

LEB14

Planning Authority Monitoring Report

For period: 1st October 2014 – 31st December 2015

LONDON LEGACY
DEVELOPMENT
CORPORATION



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1. Introduction

- 1.1 In 2012 the Mayor of London established the London Legacy Development Corporation. 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”.
- 1.2 On 1st October 2012, the Legacy Corporation became the local planning authority for its area with responsibility for both planning decisions and the preparation of a Local Plan for its area. It is also able to and is preparing a Community Infrastructure Levy for its area.
- 1.3 The Planning and Compulsory Purchase Act (2004) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an “Authorities Monitoring Report” annually. This report must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area and, where a Local Plan has been adopted, include monitoring information for that plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/spent within that year.
- 1.4 This is the third annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. The Legacy Corporation now has an adopted Local Plan and Community Infrastructure Levy (CIL) Charging Schedule and this report provides some initial Local Plan and CIL monitoring information. It also includes monitoring information in relation to S106 Legal Agreements and the associated financial contributions collected and allocated within the year.
- 1.5 This report is for the period 1st January to 31st December 2015. It also, for this one report, incorporates monitoring information for the period 1st October to 31st December 2014.as a result of a change in the reporting year that is being used.

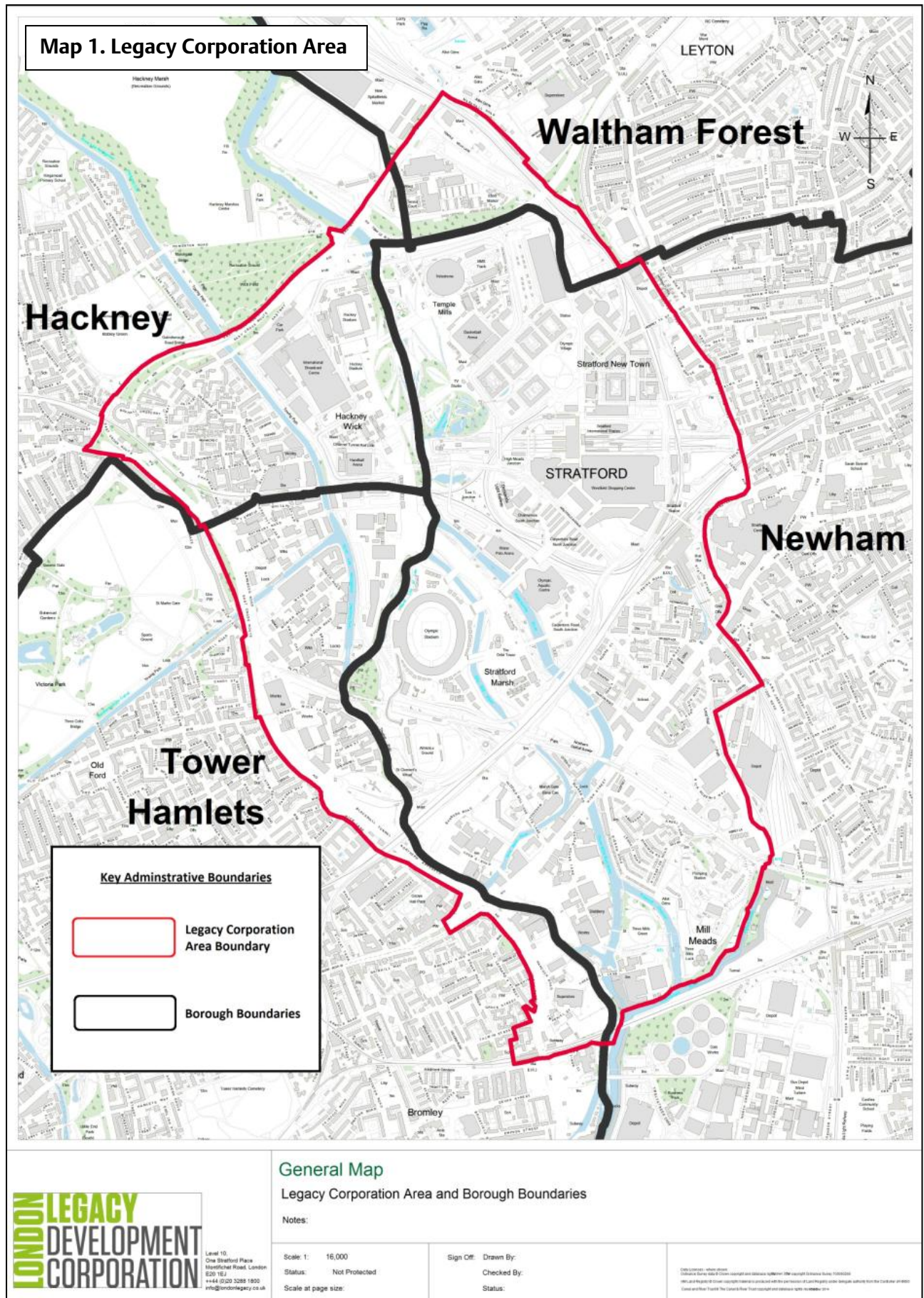
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2. Adoption of the Local Plan

