

CIL10

LEGACY
LONDON
DEVELOPMENT
CORPORATION

PLANNING OBLIGATIONS

Adopted Local Plan Supplementary Planning
Document

Adopted 10 November 2016

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1. Introduction

Status of document

- 1.1 This document is an adopted Planning Obligations Supplementary Planning Document (SPD), and sets out the approach the Legacy Corporation will take in relation to section 106 agreements. The Planning Obligations SPD is supplementary guidance to the Legacy Corporation Local Plan (adopted July 2015). The SPD was consulted on between 3rd of May to 14th June 2016. A number of comments were received and some changes made to the document. The SPD was adopted on 10 November 2016. The adoption statement is available from the Legacy Corporation website.

2. Context

London Legacy Development Corporation

- 2.1 The Legacy Corporation is a Mayoral Development Corporation established by the Mayor of London on 1 April 2012. The purpose of the Legacy Corporation is:

“To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”

Infrastructure Needs in the Legacy Corporation Area

- 2.2 The infrastructure needs in the Legacy Corporation Area have been comprehensively assessed and an Infrastructure Delivery Plan (IDP) prepared. Consultation took place on the IDP between July and September 2013. The infrastructure project list in the IDP is reviewed and updated on an annual basis. For the latest version, look for the Authorities Monitoring Report on the Legacy Corporation website. This SPD should be read alongside the IDP.

3 Statutory Planning Framework

The Development Plan and status of this Supplementary Planning Document

- 3.1 The Legacy Corporation Local Plan was adopted in July 2015. The London Plan (consolidated with alterations since 2011) published March 2016 is the current version of the London Plan. The Statutory Development Plan is therefore the London Plan and the Legacy Corporation Local Plan.
- 3.2 This is a Supplementary Planning Document which sets out further guidance on how the Legacy Corporation will apply policies in its Local Plan and the London Plan that are relevant for planning obligations.

The Community Infrastructure Levy

- 3.3 The Legacy Corporation is a CIL charging authority. The Charging Schedule came into force on 6th April 2015. This SPD sets out clearly to applicants the Legacy Corporation’s approach to section 106 agreements and how they will be used alongside CIL. The Mayor of London also charges CIL in the Legacy Corporation area. Legacy Corporation CIL and Mayoral CIL rates are set out below for information. These rates may be reviewed from time to time by the charging authority following the review processes set out in the CIL regulations.

	Exclusive of Mayoral CIL	Inclusive of Mayoral CIL ¹	Inclusive of Mayoral CIL
Development Type	Proposed Legacy Corporation CIL Charge (£/m2)	Mayor of London and proposed Legacy Corporation CIL rates Newham and Waltham Forest (£/m2)	Mayor of London and proposed Legacy Corporation CIL rates Tower Hamlets and Hackney (£/m2)
All residential development	£60	£80	£95
Convenience supermarkets and superstores and retail warehouses (over 1000sqm)	£100	£120	£135
Hotels	£100	£120	£135
Student Accommodation	£100	£120	£135
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£100	£120	£135
Comparison and all other retail (A1- A5) outside 'Stratford Retail Area'	Nil	£20	£35
All other uses except education and healthcare	Nil	£20	£35
Education and Healthcare	Nil	Nil	Nil

Power to enter into section 106 agreements

3.4 The power of the Legacy Corporation as local planning authority to enter into a planning obligation with person with an interest in land in its area is set out in s106 of the Town and Country Planning Act 1990 (as amended)(1990 Act).

3.5 The Government's guidance on planning obligations is contained in the National Planning Policy Framework (NPPF) (March 2012) as set out below.

"Planning Conditions and Obligations

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

204. Planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;

¹ These rates are shown for information only and are not formally part of the charging schedule.

- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.”

