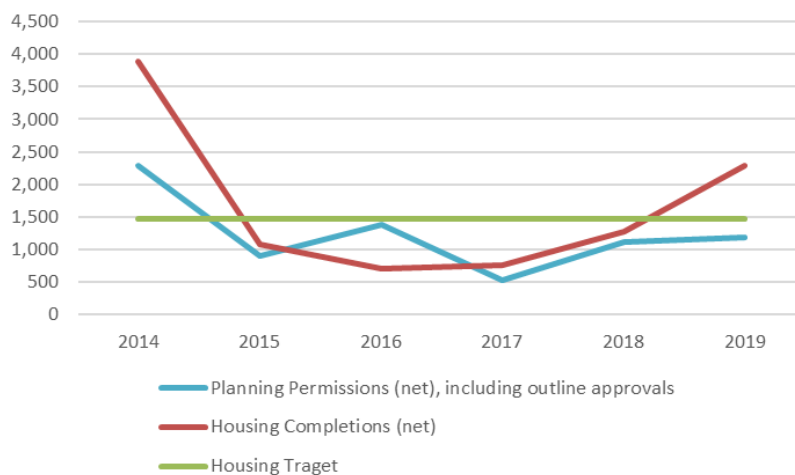


Table 12: Homes permitted and delivered since 2014

Year	Planning Permissions (net)	Housing Completions (net)	Annual Target	% of the approval target	% of the completion target
2014	2,286	3,882	1,471	155%	264%
2015	905	1,084	1,471	62%	74%
2016	1,380	716	1,471	94%	49%
2017	522	753	1,471	35%	50%
2018	1,120	1,281	1,471	76%	87%
2019	1,179	2,290	1,471	80%	156%
Total 2014-2019	7,392	10,006	8,826	84%	113%
1Q/20	475	105	-	-	-
Total including Q1/2020	7,867	10,111			
2019/20 Financial Year (not to be double counted)	998	2,152			

to start to deliver their first homes due to their complexity and phasing. This can create peaks in the delivery if looked at year on year. This explains why the delivery as shown in table 7 looks rather 'bumpy'. For instance, the fall in completions shown from 2014 to 2015 reflects that 2014 saw the delivery of 2,818 new homes within East Village and it also indicates that many approved outline schemes were at their early stage of delivery. Notwithstanding the above, the delivery of existing outline permissions was also progressed through reserved matters approvals for 8,588 since 2014. Many of the large sites have already started to deliver homes and have been contributing on average around 800 units per year. It is therefore anticipated that this will result in an increased, and steadier, delivery over the coming years (see Figure 8 – Housing Trajectory).

Table 13: New homes permitted via approval of reserved matter permissions since 2014

Year	Units
2014	2,399
2015	471
2016	436
2017	1,829
2018	2,108
2019	1,124
	8,588



In relation to affordable housing, tables 14 and 15 show the affordable housing permissions and completions for the period from 2014 to 31st March 2020. Table 15 shows that cumulatively around 1,677 affordable homes have been permitted, with a 43/57 social or affordable rented/intermediate mix, and around 2,255 affordable homes have been completed within the same period, with a 52/48 social or affordable rented/intermediate split.

By applying the Mayor’s Affordable Housing and Viability Supplementary Planning Guidance (SPG) in 2017, recently approved schemes are starting to achieve greater proportions of affordable housing than in previous years, meeting the 35% target in most cases. These proportions will begin to be reflected in future completions data and will include London Affordable Rent (LAR) housing within the ‘social/affordable rented’ category.

	2014*	2015**	2016	2017	2018	2019	1Q/2020
Social/Affordable Rented	78	150	112	50	76	66	48
Intermediate	36	127	79	58	178	452	117
Total	114	277	191	108	254	518	165

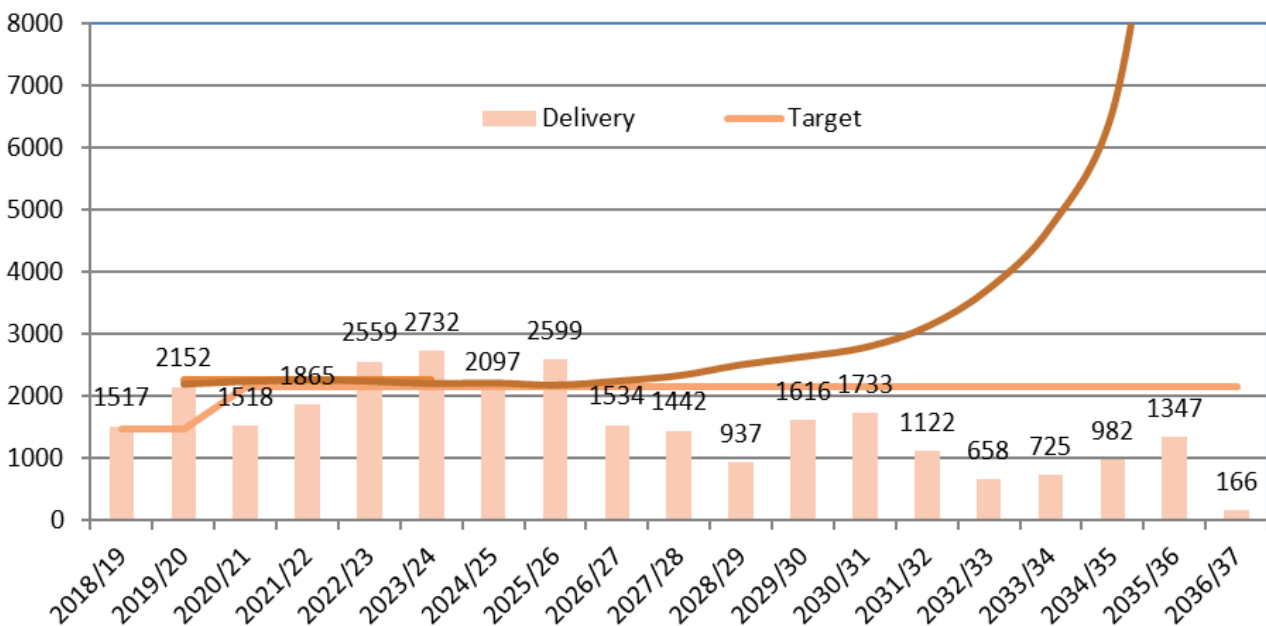
	2014	2015	2016	2017	2018	2019	1Q/2020
Social/Affordable Rented	675	0	158	46	94	200	13
Intermediate	704	22	59	28	55	206	10
Total	1379	22	217	74	149	406	23

HOUSING TRAJECTORY

Figure 8 shows the current housing trajectory, based upon permissions currently granted. The housing trajectory also demonstrates delivery against the revised Local Plan, as set within the Intend to Publish version of the New London Plan annual housing target of 2,154 for the area. This also demonstrates how the Legacy Corporation will meet the new target over the plan period, and the rolling five-year housing land supply target. The housing trajectory

now also monitors the delivery on the financial year basis. 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 2029/30 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.

Figure 8: Housing Trajectory



For the period from October 2014 to 31st December 2015 as reported within the 2015 AMR

**For the period from January 2014 to October 2014

LEGACY COMMUNITIES SCHEME AND EAST BANK

Legacy Community Scheme (LCS) is the Legacy Corporation's own scheme, as a landowner with the delivery partners in place. The outline LCS permission was granted in 2012 for redevelopment of some 64.4 hectares of land within the Queen Elizabeth Olympic Park, delivering 6,729 homes across seven Planning Delivery Zones (PDZ). The first development Chobham Manor (PDZ4) commenced in 2014 with two phases complete and the other two are under construction. The second neighbourhood to come forward at East Wick (PDZ5), the first phase of this development is now under construction, due to complete in early 2021. Reserved matters applications will be submitted for approval for the remaining phases and delivered in accordance with the approved Zonal Masterplans. Sweetwater will be the next neighbourhood to come forward within the LCS scheme.

A number of amendments have been made to the LCS permission to take account of the East Bank development, replacing the LCS development proposed on PDZ 1 and 2. The outline planning permissions now have been granted for the development of the both sites, UCL East and Stratford Waterfront. UCL East will deliver 1,800 student bedspaces which amounts to approximately 720 conventional housing units on a 2.5:1 basis. The Stratford Waterfront application was approved, including outline permission for approximately 600 units. 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 around 1400-1500 residential units. A Deed of Variation to the LCS S106 to reflect the UCL East permission made a commitment to make up as much is as possible of the shortfall in housing delivery on Planning Delivery Zones 1 and 2 through optimising delivery as the plans for development of PDZ 8 and 12 are brought forward.



HOUSING DELIVERY FOR THE REPORTING YEAR

Permissions

Table 16 below shows all permissions granted full planning permission in this monitoring period. It shows a net gain of 1,655 (net) new homes of which 1,179 were permitted in 2019 and 475 units in the period between January 2019 and 1Q/2020. Looking on a financial year basis (2019/20) this amount to 971 new homes.

Reference number	Units
18/00495/FUL Omega Works	1
17/00669/VAR (14/00422/FUL) Land at Marshgate Lane	6
19/00040/PNCOU 122, Omega Works	4
16/00166/OUT Hackney Wick Central Masterplan	641 (848)
19/00335/NMA Chobham Manor Phase 4	21
18/00095/FUL Iceland Wharf	120
18/00572/NMA Imperial 1	9
17/00222/FUL TSVC Building	145
16/00704/FUL 57 Berkshire Road	39
18/00325/FUL 90 Monier Road	148
19/00182/PNCOU Central House	2
18/00315/FUL Swan Wharf, 60 Dace Rd	42
19/00132/PNCOU 138, Omega Works	1
18/00495/FUL Omega Works	1
16/00451OUT Mc Grath	475
TOTAL	1,655

In addition, permission has also been granted for 600 homes at Stratford Waterfront and the UCL East outline permission which includes approximately 1,800 student bedspaces, with 524 of these (or around 209 homes based on the 2.5:1 ratio as per the Intent to Publish London Plan. Taking all of these into consideration means that when completed these permissions will deliver 3,204 new homes.

Under Construction

As shown within Table 17 there are currently 4,361 units under construction within the Legacy Corporation area.

Table 17: Homes under construction in March 2020

Reference number	Units under construction
Cherry Park	1224
N06 East Village	524
68-70 High Street, Porsche Garage	173
PDZ5 Eastwick Phase 1	302
Chobham Manor Phase 3	253
Chobham Manor Phase 4	140
North East Quarter	8
Plot R1	161
Plot R2	211
Chobham Farm 2	154
Wingate House	23
80-84 & 88, Wallis Road	120
Bream Street	202
Vittoria Wharf	34
75-89 Wallis Road and 59 Berkshire Road	44
415 Wick Lane	175
1-7 Dace Road	110
Danescroft	500
The Builders Arms	3
TOTAL	4,361



Completions

Table 18 below shows that there were 2,395 units completed within the monitoring period of which 2,152 units were completed in 2019/20 financial year. This is above the 1,471 target.

Reference number	Units
10/90285/FUMODA N24 Manhattan Lofts	198
15/00212/FUL 33-35 Monier Road	45
15/00446/FUL 1-2 Hepscott Road	30
14/00034/REM N08 East Village	481
15/00476/REM BBB North Phase 2	112
14/00356/REM Chobham Manor Phase 2	100
15/00266/REM Chobham Farm 4	471
12/00210/OUT Neptune Wharf 1 and 2	217
15/00416/FUL 52-54 White Post Lane	55
15/00540/FUL 24-26, White Post Lane	103
15/00598/FUL Duncan House	557
16/00441/FUL 25-37 Rothbury Road	23
18/00310/PNCOU Unit C1, 417, Wick Lane	2
18/00495/FUL Unit 419 Omega Works	1
TOTAL	2,395

Small sites delivery

Table 19 below shows delivery from small sites (defined as sites of less than 0.25ha). This shows on average 62 homes delivered per annum from conversions, changes of use or small sites under 0.25ha.

Financial Year	Conversion	Change of Use	Sites under 0.25ha	Total
2013/14	1	0	0	1
2014/15	0	2	0	2
2015/16	2	18	0	20
2016/17	114	35	12	161
2017/18	0	0	12	12
2018/19	4	35	172	211
2019/20	0	3	23	26
Average				62

HOUSING MIX

Affordable housing permissions

Permission was granted for 683 affordable homes (including Stratford Waterfront) in this monitoring period. 518 affordable homes were granted permission in 2019 and another 165 in the 1Q/2020. This excludes two planning applications that have received the resolution to grant in March 2020 for Guinness Housing Trust which will increase the amount of affordable housing from the currently permitted 27% to 49% (the total uplift of 221).

This is a substantial increase on the equivalent figure for 2017 and 2018 at 107 and 254 respectively. Excluding the above mention permission for Guinness Partnership, this amounts to approximately 29 per cent from applicable schemes for this monitoring period (i.e. schemes of over 10 units) compared to the 35 per cent target. Of 683 affordable homes 114 units being social/affordable London Affordable Rent (LAR) rent and 569 intermediate (23 London Living Rent (LLR), 402 Shared Ownership. The tenure split for the Hackney Wick Masterplan 144 units will be determined through approval of reserved meters applications).

Affordable housing uplift

The Legacy Corporation will continue to strive to deliver affordable housing with an overall 35% affordable housing target and by applying the measures within the Mayor's Affordable Housing and Viability SPG. Once published and adopted, this will be reinforced by the affordable housing policies within the new London Plan and the revised Local Plan. Recently approved schemes are starting to achieve greater proportions of affordable housing than in previous years, meeting the 35% target in most cases.