- 2.1 As a result of changes to the planning system, emphasis has been placed on the preparation of a single Local Plan rather than a number of individual Local Development Documents (LDD's), which will have Development Plan Document (DPD) status. The Legacy Corporation took on planning powers in October 2012 and began preparation of its Local Plan shortly afterwards, progressing this as a single Local Plan for its area.
- 2.2 The Local Plan was 'submitted' for Examination by an independent planning inspector appointed by the Secretary of State on 21st November 2014. The inspector progressed the Examination from that point forward and held formal public hearings in March 2015. Public consultation was undertaken on a set of post hearing modifications to the Plan during April and May 2015 with the inspector's final Examination report being received on 9th July 2015. With the inclusion of the 'post-hearing modifications' to the Plan, the inspector found that it was a 'sound' plan and as a result the Legacy Corporation Board agreed to adopt the Local Plan at its meeting of 23rd July 2015.
- 2.3 The adopted Local Plan and its accompanying [Policies Map](#) can be viewed or downloaded on the Legacy Corporation web site. The information made available as part of the [Local Plan Examination](#) can also be viewed.
- 2.4 The relevant development plan policies for the Legacy Corporation area are now contained within the London Plan and the Legacy Corporation Local Plan. The Legacy Corporation supercedes all previously adopted local planning policy within its area. The development plan documents that no longer have effect are set out in the table below.

London Borough of Hackney	<ul style="list-style-type: none"> • Core Strategy (2010) • Hackney Wick Area Action Plan • Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Newham	<ul style="list-style-type: none"> • Core Strategy (2012) • Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Tower Hamlets	<ul style="list-style-type: none"> • Core Strategy (2010) • Fish Island Area Action Plan (2012) • Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Waltham Forest	<ul style="list-style-type: none"> • Core Strategy (2012) • Saved Unitary Development Plan Policies (prior to 1st October 2012)

