

# CIL02

## Statement of Representations (Regulation 19 (1) (b))

The Legacy Corporation is undertaking a review of its Community Infrastructure Charging Schedule. This is being undertaken in accordance with the Community Infrastructure Regulations 2010 (as amended) (“CIL Regulations”). National planning guidance states that CIL charging authorities should keep their CIL charging schedules under review to ensure that they remain appropriate over time, taking account of changes in market conditions and remain relevant to the funding gap for the infrastructure needed to support the development of the area. You can find out more about CIL on the GOV.UK website [www.gov.uk/guidance/community-infrastructurelevy](http://www.gov.uk/guidance/community-infrastructurelevy).

The Legacy Corporation undertook a second consultation on its revised CIL Charging Schedule between 14<sup>th</sup> January and 15<sup>th</sup> February 2019 (known as the Draft Charging Schedule) as required by Regulation 16 of the CIL Regulations.

A total of 12 representations were received as a result of the Regulation 16 consultation. These are summarised below along with a response from the Legacy Corporation (LLDC) which identifies whether it agrees with the matters raised and where it does not, explains why that is the case. Copies of the full written responses received are contained within the Regulation 16 Representations document (CIL03).

Notification of the consultation was sent to all those on the Legacy Corporations Planning Policy consultation List and the consultation bodies required to be notified in the CIL Regulations. Publicity included the placing of advertisements with information about the consultations in four local papers. An online consultation portal was also made available and publicised which contained the consultation material and a web-based form to enable comments to be easily submitted in an electronic form. Copies of the relevant material have been included at **Appendix 1**.

Reference	Organisation	Section of Response Form	Summary of points	Suggested Change made by consultee	Legacy Corporation Response
DCS001	Transform Newham	CIL Rates	Highlighted that CIL is raising a lot of money, asks that the local community view is considered and that CIL monies are managed well.		This comment has been noted.
DCS002	Environment Agency	IDP	Welcomes the inclusion of Hackney Wick and Hackney Marshes Flood alleviation and habitat enhancement within the draft IDP infrastructure projects list. Suggests a list of further projects relating to the Lee and Regents Canal lower section to be considered for inclusion within the Draft Infrastructure Delivery Plan Project List.	Addition of projects to the Draft Infrastructure Delivery Plan Project List.	Comment noted. These projects will be considered for inclusion within the finalised Draft Infrastructure Delivery Plan Project List. This is a live document that is normally updated on an annual basis to reflect the projects delivered and further projects identified, in addition to those already included on the list, that support development in the Legacy Corporation area. The Legacy Corporation looks forward to continuing to work with the Environment Agency to ensure that this list of projects reflects infrastructure need in the area on an annual basis.
DCS003	The Port of London Authority	DCS	The Port of London Authority have not comment on the LLDC CIL Draft Charging Schedule.		This comment has been noted.
DCS004	Thames Water	CIL Rates	Thames Water object to the proposed £20 ‘All other uses’ charge, as they feel that this could cover essential water and waste water/sewerage infrastructure. They set out Thames Water’s responsibilities in relation to water infrastructure and related environmental improvements and that water infrastructure can include the provision for new buildings relating to sewage pumping stations or new water treatment works. They believe that the nature of such infrastructure buildings means that there is no impact on other forms of infrastructure requirements such as schools, open space and libraries. Thames Water therefore consider that water and wastewater infrastructure buildings should be exempt from payment of the CIL. Set out that the purpose of CIL is to raise funds from developers of new building projects to help fund infrastructure that is needed because of development and give examples of infrastructure that might be required. They highlight	That water and waste water infrastructure be exempt from CIL.	This comment has been noted. However pursuant to the CIL Regulations, CIL is only charged on developments where an area of 100 square meters or more (GIA) of new build is built out and is not charged in respect of buildings into which people do not normally go, or only go intermittently for the purpose of inspecting or maintaining fixed plant or machinery. It is considered that therefore, most development related to water and waste water infrastructure would already be exempt from CIL. If Thames Water were to develop buildings related to infrastructure that were 100 square meters or more (GIA) and where people would normally go for work, it is considered that this charge should be applicable as this would have an impact on local infrastructure, including but not exclusive to transport networks, such as roads and public transport, and utilities. It is therefore considered that this charge should not include an exemption for water and waste water infrastructure from the ‘All other uses’ charge, as it is

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			that water and wastewater infrastructure is also essential to all new development and reiterate that water and wastewater infrastructure provision is unlikely to put additional pressure on infrastructure. As the aim of new water or wastewater infrastructure buildings are to provide the infrastructure required to support growth or to deliver environmental improvements it is considered that charging the CIL on such water and wastewater developments would be unreasonable.		unlikely this charge would be applicable in this case, and related development, such as office space, would have an impact on local infrastructure and this should be reflected by applying the 'All other uses charge'.
DCS005	LB Tower Hamlets	CIL Rates	The LB Tower Hamlets have recently reviewed their residential CIL rates and have accordingly found the evidence that has enabled them to increase these and encourages the LLDC to explore their viability evidence base to ensure that they are maximising the amount of CIL they are able to collect from residential development. The LB Tower Hamlets are supportive of the inclusion of an 'All other uses' category in the charging schedule, the inclusion of co-living within the residential definition and the inclusion of commercial offices within the Stratford Metropolitan area.	Potential to increase residential CIL charge.	These comments are noted, and the LLDC welcomes the support in relation to introducing an 'All other uses' charge in addition to the inclusion of co-living in the residential definition and a charge on office development within the Stratford Metropolitan area. As part of the review of its CIL the LLDC have worked closely with consultants on a detailed viability analysis of the area, to ensure that CIL rates are proportionate and appropriate in line with CIL Regulations. The CIL rates set out in the Draft Charging Schedule reflect this work and what can reasonably and viably be charged on development within the Legacy Corporation area, therefore the residential rate has been updated to reflect the current rate of indexation, but it has not been found to be viable to increase this charge further.
DCS005	LB Tower Hamlets	IDP	The LB Tower Hamlets requested the following projects be included within the Draft Infrastructure Delivery Plan Project List: <ul style="list-style-type: none"> <li>- Improvements to Bromley-by-Bow Underground Station (including new lifts);</li> <li>- Bromley-by-Bow Community Space and Cultural Facilities project floorspace required (1,315m<sup>2</sup>).</li> </ul> The LB Tower Hamlets also noted that the Legacy Corporation are planning to review their Planning Obligations SPD, this is something LB Tower Hamlets also have plans to do and they looked forward to joint working on these documents.	The LB Tower Hamlets requested the following projects be included within the Draft Infrastructure Delivery Plan Project List: <ul style="list-style-type: none"> <li>- Improvements to Bromley-by-Bow Underground Station (including new lifts);</li> <li>- Bromley-by-Bow Community Space and Cultural Facilities project floorspace required (1,315m<sup>2</sup>).</li> </ul>	The Draft Infrastructure Delivery Plan Project List was updated in response to LB Tower Hamlets' response to the Regulation 15 consultation to include these two projects and is included as Appendix 1 to the Infrastructure Delivery Plan that can be found on the CIL area of the LLDC website. The Legacy Corporation looks forward to continuing to work closely with the LB Tower Hamlets on ongoing iterations of the Infrastructure Delivery Plan Project List as well as in the reviewing of documents such as the Planning Obligations SPD when this occurs.
DCS006	Get Living London	Stratford Metropolitan Area Map	Get Living London had no comments on the Draft Charging Schedule, however they asked for clarity around the map of the Stratford Metropolitan area. Currently the map is not very clear, due to the lack of detail and thickness of the red line, which exactly is included within the area and what is not. They ask for a more clearly delineated boundary for the avoidance of doubt and confirmation that East Village and all remaining development plots, including plots N18 and N19, sit outside the boundary of the Stratford Metropolitan Area and within Site Allocation SA2.2.	An updated map that shows clearly the boundary of the Stratford Metropolitan Area.	This comment is noted, it is confirmed that East Village and plots N18 and N19 fall outside of the Stratford Metropolitan Area and within site allocation SA2.2. This response has highlighted challenges around interpreting the map that is currently included within the Draft Charging Schedule, therefore a minor amendment will be made to reflect this, with a clearer map included to replace that currently in the Draft Charging Schedule.  MM1 – updated map of the Stratford Metropolitan Area for the avoidance of doubt in relation to the boundary.