The Legacy Corporation has also been working with the developers and landowners to increase the level of affordable housing throughout the use of the S106 funding for off-site affordable housing contributions. It is therefore expected that the delivery of affordable homes will continue to increase in future years.

As outlined above, two planning applications were approved in March 2020 from Guinness Housing Trust which will increase the amount of affordable housing from the currently permitted 27% to 49% of the 965 homes (447 affordable and 518 market sale) at Bromley by Bow (Phases 1 & 2, Imperial Street, Bromley-by-Bow). The tenure mix within the affordable homes equates to 32% LAR and 68% shared ownership, an improvement on the 18% London Affordable Rent and 72% intermediate previously approved (additional 103 LAR and 118 Shared Ownership).

The increase in affordable homes is a result of additional funding from Guinness and from the Legacy Corporation using S106 funds to increase the amount of London Affordable Rented (LAR) homes in the project from 41 to 144, with a significant uplift in family (3 bed) units in the LAR tenure (to 37 from the 5 previously permitted).

Together with 683 units approved in 2019-1Q/20, this amounts to 904 affordable units, of which approximately 217 as LAR, 23 LLR and 520 Shared Ownership. The exact tenure split for the Hackney Wick Masterplan 144 units will be determined through approval of reserved meters applications.

Furthermore, £23million of the Cherry Park off-site affordable housing S106 monies have been made available to support the purchase of 62 private residential units for conversion to affordable units at Chobham Manor. This will increase the overall level of affordable housing at Chobham Manor from 28% to 35%. The new homes will be provided as a mix of London Living Rent and London Affordable Rent (additional 25 LAR, 14 LLR and 23 Shared Ownership). Importantly, a significant proportion (92%) of the new homes will be three-bed family-sized units.

As part of the Stratford Waterfront planning consent, Stratford Waterfront, Pudding Mill and Rick Roberts Way form part of a portfolio of sites, across which 50 per cent affordable housing is to be provided. The tenure split across the three sites is 30 per cent as Low Cost Rented Housing and the remainder as Intermediate Housing.

The Legacy Corporation will continue to closely monitor delivery and to utilise measures within the Mayor's Affordable Housing and Viability SPG to enhance delivery. It is anticipated by the Mayor that the 50% strategic affordable housing target for London in the draft new London Plan 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 (Iceland Wharf 18/00095/FUL 34%; Mc Grath, Hepscott Road 16/00451OUT 35%).

Affordable housing completions

As shown in table 15, 429 affordable homes were completed within this monitoring period, of which 420 were completed within 2019/20 financial year, or 406 new homes if measured on a calendar year basis. This is just slightly below the annual target of 455.

Although it is recognised that total delivery is currently falling short of the target, as outlined above 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 630 affordable units under construction, with other schemes contributing via commuted sums.

Housing size and mix

Policy H.1 sets out that there should be a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms. Monitoring data has shown that this has been achieved; the housing mix delivery from 2014 remains at an average 39/35/24 split over this period.

Appendix 1 identifies the following size split for schemes permitted in this monitoring period: 36% one bedroom, 42% two bedroom and 22% three bedroom or more. As it can be observed, 2019 has been an increase in number of family home units (see figure 9).

Paragraph 61 of the NPPF requires that policies should identify and reflect the size, type and tenure of homes required for different groups including that of older persons, students and travellers. The Legacy Corporation Local Plan includes a number of housing policies designed to deliver a range of diverse forms

of residential development by housing mix, tenure, size, and typology. This includes a mix of dwelling sizes, non-conventional or specialist accommodation policies, student housing, as well as Build To Rent (BTR) accommodation.

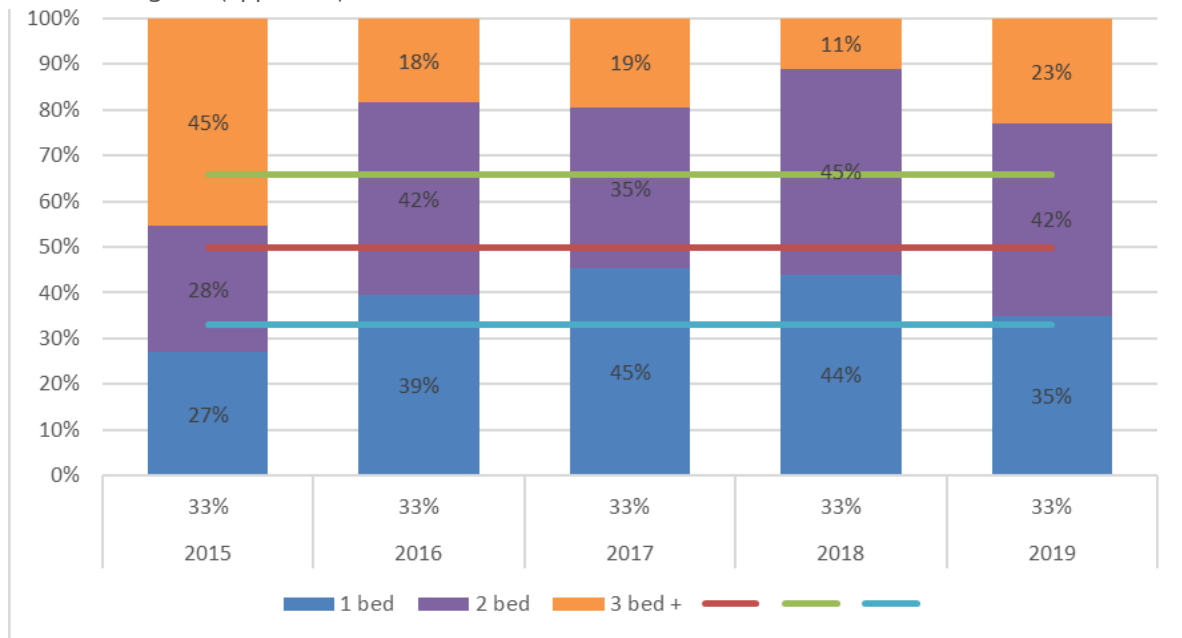
Nearly 20% of the total housing built since 2014 are specialist homes, this includes 2,762 student bed spaces completed with another 2,100 student bed spaces in the pipeline. 42 units have also been built for residents over 50, 36 of which delivered as affordable.

There has also been an increase in emphasis and delivery on Build To Rent (BTR) accommodation (formally referred to as PRS) with around 1,900 units

completed since 2014 and another 1,224 BTR units in the pipeline.

The monitoring evidence has also shown that the Legacy Corporation has consistently met the inclusive design standards, all relevant approved applications since 2015 will deliver 90% of all dwellings in accordance with Option Requirements M4 (2) and 10% of all dwellings have been designed in Optional Requirements M4 (3) of the Building Regulations. This will ensure that these dwellings are able to meet the requirements of occupants with different needs including older people, disabled people and families with children.

Figure 9: Housing size (approvals) since 2014



CASE STUDY 2: ICELAND WARF 18/00095/FUL

In March 2018 the Planning Policy and Decisions Team received a planning application for a mixed-use employment-led development resulting in 7 buildings providing 120 residential units, of which 35% (by habitable room) affordable and 3,871m² of employment floorspace. The site is designated within the Local Plan as an ‘Other Industrial Location’ and provides an exemplar of how to intensify sites in order to deliver sustainable high-density mixed-use developments. A resolution to grant the application was made by the Planning Decisions Committee in October 2018 and the planning permission was issued in June 2019



HOUSING DELIVERY TEST ACTION PLAN

In February 2019, the Government published the results of the first Housing Delivery Test (HDT) that measures net additional dwellings provided in a local authority area against the homes required. The first HDT is based on the housing delivery within the period of 2015/16 to 2017/18. The results of the HDT suggests that the Legacy Corporation has achieved only 52% of its housing target over this three-year period. Consequently, the Legacy Corporation has prepared an Action Plan to identify any causes of under-delivery and actions proposed to address them. Table 21 provides an updated on the progress of the identified actions.

The second HDT results were published in February 2020 and for the period 2016/17 – 2018/19, the HDT result for the area was 69%. However, the monitoring information on homes completed within financial year 2019/20 indicates that the next HTD cumulatively over the three-year period will be exceeded. This is presented in table 20.

Table 20: Following 3 years rolling

Year	Target	Delivery	%
2017/18	1,471	1,002	68%
2018/19	1,471	1,517	103%
2019/20	1,471	2,152	146%
Total	4,413	4,671	106%

CASE STUDY 3: HOUSING DENSITY STUDY

The Legacy Corporation is producing a Housing Density Study to provide a guide to appropriate development densities in the Legacy Corporation area. The Study will help to achieve appropriate densities and aid housing delivery while sustaining appropriate residential quality and accessibility in the neighbourhoods where development would occur.

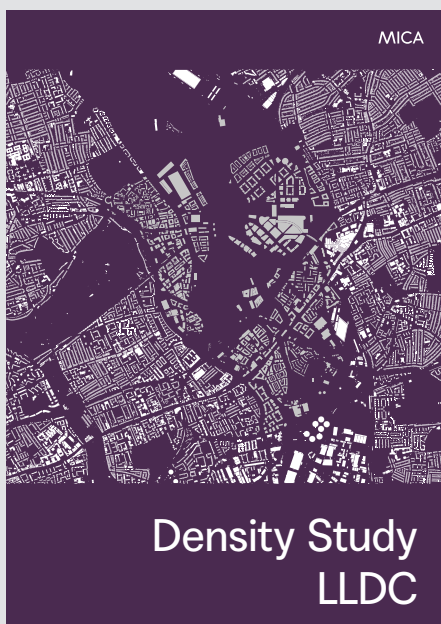


Table 21: HDT Action Plan Progress			
Action	Detail	Timescale	Progress
Local Plan Review	Adopt Revised Local Plan	2019/2020	The Inspectors report was received in April 2020 and the revised Local Plan is scheduled to be considered for adoption at the LLDC Board meeting of 21st July 2020.
	Monitor Local Plan Key Performance Indicators	On-going	This is the seventh annual AMR due to be published in July 2020.
	Monitoring increased delivery from small sites	On-going	This AMR provides information on the delivery of small sites and its monitoring is going to continue.
Further engagement with key stakeholders and developers	To determine:	2019/2020	In summer 2019, the Legacy Corporation engaged with the developers in of the key sites to identify their timescales and confirm the expected site yield. This process will be repeated ahead of preparation of the next HDT Action Plan to understand the progress and whether there any issues are arising as a consequence of the Covid-19 health cirisis.
	Development timescales generally		
	Reasons why allocated sites not come forward as applications		
	Reasons why permitted sites not commenced		
	Identify any area-wide issues, viability concerns		
Types of units sought, demand issues, diversification?			
Evidence base	Commission Density Study	2019	The Density Study has been commissioned and due to be completed and published in July 2020.
Brownfield Register	Update and maintain register	Annually	The register has been updated
	Carry out periodic 'Call for Sites' to take all potentially deliverable sites into account	Annually	The Call for Sites remains open throughout the year allowing anyone who considers that there are additional sites which are over 0.25ha or 5 dwellings and more to propose them to be included on the Brownfield Register. No new sites have been proposed since 2018.
Review of Conditions	Carry out review of standard conditions and informatives	On-going	The conditions continue to be reviewed on an on-going basis
Website information	Update to cover post-permission phases	2019/2020	The Legacy Corporation continues to maintain it planning webpage and regularly updated them with all relevant planning information
Review of application validation requirements	Carry out review of application requirements	2019/2020	Ongoing review
Update Development Management Manual	Formalise monitoring process between teams to improve monitoring identify problems/issues that may be hindering delivery	2019/2020	This has been set as an objective for planning officers
Site promotion	Continue to promote the LLDC - owned sites and work with delivery partners	2019/2020	As outline above, many of the Legacy Corporation - owned site are beginning to come forward.

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 in new developments.

Transport impact of developments

It has been long recognised that transport can cause significant pressures on the environment and health through emissions of air pollutants, noise, traffic congestion and reduction of opportunities for physical activity. The Legacy Corporation area is undergoing a significant change with a large number of new homes and non-residential uses increasing the transport demand. Through the planning process, the Legacy Corporation aims to reduce the need to travel by private car and to bring about a modal shift from private car usage to public transport, walking and cycling.

Policy T.4 of the Local Plan provides guidance on managing development and its transport impacts to promote sustainable transport choices, facilitate local connectivity and prioritise pedestrians and cyclists. Policy T.8 of the Local Plan also provides guidance with respect to vehicle parking and parking standards within new developments including a requirement that parking is provided at a low level appropriate to the location with minimum levels of provision in locations with the highest levels of public transport accessibility.

Previous AMRs as well as the population Survey 2018 suggest that has been a considerable change in

transport modes used within the area over recent years, with a clear decrease in car usage and an increase in bicycle travel. In 2018 the Survey 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.

Table 22 shows net car parking and bicycle space permitted per year, since 2015. It shows that the car parking provision remains relatively low year on year, including a net decrease of parking spaces as recorded in 2018. Within this monitoring year, 168 net parking spaces were permitted of which 101 blue badge. 11 spaces were approved through prior approvals application. Only one major development was not car-free, however, the proposal provides a car parking ratio of 0.26 spaces per unit and one space per accessible unit, which is in compliance with the London Plan Policy.