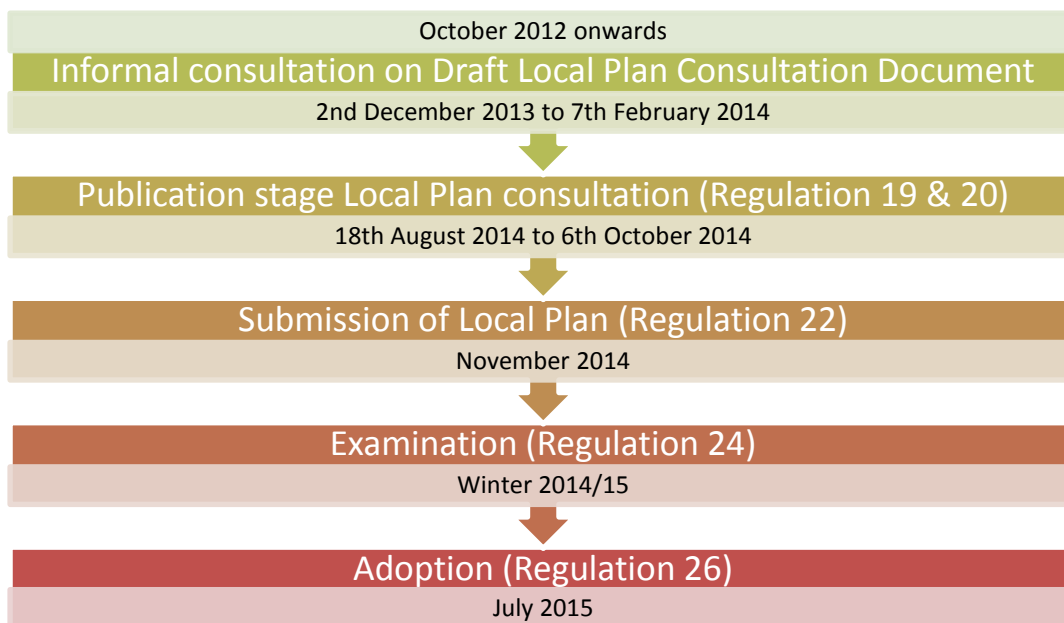
Monitoring and Review of the Local Plan

- 2.5 Now that it has been adopted, the Local Plan will be monitored using the key performance indicators (KPI's) set out within the Plan itself (Local Plan Table 12, Page 235). The annual monitoring report will include this monitoring information in the subsequent report sections. Specific monitoring information for the KPI's are within section 7.
- 2.6 Unless specific circumstances result in the need to review any part of the Plan at an earlier date, it is intended that a review will take place beginning in 2018/19, enabling the review to take into account the planned review of the London Plan.

Production of supplementary planning documents

- 2.7 The adopted Local Plan identifies the preparation of five supplementary planning documents (SPDs). These are:
- Bromley-by-Bow SPD (an area based SPD covering the area of the Local Plan Bromley-by-Bow site allocation SA4.1)
 - Hackney Wick and Fish Island SPD (an area based SPD covering the area of the Local Plan Sub Area 1)
 - Pudding Mill SPD (an area based SPD covering the area of the Pudding Mill site Local Plan allocation SA4.3).
- 2.8 Two topic based SPDs are also to be prepared. These are:
- Carbon Off-set Solutions SPD
 - S106 and Community Infrastructure Levy SPD
- 2.9 It is intended that each SPD will provide guidance further to the policies, proposals and site allocations within the Local Plan. These documents will not contain new policy. Public consultation will be undertaken on each of these documents as they are prepared during 2016.

Figure 1. Local Plan Milestones



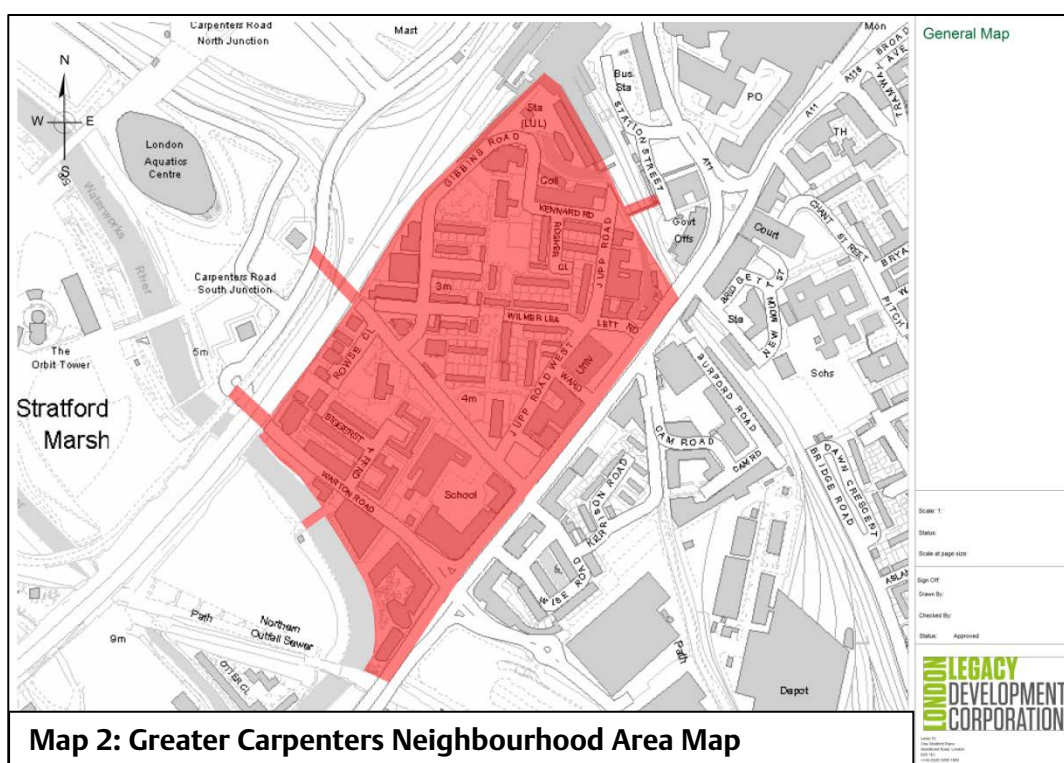
3 Adoption and introduction of the Community Infrastructure Levy