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DCS007	Natural England	DCS	Natural England set out their role as a statutory body and that they do not see the Draft Charging Schedule posing any risk or opportunity in relation to their statutory purpose, and therefore have no comment to make on the Regulation 16 consultation.		This comment has been noted.
DCS008	Sport England	CIL Rates	Sport England welcome the proposal to charge a nil rate for education facilities, due to their close association with the development of sporting facilities. They highlight that it is rarely viable for community sports facilities, such as leisure centres, to pay CIL and therefore have concerns around the impact of the 'All other uses' charge. They feel that the requirement for such developments to pay CIL could have considerable negative implications on schemes coming forward and therefore could compromise DCMS and Sport England's strategies, and the Mayors direction of travel, to achieve active and healthy communities. Sport England object to the Draft Charging Schedule's requirement for sport, leisure and recreation facilities being required to pay CIL, under the 'All other uses category' and would ask for these uses to be identified as having a charging rate of nil.	Put in place a nil CIL charge for sporting facilities.	This comment is noted and the support for a nil CIL rate for education facilities is welcomed. In relation to concerns around the potential of charging Sports Facilities under the 'All other uses charge' it is highlighted that many uses that fall within Use Class D2 are operated on a commercial basis and it is considered that it is appropriate for these uses to be CIL liable at the nominal rate identified unless specifically tied to an education use which would make this exempt. Any indoor sport or leisure facility owned and used mainly for charitable purposes will also be able to claim exemption from CIL. This is consistent, for example with the approach in Mayor of London's CIL Charging Schedule.
DCS009	Bellway Homes		Bellway Homes resubmitted the response that they submitted to the Regulation 15 consultation with no changes. Included in this table are the Bellway Homes consultation response and the Legacy Corporation consultation response, as published within the evidence base for the Regulation 16 consultation.		
DCS009	Bellway Homes	Site Specific Comments	<b>Bellway interests in sites within the Pudding Mill site allocation area (SA4.3) in the LLDC Local Plan</b> Identifies Bellway Homes interest in land within the site allocation area having recently completed Phase 1 of their Legacy Wharf development and their interests in pursuing planning permission for Phase 2 and pursuing land interests for a Phase 3. Highlights concerns about the proposed changes to the CIL Charging Schedule in respect of the residential rate and the introduction of a 'All other uses' rate.		Comment noted. See below for response to issues related to residential and 'All other uses' proposed rates.
DCS009	Bellway Homes	Consultation	<b>Premature Consultation</b> – Given the status of LLDC's emerging Local Plan, alongside the emerging London Plan, it is not yet known for certain where the sites will come forward for development within the Corporation area during the Plan period. We therefore question whether the PDCS is premature given the uncertainty and potential risk to housing delivery if the rates are set incorrectly.		Comment noted. However, nothing within the Regulations, the current Planning Practice Guidance or the NPPF (2018) suggests that it is inappropriate to prepare or review a Local Plan and CIL Charging Schedule in parallel. Indeed Planning Practice Guidance still encourages that, where practical, charging schedules should be worked up and tested alongside the Local Plan. In addition to this, the viability of the Revised Local Plan has been subject to viability assessment. It is therefore not considered premature to review the CIL Charging Schedule.

Reference	Organisation	Section of Response Form	Summary of points	Suggested Change made by consultee	Legacy Corporation Response
DCS009	Bellway Homes	CIL Rates	<b>Impact on housing delivery</b> Highlights concern over level of housing delivery within the LLDC area when compared to current Local Plan housing target of 1471 homes per annum (and 2161 within the draft new London Plan and the LLDC draft Revised Local Plan). Highlights the 753 level of delivery from the 2017 Annual Monitoring Report.		The figure quoted from the 2017 Annual Monitoring Report relates to only one year. Housing delivery within the compact LLDC area is by its nature variable, with much delivery through large and strategic schemes. Evidence on delivery associated with the review of the Local Plan shows that over the period to date considered in the adopted Local Plan, that housing delivery has cumulatively remained on track. For example, the 2018 AMR shows 1,295 completions and 4,125 units under construction. It is therefore not considered that there is any evidence to suggest that either planning policy or CIL rates have had a significant impact on rates of housing delivery to date.
DCS009	Bellway Homes	CIL Rates	<b>Impact on affordable housing delivery</b> Identifies the current LLDC Local Plan affordable housing delivery target of 455, identifying that 74 were completed in 2017. Considers that under delivery of housing must be considered when proposing any adjustment to a CIL Charging Schedule. Identifies an overall affordable housing target of 50%.		As with overall housing delivery, the information presented here relates to one year. For comparison, affordable housing completions in 2018 were 155 and affordable housing under construction at the end of the year was 634. Overall delivery of affordable housing needs to be seen in the context of the permissions being implemented, with those dating back further generally requiring lower amounts, while more recent permissions have been achieving greater levels, with several recent permissions securing affordable housing at 35%. It is therefore not accepted that current planning policy or amendments proposed to this, or current and proposed CIL charging rates have or will have a detrimental impact on affordable housing delivery.
DCS009	Bellway Homes	CIL Rates	<b>Impact on employment floorspace delivery</b> Highlights the LLDC Local Plan policy requirements for employment floorspace, with 25% of non-residential floorspace required across the site allocation area and the encouragement for provision of affordable workspace within schemes. Identifies that there is no CIL relief available for affordable workspace in the same way that there is for affordable housing, considering that might impact the viability of delivering employment floorspace given the increase in Mayoral of London CIL rates and the proposed 'All other uses' charge within the revised LLDC CIL Charging Schedule.		Monitoring has shown that significant amount of employment floorspace have been permitted in schemes within the LLDC area to date, including the securing of affordable workspace through S106 Agreements (610,000 sqm total B class use floor space and around 18,800 sqm of this secured as affordable workspace). This has continued throughout the period since adoption of the Local Plan and CIL Charging Schedule and there is no evidence available to suggest that this or their proposed revised versions would have any identifiable effect on future delivery. The Draft Charging Schedule sets a nil rate of CIL for affordable workspace. It is also noted that the relief for affordable housing is a statutory relief rather than a relief in the Draft Charging Schedule.
DCS009	Bellway Homes	IDP/123 List	<b>Infrastructure (Regulation 123) List and Infrastructure Delivery</b> Notes the proposed updating of the Infrastructure (Regulation 123) List and considers it imperative that the allowance set for S106 Agreements be realistic within the CIL viability testing. To strike an appropriate		It is considered that the amounts allowed within the viability study in respect of S106 cost is a realistic figure to apply for an area wide assessment. The LLDC Planning Obligations SPD sets out the approach to S106 agreements, taking CIL into account. The Local Plan and the IDP Infrastructure List is considered to provide robust guidance