The Legacy Corporation has continued to support the uptake of electric vehicles through the provision



Approvals	2015	2016	2017	2018	2019 to March 2020
Net Car Parking including blue badge	407	133	138	-11	168
Net Bicycle Spaces	2618	2000	1387	1805	2,007
% car free (major schemes)	30%	8%	70%	100%	91%

of electric charging points secured through conditions on major planning approvals. Six Section 106 Agreements included a requirement for the provision of electric charging points. Following the publication by TfL of the London Electric Vehicle (EV) infrastructure delivery plan, Legacy Corporation as a landowner commissioned a strategy and implementation plan to guide the roll-out of EV infrastructure across its estate Queen Elizabeth Olympic Park. The strategy has been informed by current and projected demand in the area and provides recommendations for the Legacy Corporation as a landowner on its future and existing developments and looks to provide a holistic approach to supporting EVs without looking to incentivise car uptake generally. The study also provides valuable evidence of the demand for the additional EV infrastructure within the area that can be used to inform planning decisions.

INFRASTRUCTURE

Transport Infrastructure

Many transport infrastructure improvements are currently being planned or progressed, which will help to serve the connectivity needs of the existing and future population, as well as unlocking the potential for future development, as identified within the [Updated Infrastructure Delivery Plan Project List](#).

The new London Plan places an emphasis on the Healthy Streets initiative which aims to prioritise walking, cycling and public transport use to create healthier places. Alongside the Plan's target for 80% of all trips to be made on foot, by bike, or by public transport by 2041. In line with this, the Legacy Corporation continues to invest and support projects to expand the network of new routes to tackle the local connectivity issues that the area faces. Within this monitoring periods, three such routes were created.

A new pedestrian and cycle bridge H16 connecting Sweetwater to Stour Road bridge was installed in 2019. The bridge connects pedestrians and cyclists from the Park to Fish Island and it is a part of the wider plan to improve connectivity to the existing community in Fish Island, and planned developments, with the wider area. Bridge H14, a new all-modes bridge, connecting Sweetwater to Roach Road/Monier Road is being built. This new bridge will replace the existing pedestrian and cycle bridge that previously crosses the River Lee Navigation at the same location.



A brand new pedestrian and cycle bridge, Carpenters Land Bridge, was installed in early 2020 connecting East Bank to International Quarter. The bridge is a key part of the East Bank infrastructure that will unlock the site for the new cultural and education district.

The Legacy Corporation continues to work with the TfL and other stakeholders to consider improvements to Stratford Station. At present, Stratford station is operating close to capacity during peak periods. Potential interventions will be considered, while a new station entrance on the south-west side of the station has planning permission and project a funding package is currently being developed for this initial project.

Community Infrastructure

Four planning applications permitted within this monitoring period will result in a net increase of up to 1,950sqm D1 Use Class (community facility) floorspace, of which around 322sqm will be provided at a discounted level.

Another 644 to 1,324sqm of D1 Use Class could be provided as part of the approved proposal for change of use from B1 floorspace within Here East to flexible use as B1 or D1. The unit would be occupied by Staffordshire University.

A minimum of 170sqm of community space was secured through Hackney Wick Masterplan 106 Agreement. This space is to be provided within the site, or a financial contribution of £305,000 towards the cost for its provision should be provided. The same Agreement also secures a financial contribution of 1 million pounds towards the cost of providing a new theatre within the masterplan area.

7. SUSTAINABILITY AND THE ENVIRONMENT

The Local Plan sets out the strategy and policies that are designed to protect and enhance the natural elements of the environment within the Legacy Corporation area and also those that are designed to help achieve high quality and standards in new development, which will result in sustainable and liveable places. These policies are mainly set out in Section 6 and 8 of the Local Plan.

This section provides a background to the built and natural environment within the Legacy Corporation area and a summary of the monitoring information for the period between 1st January 2019 and 31st March 2020 regarding measuring the effectiveness of the planning policies and the Strategic policies SP.3 and SP.5 and which aim to achieve a sustainable and high-quality built and natural environment.

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

OPEN SPACE AND PLAY SPACE OVERVIEW

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

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

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

In terms of the play space, there is a total of fourteen play spaces serving the local community, eleven of which within the Legacy Corporation's boundary and three located immediately beyond the boundary. The total size of the equipped play area amounts to 2.55ha. When the total area of all children's play space, including three sites beyond the administrative area, quantified against the 2017 population, this produces a standard of 0.61ha/1,000 children in the area, exceeding the Fields in Trust Standard.

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

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

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

There are seven outdoor sports facilities within the area, amounting to c.78.8hectares, three of which are MUGA totalling c.7.2ha; there are five spaces located immediately beyond the boundary amounting to c.516.4ha, two of these are MUGA totalling 39.5ha.

NEW PLANNED OPEN SPACE

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 identified locations (see Figure 10), 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).

Table 23, 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 and monitors the progress against each. 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 10: Designated LOS and MOL and new planned open space

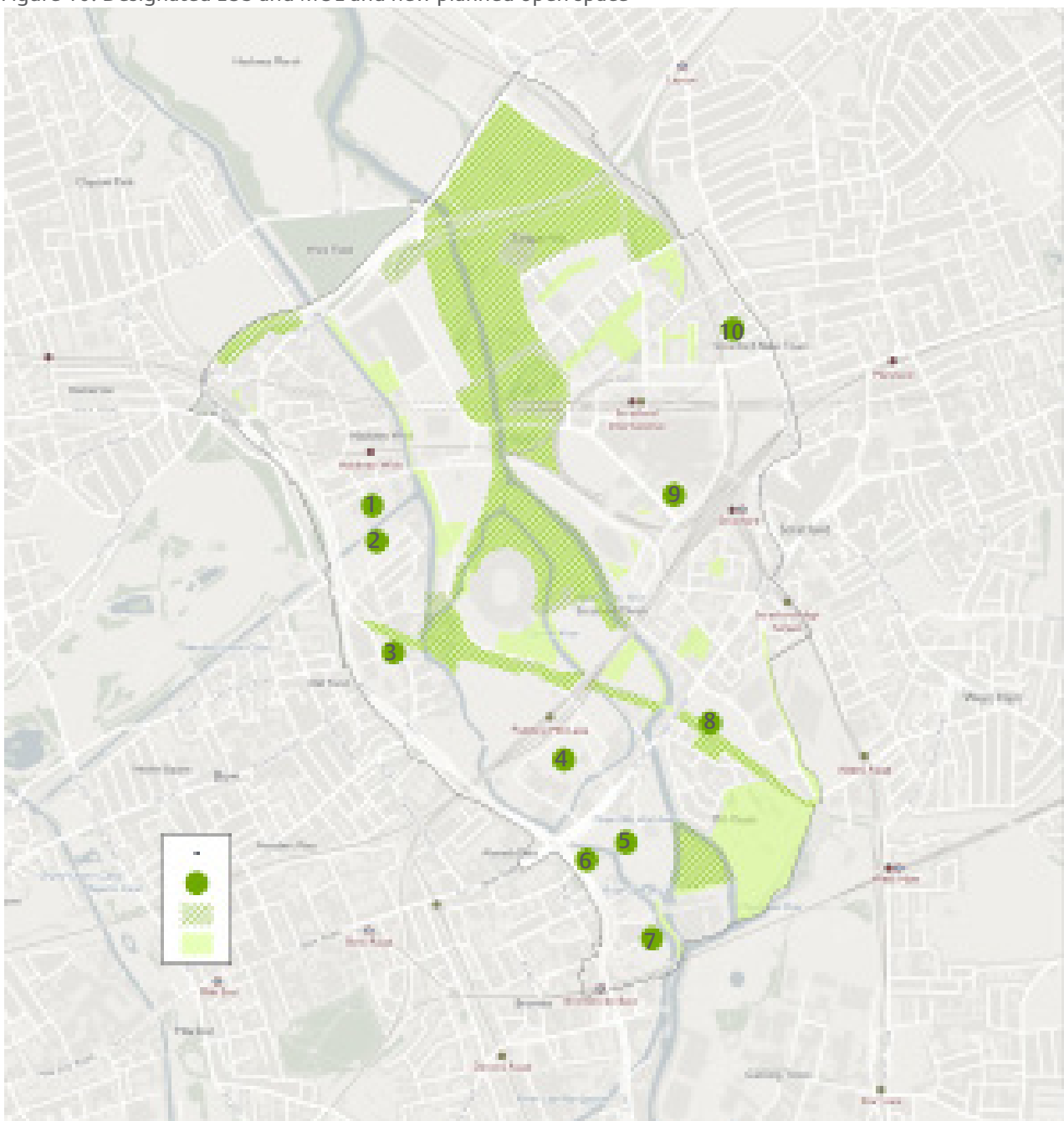


Table 23: Planned new open spaces and their progress as in March 2020

Map Number	Application reference/ Location	Size (ha)	Details on typologies	Progress
1	16/00451/OUT McGrath, Hepscott Road	0.95	Provision of a new open spaces and a canalside park	The Planning Decisions Committee resolved to grant planning permission in 2018, the masterplan covering the area around Hackney Wick Station. Hybrid planning permission was issued in January 2020.
2	12/00210/OUT Neptune Wharf	1.18	Public open space, with additional playspace	Phases 1 and 2 have completed
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 not yet delivered
6	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. This planning permission has lapsed. New development will be required to provide new public open space.
7	Bromley-by-Bow South	1.2	Public open space and a green linear park	SPD produced requires delivery of a linear park. Two full planning permissions approved in 2018 include 0.76ha of open space. Phase 1 is currently under construction.
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. The site is under construction.
10	12/00146/FUM Chobham Farm	1.43	Public pen space	Zone 2 completed within this monitoring period delivering new public open space. Zone 4 is under construction.

2019 to March 2020 Monitoring Information

Open Space and Play Space

Two major planning applications granted within this monitoring period will provide new Local Open Space. Completion of one scheme has resulted in a provision of a new open space, included play space.

A major residential development Chobham Farm, Zone 4, was completed within this period and has led to a net increase in open space. The scheme delivered a new garden square comprising of 0.8ha landscaped parkland alongside a feature pond and play area. Biodiversity roofs are proposed for all buildings where the structure permits, principally located above blocks A-D and E-H these roofs are designed with variable depth substrates and a wide selection of flora.



Image: New Garden Quarter, Chobham Farm Zone 4

Hackney Wick Master Plan outline planning permission granted in 2019. When all phases are implemented the masterplan proposal would secure a variety of open space typology, including 1,047sqm of Linear Open Space; 463sqm of Pocket Parks; 1,522sqm of Small Open Space.

New pocket parks, which will be publicly accessible are proposed to be located at three equidistant locations on the canal edge, a new pocket park is also proposed to the south of the newly built Hackney Wick Overground entrance. The three pocket parks on the canal edge incorporate local play space, which will also be publicly accessible and will serve the whole Masterplan area. Although the Hackney Wick area has an overall high level of accessibility to over 500 hectares of open space within 2 km of the site, reflective of the current industrial use, open space within Hackney Wick is deficient. This masterplan will, therefore, play an important role in securing the delivery of needed open space provided more locally.



Image: Hackney Wick Masterplan, illustration

Linear Open Space will be provided on the canal front in front of development footprints, and Small Open Space is located in Queens Yard and outside the Boat House.

The planning permission granted in 2020 for the redevelopment of Hepscoth Road, the scheme known as Wickside, includes the provision of new open spaces and a canalside park totaling 0.95ha. The linear park alongside the canal is in part a response to a number of key planning requirements, including to provide a new local park, new and improved pedestrian and cycle routes, for the new development to respond positively to the waterside setting, enhancing the character of the canal, and to enhance strategic views.

Three planning applications will also deliver on-site play space (Hackney Wick Masterplan, Wickside and Iceland Wharf). One permission was also approved that will secure a £5,000 to be used towards the provision of off-site play space for children of 12 years plus.

Waterway Environment

Two schemes were approved adjacent to waterways within the monitoring period. S106 obligations included include a clause to require a strategy for the removal of river-weed from the Waterway, independent survey to ascertain the repair status and condition of the Waterway, and identify any necessary remediation or mitigation required to be carried out.

Heritage and Design

57 Berkshire Road (16/00704/FUL) development would contribute the full heritage contribution for Plot A under the Masterplan (£68,750). The site lies outside of, although immediately adjacent to the Hackney Wick Conservation Area, on the site's southern boundary, in addition to a collection of non-designated heritage assets.

A contribution of £105,000 would also be secured from 34-38 Wallis Road (19/00004/FUL) development (benchmarked against HWMP) to offset the loss of the locally listed wall and to be used towards local heritage projects.

Energy and environmental performance in buildings

All major relevant applications given planning permission in the reporting year achieve an overall 'very good' in its BREEAM environmental assessment.

Inclusive design and design quality

There were six relevant planning applications approved proposing elements of residential use within this monitoring year. All six proposals have been designed to meet inclusive design standards; 90% of dwellings would be in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations. This would ensure that reasonable provision is made for all people to gain access and use the development; meet the needs of occupants with differing needs including some older or disabled people; and to allow adaptation of the dwellings to meet the changing needs of occupants over time.

All nine Section 106 Agreements, signed within this period, included a clause to require a design team statement, the potential for design monitoring payments and restrictions on development relating to design.



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 emissions 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. Sufficient funds have now been received to run a bidding round for monies to be spent on carbon offsetting initiatives in line with the SPD. A bidding round will therefore be run during 2020 and reported on as part of the 2021 authorities monitoring report.