- 3.1 The Legacy Corporation Community Infrastructure Levy has been prepared in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended).
- 3.2 Preparation work has included the preparation of an Infrastructure Study and an area wide viability study as the required elements of evidence base. Consultation on the CIL Preliminary Draft Charging Schedule took place between 15th July and 9th September 2013.
- 3.3 Consultation on the CIL Draft Charging Schedule took place between 27th May and 8th July 2014. The Draft Charging Schedule was then submitted for Examination on 6th August 2014 and a Programme Officer and Examiner subsequently appointed. The Examiners Report was received in November 2014 and the Legacy Corporation Board agreed to adopt the CIL Charging Schedule at its January 2015 meeting. The CIL charge came into effect on 6th April 2015.
- 3.4 No schemes commenced during this monitoring period were liable to pay the Legacy Corporation CIL charge. It is expected that the first schemes to be required to do so will become liable within the 2016 monitoring year. Section 11 of this report includes information on the collection of the Mayor of London's CIL charge within the Legacy Corporation area during the monitoring period.

- 3.5 Information relating to the Community Infrastructure Levy and the CIL Charging Schedule can be found on the following pages of the Legacy Corporation's Queen Elizabeth Olympic Park website [CIL page](#).
- 3.6 The latest [Infrastructure Delivery Plan Projects List](#) can also be viewed on the website. Following consultation with relevant infrastructure providers no requirement was identified for the Regulation 123 List to be revised.

4 Neighbourhood Planning

- 4.1 As the local planning authority for its area the Legacy Corporation is the relevant body for the determination of applications for the designation of neighbourhood areas and, as a non-parished area, the designation of neighbourhood forums in accordance with the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended).
- 4.2 In April 2015 the Legacy Corporation received an application from the prospective Greater Carpenters Neighbourhood Forum for the designation of a neighbourhood area and for designation as the neighbourhood forum for this area. The area proposed is broadly that of the Local Plan Greater Carpenters Site Allocation (SA3.4).
- 4.3 The Legacy Corporation Board at its July 2015 meeting agreed the designation of both the forum and the neighbourhood area. The Greater Carpenters Neighbourhood Forum is now the formal Neighbourhood Forum for its area. Map 2 below identifies the Neighbourhood Area that has been approved.