3.6 The tests set out in the NPPF at 204 are the same as the tests set out in regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

3.7 The National Planning Practice Guidance provides further advice on Planning Obligations at paragraphs 001 to 006.

The Mayor of London’s Planning Powers

3.8 The Mayor of London does not have the power to take over strategically important planning applications (and in doing so determine the details of and be a signatory to s106 agreements) that are determined by the Legacy Corporation. See section 2A(1A) of the 1990 Act. However, the Mayor retains the power to direct refusal.

Inherited Planning Obligations

3.9 Prior to 1 October 2012 the whole of the Legacy Corporation Area was either under the Olympic Delivery Authority (ODA) Planning Functions Order 2006 or the London Thames Gateway Development Corporation (LTGDC) Planning Functions Order (2005) as amended. The land within the Legacy Corporation area, therefore includes planning permissions granted by each of the four boroughs, the LTGDC and the ODA. This includes a number of planning permissions for significant development schemes that are accompanied by section 106 agreements. Details of section 106 agreements are reported annually in the Authorities Monitoring Report.

ODA

3.10 The biggest section 106 agreement entered into by the ODA as local planning authority relates to the ‘Legacy Communities Scheme’ planning permission which was granted on 28 September 2012. This is a large phased scheme, which is envisaged to take 20 years to build out. The section 106 for this scheme (the LCS 106) binds future variations to the scheme secured under section 73 of the Town and Country Planning Act 1990 and new planning permissions for development which is part of the scheme. Changes to the currently permitted Legacy Communities Scheme which are made by way of a section 73 application will not

attract CIL as a result of the transitional arrangements in Regulations 128 of the CIL Regulations 2010 (as amended). New planning permissions granted pursuant to section 70 of the 1990 Act or on appeal which are for substantially the same development will be caught by the existing LCS 106 and will also be liable to CIL where these propose new or additional chargeable floorspace. New Planning Applications in this area which are not for substantially the same development as that proposed in the Legacy Communities Scheme will be subject to CIL in the usual way together with any planning obligations required by policy or in accordance with this SPD.

- 3.11 The Stratford City planning permission, originally granted in 2005 and varied by the ODA in 2007 continues to be built out. This embraces East Village, Westfield Stratford City and the International Quarter at Stratford, providing a substantial amount of the planned development in this part of the Legacy Corporation area. Most of the infrastructure secured through the obligations within this section 106 agreement has now been provided and other obligations continue to be discharged as required.

LTGDC

- 3.12 LTGDC applied a 'Planning Obligations Community Benefit Strategy' to ensure that developments addressed their infrastructure needs through providing contributions towards infrastructure. These contributions were secured through section 106 agreements and are pooled across the Lower Lea Valley. The section 106 contributions were necessary to make the developments acceptable in planning terms. The Legacy Corporation is now ensuring that section 106 payments are made as set out in those agreements, and will monitor and manage the contributions as set out in the section below on monitoring.
- 3.13 Two large phased schemes with planning permission and associated section 106 agreements granted by LTGDC, at Bromley by Bow north and Sugar House Lane are currently under construction. The first phase of Bromley by Bow north has been completed and is now occupied.

4 London Plan and Local Plan policy priorities that will be secured through Section 106

London Plan

- 4.1 The Mayor's priorities for planning obligations are set out in policy 8.2 Planning Obligations. The policy states that development proposals should address strategic

as well as local priorities in planning obligations. It goes on to say that affordable housing; supporting the funding of Crossrail where this is appropriate and other public transport improvements should be given the highest importance.

Legacy Corporation Local Plan

The Local Plan sets out 5 objectives and the plan's policies are arranged in chapters related to those objectives. The relevant policies that are likely to require impacts to be addressed through section 106 agreements are:

Objective 1 - Developing business growth, jobs, higher education and training

Training and Employment

- 4.2 Policy B.5 “Increasing local access to jobs, skills and employment training” of the Local Plan encourages employers to participate in skills and employment training initiatives, during the construction and operational phases of development. Funding towards job brokerage, apprentices and work placement schemes, and measures towards encouraging local employment during the construction and operational phases of the development will be sought during the planning process and secured through section 106.