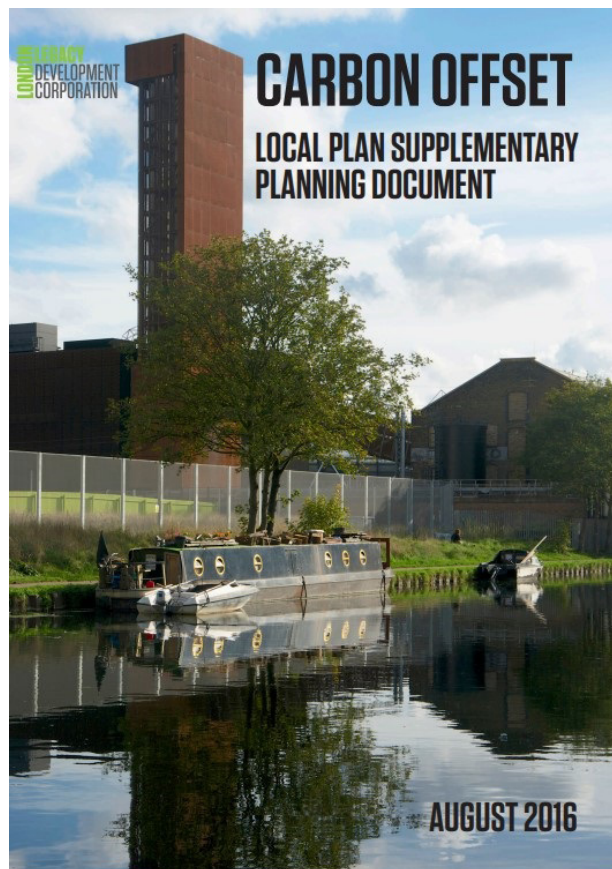


Table 24: Carbon Offsetting Monies Received 2019/20

Application number	Location	Full description	Carbon Offsetting Monies Received
18/00293/ FUL	11 Burford Road, Stratford	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).	£4,953
17/00364/ FUL	Land at Clock-house and Access House, Imperial Street, Bromley-by- Bow	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.	£731,028

8. S106 AGREEMENTS

DEVELOPMENT SCHEMES WITH S106 LEGAL AGREEMENTS

Within the reporting year, 9 schemes were granted planning permission with a section 106 agreement. The details of these developments are set out in Table 25 below. Appendix 2 provides a breakdown of these.

Planning Application Number	Location	Full description	Application type	S106 date
18/00095/ FUL	Iceland Wharf, Iceland Road, London, E3 2JP	Application for full planning permission for demolition of the existing buildings, with the exception of the former Ammonia Works Warehouse, and the erection of seven new buildings ranging from 1 to 8 storeys in height to provide 3,820sqm of commercial floorspace (Use Class B1 and B2) and 120 residential units (Use Class C3), together with the provision of landscaped public open space, refuse stores, secure cycle stores and disabled car parking.	Application for full planning permission	04/07/2019
16/00166/ OUT	Site known as 'Hackney Wick Central'	Outline planning application (with all matters reserved except access) as set out in the Development Specification for the demolition of 28,281sqm GIA of existing buildings on site and development of a phased comprehensive mixed use development (Phases 1, 2 and 3) of up to 119,242sqm GIA floorspace to be compliant with Design Code. Residential (Use Class C3) of up to 78,931sqm to deliver approx. 874 units; Employment (Use Classes B1a and B1c) of a minimum of 29,908sqm; Retail (Use Classes A1-A4) of up to 4,493sqm; and Community Facilities (Use Class D1/D2) for a minimum of 381sqm and up to 2,318sqm; with up to 3,593sqm of on plot undercroft or basement car parking, together with a minimum of 23,359sqm public realm, playspace,	Outline planning application (with all matters reserved except access)	04/07/2019
16/00704/ FUL	57 Berkshire Road, Hackney Wick, London, E9 5NB	Full planning application for the demolition of the existing building and the erection of a mixed-use, five (5) storey block with some set-back elements and single storey pavilions to provide 5,683sqm of floorspace (GIA), comprising: 2,021sqm of commercial floorspace (Use Class B1), including a minimum of 1,072 light industrial floorspace (Use Class B1c) and 39 residential dwellings (Use Class C3), with associated open space and amenity areas, accessible car parking, cycle parking and refuse/recycling stores.	Full planning application	21/11/2019
16/00451/ OUT	Mcgrath Works Depot Waste Recycling Station, 3-13 Hepscoth Road, London, E9 5HB	'Hybrid' planning application for mixed-use redevelopment of 2.88ha site comprising: <ul style="list-style-type: none"> • 5 retained/part-retained/refurbished buildings, demolition of all remaining operational buildings, structures and plant, including sections of perimeter wall/steel fence. • new open space, canal-side urban park integrated into towpath and internal pedestrian and vehicular access routes • up to 39 new/refurbished buildings/blocks to provide for a mix of land uses comprising: Residential (475 units) (up to 51,758sqm GIA) (Use Class C3); Commercial and Community Uses (up to 10,849 11,018sqm GIA) (Class A, B, and D1/2) • Parking for private car/motorcycle, plus resident and visitor cycle parking. 	Full planning application	21/01/2020

Table 25: Development Schemes with s106 legal agreement (2019 and 1st Quarter 2020)				
Planning Application Number	Location	Full description	Application type	S106 date
19/00004/ FUL	34-38 Wallis Road, London, E9 5LH	Demolition of the existing boundary wall and redevelopment of the site for a mixed use development comprising a 240-bedroom hotel (Class C1), light industrial workspace (Class B1c), co working space (Class B1a), restaurant (Class A3) and flexible space for retail, food and drink uses (Class A1/A3/A4) including landscaping, plant and associated works.	Full planning application	09/09/2019
17/00222/ FUL	Land bounded by Hepscott Road and Rothbury Road, TSVC Building, London, E9 5HH	Demolition of existing structures and the erection of four blocks of six-storeys in height comprising 145 residential units (2 x studio units; 45 x one-bedroom units; 88 x two-bedroom units and 10 x three-bedroom units) and 2,213 sqm of commercial floorspace, together with associated parking, access and landscape arrangements.	Full planning application	25/10/2019
18/00470/ OUT	Stratford Waterfront	Hybrid planning permission is sought for a comprehensive, phased, mixed use development at Stratford Waterfront within Queen Elizabeth Olympic Park for the following: (a) with all matters reserved for future determination, for up to 65,000sqm of development, comprising: up to 62,800sqm of residential development (Class C3) including private amenity spaces and ancillary uses; up to 2,200sqm of retail/food & drink (Classes A1-A5) uses; means of access; areas to provide circulation, servicing, car parking and cycle parking; landscaping including laying out of open space with provision for natural habitats and play space; and other supporting infrastructure works and facilities. (b) for 72,899sqm of development comprising: 41,965sqm of educational development (Class D1) including ancillary uses; 8,144sqm of cultural development (Class D1) including ancillary uses; 20,770sqm of performance venue (sui generis) including ancillary uses; 1,934sqm of retail/food & drink development (Classes A1-A5); 86sqm of office space (Class B1); as well as additional areas to provide associated plant, storage, servicing, circulation, car parking, cycle parking and associated public realm comprising hard and soft landscaping, lighting, street furniture, steps, graded routes and mechanical lifts and a pedestrian/cycle bridge across Carpenters Road/ Network Rail and DLR.	Hybrid planning permission	25/07/2019

Table 25: Development Schemes with s106 legal agreement (2019 and 1st Quarter 2020)				
Planning Application Number	Location	Full description	Application type	S106 date
17/00602/ FUL	Crate, Unit 7 Queens Yard, White Post Lane, London, E9 5EN	Change of use of part of the ground and first floors from artists' studio space (Class B1c) to create 307sqm of additional floor space for the existing bar and restaurant operation (Class A4 with ancillary Class A3). Construction of a new mezzanine floor to provide 107sqm of Class B1c floorspace and the insertion of two doors and a window to the eastern elevation and a flue to the western elevation.	Full planning application	04/11/2019
18/00315/ FUL	60 Dace Road, London, E3 2NQ	Demolition of infill and rear courtyard building associated with part change of use and refurbishment of stable block and front concrete frame building with two -storey extension, together with erection of 2 x buildings, 1 up to 6x storeys and 1x part 3 part 4 storey building to provide 637.9sqm GIA of B1 Class use, 127.5sqm GIA of B1/A1, A3 and A4 Class use, 42 residential units (Use Class C3) with car parking, soft and hard landscaping and associated works.	Full planning application	31/01/2019

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 advanced in its development, with units completed and occupied and development is underway at East Wick. Work

continues on a zonal masterplan 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 26 below.

Table 26: 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 (S106) 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 authority to the ‘Project Proposals Group’ (PPG) to allocate S106 and CIL monies received by the Legacy Corporation. 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 were treated as “pooled funds” which have been spent on infrastructure project identified in the LTGDC’s Lower Lea Valley Public Sector Investment

Plan (PSIP). In both cases the PPG is the mechanism by which the Legacy Corporation allocates and has allocated funds to appropriate projects.

The S106 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 the Legacy Corporation has had planning powers £62,341,995.18 of S106 obligations and Legacy Corporation CIL have been allocated to projects.

Where projects were allocated funding and the funding was spent prior to 2019 the allocations are not included below and this information can be found in previous AMRs. Where projects were allocated funding prior to 2018 but the funds have not yet been spent they are included in Table 27.

Table 27: 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). Further funding agreed at January 2019 PPG meeting.	LLDC/TfL	Stratford Station Access	£686,561.70	Ring-fenced funding from section 106 agreements in the area that reference Stratford Station works		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. The project has planning permission and is currently on site.
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 £105,590b 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.

Table 27: 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
15 October 2014	LLDC / TfL	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	£198,794.92	Project near completion, funds transferred to TfL.
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. January 2019 PPG detailed proposal was approved for tow path works to utilize the £100,000 that had previously been approved in principle to go towards CRT works.

Table 27: 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
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/ FUL1-2 Hepscott Road Section 106		Works yet to commence, further project information will be required before the funding is drawn down.

Table 27: 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.
September 2018n	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.
September 2018	LLDC, TfL,	Westfield M7 transport and public realm contribution	£515,000 out of £2,000,000	Westfield M7 development		Approved for design fees in relation to Westfield Avenue works.

Table 27: 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
March 2019	LLDC	160-188 Stratford High Street Public Realm Contribution	£16,411.68	160-188 Stratford High Street Section 106	£16,411.68	Approved for tree movement to improve public realm on Stratford High Street at Rick Roberts Way site.
June 2019	LLDC, London Borough of Hackney	Cherry Park offsite affordable housing contribution	£2million out of £33,882,000	Cherry Park Section 106		Approved in principle towards the development of affordable housing in line with the Bartrip Street site allocation in the Legacy Corporation's Local Plan. This approval was for a year, to be drawn down by June 2020 but was extended by a year to June 2021 at the June 2020 PPG in order to enable further time for site investigations.
August 2019	LLDC and Chobham Manor development	Cherry Park offsite affordable housing contribution	£22,237,500 out of £33,882,000	Cherry Park Section 106	£22,237,500	Approved to support increased affordable housing delivery at the Chobham Manor development, monies drawn down and units from first phase already delivered.
December 2019	LLDC	UCL East 1st Connectivity Payment	£1,991,003.29	UCL East Section 106		Approved for Pool Street carriageway improvement and public realm creating project with match funding provided from CIL.
January 2020	LLDC and Guinness Partnership	Cherry Park offsite affordable housing contribution	£8,810,000 out of £33,882,000	Cherry Park Section 106		Approved to support improved affordable housing delivery at the Imperial Phase 2 development in Bromley-by-Bow.

9. COMMUNITY INFRASTRUCTURE LEVY

LEGACY CORPORATION CIL

The Legacy Corporation CIL came into effect on 6th April 2015. 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 (as amended). This is included within Appendix 3 to this report. From 2020 the Regulation 62 report will be replaced with an Infrastructure Funding Statement in line with the amended regulations. Table 28 shows the CIL that has been received up to the end of Quarter 4 19/20.

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. 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 regulations). Table 29 summarises the sums received and passed to TfL up to the end of Quarter 4 2019/20.

Table 28: CIL received up to end Quarter 3 2019/20

Year	Quarter	Sum received	5% admin retained	Amount available
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
	Q4	£538,785.89	£26,939.28	£511,846.61
2019/20	Q1	£1,296,919.88	£64,845.99	£1,232,073.89
	Q2	£5,869,427.85	£293,471.39	£5,575,956.46
	Q3	£1,296,919.88	£64,846.27	£1,232,073.88
	Q4	£5,790,021.33	£289,501.06	£5,500,520.27
Total		£21,140,104	£1,057,005.47	£20,083,099.29

Table 29: 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
	Q4	£3,192,137.75	£3,064,452.24	£127,685.51
Total		£9,596,780.96	£9,212,919.35	£383,871.60

CIL NEIGHBOURHOOD PRIORITIES FUND

As set out in the Community Infrastructure Levy Regulations 2010 (as amended), 15% of CIL revenues should be spent in consultation with the local community. Following the adoption of the Legacy Corporation's CIL in 2015, the Legacy Corporation's Board set up the Neighbourhood Priorities Fund in order to administer these monies. The Project Proposals Group were given delegated powers to allocate these monies, and a consultation was undertaken in 2016 with the local community in order to establish infrastructure priorities for this funding. The report produced following this consultation can be found on the CIL page of the Legacy Corporation's website.