5 Duty to Cooperate

- 5.1 The Localism Act 2011 places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation relating to strategic cross boundary matters. The Legacy Corporation Local Plan, as with those of London Borough Council's, exist within a strategic development plan framework that is expressed by the Mayor of London within his London Plan. This sets out planning policy with respect to strategic and, within London, cross boundary matters. The Legacy corporation area remains within the boundaries of each of the four boroughs (see paragraph 2.2). The adopted Legacy Corporation Local Plan has been prepared in cooperation with the boroughs and other relevant stakeholders with this being reflected in the outcome of the Local Plan Examination.
- 5.2 The Legacy Corporations decisions making processes for both development management and policy matters reflect a formal process of cooperation. Five of the eleven Planning Decisions Committee members are elected councillors from the four boroughs, who meet to make decisions on non-delegated planning applications and also provide comment to the Board in respect of planning policy matters prior to their consideration by the Legacy Corporation Board. The elected Leader of London Borough of Waltham Forest and elected mayors of the other three boroughs are members of the LLDC Board. The Board make decisions on planning policy matters.
- 5.3 The Legacy Corporation works with each of the four boroughs both informally and through an on-going programme of coordination meetings that are formalised through a Memorandum of Understanding that addressed practical coordination matters and areas of cooperation. These include:
- **Coordination with the four boroughs:** senior planning officers from the Legacy Corporation meet with borough counterparts on a regular and on-going basis to facilitate coordination of the local planning authority function and provide updates on current and emerging planning matters within the Legacy Corporation area. Formal consultation on planning and licencing applications take place and officers maintain relevant contact on planning matter in a less formal way where this is appropriate.
 - **Planning Policy Forum:** meets at least every six weeks; its purpose is to facilitate discussion and cooperation in respect of development and review of the Legacy Corporation Local Plan its CIL Charging Schedule and other relevant planning policy matters and to allow discussion and update in respect of the borough Local Plans and other planning policy matters. The meetings are attended by officers from the four boroughs, the Greater London Authority (including Transport for London) and the Lea Valley Regional Park Authority.

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- 5.4 The Duty to Cooperate has a significant influence on the approach taken in preparation of the Local Plan. A Duty to Cooperate Background Paper (August 2014) has been published that describes detailed areas of cooperation that are reflected in the adopted Plan and sets out the additional specific meetings and consultations that have taken place to facilitate this and provide all relevant bodies that are defined in the Town and Country Planning (Local Planning) (England) Regulations 2012. This also underlines the importance of cooperation on matters relating to infrastructure and infrastructure delivery, with a consultation being undertaken with relevant stakeholders as part of the 2015 review of the Infrastructure List (appendix 1) within the Infrastructure Delivery Plan and an Infrastructure liaison group meeting to facilitate on-going coordination in relation to infrastructure.

6 Development Management

- 6.1 Between 1st of October 2014 and 31st of December 2015 a total of 742 applications of all types were received and 680 were determined by the Legacy Corporation in its role as a local planning authority. The 62 applications received but not yet determined remain under consideration and will be determined at a future date.
- 6.2 Of the total of 680 determined applications determined, 462 standard applications were approved; 57 decisions were made on Non Material Amendments, 2 of which were refused; and there were 31 Environmental Impact Assessment screening and scoping applications decided. The overall total of determined applications also includes requests to discharge s106 obligations, applications for prior approval and 44 withdrawn applications.
- 6.3 During 2015 a total of 86% of applications were determined within the relevant 8, 13 or 16 week timeframes or within the agreed timeframe of a Planning Performance agreement.
- 6.4 Information on S106 Legal Agreements associated with developments with planning permission within the Legacy Corporation is recorded at section 8 of this report.
- 6.5 The S106s Legal Agreements completed within the monitoring period appear in Appendix 2.