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			balance between funding of infrastructure and viability, it is considered that the local planning authority carefully considers the items that will remain sought through S106 to ensure that development can come forward without an adverse impact on affordable housing provision.		on infrastructure within the LLDC area. In the case of Pudding Mill, an area focused SPD has also been adopted to provide further guidance on the requirements within the Local Plan and its specific site allocation. Current implementation of housing and mixed-use schemes within the LLDC area provides confidence that the correct balance between CIL, S106 and affordable housing is in place.
DCS009	Bellway Homes	Viability	<p><b>Approach to Viability</b> Suggest that the viability testing to support the Preliminary Draft Charging Schedule has only tested office development and shared living/co-living development. Is concerned that there has not been viability testing for the rates relating to the Bellway Homes proposals for residential and employment use (falling within the 'All other uses' category). Considers that the potential significant costs related to the Bellway schemes for demolition and remediation have not been considered in proposing to increase the CIL rates. Consider that a range of hypothetical development scenarios are modelled to include industry standard development appraisal assumptions alongside site specific scenarios that may include abnormal costs to ensure that all nature of sites are tested across the LLDC area.</p>		It is considered that the viability testing undertaken has been carried out using appropriate assumptions and inputs. Those uses added to the existing charging schedule have been explicitly and robustly tested as reflected within the 'Update Viability Study'. Rates for uses within the current charging schedule have simply been increased to reflect the amount that would currently be paid by development when indexation is applied. Where this approach has been taken to updating existing CIL rates within the charging schedule it has been accepted that specific testing is not required. For example the CIL Examiners report for the London Borough of Southwark's Draft Revised Charging Schedule (August 2017) where the examiner stated that "my examination is purely concerned with the substantive revision, and not with the changes to rates due to the inflation uprate as provided for in the Regulations".
DCS009	Bellway Homes	Viability	<p><b>Interpretation of viability testing results</b> Considers that it is not clear what indexed rate has been applied to achieve the indexed rate increase of the existing CIL charges within the PDCS. Considers that the proposed rate increase has not been tested as required by the CIL Regulations and therefore market industry assumptions (cost and values) have not been taken into account and therefore whether schemes will be viable and deliverable.</p> <p>Considers that viability testing has not been undertaken for the proposed "All other uses rate" and express fundamental concerns over the approach taken for this of setting a nominal rate. Request that additional viability appraisals including site specific appraisals are provided with policy compliant and industry standard assumptions to support the proposal.</p>		<p>The 'Updated Viability Study' is clear that the indexation rate applied is that of the BCIS All-in-Tender Price Index at October 2018. The uprating of the existing headline CIL rates to reflect the current chargeable amount is considered to be an accepted approach (see above).</p> <p>The 'Update Viability Study' sets out in detail the approach to the 'All other uses' nominal proposed charge, indicating that this would equate to approximately 1% of development cost and so not be a determinative factor in scheme viability and without having an impact on viability across the area, while ensuring a benefit to delivery of infrastructure required to support development schemes. This is an approach that has been considered acceptable by CIL Examiners elsewhere in London including Royal Borough of Kingston upon Thames, London Borough of Bexley and London Borough of Hounslow.</p>
DCS009	Bellway Homes	MCIL	<p><b>Mayor of London CIL increase</b> Identifies the increase in Mayoral CIL through introduction of MCIL2 in April 2019 which will increase rates from £20 sqm (indexed) and £35 sqm (indexed) to £60 sqm across the LLDC area. Considers that this has not been taken into account in the viability testing work</p>		The new charging rates for the Mayoral CIL within MCIL2 have specifically been considered within the "Update Viability Study" assessments. Where LLDC CIL rates have been uprated to include the current indexed rate charged, there will be a difference in the relevant liable amount as a result of the inclusion of the indexed amount within the

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			undertaken in support of the Preliminary Draft Charging Schedule.		Headline LLDC CIL charge. The impact of MCIL2 has been tested and accepted as a result of testing it at Examination.
DCS009	Bellway Homes	Viability	<b>Application of a buffer</b> Considers that it has not been made clear whether consideration has been made for a viability 'buffer' when interpreting the viability evidence and proposing the new commercial rates. Strongly recommends that a minimum viability cushion of 40% should be adopted and request that the Council confirms that this approach has been undertaken when justifying the proposed CIL Charging Schedule.		The proposed rate for office development within the Stratford Retail Area has allowed a buffer of approximately 54%. The Co-living/shared living rate a buffer of approximately 65% (approximately 1.1% of development value). As set out above, the "All other uses' proposed charge is nominal and considered to represent approximately 1% of development value. As a nominal rate, this is not considered to have an impact on viability across the area and is an approach accepted through the Examination of other CIL Charging Schedules in London.
DCS009	Bellway Homes	Instalments Policy	<b>Instalments Policy</b> Considers that in the light of the proposed increased CIL rates and the increase in Mayoral CIL that an alternative instalments policy should be considered that will reflect timing of development delivery and not put unnecessary pressure on cash flow and viability.		The proposal to continue to utilise the Mayor of London's MCIL instalments policy is considered to appropriate and unlikely to influence development delivery.
DCS0010	Highways England	Instalments Policy	Sets out Highways England's responsibilities as a statutory body in relation to the Strategic Road Network (SRN) and the strategic importance of the SRN. Highways England have an interest in LPA's approach to highway and transport matters in relation to regeneration and new development and are keen to understand how local authorities identify and prioritise transport improvements to deliver sustainable development and how they set and implement policy to manage trip demands and how these affect the SRN. They highlight MHCLG guidance that contributions towards SRN improvements should be secured via S278 agreements, and not via a CIL Reg123 List or S106 and that the use of S278s enable multiple sites to contribute if appropriate, and secures the Secretary of State's position by ensuring that 100% of contributions go towards the SRN improvement. It also acknowledges that in some cases it could be more expedient for Highways England to be party to the S106 and secure mitigation through obligations.		This comment is noted. The Legacy Corporation recognise the statutory responsibilities of Highways England and will continue work closely with them in ensuring appropriate mitigation is secured from development in relation to the SRN.
DCS0011	Transport for London (TfL)	IDP/123 List	TfL welcomes the proposal to include the 'TfL cycle hire scheme' and 'Western Overbridge at Stratford Station' within the draft Regulation 123 List. TfL have a key role in the delivery of projects in the LLDC area alongside Network Rail and other stakeholders and wish to continue to work together to develop transport proposals and ensure that there is alignment on potential transport infrastructure projects and their funding, and that the Regulation 123 List is regularly updated.		This comment has been noted, the Legacy Corporation welcomes support for the inclusion of 'TfL cycle hire scheme' and 'Western Overbridge at Stratford Station' on the draft Regulation 123 List. The LLDC will continue to work closely with TfL and other stakeholders on transport developments and improvements within the area, and regularly updates its Regulation 123 List in line with national policy and regulations to ensure that it is accurate and appropriate.