The Legacy Corporation has held two bidding rounds for the local community to come forward with projects that they have identified help to mitigate the impact of development people in the area. As part of the bidding round process the Legacy Corporation's Park Panel, made up of

representatives of local community groups, provide feedback as to which projects would have the most benefit for the area. So far, for the 2018 and 2019 bidding rounds, the Project Proposals Group have allocated funding for 23 projects within the Legacy Corporation's planning area with an overall value of £1,360,298.70. A bidding round will be run every year where CIL funds have been collected and are available to be allocated, the 2020 bidding round is planned to take open on 1st July 2020. All projects that have been awarded funds to date can be found in Table 30 followed by two case studies.

Image: Inner World Arts Climbing and Mental Health, one of the 2018 NCIL funded project



Table 30: List of NCIL Successful Projects

Project Name	Brief description	Bidding round year	Funding Amount
Ambition, Aspire, Achieve	Ambition, Aspire, Achieve (AAA) is a children and young people's specific charity focused on intervening early to support disadvantaged, disabled, vulnerable and at risk children and young people to overcome their problems and difficulties and to move forward positively. This project was to create an accessible garden to support AAA's activities.	2018	£38,000
Bike it	Bike it is a partnership between the Bobby Moor Academy, Poplar HARCA and Sustrans to embed a cycling culture at the Academy, working with the entire school community to deliver a behaviour change project called Bike It.	2018	£29,934
Inner World Arts	This project would provide free bouldering sessions at Hackney Wick Boulder Project for those suffering from mental health issues.	2018	£8,075
St Mary of Eaton and Wickers	This is a partnership between The Wickers and St Mary of Eton, who are committed to offering young people (6-18) in Hackney Wick a space; activities and role models to enable them to find and develop their gifts.	2018	£20,000
The Queen Elizabeth Olympic Park Society	THE OLYMPIC PARK SOCIETY (OPS) is an innovative new project to ignite an explosion in locally-led sustainable community participatory activity in and around the Olympic Park.	2018	£176,500
Trowbridge Garden	Trowbridge Gardens is a group of individuals from Hackney Wick whose aim is to create a sustainable community garden in the area.	2018	£29,923.75
View Tube Community Outreach	The proposal enhances existing routes to QEOP and builds on the Viewtube informal/ community character to trial new activities to attract old and new communities and mix them, and deliver celebration, arts or wellbeing activities.	2018	£24,090
XLP	The XLP Olympic Park Project has been piloted since May 2018, and its success to date has led the charity to seek funding to appoint a full-time youth worker to oversee its continuation and further development.	2018	£116,521
Studio Wayne McGregor	This project builds on existing partnerships and previous pilot projects with the Garden School for young people with autism, Ickburgh Special School and Headway East. The aim is to develop a range of dance projects for the local community.	2018	£29,600
Ambition, Aspire, Achieve	The project seeks to extend the Abbey children's and young people's hub - offering year-round fully inclusive opportunities, activities and services for children, young people and families living in the Three Mills Estate.	2019	£129,000
Ride Side by Side	The project aims to enable residents within the area to make short trips on a Side-By-Side cycle. The project targets people over 60, people with an issue of mobility and visually impaired people.	2019	£30,000

Project Name		Bidding round year	Funding Amount
The Palace Club	Chats Palace's equality-driven programme to identify and address issues of public concern.	2019	£9,500
Core Arts Eastway Community Hub	Core Arts Eastway Community Hub will be a productive shared space with green credentials: Our vision is to transform the depot from a place of 'storage' into a thriving hub of social enterprise enabling local community and voluntary organisations to work collaboratively to deliver a rich package of services that reduce poverty, raise aspirations and community wellbeing.	2019	£166,073
Creative Wick CIG	The bid is for the redevelopment and expansion of the HW& FI Cultural Interest Group (CIG) to support the new CEZ by developing a programme of community infrastructure initiatives that support small local businesses.	2019	£23,280
E20 FF 2020 Football Unites Project	The Football Unites project will be run on a first come first serve basis with the expectation that the 4-week summer project unites those from inside and outside the local E20 Community.	2019	£19,230
E20 FF Football Academy	The E20 Football Foundation project is a program offering residents of all ages and background free football development sessions, tournaments and leagues. The program offers the opportunity to enjoy and participate in training mentored by qualified and experienced coaches	2019	£102,550
Gainsborough Primary School	Providing funds to further enhance the outdoor space and enable the space to be used out of hours for the local community.	2019	£143,000
Hackney Council Old Baths	Project will transform the Old Baths building into affordable work and community space, which will provide low cost workspace, new sports opportunities, culture and training opportunities for local people.	2019	£115,772
HWFI Community Development Trust	HWFI CDT was formed in 2017 by four founding non-profit organisations working in HWFI - Stour Space, Grow, Creative Wick and The Yard Theatre, to secure and protect affordable creative workspace, supporting the local creative economy and the businesses and individuals working within it.	2019	£56,020
Inner World Arts Youth Hub	Hackney Wick Youth Hub is an innovative new wellbeing project aimed at 16-25-year olds providing skills based activities to 120 young people over a year	2019	£29,362
ProBike Sustainable Cycles	'Sustainable Cycles' is a Work Based Learning programme delivered on the QEOP for KS3 and KS4 students.	2019	£36,025
Stratford Original Workshops	This project aims to engage the local community in Stratford in an art project exploring the identity of the area.	2019	£7,000
The Line Art Project	The Line is London's first dedicated art walk.		£29,842

NCIL 2018 CASE STUDY 4: THE YARD THEATRE



THE QUEEN ELIZABETH OLYMPIC PARK SOCIETY (QEOPS) is an innovative new project to encourage locally-led sustainable community participatory activity in and around Queen Elizabeth Olympic Park – mainly in East Village) the former athlete’s village) and Hackney Wick.

The QEOPS will enable local residents to turn their ideas for their neighbourhood into sustainable and supported participatory activity. It helps to unlock the potential of community spaces across the area, providing the vital fit out to The Hall, a new community space in East Village, and establish a wide programme of activity to bring it to life using the Hall and sustain Hub67 through community-led participation. The Yard, the East Village Trust, LLDC and Echo are working together to develop a new online platform connecting local residents’ ideas with space, resources, funding and support, and then with participants from the local community.

THE QUEEN ELIZABETH OLYMPIC PARK SOCIETY provides an important service to the East Village and Hackney Wick communities, linking them together, providing vital community space and a programme of participatory activity that will run over 3 years of the project, building from an initial 50 programmes in 2019 to over 77 programmes in 2021/22 - providing much needed space for recreation, education, wellbeing and community cohesion. The Yard Theatre are excellently placed to provide this service to the community, evidenced through the vital community service that The Yard already runs at Hub67 - a neutral community space readily available to local people without financial barriers - and will soon be established in East Village with The Hall.

The first year has proved a brilliant success, allowing them to support the launch of 17 new participatory projects across our East London spaces, led by local people who are rapidly learning new skills, expanding their networks, developing their confidence and building their creativity. Through these projects, 2,700 experiences have been delivered to 2,684 people across 500 hours of activity, with 169 volunteering opportunities. Alongside this crucial piloting, they have been doing vital project growth planning, working closely with their digital partners, Echo, to investigate the most effective tech intervention, with community members to gather feedback, evidence and ideas to build the project’s next stage, across the industry, researching current innovation in participatory practice and internally within our organisation to develop a strong and resilient project plan that will see years two and three of the project strengthen and grow.

Katherine Igoe-Ewer from the project, said: “The neighbourhood priorities fund has allowed us to do vital local work; to both enable direct impact through a wide variety of participatory projects, but also crucial space and time to plan, develop and grow the project – giving much needed space for creative thinking, research, testing and development alongside delivery.”

NCIL 2018 CASE STUDY X: AMBITION, ASPIRE, ACHIEVE

The project has enabled the building of bespoke new adventure climbing structures, a tree house, slides, a secret garden, growing beds, pizza oven and a new wooded area and hedgerow.

The project has transformed the redundant and overgrown outdoor space at Abbey Hub into an exciting area full of learning, leisure and discovery opportunities for the areas children.

The next phase involved the installation of a wildlife pond, bee hive, nature walk and additional play structures.

Children who use Abbey Hub have said:

“It’s just brilliant”

“Downstairs will be our den”

“We cannot wait to climb to the top”

“The pizzas are better than pizza hut”

Kevin Jenkins OBE, Founder AAA, said:

“The support has initiated the transformation of our outside space into an exciting and creative learning and leisure experience for the area’s children, which would have simply not been possible without the Neighbourhood Priorities Funds support”

APPENDIX 1- MONITORING TABLE

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

KPI	Monitoring Criteria	Monitoring Information for the period between 1st January 2019 to 31st March 2020	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<p>Unemployment levels</p> <p>In September 2019 the average level of unemployment within the four boroughs fell by 0.9% on 2018 levels to stand at 4.9%. Although this fall was in line with London averages, unemployment remains marginally above the London average of 4.6%. The highest unemployment level was in Hackney at 8.0% and the lowest in Waltham Forest at 6.4%.</p> <p>As the Legacy Corporation area does not correspond directly with any other administrative boundary such as ward or super-output area, the usual sources of data to estimate year-on-year unemployment levels are not available. However, in 2018 the Legacy Corporation commissioned the Household survey for its administrative area in support of its revised Local Plan. The Survey was carried in summer 2017 and has found the estimated unemployment level of 1.9 per cent across the Legacy Corporation administrative area. This is significantly below the four boroughs average and London. Given the steady fall of the unemployment levels year on year both across the four boroughs and London as well as the provision of new employment floorspace across the Legacy Corporation area it reasonable to consider that the unemployment levels remains low.</p>	▼

KPI	Monitoring Criteria	Monitoring Information for the period between 1st January 2019 to 31st March 2020						Change
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As at September 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average	Legacy Corporation
2012	10.3	13.7	12.7	11.5	12.1	9.5	no data
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
2019	4.5	4.8	5.1	5.0	4.9	4.6	no data
Total Change	4.6	8	5.5	7.7	6.3	4.4	

Source: Office for National Statistics (ONS)

Job Seekers Allowance (JSA) Claimants

The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed.

As at January 2020, 3.4% of the working population of the four London boroughs were claiming JSA compared to 3% of London as a whole. This related to an increase of 0.8% on November 2018 for the four boroughs, and it remains moderately above London average across London as a whole (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	Monitoring Information for the period between 1st January 2019 to 31st March 2020	Change
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Average earnings in 2019



Earnings rose across the four boroughs at an average of £99, compared to £66 across London as a whole.

	2016 (£)	2017 (£)	2018 (£)	2019	Change from 2016 (£)
Hackney	669.8	651.1	669.8	703.7	£33.9
Newham	527.2	568.3	598.8	620.2	£93
Tower hamlets	668.9	718.8	723.2	780	111
Waltham Forest	578	574.9	622.9	680.2	£102
4 Borough average	596.85	628.28	653.7	696	£99
London	£632.40	692.5	670.8	699.2	£66

Source: ONS Earnings by place of residence (2018), The Legacy Corporation Household Survey 2017

Job density



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 has increased from 0.75 in 2014 and 2015 to 0.81 in 2019. The highest job density was in Tower Hamlets at 1.43 and the lowest was in Waltham Forest at 0.47. A gently increase was recorded both in Newham and Hackney. Waltham Forest was one of the London boroughs with the lowest job density. Although, this data is not available for the Legacy Corporation administrative area, it can be assumed that new employment workspace, particular new low-cost workspace, that has been approved and under construction will contribute to the further growth of the job densities within the area patriarchy within Newham and Hackney where most of this floorspace will come forwards.