7 Monitoring the Local Plan (key performance indicators)

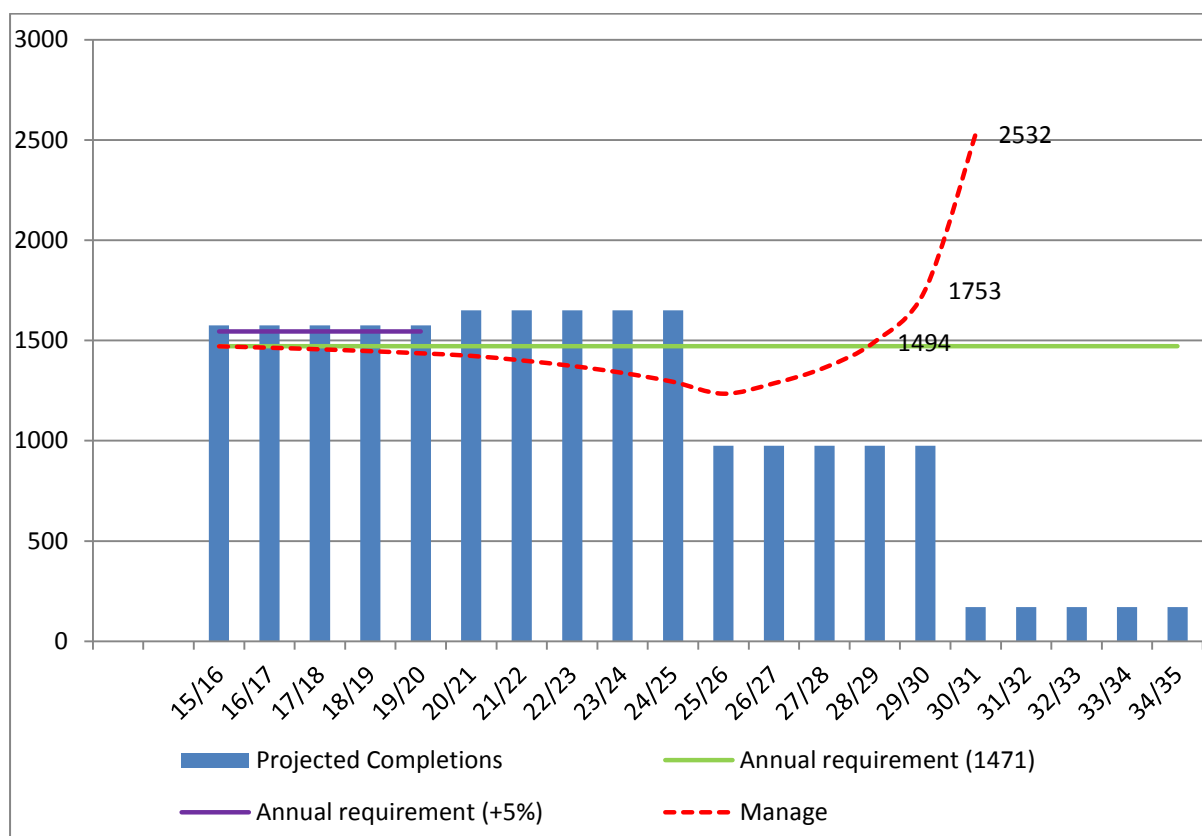
- 7.1 As the Local Plan is now adopted, this section contains the monitoring information available in relation to each of the key performance indicators set out within the Plan.
- 7.2 The Key Performance Indicators (KPI's) within Section 14 of the Local Plan can be broadly split into three main categories:
- Area-wide indicators; performance against which cannot be measured on an application by application basis (instead this will be measured cumulatively through area-wide performance over the medium to long term);
 - Specific monitoring indicators for which information can be derived from individual planning applications;
 - Those indicators triggered by specific measures, the scale, or location of an application.
- 7.3 In combination with the KPIs below, progression towards convergence can be measured by comparing the data available at a given point in time and the baseline position prior to the adoption of the Local Plan. Some of this information relies on national or regional data sources, which may not be available or updateable on an annual basis. However, future AMRs may include proxy data, when and where available, to supplement national or regional data sources. Baseline information currently demonstrates that the Growth boroughs are both economically and socially deprived, although the 2015 update of Indices of Multiple Deprivation show an improvement in the position of the four boroughs. However there is reasonable confidence that the investment and regeneration being pursued by the Legacy Corporation, the Growth Boroughs and their wider stakeholders will improve this situation and help to achieve 'convergence'.
- 7.4 It should be noted that for those indicators which rely on monitoring of particular outcomes within planning permissions, that the 2015 period represents a transition with adoption of the Local Plan at the end of July introducing some policy requirements that are specifically monitored in terms of whether those requirements have been included within the permission, for example by a condition requiring a particular specific outcome specified by a Local Plan Policy. This also represents a transition from local policy within four different borough Local Plans to one Legacy Corporation Local Plan.
- 7.5 Changes in national policy, such as the move away from the Code for Sustainable Homes and the introduction of the national housing standards reflected in the new optional building regulations requirements are a significant influence in this national local policy transition away from the use of the Code. In those instances limited or no data will be available for permissions granted in 2015. Particular examples are KPI 17, Reduction in Carbon Emissions and KPI 18, Water Efficiency. It is expected that