Reference	Organisation	Section of Response Form	Summary of points	Suggested Change made by consultee	Legacy Corporation Response
DCS0012	Quod/ Stratford City Business District Limited (SCBD Ltd)	DCS/Viability	<p>This response restates concerns regarding the introduction of charging for Office floorspace (B1(a) Use Class) in the Stratford Retail Area, which is considered as premature and if adopted could have a negative effect on areas of London that continue to establish themselves in challenging economic conditions.</p> <p>This response set out concerns on the approach to the Viability Study as previously set out in representations on the Regulation 19 Consultation on the Publication draft Revised Local Plan in December 2018. These concerns included how the benchmark land value is calculated, build costs, affordable housing values, commercial values and the appraisal outputs. There are also very significant concerns regarding the build to rent viability. Previous concerns around the Viability Study have been resubmitted as an annex as part of this representation.</p>		<p>This comment is noted. Whilst this response includes a review of the LLDC's Viability Study undertaken in relation to the Draft Charging Schedule, the response does not present any further evidence around viability to support its concerns, therefore the LLDC restates its position, as set out following the Regulation 15 consultation, below:</p> <p>It is considered the proposal to introduce a charge for Use Class B1(a) floorspace within the Stratford Retail area strikes the appropriate balance sought by the CIL Regulations and that the buffer included by setting the rate at the level proposed would be unlikely to have a significant impact on development cost.</p> <p>The results of the appraisals set out in the 'Updated Viability Study' for office developments in the Stratford area indicate that a maximum CIL rate of between £0 and £1,003 per square metre could be levied, depending on the value of the existing use of the site. The recommended charging rate is based on the result of the maximum LLDC CIL rate identified against CUV2 at £269 per sq m. At the proposed charge of £123.17 this equates to a buffer of circa 54%. The report further identifies that this level of charge amounts to circa 2% of development costs.</p> <p>It should be noted that the appraisals have factored in the rate now agreed for Mayoral CIL within the proposed MCIL2 charging schedule or £60 sq m.</p>
DCS0012	Quod/ Stratford City Business District Limited (SCBD Ltd)	IDP/123 List	<p>It is suggested that Item 63 from the Infrastructure Delivery Plan Review Project List relating to the Bridge from IQL to Stratford Waterfront over rail tracks, should be included on the draft Infrastructure (Regulation 123) List. It is considered that the bridge should be prioritised for CIL funding as the details are currently being determined as part of the Stratford Waterfront planning application, its strategic importance to delivering the Site Allocations in the Local Plan and its short-term phasing.</p>	<p>Addition of item 63 from Draft IDP List of Projects to Regulation 123 List.</p>	<p>This comment is noted and the strategic importance of this bridge within its immediate areas is acknowledged. Inclusion within the Regulation 123 List would mean that this project could only be funded through CIL, which would exclude other options for funding which might be more readily available for a timely delivery. CIL funding is dependent on development taking place that is liable for LLDC CIL (adopted April 2015) and therefore is not a regular stream of income. The Regulation 123 List is focused towards specific long term projects where an accumulation of CIL will enable them to be taken forward, however in the case of this project it could be a limiting factor and would not make the most of other potential funding opportunities.</p>

**Appendix 1 – Regulation 16 consultation publicity and materials**



# CIL DRAFT CHARGING SCHEDULE GUIDANCE NOTE AND RESPONSE FORM

(STATEMENT OF REPRESENTATION PROCEDURE)

## INTRODUCTION

References in this document to a “Regulation” is to a regulation of the Community Infrastructure Levy Regulations 2010 (as amended) (“CIL Regulations”).

This document contains guidance as to how you can make representations on the Legacy Corporation’s Draft Community Infrastructure Levy Charging Schedule and is a “statement of the representations procedure” as required by Regulation 16.

## WHAT IS REGULATION 16 CONSULTATION?

The Legacy Corporation undertook an initial consultation on its revised CIL Charging Schedule between 5 November and 17 December 2018 (known as the Preliminary Draft Charging Schedule) as required by Regulation 15. Comments made in response to that consultation have been considered and the CIL Regulations require that a second consultation is undertaken (Regulation 16). This provides another opportunity to comment on the proposed new CIL charging rates as set out in the Draft Charging Schedule and the evidence that has been published to support this. You can find out more about CIL on the GOV.UK website [www.gov.uk/guidance/community-infrastructure-levy](http://www.gov.uk/guidance/community-infrastructure-levy)

## WHY IS THE CIL CHARGING SCHEDULE BEING REVIEWED?

National planning guidance states that CIL charging authorities should keep their CIL charging schedules under review to ensure that they remain appropriate over time, taking account of changes in market conditions, and remain relevant to the funding gap for the infrastructure needed to support the development of the area.

## WE WANT TO HEAR YOUR VIEWS

This consultation provides the opportunity to comment on the proposed CIL charging rates set out in the Draft Charging Schedule and the

evidence that is required to support it. This evidence has been prepared to demonstrate the economic viability impacts of the charging schedule on development within the area and of the need to fund infrastructure. The following documents have been published as part of this consultation:

- Draft Charging Schedule (January 2019)
- Regulation 15 Consultation Report (January 2019)
- Community Infrastructure Levy Update Viability Study (October 2018)
- Draft Infrastructure (Regulation 123) List (October 2018)
- Draft Infrastructure Delivery Plan Project List (October 2018)

The Legacy Corporation has also previously adopted a Planning Obligations Supplementary Planning Document to support its CIL Charging Schedule and which explains the relationship between CIL and S106 Planning Obligations within the Legacy Corporation area.

These documents can be found on the Legacy Corporation website using the following link [www.queenelizabetholympicpark.co.uk/cil](http://www.queenelizabetholympicpark.co.uk/cil) and can also be inspected in person at the Legacy Corporation office at the following address:

London Legacy Development Corporation  
Level 10, 1 Stratford Place,  
Montfichet Road,  
London.  
E20 1EJ.

If arranging to inspect the documents in person it is advisable to contact the Planning Policy and Decisions Team in advance by telephoning 0203 288 1800 or by email at [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk)

## WHAT HAPPENS NEXT

This consultation will run from 14th January to 15th February 2019. After this consultation an independent examiner will be appointed to carry out an examination of the Draft CIL Charging Schedule. The examiner will recommend whether the Draft CIL Charging Schedule can be approved, rejected or approved with specified modifications.

You may request in your representations or the Response Form the right to be heard at the independent examination.

## HOW TO MAKE YOUR REPRESENTATION

You will need to make your representation in writing to the Legacy Corporation by the end of the consultation period in one of the following ways:

- Using the Consultation Portal: [ldccil.commonplace.is](http://ldccil.commonplace.is)
- By returning the response form by email to the following email address: [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk)
- In writing, using the response form to: CIL Draft Charging Schedule Consultation, Planning Policy & Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Responses must be received no later than 5pm on Friday 15th February 2019.

You can request to be notified of the following by indicating this on the Response Form and/or in your representations and by including a postal or email address to which the notification can be sent:

- that the draft charging schedule has been submitted to the examiner in accordance with section 212 of the Planning Act 2008
- the publication of the recommendations of the examiner and the reasons for those recommendations, and
- the approval of the charging schedule by the charging authority.

## HOW YOUR INFORMATION WILL BE USED

Due to the process of having an independent examination, the Legacy Corporation is required by law to make any information and/or responses publicly available and so they are not confidential. Names, company names and associated comments submitted as part of the formal consultation process (whether online, by email or in hard copy) will be made publicly available on the Legacy Corporation's Consultation Portal. The Legacy Corporation may share your personal details and responses with their professional advisors involved with review of the CIL Charging Schedule and in due course with the independent examiner and other relevant authorities. Your personal details will be used solely in connection with the CIL Charging Schedule review process and examination and except as set out above, the Legacy Corporation will not share personal information with other third parties or publish the personal information provided by you when completing this form.

You can access details of our privacy policy at [www.queenelizabetholympicpark.co.uk/privacy-policy](http://www.queenelizabetholympicpark.co.uk/privacy-policy)



# CIL DRAFT CHARGING SCHEDULE RESPONSE FORM

This form should be used to respond to the consultation on the Legacy Corporation CIL Draft Charging Schedule (unless you are responding using the Consultation Portal).