KPI	Monitoring Criteria	Monitoring Information for the period between 1st January 2019 to 31st March 2020	Change																																																
		<p>Change in job sectors</p> <table border="1"> <thead> <tr> <th>% of total employee jobs 2018</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>Four Boroughs average</th> <th>Change from 2017</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0.2</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0.2</td> <td>0.0</td> <td>0.1</td> </tr> <tr> <td>Manufacturing (C)</td> <td>2.0</td> <td>3.6</td> <td>1.2</td> <td>4.2</td> <td>2.75</td> <td>0.05</td> <td>2.2</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.3</td> <td>1.5</td> <td>0.3</td> <td>0.8</td> <td>0.72</td> <td>0.02</td> <td>0.7</td> </tr> <tr> <td>Construction (F)</td> <td>3.2</td> <td>5.4</td> <td>2</td> <td>6.4</td> <td>4.25</td> <td>-0.45</td> <td>3.6</td> </tr> <tr> <td>Services (G-S)</td> <td>94.3</td> <td>90.3*</td> <td>96.5</td> <td>88.6</td> <td>93.13</td> <td>1.23</td> <td>85.6</td> </tr> </tbody> </table> <p>Source: ONS *this sums 100.8 it is unknown where 0.8 should be redacted from</p> <p>The table above shows the most recent ONS estimates of jobs per industry for 2018 for four boroughs and London. As can be seen from the table, similar to London as whole, service sector represents the key employment sector within the four boroughs with on average 93.13% of all employment working within this sector. A small decrease has been recorded within the construction sector across all boroughs.</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 2018	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 2017	London	Primary Services (A-B)	0.2	0.0	0.0	0.0	0.2	0.0	0.1	Manufacturing (C)	2.0	3.6	1.2	4.2	2.75	0.05	2.2	Energy and Water (D-E)	0.3	1.5	0.3	0.8	0.72	0.02	0.7	Construction (F)	3.2	5.4	2	6.4	4.25	-0.45	3.6	Services (G-S)	94.3	90.3*	96.5	88.6	93.13	1.23	85.6	—
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	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	<p>During this monitoring period, the Legacy Corporation approved planning applications that when implemented would result in approximately 40,000sqm of new gross employment (B Class) floorspace, this is a net increase of approximately 5,179sqm of additional employment floorspace with the area. The largest increase of all B Use Class floorspace approved was for B1a office use 18,492sqm net and 4,458 B1c use. Marginal net increase was recorded in B1b Use Class. Approvals also resulted in a net loss of approximately 5,800sqm of industrial B2 Use Class floorspace and around 12,000sqm of B8 Use Class floorspace.</p> <p>This is in line with the strategy and envisaged outcomes in the adopted Local Plan policies for employment floorspace.</p>	▲																																																

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	Number of new business start-ups compared to closures in the Growth boroughs	<p data-bbox="656 209 1951 280">Monitoring the rate of enterprise deaths per year helps the understanding of the impact of economic cycles on entrepreneurship. The latest available information is for 2018.</p> <p data-bbox="656 288 1951 328">Enterprise deaths per year (as a percent of active enterprises)</p> <p data-bbox="656 336 1951 376">Enterprise deaths per year</p> <table border="1" data-bbox="656 384 1951 608"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>10.4</td> <td>8.9</td> <td>9.6</td> <td>10.9</td> <td>10.5</td> <td>13.2</td> <td>12.8</td> </tr> <tr> <td>Newham</td> <td>14.0</td> <td>13.3</td> <td>12.9</td> <td>13.1</td> <td>12.2</td> <td>13.9</td> <td>14.3</td> </tr> <tr> <td>Tower Hamlets</td> <td>12.2</td> <td>11.4</td> <td>11.8</td> <td>13.3</td> <td>13.1</td> <td>15.2</td> <td>14.3</td> </tr> <tr> <td>Waltham Forest</td> <td>13.2</td> <td>12.4</td> <td>12.3</td> <td>12.0</td> <td>11.8</td> <td>14.6</td> <td>12.6</td> </tr> </tbody> </table> <p data-bbox="656 671 1951 743">The number of active businesses continues to increase from 71,405 in 2017 to 74,210 in 2018, this is an increase of 3,9%. The same increase rate was recorded in London.</p> <p data-bbox="656 751 1951 791">Active Enterprises</p> <table border="1" data-bbox="656 799 1951 1070"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>12,980</td> <td>14,180</td> <td>16,095</td> <td>18,510</td> <td>21,660</td> <td>23,535</td> <td>24,620</td> </tr> <tr> <td>Newham</td> <td>7,750</td> <td>8,540</td> <td>9,645</td> <td>11,055</td> <td>13,685</td> <td>14,570</td> <td>15,235</td> </tr> <tr> <td>Tower Hamlets</td> <td>13,740</td> <td>15,030</td> <td>16,545</td> <td>18,390</td> <td>20,025</td> <td>20,545</td> <td>20,795</td> </tr> <tr> <td>Waltham Forest</td> <td>8,265</td> <td>8,970</td> <td>9,875</td> <td>11,020</td> <td>12,310</td> <td>12,755</td> <td>13,560</td> </tr> <tr> <td>Total for all four boroughs</td> <td>42,735</td> <td>46,720</td> <td>52,160</td> <td>58,975</td> <td>67,680</td> <td>71,405</td> <td>74,210</td> </tr> </tbody> </table>	Area	2012	2013	2014	2015	2016	2017	2018	Hackney	10.4	8.9	9.6	10.9	10.5	13.2	12.8	Newham	14.0	13.3	12.9	13.1	12.2	13.9	14.3	Tower Hamlets	12.2	11.4	11.8	13.3	13.1	15.2	14.3	Waltham Forest	13.2	12.4	12.3	12.0	11.8	14.6	12.6	Area	2012	2013	2014	2015	2016	2017	2018	Hackney	12,980	14,180	16,095	18,510	21,660	23,535	24,620	Newham	7,750	8,540	9,645	11,055	13,685	14,570	15,235	Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	20,795	Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	13,560	Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	74,210	▲
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	Number of jobs/local jobs/opportunities within employment training initiatives created	Based on the Homes and Communities Agency Employment Densities Guide (2015) (HCA), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented, the proposals granted within this monitoring period could generate an estimated of 5,000 direct full time equivalent jobs within the area. The majority of this would come from the Stratford Waterfront and Hackney Wick Masterplan developments, 2500 and around 1,023 new jobs respectively.	▲
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres	When implemented permissions granted within this monitoring period will result in the delivery of around 10,660sqm of A Use Class floorspace. This would result in a net gain of approximately 8,950sqm A Use Class. Around 1,200sqm of net permitted A Class Use is within the designated town centres and 1,900sqm would result from the Stratford Waterfront application. Although, Stratford Waterfront does not lie within the town centre boundary, the Revised Local plan recognises its importance in complementing the uses within the Stratford Metropolitan Centre it supports it as a new culture and education district and as a future location of town centre boundary extension.	▲
	Vacancy rates within the identified centres compared to the London average	Vacancy rates within Stratford were at 6% and East Village at 5%. Vacancy rates across Greater London at quarter 2 in 2019 were 7,9%.	▼
	New retail floorspace permitted outside the Centres (units and quantum)	Approximately 7,000sqm of new retail space was permitted outside of designated centres, of which 1,900sqm was approved at Stratford Waterfront a new culture and education district and as a future location of town centre boundary extension and around 900sqm immediately adjacent to the town centre boundary.	▼
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	Two planning applications were granted in this monitoring year for change of use from A1 to non-retail floorspace, both within the East Village Town Centres. Application 18/00502/FUL was approved for temporary change of use from retail (Use Class A1) to a multi-use community facility (Use Class D1) for a period of 4 years. 19/00402/FUL was approved for change of use of a retail Unit (Class A1) to allow a personal training studio space (Use Class D2).	▼

KPI	Monitoring Criteria	Monitoring Information for the period between 1st January 2019 to 31st March 2020	Change					
3- Supply of housing	Number of homes permitted per annum	Permissions granted full planning permission in this monitoring period provide a net gain of 1,655 (net) new homes of which 1,179 were permitted in 2019 and 475 units in the period between January 2019 and 1Q/2020. Looking on a financial year basis (2019/20) this amount to 971 new homes.	▲					
	Number of affordable homes permitted per annum by tenure	Permission was granted for 683 social/affordable, including intermedaite, homes in this monitoring period. 518 affordable homes were granted permission in 2019 and another 165 in the 1Q/2020. Of 683 affordable homes 114 units being social/affordable London Affordable Rent rent and 539 intermediate 23 London Living Rent, 402 Shared Ownership and the exact intermediate tenure of the remainder is to be determined through approval of reserved matters applications. This excludes two planning applications that have received the resolution to grant planning permission in March 2020 from Guinness Housing Trust which will increase the amount of affordable housing from the currently permitted 27% to 49% (the total uplift of 221 affordable units). Together with 683 units approved in 2019-1Q/20 this amounts to 904 affordable units, of which approximately 217 as LAR, 23 London Living Rent and 520 Shared Ownership. The exact tenure for Hackney Wick Master plan will be determined through approval of reserved meters applications.	▲					
	Number of homes completed per annum	There were 2,395 units completed within the monitoring period of which 2,152 units were completed in 2019/20 financial year. This is above the 1,471 target.	▲					
	Number of affordable homes completed per annum by tenure	Approximately 422 affordable homes were completed within the 2019 calendar year of which 226 (54%) social/affordable and 203 (48%) intermediate tenure. This is slightly below the target of 455 per annum, however above the delivery in the previous year. This in total accounts for around 23% of all applicable homes delivered in 2019. Another 73 units within the first quarter of 2020, 45 social/affordable and 28 intermediates.	▲					
	Average number of bedrooms per unit	Average number of bedrooms per unit for all consented residential dwellings in 2019 and the first quarter of 2020 was 1.9. NB: calculated using 1, 2 and 3+bed figures.	▲					
Number of homes permitted per annum by unit size	<table border="1"> <tbody> <tr> <td>1 bed</td> <td>36%</td> </tr> <tr> <td>2 bed</td> <td>42%</td> </tr> <tr> <td>3 bed +</td> <td>24%</td> </tr> </tbody> </table> <p>Two-bed plus continues to be accounted for over half of all permitted tenures.</p>	1 bed	36%	2 bed	42%	3 bed +	24%	▲
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KPI	Monitoring Criteria	Monitoring Information for the period between 1st January 2019 to 31st March 2020	Change
	Amount of specialist housing provided	<p>An application for the approval of reserved matters for the development of the University College London East, Phase 1, for 14,500sqm student accommodation was approved within this monitoring period. This equates to around 524 student bedspaces. 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>Population change</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>	▲
	On site community infrastructure secured through S.106 Agreement as part of large scale development	<p>A minimum of 170sqm of community space was secured through Hackney Wick Masterplan 106 Agreement. This space is to be provided within the site, or a financial contribution of £305,000 towards the cost for its provision should be provided. The same Agreement also secures a financial contribution of 1 million pounds towards the cost of providing a new theatre within the masterplan area.</p>	—
	Number of new school places delivered/ granted permission	<p>In March 2020 a full planning application received a resolution to grant (Subject to signing S106 Agreement) for a 420-pupil school to serve the residential development at Sugar House Island. This application supersedes the reserved matters application (ref: 15/00484/REM) granted by Planning Decisions Committee in 2016.</p>	▲
	Number and capacity of new health facilities granted planning permission	<p>No new health facilities were granted permission within the monitoring year.</p>	—

KPI	Monitoring Criteria	2019 - 1Q/2020 Monitoring Information	Change																																				
		<p>Housing stock</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"> <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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		<p>House price to earnings ratio</p> <p>As at 2019 the average median house price to median gross annual ration across the four boroughs stood at 14.05, ranging from 11.51 in Tower Hamlets to 16.14 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)	Three planning applications permitted within this monitoring period (excluding reserved matters and schemes related to the East Bank development) will result in a net increase of approximately 1,136sqm up to 2,100sqm D1 Use Class (community facility) floorspace, of which around 322sqm will be provided on a discounted level. Of which 644 to 1,324sqm of D1 Use Class will be provided as part of the approved proposal for change of use from B1 floorspace with the Here East to flexible use as B1 or D1. The unit will be occupied by Staffordshire University.	▲																																				

KPI	Monitoring Criteria	2019 - 1Q/2020 Monitoring Information	Change
	On site community infrastructure secured through S.106 Agreement as part of large scale development	A minimum of 170sqm of community space was secured through Hackney Wick Masterplan 106 Agreement. The space is to be provided within the site, or a financial contribution of £305,000 towards the cost for its provision should be provided. The same Agreement also secures a financial contribution of £1 million towards the cost of providing a New Theatre.	▲
	Number of new school places delivered/granted permission	In March 2020 a full planning application received a resolution to grant (Subject to signing S106 Agreement) for a 420-pupil school to serve the residential development at Sugar House Island. This application supersedes the reserved matters application (ref: 15/00484/REM) granted by Planning Decisions Committee in 2016.	▲
	Number and capacity of new health facilities granted planning permission	No new health facilities were granted permission within the monitoring year. Healthcare contribution - £237,685 towards the provision of additional general medical practitioner service with the LCS area.	—
5- Protecting heritage assets and improving design quality	Loss of heritage assets	No permissions were granted within the monitoring year involving the loss of heritage assets.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	There were eight relevant applications approved within this monitoring period proposing residential use, all of which included compliance with the baseline standards and confirmed that the proposals were in accordance with the Mayor's Housing SPG.	▲
	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 prior approvals, three 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 six was not referenced within the Officers report.	▲

KPI	Monitoring Criteria	2019 - 1Q/2020 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 eight relevant planning applications approved proposing elements of residential use within this monitoring year. All proposals have been designed to meet inclusive design standards; 90% of dwellings would be in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations. This would ensure that reasonable provision is made for all people to gain access and use the development; meet the needs of occupants with differing needs including some older or disabled people; and to allow adaption of the dwellings to meet the changing needs of occupants over time.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	There were 12 relevant applications, excluding 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	<p>Local Plan Policy BN.4 (6) sets out that new residential development should receive adequate levels of daylight and sunlight and that existing surrounding development will not experience an unacceptable loss of sunlight and daylight in accordance with the BRE guidance.</p> <p>All relevant schemes approved within the monitoring period 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 daylight in accordance with the applicable guidance.</p>	▲
6- Amount of open space	Quantum of open space gained or lost through development	<p>Permissions granted between 1st January 2019 and 31st March 2020 will result in a net gain of 1.25ha of new public open space. This will be delivered through two separate developments.</p> <p>The majority of this space would come from a hybrid planning application 16/00451OUT for the redevelopment of the McGrath site resulting in the provision of a linear park to serve the wider area. This park situated along the waterway would improve the existing towpath, linking north to Hackney Wick, west to Victoria Park, east to the Olympic Park.</p> <p>The Hackney Wick Masterplan will also result in the provision of approximately 0.3ha of new open space, public realm and canal-side urban park of the approximately following size 1,047sqm of Linear Open Space; 463sqm of Pocket Parks; and 1,522sqm of Small Open Space.</p>	▲