Low-cost and managed workspace

- 4.3 Policy B.4 of the Local Plan encourages the provision of low-cost and managed workspace. If the provision of low-cost or managed workspace is proposed or required as part of a development, a scheme of rent levels and the principles of the management scheme will be secured through section 106.

Interim uses

- 4.4 Policy B3 of the Local Plan supports the use of land that has been set aside for development in the longer term for interim uses. Where appropriate in support of this policy the Legacy Corporation will use section 106 agreements to prevent units being left as vacant ‘shell and core’ and will require the units to be capable of use by interim uses.

Objective 2 - Providing housing and neighbourhoods

Affordable Housing and student housing

- 4.5 The London Plan and the Legacy Corporation Local Plan set out policies on affordable housing and student housing. Local Plan Policy H.2 is clear that affordable housing should be delivered on-site in the first instance and that off-site provision will only be accepted in specific exceptional circumstances. The amount and mix of on-site affordable housing, provision of any off-site affordable housing or payments in lieu of

on-site affordable housing will be secured through a section 106 agreement. The tenure of affordable housing, such as affordable rent, shared ownership, social rented will also be defined in the section 106 agreement. In relation to student housing, section 106 agreements will be used as necessary to ensure that the accommodation is linked to established higher education institutions or secured for long term student use in accordance with the provisions of Local Plan Policy H.4. London Plan policy 8.2 provides that affordable housing and transport infrastructure are the Mayor's strategic priorities for section 106 agreements.

Community Infrastructure

- 4.6 Policy CI.1 of the Local Plan requires the provision of new community infrastructure as part of major development proposals. See section 5 below for the Legacy Corporation's approach to on site infrastructure.

Objective 3 - Creating a high-quality built and natural environment

Play Space

- 4.7 Policy BN8 of the Local Plan requires major development to improve or provide new play space. If the play space required by the Mayor's Shaping Neighbourhoods Play and Information Recreation SPG (2012) cannot be met on site, contributions towards improving play facilities in nearby locations may be acceptable (subject to meeting the tests set out in regulation 122 and 123 of the CIL regulations). Contributions will be calculated on a case by case basis using the calculator that accompanies the Mayor's SPG and the cost of providing such an area of playspace.

Design

- 4.8 The Legacy Corporation will ensure high standards of design in all developments, in accordance with policies in the London Plan and Local Plan. The costs of ensuring a successfully designed development and meeting urban design policies will be considered a development cost. For example, a development may need to incorporate as part of the design, new open / amenity space for the residents of the development, or for developments adjacent to the waterways, new footpaths, landscaping of the river bank and river enhancements. The Legacy Corporation may secure the provision of these elements through section 106 but would expect such elements to be an inherent part of the design of the scheme and to be provided and paid for by the developers. Public realm enhancements immediately around the site may also be needed, and these will be secured through section 106 where they are related to a particular site. Other off-site improvements may be funded through CIL.
- 4.9 The Legacy Corporation has an established approach to ensuring design quality which includes its Quality Review Panel, which advises developers, officers and the planning committee on design elements of schemes.

- 4.10 Section 106 agreements will be used to ensure that design quality is carried through into the detailed design and construction of the development. In particular, for major development proposals, a design or landscape monitoring contribution may be sought. The contribution would only be payable if the original architects or landscape architects are not retained for the detailed design stage. The contribution will be used by the local planning authority to secure design advice on revisions to the scheme to ensure that the original design quality is maintained through detailed design.