## PART 1 – CONTACT INFORMATION

	Personal information	Agent details (where applicable)
Title		
Name		
Job title*		
Company name or organisation*		
Address		
Telephone		
Email		

**NOTE:** where a response is made by an agent all communications will be with that agent unless subsequently notified otherwise.

If you would like to receive updates on the Local Plan or be consulted on other planning policy consultations please indicate below as appropriate:

I would like to receive notification of future consultations and receive updates on CIL or the Local Plan. My preferred method of notification is <b>(PLEASE TICK)</b>					
Email:		Post:		Post and email:	
I do not wish to receive any further notification of future consultation or updates on CIL or the Local Plan <b>(PLEASE TICK)</b>					

\*where relevant

# PART 2 – RESPONSE

Please use the following questions and response boxes in order to respond to this consultation.

1. Do you have any comments on the proposed charging rates in the CIL Draft Charging Schedule?

2. Do you have any comments on the methodology or conclusions of the Viability Study?

3. Do you have any other comments on the CIL Draft Charging Schedule?

4. Do you have any comments on draft Infrastructure Delivery Plan or the projects listed within it or the draft Infrastructure (Regulation 123) List?

5. Are there any other comments you would like to add to those made above?

Please indicate if you wish to be heard at the independent examination on this matter.

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ASSIGNED REPRESENTATION NUMBER

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 THIS WEEK'S LOCAL NEWS HIGHLIGHTS  
 www.newshamrecorder.co.uk /inbriefemail

**ARCHANT**

#### Christmas babies

**What was the best Christmas present you received this year?**

Some families in Newham were blessed with the gift of a baby. First-time mother Samiah Azam, 28, won a strange accolade – her son Eesa Rafiq Azam was the first child born in Newham University Hospital on December 25. Born at 4.31am and weighing 6.6 pounds, he received his name because of the day he was born.

Susie Tsui-Lucas, 34, wasn't expecting a Christmas baby as Ivy Lilibeth was due on December 13. Susie was supported by husband Adam, 35, when she gave birth just before 10am.

The maternity ward was also busy on New Year's Day. Sarmin Howlader gave birth at 10.38am. Baby Ayesha weighed 6.1 pounds and is the first sibling for Redwaan, two.

Prathan Patel, 34, and wife Heta, 29, also welcomed their baby boy, Trishan, at 4.11am on New Year's Day.



Clockwise from top left: The Tsui-Lucas, Howlader, Patel and Azam families with their new arrivals. Pictures: KEN MEARS

# Appeal to find man who stole car with child in it

LORRRAINE KING  
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Police believe a 17-month-old girl who was snatched in Manor Park along with the car she was sitting in may have been given extra clothing by the suspect before she was abandoned.

Maria Tudorica was sitting in a passenger seat of an Audi A5 when a man – purporting to be interested in buying the vehicle – drove off with the car in Nine Acres Close on Sunday at around 4.30pm.

The car was ditched without the child as police searched frantically and the car was found “safe and well” just before 8pm.

Officers said on Monday that Maria was found wearing “an additional item of clothing” in addition to a white top and red trousers she had on at the time.

A met polys spokesman said: “Officers believe that either the suspect put the clothing on the child before abandoning her, or that a member of the public dressed her due to the cold, but who at the time did not wish to contact police.”

Her car trader uncle, George Stelica, told the Press Association he felt “born again” after learning she had been located.

Earlier that day, he had asked



The stolen car was found abandoned in Nine Acres Close. Picture: GOOGLE

his brother, 35-year-old Claudia Stelica, who is Maria's father, to show the car to the prospective buyer as a favour because he was out of London.

“I put the car on sale today and one guy called me on my phone,” the trader said.

“He didn't seem suspicious on the phone, he was talking very nicely.”

“I said to him, ‘If you don't want to wait for me, no problem.’”

The father met the stranger outside his brother's home in Nine Acres Close and placed the girl in the black car as he demonstrated the engine.

But then the supposed customer asked to try it.

“He jumped up in the driver's side and - boom - straight away he went with the car,” George Stelica said.

The family were in pieces.

Teacher Nazreen Saleh, a 26-year-old visiting her parents in the street, said a woman she believed was Maria's grandmother was in a “frenzy”.

The car was listed on Gumtree for £4,650.

The suspect is described as a slim Asian man.

He was dressed in black clothing.

**Anyone with information should call the police or Crimestoppers anonymously on 0800 555 111.**

### news

#### Health

**Health chiefs are calling for more blood donations especially from the black community to help cope with a surge in demand from people with sickle cell disease.**

NHS Blood and Transplant have rolled out an extra 350 weekly appointments so donors can give blood at sessions across London including Newham, Tower Hamlets and Hackney.

Black people are more likely to have sickle cell disease and many sufferers need Rh group blood.

Over the last three years there has been an 80per cent increase in requests for the rare type.

In addition to the extra appointments a donor centre has opened in the West End which has been refurbished to appeal to young donors. The centre is open seven days a week.

To register and book an appointment to donate at any session download the mobile GiveBlood app, call 0300 123 23 23 or visit blood.co.uk.



### news

#### Charity



Volunteers from AAA at their Christmas party. Picture: COLIN GRAINGER

Have you been a bit too shopping happy over the festive period, and find yourself with an abundance of unwanted toys?

Don't let them go to waste – Canning Town children's charity Ambition, Aspire, Achieve, is in need of gifts.

The charity can make use of toys in its day to day work with disadvantaged, vulnerable and at risk young people. It can also use gifts in future fundraising activities, like raffles and tombolas.

The charity welcomes donations of gift sets, CDs, toys,

games, perfume, DVDs, vouchers, tokens, books, hampers and experience days.

So now you know what to do with that Sherlock boxset, if you don't have a DVD player, or that game given to your four-year-old which is suitable for a teenager. Donations can be dropped off at the Terence Brown Arc in Hermit Road Park, Canning Town, or at the Glyn Hopkin Abbey Hub, in Gay Road, Stratford.

For more information contact Kevin Jenkins at kevin@theasazone.com or on 0207 511 4253.

# Concerns as Met Police and City Hall could axe 'buy one get one free' officer scheme

A "buy one get one free" scheme that allows councils to fund extra police officers for their borough is facing the axe due to cuts.

RACHAEL BURFORD  
lorraine.king@archant.co.uk

City Hall and the Met Police are reviewing "Patrol Plus" where they would fund a new police officer for every one paid for by a local authority.

The scheme was led by former mayor Boris Johnson and is currently funding 399 police officers across the capital.

More than half of London boroughs take part with Newham currently funding 40 officers and 38 are paid for by Tower Hamlets. The officers are predominately tasked with tackling crimes identified as a priority by councils, such as gangs and anti-social behaviour.

However, council's have been told the scheme could be a casualty as the Mayor's Office for Policing and Crime (MOPAC)

looks to cut its budget. A majority of the officers funded by Newham to the tune of £1.4million a year are placed in Stratford town centre to help deal with anti-social behaviour.

Matthew Hooper, Newham's director of enforcement, said: "It is something councils are worrying about."

"We have a couple of years left on our contract and City Hall has said it will honour it. But we are not sure yet what will happen after that. If we are still able to have our own officers then we assume the cost will be much higher."

Kensington and Chelsea Council pay for 41 extra officers to tackle gang related crime. A spokesman for the council said it "could halve the number of

officers on some streets in some boroughs pretty much overnight".

Hammersmith & Fulham Council said "they will never support any measure that cuts police numbers on our streets".

Sophie Linden, deputy mayor for policing and crime, said: "Government cuts will have forced the Met to make £1 billion of savings since 2010 and seen officer numbers fall below 30,000 for the first time in 15 years."