KPI	Monitoring Criteria	2019 - 1Q/2020 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	Seven applications mentioned urban greening initiatives. Revised Local Plan introduced the Urban Greening Factor. This policy measure requires all major developments to provide an adequate amount of urban greening within the schemes. It has been noted that most of the applicants have started to address this within their proposals discussed at the pre-application stage within this monitoring year. It is therefore anticipated that more defined urban greening initiatives will come forward in the future. The Revised Local Plan has set a new KPI that will monitor the performance of the proposed urban greening initiatives against the target set within the new London Plan.	▲
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	Two schemes were approved adjacent to waterways within the monitoring period. S106 obligations included the requirement for a strategy for the removal of riverweed from the Waterway, independent survey to ascertain the repair status and condition of the Waterway and identify any necessary remediation or mitigation required to be carried out.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Eight 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	Six Section 106 Agreements included a requirement for the provision of electric charging points.	▲
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	Out of 12 mayor applications permitted within this monitoring period, 11 were permitted with car free or car capped agreements - that is, that do not have a parking space or permit in addition to any existing car parking spaces available on the site.	▲
	Net gain/loss of car parking spaces	Within this monitoring year, 168 net parking spaces were permitted of which 101 blue badge. 11 spaces were approved through prior approvals application. Only one major development was not car-free, however, the proposal provides a car parking ratio of 0.26 spaces per unit and one space per accessible unit, which is in compliance with the London Plan Policy.	▼

KPI	Monitoring Criteria	2019 - 1Q/2020 Monitoring Information	Change
13- Cycle parking provision	Net gain/loss of cycle parking spaces	There has been a considerable change in transport modes used within the area over recent years, with a clear decrease in the provision of car parking spaces through new planning applications and increase in bicycle parking. Permitted schemes within this monitoring period included a net gain of approximately 1,805 cycle spaces. In addition, £115.500 was secured towards a new Cycle Docking Station.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	A total of approx. £1,458,000 was secured towards infrastructure improvements, local public realm, connectivity and way finding. This includes, improvement at the Hartford, Union Canal, pedestrian refuge or crossing on Hepscott Road and works on Raach point Bridge. A number of other permissions secured minor highway works including improvements and alterations to the public highway and public footways.	▲
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	The Indices of Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas in England. They replace and update the Indices of Deprivation 2015. Tower Hamlets, Hackney, and Waltham Forest have seen large decreases in the proportion of their neighbourhoods that are highly deprived. In Tower Hamlets, in particular, there were reductions of 22 percentage points change between the proportion of LSOA's present in a local authority area which is ranked in the most deprived 10 percent nationally from the IMD2015 to the IMD2019. However, parts of Wick Ward in Hackney continue to fall within the 10% most deprived areas in England, and Hackney overall continues to be within the top 20 most income deprived local authorities in England and Tower Hamlets within the top 20 in terms of the Income deprivation affecting children.	▲
16- Improvements in health	Changes in health indicators for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the 2016 AMR.	—
	Changes in life expectancy for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Physically active children	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	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.	—

KPI	Monitoring Criteria	2019 - 1Q/2020 Monitoring Information	Change
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	The energy statements confirmed that the seven out of eight applications for mayor development have followed the GLA's Energy Hierarchy and would achieve a minimum of 35% improvement in CO2 emissions over the Building Regulations Part L 2013 Target Emissions Rate. Two schemes did not meet the zero-carbon emissions target as set out within the Local Plan and would produce residual CO2 emissions. In accordance with the Local Plan and the LLDC Carbon Emissions SPD, this triggers a Carbon Offset payment which were secured through the s106 Agreement. 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	There were eight relevant applications, five of which met this standard, three were not referenced.	▲
	Number of applications approved for major development schemes (proposing non- residential use) that achieve a minimum of BREEAM 'Very Good'	Within this monitoring period, all of the new major developments (4) met their targets for sustainable design and construction. All of the permitted schemes, proposing non- residential use, that would result in a net increase of 500sqm or more non-residential floorspace included a BREEAM 'Very Good' rating within their overall sustainability assessment.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	There were 12 relevant applications, ten of which met this standard and the two were not referenced.	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Eight approved permissions for major development 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	Six permissions for major development included green/brown walls and one included the provision of a green walls.	▲

KPI	Monitoring Criteria	2019 - 1Q/2020 Monitoring Information	Change
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	See Section 8 of the AMR for more information on monitoring of S106 Legal Agreements for schemes with planning permission. Appendix 2 provides a breakdown of individual clauses from those S106 Agreements signed within the monitoring period.	—

APPENDIX 2- SECTION 106 MONITORING

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
18/00095/FUL - Iceland Wharf, Iceland Road, London, E3 2JP, 04/07/2019	Affordable Housing	Sets out provisions in relation to affordable housing including the provider, 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. See agreement for full details.	Viability/Reappraisal
	Sustainable Transport - £20,000 for monitoring of highways safety	Sets out the requirement that a maximum 12 residential and 2 commercial blue badge spaces to be provided on Iceland Rd.	Transport and Highways
	Travel Plan	Prior to the Occupation of any Residential Unit the Developer shall submit a Travel Plan and appoint a Travel Plan Monitoring Officer and notify LPA of the names and contact details of such officers. The Travel Plan Monitoring Report should also refer to the Modal Split Targets.	Transport and Highways
	Employment and Training	190sqm of Workspace to be provided as part of development which will be offered to future occupier at an average £14 per square foot for a period of five years. No residential units shall be occupied until all of the floorspace has been completed to shell and core. All job vacancies arising from development and advertised in Local Labour and Business Schemes and job centre in the area.	Employment and Skills
	Sustainability	Provision in relation to connection to the district heat network and reduction of energy demand, for full details see agreement. The Developer shall pay the Carbon Offset Payment to the LPA prior to Sustainability Implemented and no part of the development shall be Sustainability Implemented until the carbon Offset Payment has been paid to the LPA.	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. The developer shall also submit a statement to the LPA specifying the design team retained in connection with the Development upon the commencement of the development and every 6 months during the construction of the development is completed. The development shall not commence until the developer either provided evidence to the LPA that the architect will be retained to oversee the delivery of the design quality or paid the first instalment for the LPA's Design Monitoring Cost if the architect has not been retained.	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
	National Considerate Construction Scheme	Set out a set of measures which promote work practice on site to minimise disturbance caused by noise, dust, additional traffic and pavements congestion and encourages firms to be sensitive to the environment in which they operate. The developer is covenants to comply with the Considerate Construction Scheme during the constitution of the development, use reasonable endeavours to coordinate construction activities actual or planned concurrence on neighbouring sites, provide quarterly written report to the LPA outlining its compliance.	Sustainability
	Waterway	No part of the development shall be occupied before the Waterway Management Strategy has been approved by the LPA in consultation with the Canal and River Trust. Following the approval of the Strategy, the developer shall remedy any defects which may affect public safety, carry out any remediation of mitigation works as identified with the Waterway Survey and upon the completion of any works submit a Waterway Survey Report.	Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00166/OUT - Site known as 'Hackney Wick Central' - 04/07/2019	Affordable housing	Sets out provisions in relation to affordable housing including the provide, 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
	Employment Schedule	Prior to commencement of each relevant development the developer shall submit and obtain the LPA's approval to the Low Cost Workspace and provide the Low Cost Workspace in accordance with the approved Plan or agree variation thereto. Each plot, a total of 8,439sqm, shall retain or provide at all times at least the amount of Low Cost Workspace specified in the table 2.3 of the Agreement. There shall no be transfer of Low Cost Workspace across tor between plots. No residential units shall be occupied until all of the workspace has been constructed to shell and core. It also sets a relocation strategy.	Employment and Skills
	Transport and Highways - £12,200 to be spent by the TfL on the provision of the Midiliths and Bus Service contribution	Bus service contribution: Prior to the occupation of more than 50% of the residential units in a RM Development the developer shall pa to the LPA the Bus Service Contribution (total £375k) specified for that RM Development in accordance paragraph 2.2; notify TfL that the bus service contribution has been paid and provide the LPA with evidence that TfL has been notified. It also sets obligations in regards to improving way-finding, highways enhancement and sets the financial contribution per plot towards this.	Travel Plan
	Public Open Space and Play Areas - £228,500 the total cost of carrying out and completing the permanent area B works	Puts in place requirements around delivery and financial contribution for each plot towards Local Play Area, accessibility and management of public open space and place space within the development. See agreement for full details. Prior to occupation of each RM development the developer shall pay the relevant Youth Play Area Contribution as specified in the table at paragraph 2.4 to the LPA.	Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Heritage Fund - £1,022,750	No development of an individual Heritage Plot shall commence until the relevant Heritage Plot development has first paid to the LPA the heritage contribution specified for the heritage plot at paragraph 2.2. It also sets out the administration of the heritage fund.	Heritage
	Community Space - £1,000,000 payable to the LPA toward the cost of providing New Theatre	A minimum of 170sqm within the site to be provided in accordance with the Community Space Framework. A sum of £305,00 payable by the LPA to the Plot LM development towards the cost of providing the Alternative community space. A sum of £1,000,000 payable to the LPA toward the cost of providing a new theatre. The Schedule also sets out the community space obligations.	Design detail
	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
	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
16/00704/FUL 57 Berkshire Road, Hackney Wick, London, E9 5NB, 21/11/2019	Affordable housing	Sets out provisions in relation to affordable housing including the provide, 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
	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	No residential units shall be occupied until all workspace within Phase 1 has been completed to shall and core. It also sets a workspace strategy obligations and local labour and local business obligations.	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
	Estate Management	Sets out the requirements around an Estate Management Strategy. The development shall not be occupied until an estate management strategy has been submitted to the LPA for approval. The Estate management shall set out detailed proposals for the management and maintenance of common area, the publicly accessible open space and any SUDS.	Estate Management
	Public Open Space and Play Area - £5,000 contribution to be used by the LPA towards the provision of off site play space for children of 12 years plus	The developer covenants to pay the play space contribution to the LPA prior to the occupation of the development. It also 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
	Heritage Contribution - £68,750	Contribution towards work to maintain, improve and or enhance non-designated heritage assets with the Hackney Wick masterplan Area received by the LPA pursuant to other S106 Agreement for development with the Hackney Wick Central Masterplan area.	Heritage
	National Consideration construction scheme	Set out a set of measures which promote work practice on site to minimise disturbance caused by noise, dust, additional traffic and pavements congestion and encourages firms to be sensitive to the environment in which they operate. The developer is covenants to comply with the Considerate Construction Scheme during the constitution of the development, use reasonable endeavours to coordinate construction activities actual or planned concurrence on neighbouring sites, provide quarterly written report to the LPA outlining its compliance.	Sustainability
	Transport and Highways - £22,000 to be used by TfL to poolside an enhanced AM peak service to route 339; £62,000 for the highway improvements	The developer shall also provide, 12 months of the commencement, a scheme to be approved by the LPA for the provision of the new south route. Prior to erection of superstructure or within 12 months of the commencement, the developer shall submit a scheme to be approved by the LPA for the reinstatement and improvements of the footway.	

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00451/OUT, Mcgrath Works Depot Waste Recycling Station, 3-13 Hepscott Road, London, E9 5HB, 21/01/2020	Affordable Housing	Sets out provisions in relation to affordable housing including the provider, 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.	Viability/Reappraisal
	Transport - £5,000 towards improvement at the Hartford Union Canal, £115,500 towards a new Cycle Docking Station ; £10,500 towards London legible works	The developer shall pay the Cycling Hire Station contribution to the LPA prior to commencement of development. The developer shall pay the legible London contribution to the LPA prior to commencement of development. The developer shall pay the canal side improvement contribution to the LPA prior to commencement of development.	Transport
	Sustainability/Car Club	The developer shall procure on its own cost 2 car club parking spaces within Phase 2 and there shall be no occupation of phase 2 unless and until such car club parking spaces have been provided and demarcated as 'car club parking only' in the particular phase. The developer shall offer the first household to the occupy each residential units of phase 2 free membership for a period of 3 years for that use of the car club referred to on para 5.1. The developer on its own cost shall apply for the works order no later than six months prior to the first occupation of phase 3.	Sustainability
	Roach Point Bridge - £1,100,000 a sum up to be confirmed by the LPA to meet costs in commissioning Bridge Works up to a max. of the above	Roach point Bridge means the part of the site which overlaps with the red line for planning permission 17/00307/FUL. The development shall not be occupied until the bridge works have been completed or bridge works contribution has been paid to the LPA.	Transport
	Creative employment commercial and community	Prior to commencement of the development the developer shall submit and obtain the LPA's approval of the CESS Strategy. This also sets a discounted rent levels as outlined within paragraph 2.4 of the Agreement. The developer shall also use reasonable endeavours to ensure that local labour is prioritised.	Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainability - £826,000 towards carbon Offset Fund	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. Prior to commencement the developer shall submit and obtain approval to the calculation of carbon offset payment and pay the approved carbon offset payment to the LPA.	Sustainability
	Deigns and Heritage	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. Prior to occupation of any building in any phase that contains a non-designated heritage asset the developer shall restore and make available for use the relevant non-designated asset in accordance with the Heritage assets and submit and obtain the LPA approval to a statement setting out the steps it has taken to comply wit the obligations of the above.	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
19/00004/FUL - 34-38 Wallis Road, London, E9 5LH, 09/09/2019	Sustainable Transport - £36,500 towards bus service contribution and £41,500 towards local public realm, connectivity and way finding	Prior to commencement of development the developer shall submit the car parking strategy and management scheme. Contributions: The developer shall pay all contributions, bus service improvements, highways contribution and highways safety contributions to the LPA prior to the commencement of the development.	Transport
	Travel Plan	Sets out requirements for a travel plan, related monitoring and modal split targets. See agreement for full details. Travel plan shall be submitted prior to the commencement of the development.	Travel Plan
	Employment and Training	It sets out that all B1c floorspace at the ground level shall be offered at a rate of £8 per sq foot. Requirement for around local labour and local business and for the considerate constructors scheme. See section 106 agreement for full details.	Employment and Training