Objective 4 - Securing the infrastructure to support growth

On-site Infrastructure

- 4.11 There are some sites within the Legacy Corporation area where on-site infrastructure will need to be provided and secured through section 106 agreements, in accordance with regulation 122 of the CIL regulations. Such infrastructure may be identified within the Local Plan or the Infrastructure Delivery Plan Project List, or may be identified through assessment of a specific development proposal resulting in the need for mitigation measures that would make the proposal acceptable.
- 4.12 Infrastructure requirements are set out in the Infrastructure Delivery Plan and in the Local Plan. More detail is provided in the site allocations in the Local Plan. For ease of reference, Appendix 1 to this SPD copies Table 11 from the Local Plan. The table identifies how the types of infrastructure assessed in the IDP have been incorporated into the policies and Site Allocations in the Local Plan. Generally, if projects are on the Infrastructure (Regulation 123) List they will be funded through CIL, if they are identified in particular Local Plan site allocations they are considered to be on site requirements and will be secured through section 106.
- 4.13 The main pieces of on-site infrastructure which will be required as part of developments, which are not yet secured through a section 106 agreement, are highlighted below. It is not intended that this infrastructure will be added to the Infrastructure (Regulation 123) List or funded through CIL.

Bromley by Bow South (SA4.1)

- A12 subway works to access Bromley by Bow regeneration-site
- A12 All Movement Junction to access the site (could also be secured through section 278 of the Highways Act 1980)
- Provision of land for a community facility and primary school at Bromley by Bow.
- Provision of funding for, or in kind provision of, school buildings where this is necessary in terms of child yield arising from the development.

Please see Bromley by Bow SPD for more information.

Fish Island (SA1.3 and SA1.6)

- Land and structures to support a new bridge between Neptune Wharf and Hepscott Road development sites.

Hackney Wick (SA1.1)

- Community (D1) use within local centre. See the emerging Hackney Wick and Fish Island SPD for further information.

Pudding Mill (SA4.3)

- On-site in kind infrastructure such as roads.
- Access to the area through provision of the realigned Marshgate Lane and All Movement Junction on to the A118 (secured through a section 278 agreement with London Borough of Newham).
- Please see emerging Pudding Mill SPD for further information.

Planning policy considerations and development costs

4.14 Planning policy has allocated land for local services and new schools. This land should be considered as having no development value for other uses. The local planning authority will expect that the transfer of such land to infrastructure providers is secured through section 106 agreement but that no financial value will be attached to such transfers. Transfers of such sites will not be accepted as Land Payments under Regulation 73 of the CIL regulations, unless the market value is accepted as zero. This approach continues that followed by LTGDC in their Planning Obligations Community Benefit Strategy.

4.15 In summary, works that are normally considered as development costs are:

- Provision of land for infrastructure
- Open space / landscaping that forms part of the development, for use predominantly by residents
- Highways works immediately related to the site access
- Abnormals e.g. river wall works (to be assessed by Environment Agency if works are considered to provide a wider benefit)
- Facilities for exclusive use of residents of the related development Affordable Housing – part of standard development cost
- Climate change mitigation costs – part of standard development cost.

Impact of development on broadcast and telecommunications services

4.16 In accordance with policy IN1, the Legacy Corporation may require that an impact statement is prepared and a mitigation plan implemented if development is proposed that may have an adverse impact on broadcast and telecommunications services. This will be secured through section 106 agreement.

Travel Plans

- 4.17 Travel plans are an important tool to ensure that developments implement measures to promote sustainable transport choices, as set out in policy T.7 of the Local Plan and the London Plan. Travel plans should be submitted and agreed as part of the application. Implementation of the travel plan measures will be secured through condition or section 106 agreement as appropriate.

Construction management and servicing

- 4.18 Policy T4 requires major new development to demonstrate how its construction impact will be managed through a Construction Management Plan and how, once operational, servicing and deliveries will be managed through Delivery and Servicing Plans. There is already a Construction Transport Management Group that has been set up as a requirement of the LCS 106. Developers of major schemes may be required, through section 106 or condition, to attend this group in order to manage and coordinate the cumulative construction impact of their and other developments.