"In light of this, the Met Patrol Plus scheme is being reviewed but no decisions have been taken."

"The mayor is showing leadership by investing in the Met's violent crime taskforce and creating a new Violence Reduction Unit to tackle the root causes of crime. However, this alone will not fill the huge gap left by government cuts.

"Assembly members should be working with City Hall to put pressure on ministers to reverse their cuts to policing."

### LONDON LEGACY DEVELOPMENT CORPORATION

### CONSULTATION ON DRAFT CHARGING SCHEDULE (REGULATION 16)

The Legacy Corporation is reviewing its Community Infrastructure Levy (CIL), the current Legacy Corporation CIL came into effect on the 6 April 2015 and has been used to fund infrastructure which will support the regeneration of the Legacy Corporation's Area.

During the period from **Monday 14 January 2019 to 5pm on Friday 15 February 2019** (the Consultation Period) the Legacy Corporation will be carrying out public consultation on: **The Draft Charging Schedule (Regulation 16).**

This consultation, as required by Regulation 16 of the Community Infrastructure Levy Regulation (2010)(as amended), provides the opportunity to comment on the proposed CIL charging rates set out in the Draft Charging Schedule and the evidence that is required to support it.

These documents can be found on the Legacy Corporation website using the following link [www.queenelizabetholympicpark.co.uk/cil](http://www.queenelizabetholympicpark.co.uk/cil) and can also be inspected in person at the Legacy Corporation office at the following address: London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ.

If arranging to inspect the documents in person it is advisable to contact the Planning Policy and Decisions Team in advance by telephoning 0203 288 1800 or by email at [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk)

You will need to make your representation in writing to the Legacy Corporation by the end of the consultation period in one of the following ways:

- Using the Consultation Portal: [ildcil.commonplace.is](http://ildcil.commonplace.is)
- By completing and returning a response form, that can be found on the Legacy Corporation website, by email to the following email address: [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk) or in writing, using the response form to: CIL Draft Charging Schedule Consultation, Planning Policy & Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

**Responses must be received no later than 5pm on Friday 15 February 2019.**



# What have we got to look forward to in this week's soap operas?

**EastEnders:** Tiffany is desperate to get back in Evie's good books - but she's stunned to discover that the price of admission is recruiting a new youngster to take Rat's place. Bernadette tries to bring the redhead to her senses by passing on some shocking news, but only gets insults for her trouble. But when Evie suggests that Dennis would make the perfect new errand boy, will Tiffany finally see the light? Quite how bright does the light have to be for Tiffany to realise she's a gigantic idiot? Elsewhere, Mitch uses the football team as an excuse to get out of fixing Karen's bathroom, but Linda is made of sterner stuff as she forces Mick to get off the pitch and back behind the bar. However, the lassie realises the beautiful game isn't the only reason her husband has been avoiding her and encourages him to open up. As if potentially losing one of their coaches wasn't bad enough, the team's minibus fails to turn up. In Branning news, Dr Legg tells Dot that Stuart stole the photo of his wife, and Rainie is touched by Max's concern, even as she plays down her illness.

**Coronation Street:** Little Bertie makes his Street debut, but he has a bowel problem and a mum, Sinead, who might not last the week. Babies are also on the mind of Steve and Tracy, who aren't sure whether to have another child after returning from Tenerife. Given Steve's raging libido, it looks like that might happen regardless. While lying coman Duncan is at death's door, Sally's stay inside could prove short lived if psycho Marcia has her way with a blade. David announces to fellow hairdressing associates that he's planning on opening a barber's, and if that's not bad enough for Audrey a nasty case of dry rot in her home means she might have to sell the salon. Naughty Nick is up to his old tricks again when Natalie, a waitress from his Nottingham restaurant, shows up on the cobble, and he lies to Lexanne. Elsewhere, Kate and Rana's nuptials might be off as they consider Johnny's fate, and

It's been a dramatic few weeks in the soaps with the usual Christmas catastrophes. **TV editor Stacia Briggs** brings her round up of what we've got to look forward to as 2019 gets into its stride. There are battles between Mick and Karen in EastEnders (when aren't there?), psycho Marcia is on the warpath in Corrie, Cain is feeling guilty in Emmerdale, Mercedes and Brenda are behaving badly in Hollyoaks while Neighbours this week is genuinely shocking...

Mary comes up with an idea for a cut-price wedding dress.

**Emmerdale:** There was a time when we didn't think Cain had a conscience, but this week his guilt overwhelms him when the police ask Debbie to identify a body. Cain offers to do it on her behalf and reassures her that it isn't Joe, but seeing his daughter so upset pushes him over the edge, and he admits that he killed her fiancé. Understandably, Debbie does not take the news well and is even more horrified to learn that Moira has known for some time. Fearing he's lost his daughter, Cain takes his anger out on Moira and pushes her against a wall. Has he just driven away the two women he loves most? Elsewhere, Maya panics when Amba grabs her phone - mainly because Jacob has been sending her risqué photos. Priya doesn't see the pictures, but she realises Maya is hiding something and shares her suspicions with David...

**Hollyoaks:** Nana McQueen isn't feeling well and needs someone to



Tiffany's coat is bright but she's not while things aren't looking good for Sinead and little Bertie in Corrie  
PHOTOS: BBC/ITV

keep an eye on her, but she probably shouldn't bother looking to Mercedes, as she's busy partying with Liam. In fact, Mercedes carries on partying even when Max and Bobby are in the room with her. But will Lisa planting drugs in her handbag force her to sober up? Mercedes is far from being the only McQueen behaving badly this week, as Brenda is re-enacting her own version of Misery with Louis. He's locked on her pig farm with two broken legs, but he is allowed to write a letter to Leela. However, it seems he'd rather be communicating with Simone... Damon worries that his

presence is bringing back bad memories for Brody. Grace receives a mysterious note and Leela and Sinead are suspicious about Jonny. Ollie and Imran both set their sights on Brooke, and Goldie volunteers at Joel's soup kitchen, but only because she fancies one of the trainee priests.

**Neighbours:** High drama in Erinsborough usually consists of somebody getting in a sweat after accidentally overhearing something said by somebody else and getting the wrong end of the stick about it. So fans should brace themselves for genuinely shocking events this week when Terese is shot and a gunman takes hostages in Harold's...



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Health

A patient at the Royal London Hospital didn't let a fall stop her from celebrating her 100th birthday in style.

Florence Green, who lives in Chingford, had a fall at her home on New Year's Eve.

When nurses realised her big day was fast approaching on January 4, they rallied around to organise a celebration.

Staff gave her a bedside birthday cake, balloons, banners and a cup of tea.

Florence, known as Flo, said she couldn't thank the team enough. Having undergone surgery, they're hoping she'll be home soon to open her birthday card from the Queen.

Tigochi Aghasimelo, senior nurse in trauma, orthopaedics and plastics at the Royal London, said: "Flo had a lovely time celebrating her 100th birthday, and we were delighted to celebrate it with her.

"We always like to put a smile on our patients' faces,



Florence Green with the nursing team at the Royal London Hospital. Picture: Barts

# Two women found dead in separate incidents

JON KING
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Two police investigations have been launched after the bodies of two women were discovered in separate cases.

The body of a 50-year-old woman was found at her home in Salisbury House, Hobday Street, Poplar, on December 30.

Her death was initially treated as unexplained but on Saturday police revealed they had launched a murder investigation after a special post mortem revealed she had died from compression of the neck.