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	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. The developer shall also use reasonable endeavours to achieve a BREEAM excellent rating for 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
	Public Realm - £250,000 public realm contribution towards improvement and or provision of local public realm connectivity and way-finding including pedestrian refuge or crossing on Hepscoth Road.	Prior to the development the developer shall submit and obtain the LPA's approval to the Outline public open space plan. From the date of completion the public open space shall remain open to general public. The Public realm contribution shall be paid to the LPA prior to the occupation of the development.	Open Space
	Operational Management	Means operational management strategy for the Hotel (240 bedrooms). The Hotel shall not be occupied until a Hotel management Strategy has been submitted to the LPA for approval.	Operational Management
	Heritage Contribution - £105,000 to be used towards local heritage projects.	To Pay the Heritage Contribution to the LPA prior to the commencement of development.	Heritage
17/00222/FUL - Land bounded by Hepscoth Road and Rothbury Road, TSVC Building, London, E9 5HH, 25/10/2019	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

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainable Transport - £20,000 towards the administration and operation of the Hackney Wick and Fish Island Construction Traffic Management Plan and Car Club	Car Club: the developer shall provide the first household of occupy each residential unit with free membership for a period of one year for use of a car club/ van share scheme in the vicinity of the development. Prior to the commencement of development the developer to pay traffic management plan contribution to the LPA.	Sustainability
	Employment and Training	1,583sqm of B1(a) workspace to be provided as part of the development which will be offered to future occupiers of up to £15 per square foot including service charge for the lifetime of the development from the first occupation of the development. The affordable workspace shall be provided and not occupied other than as affordable workspace for the lifetime of the development from the first occupation of the development. No residential unit shall be occupied until all of the workspace has been completed to shell and core. Prior to commencement of the development, the developer shall submit and obtain the LPA's and Hackney Wick developer and business engagement manager's approval to the workspace letting strategy.	Employment and Training
	Sustainability - £184,068 in accordance with the Carbon Offset SPD	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. The developer shall pay the Carbon Offset Payment to the LPA in the following instalments: 50% prior to the commencement of the development and no part of the development shall be commenced until 50% of the payment has been paid to LPA; the remainder 50% prior to occupation.	Viability/Reappraisal
	Design Monitoring	Sets out the requirements for a design team statement and the potential for design monitoring payments to be required. The developer shall also submit a statement to the LPA specifying the design team retained in connection with the Development upon the commencement of the development and every 6 months during the construction of the development is completed. The development shall not commence until the developer either provided evidence to the LPA that the architect will be retained to oversee the delivery of the design quality or paid the first instalment for the LPA's Design Monitoring Cost if the architect has not been retained.	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

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Public Open Space and Play Areas	Puts in place requirements around delivery and financial contribution for each plot towards Local Play Area, accessibility and management of public open space and place space within the development. See agreement for full details.	Open Space
	National Considerate Construction Management	Set out a set of measures which promote work practice on site to minimise disturbance caused by noise, dust, additional traffic and pavements congestion and encourages firms to be sensitive to the environment in which they operate. The developer is covenants to comply with the Considerate Construction Scheme during the constitution of the development, use reasonable endeavours to coordinate construction activities actual or panned concurrence on neighbouring sites, provide quarterly written report to the LPA outlining its compliance.	National Considerate Construction Management
18/00470/OUT, Stratford Waterfront, 25/07/2019	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. Part 1 sets out the affordable housing provision within the portfolio sites. At least 30% of the portfolio affordable housing shall be provided as Low Cost Rented Housing subject to Part 3. Part 2 sets our delivery of affordable housing within the development. See section 106 agreement for full details	
	Viability Review	Viability review required at identified stages/trigger points within the scheme. See section 106 agreement for full details.	Viability/Reappraisal
	Delivery Programme	Set out the deadlines for submitting the delivery programme and its monitoring.	Delivery Programme
	Remediation Forum and Construction Transport Management Group	<p>Prior to commencement of the development of the detailed element the developer covenants that shall become a member at its own cost of the remediation and transport management group. Prior to Commencement of Development of the Detailed Element the Developer covenants that it shall become a member at its own cost of the Construction Transport Management Group.</p> <p>Prior to Commencement of Development of the Outline Element the Developer covenants that it shall become a member at its own cost of the Remediation Forum.</p>	

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Local Employment	<p>The Developer shall use Reasonable Endeavours to meet the following targets in respect of construction jobs at the Development during construction:</p> <p>Construction jobs At least 30% of the construction workforce to be a Local Resident</p> <p>Construction apprenticeships At least 5% of the construction workforce to be apprentices working towards an NVQ or equivalent and of these at least 50% shall be a Local Resident</p> <p>Construction jobs At least 50% of the construction workforce to be from a black, Asian or minority ethnic background</p> <p>Construction jobs At least 50% of the construction workforce to be women</p> <p>Construction jobs At least 5% of the construction workforce to be disabled and for the purposes of this paragraph the use of Reasonable Endeavours shall extend to seeking to obtain an obligation in any Construction Contract requiring the contractor of the Tier 1 Contract and the contractor of the Tier 2 Contract to use Reasonable Endeavours to meet the job targets specified in this paragraph and to pay at least the London Living Wage as required by paragraph 5.</p>	Employment
	Estate Management and Public Realm	<p>Prior to Commencement of each of the Detailed Element and the Outline Element the Developer shall submit and obtain the LPA's Approval to the Public Realm Plan for the relevant part of the Development. The Schedule also sets details around provision of Public Realm, Detailed Element - Estate Management Strategy, Building Estate Management Strategy, Events and Stadium Advisory Group, Carpenters Land Bridge. Please see full S106 Agreeing.</p>	Estate Management and Public Realm
	Transport	<p>£1.8M Stratford Station SW Entrance; Stratford Station Staffing Contribution; Bus Service Enhancements Contribution; Bus Stops Contribution; Taxi Infrastructure Contribution; Wayfinding Enhancements Contribution; Stratford Station Signage Contribution. Requirements around Cycle Hire; Sustainable Transport Monitoring - Detailed Element and Car Club.</p>	Transport

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	TV Reception	<p>Prior to Commencement of each of the Detailed Element and the Outline Element the Developer shall appoint a television reception consultant to carry out the TV Reception Survey.</p> <p>No above ground works shall be carried out within either of the Detailed Element or the Outline Element until the TV Reception Survey for that Element has been submitted to and Approved by the LPA.</p> <p>“For each of the Detailed Element and the Outline Element in the event that at any time during the period expiring on the date which is one year from the Completion of each respectively:</p> <p>1.3.1 more than 10 complaints are received by the Developer or the LPA in relation to the Buildings within the Detailed Element or the Outline Element (as applicable) from occupiers of the Surrounding Properties regarding a deterioration in terrestrial and/or satellite television reception; and</p> <p>1.3.2 the consultant considers it reasonable in his opinion to carry out a Second TV Reception Survey as a result of the receipt of those complaints</p> <p>the Developer shall commission the consultant to carry out a Second TV Reception Survey and shall submit that Second TV Reception Survey to the LPA for Approval.”</p>	TV Reception
	Design	Sets out the design process for details and outline element of the application. For full information please see S106 Agreement.	Design
	Energy and 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.	Sustainability
	Healthcare contribution - £237,685 towards the provision of additional general medical practitioner service with the LCS Area	<p>Subject to paragraph 1.3 if at the date of first Occupation of the Residential Units the PDZ4 Health Centre is not open for public use the Developer shall not Occupy any Residential Units until it has paid to the LPA the Healthcare Contribution.</p> <p>“If at the date of first Occupation of the Residential Units construction of the PDZ4 Health Centre has commenced but it is not yet open for public use the obligation in paragraph 1.1 shall be suspended for a period of six months commencing on the date of first Occupation of the Residential Units and if at the end of that six month period:the PDZ4 Health Centre is open to public use the obligation in paragraph 1.1 shall cease to apply; or the PDZ4 Health Centre is not open for public use the Developer shall within 10 Working Days pay to the LPA the Healthcare Contribution.”</p>	Community

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
17/00602/FUL, Crate, Unit 7 Queens Yard, White Post Lane, London, E9 5EN, 04/11/2019	Employment and Training	107sqm B1c space to be provided as part of the development as shown in the affordable workspace plan at an affordable rent (£8 per square foot)subject to affordable cap (£16 per sq foot). The affordable workspace shall be constructed in accordance with the Affordable Workspace Plan prior to the occupation of the additional A4/A3 space crated by the development. Prior to the commencement of development the applicant shall submit and obtain the LPA's approval to the affordable workspace strategy.	Employment
18/00315/FUL, 60 Dace Road, London, E3 2NQ	Pending to get the S106 notice from Richard		

APPENDIX 3- CIL REPORTING

Requirements of regulation 62: Reporting	Legacy Corporation CIL Financial Year 2019/20
Total CIL receipts for year	£798,386.27
Total CIL expenditure for year	£0
Summary details of CIL expenditure during year including:	
The items of infrastructure to which CIL has been applied	CIL has not been applied to any items of infrastructure during 2018/19.
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	LLDC CIL – 5% - £39,919.31 Mayoral CIL – 4% - £47,220.98
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 through a bidding process agreed by the Legacy Corporation Board. The first Neighbourhood Priorities Fund bidding round took place in June-August 2018.
The total CIL receipts that 59E and F applied to	£119,757.94
The items to which the CIL receipts to which regulations 59E and 59F applied have been applied	No CIL receipts were applied during this period under the terms of Regulations 59E or 59F.
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	£798,386.27
The CIL receipts from previous years retained at the end of the reported year (excluding neighbourhood portion)	£870,743.42
Neighbourhood portion CIL receipts for reported year retained at the end of reported year	£119,757.94
Neighbourhood portion CIL receipts for previous years retained at the end of reported year	£913,264.39
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	Date Approved
18/00495/FUL	Unit 419 Omega Works, 4 Roach Road, London, E3 2GY	08/01/2019
18/00502/FUL	Unit 1.2, Plot N01, Victory Parade, East Village, Stratford City	08/02/2019
17/00669/VAR	Land at Marshgate Lane, Pudding Mill, Stratford, London, E15 2NH	14/12/2018
19/00009/PNCOU	Site at Ground Floor, Central House, 32-66 High Street, E15 2PF	05/03/2019
19/00040/PNCOU	Unit 121 - 122, Omega Works, 4, Roach Road, E3 2PF	22/03/2019
18/00424/REM	University College London East – Phase 1	29/03/2019
18/00425/REM	Site known as Pool Street West (UCL East Site Phase 1)	29/03/2019
16/00166/OUT	Hackney Wick Central'	18/03/2019
19/00335/NMA	Chobham Manor Phase 4, Development Parcel 6.1	09/10/2019
19/00336/NMA	Chobham Manor Phase 3	09/10/2019
18/00095/FUL	Iceland Wharf, Iceland Road, London, E3 2JP	04/06/2019
18/00572/NMA	Imperial 1 (formerly Land at Imperial Street), Bromley by Bow, E3 3AE	15/03/2019
19/00113/NMA	Duncan House, High Street, Stratford, London, E15 2JB	12/04/2019
19/00102/FUL	International Broadcast Centre, Lesney Avenue, Hackney, E20 3BS	03/05/2019
18/00511/FUL	International Broadcast Centre, Lesney Avenue, Hackney, E20 3BS	03/05/2019
17/00222/FUL	Land bounded by Hepscoth Rd and Rothbury Rd, TSVC Building, LE9 5HH	29/10/2019
16/00704/FUL	57 Berkshire Road, Hackney Wick, London, E9 5NB	20/11/2019
19/00004/FUL	34-38 Wallis Road, London, E9 5LH	14/08/2019
18/00325/FUL	90 Monier Road, London, E3 2ND	09/10/2019
19/00104/FUL	Land At Junction Of Barbers Road	02/08/2019
18/00492/FUL	Units 1 and 2, Autumn Yard, Autumn Street, E3 2TT	26/06/2019
17/00602/FUL	Queens Yard, White Post Lane, London, E9 5EN	05/11/2019
19/00531/FUL	Development Parcel 4.5	14/02/2020
19/00402/FUL	Unit 9.2, Plot N09, Zone 5, East Village	25/11/2019
16/00451OUT	3-13 Hepscoth Road	21/01/2020
19/00182/PNCOU	Central House, 32-66 High Street, Stratford, London, E15 2PF	12/07/2019
18/00470/OUT	Stratford Waterfront	25/07/2019
18/00315/FUL	60 Dace Rd	12/11/2019
19/00132/PNCOU	Roach Road, London, E3 2PA	23/05/2019
19/00531/FUL	Education Hub	14/02/2020
16/00451OUT	Mc Grath	21/01/2020