Objective 5 - Creating a sustainable place to live and work

Sustainability

- 4.19 It is important that development in the Legacy Corporation area is sustainable, and the Legacy Corporation supports the Mayor of London's policies on carbon reduction and renewable energy.
- 4.20 In general, development proposals will be expected to meet the requirements of these policies. Local Plan Policy S.2 Energy in new development sets carbon targets for new development and requires that any short fall in achieving those targets through on-site measures is met through a carbon off-set payment. These payments will be defined and secured through section 106 agreement. A separate Carbon Offset SPD has been adopted that sets out the approach to the carbon price per tonne that will be applied and the mechanisms for collecting and allocating those funds to measures and projects that will achieve appropriate carbon savings.

Energy Infrastructure

- 4.21 Policy S.3: Energy infrastructure and heat networks requires that major development maximise the opportunity to connect to existing or new energy and heat networks. Where appropriate to the scheme, the requirement for, and or timing of, a connection or provision of other energy related infrastructure, will be secured through section 106 agreement. The approaches taken to energy provision and pricing may also be secured.

5 Mayor of London's Crossrail SPG

- 5.1 Stratford Station will be served by Crossrail when it becomes operational in 2019. The Mayor of London will seek section 106 contributions from new retail and office uses within 1km of such stations outside the central activities zone. Please see the Mayor of London's *Use of planning obligations in the funding of crossrail, and the mayoral community infrastructure levy* Supplementary planning guidance, March 2016 for further information (<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy>).

6 Delivery and Implementation

Phasing

- 6.1 The phased construction of development will be controlled where necessary through s106 agreements to ensure that
- On-site infrastructure is delivered in phases appropriate to the phases of development completed,
 - That uses are delivered sequentially in accordance with planning policy.
- 6.2 Regulation 9 of the CIL regulations allows for payment of CIL to be made on each phase of development, therefore setting out the phasing of development in the s106 could also influence the CIL payment schedule, although usually a planning condition would set out phasing for CIL purposes.

Value of section 106 contributions

- 6.3 The viability study carried out to support implementation of the Legacy Corporation CIL Charging Schedule assumed an allowance of £1000 per unit for residual section 106 and 278 contributions on top of CIL in its calculations. This is an estimate only and actual sums sought will vary according to site specific circumstances, but is considered a reasonable proxy for the likely sums to be sought after CIL is implemented. In the appraisals for the larger typologies of 1,100 and 1,200 units the viability study included a brownfield allowance of £5,000 per unit over and above the residual section 106 and section 278 allowance of £1000 per unit for the smaller sites, to account for additional site preparation/infrastructure works required to deliver such development.

The relationship between CIL and Section 106 and on-site infrastructure

- 6.4 Existing section 106 agreements secure the provision of on-site infrastructure and in many cases the planning permissions were granted prior to the adoption of the CIL charging schedule and regulation 123 coming into effect. If development does not come forward under those permissions and new applications are submitted, then

the requirements of regulation 123 will need to be taken account of when such applications are determined. In these cases and subject to the Regulation 122 tests, it is likely the land for on-site infrastructure in the case of schools, and the provision of the on-site infrastructure such as bridges will still be secured through section 106, as it will not be identified as infrastructure that would be funded through CIL on the Infrastructure List.

- 6.5 Works which are necessary in the public highway will be considered as a normal development cost and will be secured under 278 agreements, unless they are identified on the Infrastructure List.
- 6.6 Open space within the site will be considered as a development cost necessary to ensure a good level of amenity and good design for the scheme and will therefore not be funded through CIL, but its provision will be secured through a section 106 agreement.
- 6.7 If an unallocated community facility is proposed as part of a scheme and the facilities meet an identified need which is wider than that of the proposed development, the Legacy Corporation may in appropriate circumstances give consideration to how this would be secured through the in kind provisions in the CIL regulations. The Legacy Corporation will also be open to proposals for developers to provide and build specific infrastructure meeting more than site-specific needs as integrated parts of schemes, and will consider on a case by case basis how this could be secured within the section 106 and CIL regimes. If such facilities are identified in the Infrastructure (Regulation 123) List, the Legacy Corporation will consider making Infrastructure Payments available.
- 6.8 Specific community facilities that the Legacy Corporation would welcome being provided include:
- Education facilities (not including land cost)
 - Health facilities (not including land cost)
 - Strategic public open space, parks, public realm, ecological and green infrastructure enhancement and strategic enhancement to the blue ribbon network e.g. construction costs related to the laying out of the space
 - Transport infrastructure serving a wider community e.g. bridge links /DLR / bus services (via section 106) / station improvements
 - Strategic Flood Relief Works
 - Strategic Off-site Highway Works
 - Emergency Services
 - Community Centres
 - Sports and Leisure Centres for community use
 - **Wastewater/Sewerage and Water Supply Infrastructure**
 - Outdoor sports facilities for community use