A neighbour - who asked not to be named - said: "It's very bad. She was so friendly. Every time she saw me she would say, 'Hi' and ask how I was."

The 40-year-old mum added: "I'm very shocked. She was my neighbour. I'm so scared now. There has never been trouble in this block before."

Residents raised the alarm after growing concerned for the woman's welfare when food in a Christmas present started to smell as it was left on her doorstep for five days.

At first they thought she had gone away for Christmas, but police were called in after fears grew.



Police were called to East Ferry Road on Saturday. Picture: JON KING

Another neighbour - who didn't want to be named - said: "She was a good person.

"She was friendly. We were surprised when we found out. The last time we saw her was about three weeks ago. We feel sorry for her."

The 42-year-old restaurant worker added he would often see her walking around the estate but she kept herself to herself and was alone a lot of the time.

"It's surprising. We never thought that would happen here. It's usually a safe block. We never saw anything suspicious," he said.

The victim's next of kin have been informed but she had yet to

be formally identified when the Advertiser went to press.

Police confirmed that no arrests have been made.

Anyone with information that could help detectives should call 101 or Crimestoppers anonymously on 0800 555 111.

In a separate case a man was charged on Tuesday with the murder of his sister whose body was found at her home in East Ferry Road, Isle of Dogs on Saturday.

Khalid Ashraf, 32, of East Ferry Road, was charged on Tuesday with the murder of 35-year-old Sarah Ashraf.

He is due to appear at the Old Bailey today (Thursday).

news

Health

Health chiefs are calling for more blood donations especially from the black community to help cope with a surge in demand from people with sickle cell disease.

NHS Blood and Transplant have rolled out an extra 350 weekly appointments so donors can give blood at sessions across London including Newham, Tower Hamlets and Hackney.

Black people are more likely to have sickle cell disease and many sufferers need Rn group blood.

Over the last three years there has been an 80per cent increase in requests for the rare type.

In addition to the extra appointments a donor centre has opened in the West End which has been refurbished to appeal to young donors. The centre is open seven days a week.

To register and book an appointment to donate at any session download the mobile GiveBlood app, call 0300 123 23 23 or visit blood.co.uk.



# Call for donations so coffee stall owner can get back in business outside Tube station

Campaigners need £3,000 to help Frank Wang get his coffee stall up and running again.

JON KING
jonathan.king@archant.co.uk

Frank won his battle to remain outside Bethnal Green tube station but he was forced to sell his van and equipment to keep up with his mortgage payments while out of work for six months.

A Crowdfunder page was set up aiming to raise £3,780 to help him get back in business.

Supporter Sam Dodd said: "It would mean a lot to Frank to be back up and running. It's been his vocation for 15 years. And it would mean a lot to the community who have got to love and rely on Frank.

"It would also mean a lot to the homeless community who Frank supplies with hot tea and a kind word.

"And it would be a big win for small, independent businesses." Fellow supporter, Simon

Woolley said: "Frank's fight over a year long period sent him to a rock bottom place with anxiety and depression. But the way local people have rallied has given him the will to fight on."

The community came to Frank's aid last August when his electricity supply was cut off after an upmarket cafe moved into a Tower Hamlets Council owned converted toilet block a few feet away from his stall.

In a bid to stay afloat he bought a generator but it was confiscated for health and safety reasons, Frank's supporters said.

Customers and members of London's Chinese community protested outside the station's Cambridge Heath Road entrance. A petition signed by 4,168

supporters was handed to City Hall which assured London Assembly Member Umesh Desai he could stay.

Fundraisers now want to help him buy a van that meets a new minimum width restriction and equipment including a coffee machine with car batteries to help his power supply.

In return Frank is offering donors a 10 per cent discount card, a free coffee per £10 donated - and a massive hug.

But the beloved barista will only receive the money if there are enough donations to hit the £3,780 target by tomorrow (Friday).

A total of £5,975 has been donated to date by more than 200 supporters who have sent Frank almost 100 messages of support.

To make a donation visit crowdfunder.co.uk/help-secure-frank-future



Frank Wang was forced to sell his van and equipment to pay his mortgage after his power supply was cut. Picture: CHARLES CATTEL/KILICK

## LEGACY DEVELOPMENT CORPORATION CONSULTATION ON DRAFT CHARGING SCHEDULE (REGULATION 16)

The Legacy Corporation is reviewing its Community Infrastructure Levy (CIL), the current Legacy Corporation CIL came into effect on the 6 April 2015 and has been used to fund infrastructure which will support the regeneration of the Legacy Corporation's Area.

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This consultation, as required by Regulation 16 of the Community Infrastructure Levy Regulation (2010)(as amended), provides the opportunity to comment on the proposed CIL charging rates set out in the Draft Charging Schedule and the evidence that is required to support it.

These documents can be found on the Legacy Corporation website using the following link www.queenelizabetholympicpark.co.uk/cil and can also be inspected in person at the Legacy Corporation office at the following address: London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfitchet Road, London E20 1EJ.

If arranging to inspect the documents in person it is advisable to contact the Planning Policy and Decisions Team in advance by telephoning 0203 288 1800 or by email at cilands106@londonlegacy.co.uk

You will need to make your representation in writing to the Legacy Corporation by the end of the consultation period in one of the following ways:

- Using the Consultation Portal: lidccil.commonplace.is
- By completing and returning a response form, that can be found on the Legacy Corporation website, by email to the following email address: cilands106@londonlegacy.co.uk or in writing, using the response form to: CIL Draft Charging Schedule Consultation, Planning Policy & Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfitchet Road, London E20 1EJ

Responses must be received no later than 5pm on Friday 15 February 2019.





Dear [REDACTED]

Community Infrastructure Levy Regulations 2010 (the CIL Regulations)

Community Infrastructure Levy (Regulation 16) - Draft Charging Schedule

I am writing to you as someone who has previously expressed an interest in planning matters within Legacy Corporation area or matters relating to the Community Infrastructure Levy. References to any "Regulation" in this notice is to a regulation of the CIL Regulations.

I am specifically writing to inform you that during the period from **14 January 2019 to 15 February 2019** (the Consultation Period) the Legacy Cooperation will be carrying out public consultation on:

- The Draft Charging Schedule (Regulation 16)

Community Infrastructure Levy- Draft Charging Schedule

The Legacy Corporation is reviewing its Community Infrastructure Levy (CIL). The current Legacy Corporation CIL came into effect on the 6 April 2015 and has been used to fund infrastructure to support the regeneration of the Legacy Corporation's area. This consultation provides the opportunity to comment on the proposed new CIL charging rates and the evidence that is required to support these proposed new rates.

In accordance with the CIL Regulations, the first stage in the process of preparation of a new revised CIL Charging Schedule is consultation on a Preliminary Draft Charging Schedule (Regulation 15). Accordingly, the consultation on the Preliminary Draft Charging Schedule (Regulation 15) took place from 5<sup>th</sup> November 2018 – 17<sup>th</sup> December 2018.

The second stage in the process of preparation of a new revised CIL Charging Schedule is consultation on the Draft Charging Schedule (Regulation 16). During the Consultation Period, copies of this version of the Charging Schedule, associated documents, including a Statement of Representations Procedure, a Regulation 123 list and the CIL Draft Charging Schedule Response Form are available by the following means:

- The Legacy Corporation's website at: The Legacy Corporation's website at: <http://www.queenelizabetholympicpark.co.uk/cil>



- The Legacy Corporation's consultation portal at: <https://lldcplan.commonplace.is/> where you can also directly submit comments
- Paper copies of these documents are available for view at the Legacy Corporation offices (see address below) between 09:00 and 17:00.
- Hard copies of the Draft Charging Schedule Response Form are also available on request through the contact details below.

You can respond to this consultation by on-line submission on the consultation portal or by email, post, or in person at the Legacy Corporation's office. Responses should only be returned using these contact methods and should be received by the Legacy Corporation **no later than 5pm on the 15 February 2019**. A more detailed guidance note is included with this letter.

If you have any queries, please don't hesitate to get in touch with the Planning Policy and Decisions Team by telephone on 0203 2881800, by writing to:

Planning Policy and Decisions Team  
London Legacy Development Corporation  
Level 10, 1 Stratford Place,  
Montfichet Road  
London. E20 1EJ

or by email to: [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk).

Further information and all consultation documents are available on the Legacy Corporation website: <http://www.queenelizabetholympicpark.co.uk/cil>

Yours sincerely,



Anthony Hollingsworth  
Director of Planning Policy & Decisions  
London Legacy Development Corporation

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**Follow Up Flag:** Follow up  
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This is a reminder that tomorrow we are holding the second drop-in public consultation meetings so that you can talk to the Legacy Corporation's planning officers and find out more about the current Local Plan and CIL consultations and how to respond to these. Please see details below:

Date: **Wednesday 21<sup>st</sup> November**

Time: **Drop-in any time between 3.30pm and 7.30pm**

Location: **Timber Lodge Café, Queen Elizabeth Olympic Park, 1A Honour Lea Ave, E20 1DY ([map](#))**

You will also be able to submit your comments via the online consultation portal <https://lldcplan.commonplace.is> where you can find out more about Legacy Corporation draft Revised Local Plan and CIL Charging Schedule consultations, read the associated documents and provide your comments.

Further information about the Local Plan Review and CIL and all consultation related documents are available on the Legacy Corporation website: <https://www.queenelizabetholympicpark.co.uk/planning-authority/planning-policy/local-plan-review>

Kind regards,

**Planning Policy & Decisions Team**  
**Queen Elizabeth Olympic Park**

London Legacy Development Corporation  
Level 10  
1 Stratford Place, Montfichet Road  
London  
E20 1EJ

Website: <http://queenelizabetholympicpark.co.uk/planning-authority>



**Explore more from 5 April**

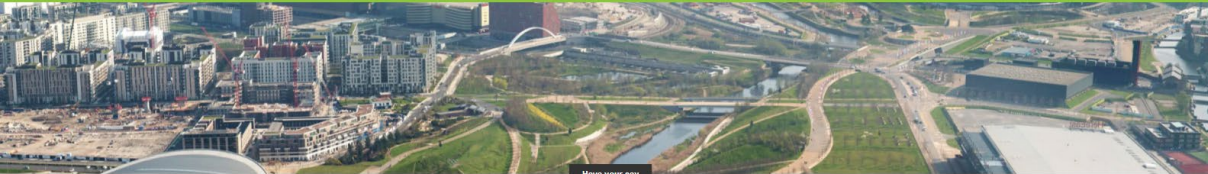


**Queen Elizabeth Olympic Park is now open. For more information please visit [www.QueenElizabethOlympicPark.co.uk](http://www.QueenElizabethOlympicPark.co.uk)**

LLDC CIL Latest news Menu

## Have your say on the LLDC CIL Charging Schedule

[Have your say](#)
[Learn more about the project](#)



[Have your say](#)



**Get your neighbours involved**  
 The more people involved, the better the needs of the whole community will be reflected.  
 Share the project with people you know locally.

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 London Legacy Development Corporation  
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# About the project

The Legacy Corporation undertook an initial consultation on its revised Community Infrastructure Levy (CIL) Charging Schedule between 5th November and 17th December 2018 (known as the Preliminary Draft Charging Schedule) as required by Regulation 15 of the Community Infrastructure Levy Regulations (2010) (as amended). Comments made in response to that consultation have been considered and the Regulations require that a second consultation is undertaken (Regulation 16). This provides another opportunity to comment on the proposed new CIL charging rates and the evidence that has been published to support this. You can find out more about CIL on the GOV.UK website <https://www.gov.uk/guidance/community-infrastructure-levy>.

## Why is the CIL charging schedule being reviewed?

The Community Infrastructure Levy (CIL) regulations require that existing CIL rates are regularly reviewed to ensure that they remain appropriate over time, taking account of changes in market conditions and remain relevant to the funding gap for the infrastructure needed to support the development of the area.

## We want to hear your views

This consultation provides the opportunity to comment on the proposed CIL charging rates and the evidence that is required to support it. This evidence has been prepared to demonstrate the economic viability impacts of the charging schedule on development within the area and of the need to fund infrastructure. The following documents have been published as part of this consultation:

- Draft Charging Schedule (January 2019)
- Regulation 15 Consultation Report (January 2019)
- Community Infrastructure Levy Update Viability Study (October 2018)
- Draft Infrastructure (Regulation 123) List (October 2018)
- Draft Infrastructure Delivery Plan Project List (October 2018)

The Legacy Corporation has also previously adopted a Planning Obligations Supplementary Planning Document to support its CIL Charging Schedule and explain the relationship between CIL and S106 Planning Obligations within the Legacy Corporation Area. These documents can be found on the [Legacy Corporation's CIL website page](#) and can also be inspected in person at the Legacy Corporation office at the following address:

London Legacy Development Corporation

Level 10, 1 Stratford Place

Montfitchet Road

London

E20 1EJ

If arranging to inspect the documents in person it is advisable to contact the Planning Policy and Decisions Team in advance by telephoning 0203 288 1800 or by email at [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk)

### **What happens next**

This consultation will run for from 14th January to 15th February 2019, after which an independent Examiner will be appointed to carry out an Examination of the revised draft CIL Charging Schedule. The Examiner will recommend whether the CIL Charging Schedule can be approved, rejected or approved with specified modifications.

### **How to make your representation**

You will need to make your representation in writing to the Legacy Corporation by the end of the consultation period in one of the following ways:

- By clicking on the [Have Your Say](#) link below and commenting on this portal
- By returning the form on the Legacy Corporation website at <https://www.queenelizabetholympicpark.co.uk/cil> by email to the following email address: [cilands106@londonlegacy.co.uk](mailto:cilands106@londonlegacy.co.uk)

- In writing, using the above form to: CIL Draft Charging Schedule Consultation, Planning Policy & Decisions Team, London Legacy Development Corporation, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ

Responses must be received no later than **5pm on 15th February 2019**.

You can request to be notified of the following by indicating this on the Response Form and by including a postal or email address to which the notification can be sent:

- that the draft charging schedule has been submitted to the examiner in accordance with section 212 of PA 2008,
- the publication of the recommendations of the examiner and the reasons for those recommendations, and the approval of the charging schedule by the charging authority.

### **How your information will be used**

Due to the process of having an independent examination, the Legacy Corporation is required by law to make any information and/or responses publicly available and so they are not confidential. Names, company names and associated comments submitted as part of the formal consultation process (whether online, by email or in hard copy) will be made publicly available on the Legacy Corporation's Consultation Portal. The Legacy Corporation may share your personal details and responses with their professional advisors involved with review of the CIL Charging Schedule and also in due course with the independent examiner and other relevant authorities. Your personal details will be used solely in connection with the CIL Charging Schedule review process and examination and except as set out above, the Legacy Corporation will not share personal information with other third parties or publish the personal information provided by you when completing this form.

You can access details of our privacy policy at [www.queenelizabetholympicpark.co.uk/privacy-policy](http://www.queenelizabetholympicpark.co.uk/privacy-policy).

**Have your say**