7 Practical Matters

Fees

- 7.1 Applicants will be required to pay the Legacy Corporation's fees for auditing development appraisals which they provide. Applicants will also be required to pay the Legacy Corporation's legal fees incurred in settling the section 106 agreement.

Index Linking

- 7.2 All payments set out in section 106 agreements will be indexed from the date that costs were agreed or from the committee date granting planning permission subject to a section 106 using the All-in Tender Price Index (TPI), . If that index ceases to exist or if the LPA in its discretion considers that a different index is more appropriate then an alternative index may be used. The legal agreement will set out how the payment plus inflation will be calculated.
- 7.3 Obligations in existing agreements will continue to be indexed as set out in those agreements.

Interest

- 7.4 All agreements will include requirements for interest to be paid on outstanding contributions if payments are made late. The normal requirement will be 3% above the base rate of a bank to be nominated by the Legacy Corporation.

Ownership

- 7.5 This SPD applies to all land within the Legacy Corporation Area whether private or publicly owned.

Triggers

- 7.6 The timing of payments and other matters will be agreed by the Legacy Corporation and the parties to the section 106 agreement before the grant of planning permission, and will be set out in the section 106 agreement.

8 Management and Monitoring

How financial contributions collected by the Legacy Corporation are managed

- 8.1 All financial contributions set out in Legacy Corporation agreements will be payable to the Legacy Corporation. Where funds will be more appropriately spent by the local boroughs, for example payments in lieu of affordable housing, Legacy Corporation officers will liaise with borough officers to ensure that the monies are applied for the purposes which they are paid.

- 8.2 Funds will only be passed to other organisations to be spent where a funding agreement or letter is in place to ensure funds are spent appropriately and within specified time limits.

Expenditure Process

- 8.3 The Legacy Corporation Board have delegated decisions on spending of section 106 and CIL funding to the Project Proposals Group. This is a group of senior Legacy Corporation officers which is chaired by the Director of Planning Policy and Decisions. Terms of reference of the group are available from the Legacy Corporation.

Monitoring Contributions

- 8.4 The Legacy Corporation has set up a system to monitor financial and in kind contributions agreed through section 106 agreements. The Legacy Corporation may agree a modest monitoring contribution to facilitate compliance monitoring within the terms of the deed, which will be secured in the section 106 agreement.

- 8.5 Monitoring contributions will be required when obligations:

- will involve on-going monitoring by the Legacy Corporation or a detailed scheme will need to be reviewed and approved
- are likely to involve the Legacy Corporation incurring more than minor administration and monitoring costs
- relate to larger schemes.

- 8.6 As an approximate guide, the Legacy Corporation consider that where the above criteria are met, £300 per head of term would be a reasonable contribution for each obligation to be monitored, but a final fee will be agreed when settling the agreement, taking into account the nature of the obligation and the amount of monitoring that is likely to be required.

- 8.7 An annual report to the Board and Planning Decisions Committee will be produced setting out:

- Financial contributions and in kind benefits negotiated
- Financial contributions and in kind benefits received / provided
- Financial contributions spent

- 8.8 There will therefore be a clear audit trail between the contribution made and the expenditure of the contribution.

Keeping Developers and Landowners Involved and Informed

- 8.9 Public consultation and liaison with developers and landowners has been an important part of the process of developing the Legacy Corporations CIL Charging schedule and the Corporation's approach to planning obligations as set out in this

SPD. When the CIL charging schedule or this SPD is reviewed consultation will be carried out in accordance with the regulations and the Legacy Corporations Statement of Community Involvement.

9 Appendix 1: Extract from Local Plan showing policies and site allocations which require infrastructure to be provided.

Table 11: Infrastructure Delivery Policies

TYPE	DESCRIPTION (FROM IDP)	POLICY	SUB AREA AND SITE ALLOCATION
Social Infrastructure	Education (primary, secondary and early years)	CI.2: Planning for and bringing forward new schools Primary healthcare; open space; child play space	<p>Primary Sub Area 1: SA1.6 SA1.7 and SA1.8 Sub Area 3 SA3.4 and SA3.6 Sub Area 4: SA4.1</p> <p>Secondary Sub Area 3 SA3.6 Early years Sub Area 1 SA1.6 SA1.8 and SA1.7 Sub Area 2 SA2.3 Sub Area 3 SA3.2 and SA3.3 Sub Area 4 SA4.3</p>
	Primary healthcare; open space; green infrastructure; child play space	CI.1 Providing new and retaining existing community infrastructure SP.3 Integrating the built and natural environment BN.3 Maximising biodiversity BN.6 Protecting Metropolitan Open Land BN.7: Improving Local Open Space BN.8 Maximising opportunities for play S.7 Overheating and Urban Greening	<p>Primary Healthcare Sub Area 1 SA1.1 and SA1.8 Sub Area 3 SA3.5 Sub Area 4 SA4.3</p> <p>Open Space Sub Area 1,2,3 and 4 Sub area 1 SA1.1, SA1.3, SA1.5 and SA1.6 Sub area 4 SA4.1 and SA4.2</p> <p>Child play space Sub Area, 1,2,3 and 4 Sub Area 3 SA3.6 Sub Area 4 SA4.1, SA4.2 and SA4.3</p>

	Sports facilities (courts and swimming pools)	CI.1: Providing new and retaining existing community infrastructure	Sports facilities Sub Area 2 Sub Area 4
	Libraries; community centres and community space	CI.1: Providing new and retaining existing community infrastructure 4.1: A potential District Centre SA1.1: Hackney Wick Station Area	Libraries, community centres and community space Sub Area 3 SA3.4 Sub Area 4 SA4.1
Transport	Local connectivity and transport improvements	SP.4: Planning for and securing infrastructure to support growth and convergence T.2: Transport improvements T.3: Supporting transport schemes T.4: Managing development and its transport impacts T.6: Facilitating local connectivity T.10: Using the waterways for transport 1.3: Connecting Hackney Wick and Fish Island 2.3: Improving connections 3.2: Improving connections around central Stratford 4.2: Bringing forward new connections to serve new development 4.3: Station improvements	Local connectivity and transport improvements Sub area 1,2,3 and 4 Sub Area 1 SA1.3 and SA1.5 Employment cluster designation B.1a3 Sub Area 2 SA2.1 Sub Area 3 SA3.2, SA3.3 and SA3.4 Sub Area 4 SA4.1, SA4.2 and SA 4.3
	Strategic Transport Improvements	SP.4: Planning for and securing infrastructure to support growth and convergence T.1: Strategic Transport Improvements	Strategic Transport Improvements Sub Area 1 SA1.1 Sub Area 3 Sub Area 4
Utilities and Hard Infrastructure	Energy (electricity, gas and Combined Cooling, Heat and Power [CCHP])	S.2: Energy in new development S.3: Energy infrastructure and heat networks	Energy All sub areas
	Sewerage (waste water)	S.5: Water supply and waste water disposal S.6: Waste reduction, recycling and composting	Sewerage All sub areas
	Waste management and flood defences	IN.2: Planning for waste S.8: Flood risk and sustainable drainage measures SP.4: Planning for and securing infrastructure to support growth and convergence	Waste management and flood defences All sub areas