the monitoring report for 2016 will provide a more complete picture for relevant KPI's. It should also be noted that for many KPI's, the data provided in Table 1 below sets a baseline against which future monitoring reports will provide a comparison and potentially identify emerging trends.

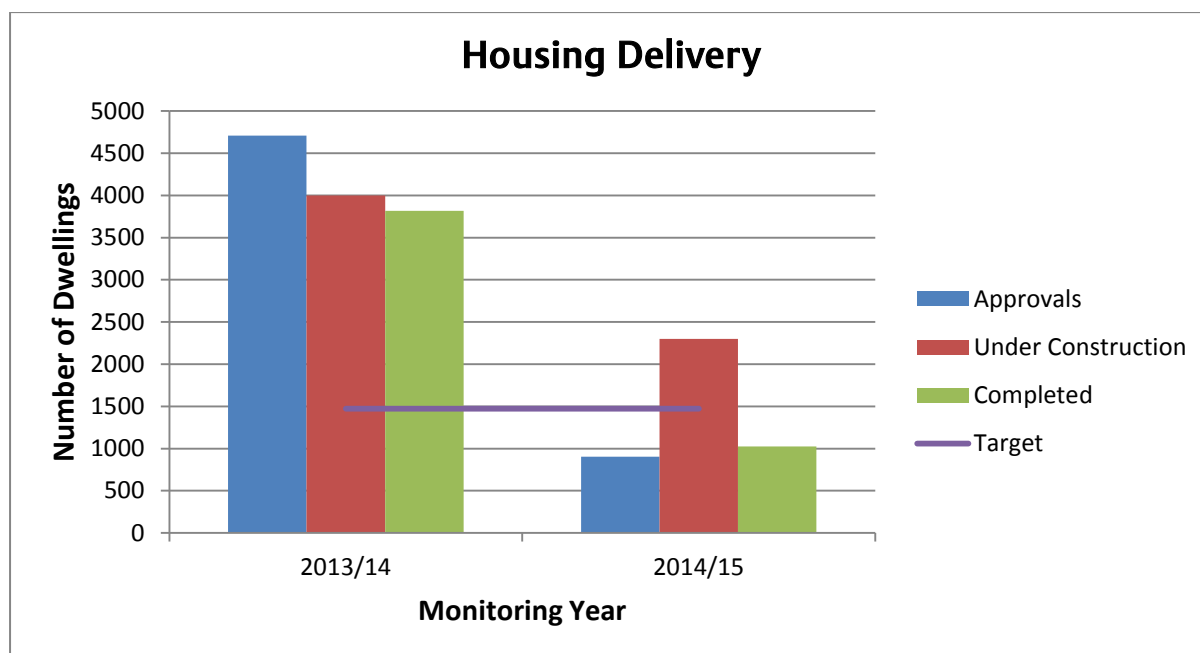
Updated Housing Trajectory

7.6 During the monitoring period 905 new homes were granted planning permission, 29% of which were affordable. There are more than 18,000 residential units with planning permission within the Legacy Corporation area within schemes that are either partly completed, underway or have yet to start. Approximately 2,200 units were under construction within the area at the end of the monitoring period, while approximately 1,000 units were completed in the monitoring period. More than 3,000 units are within the prospective development pipeline but at the end of the monitoring period remain unapproved.

7.7 The graph below depicts the housing trajectory in terms of the overall lifespan of the Legacy Corporation. It forecasts a steady delivery of dwellings across the timeframe.



7.8 In reality however the delivery of homes across the area is proving to be less even. As the graph below demonstrates in the 2013/14 monitoring year the number of dwellings approved was well above the target annual average of 1471, as were the numbers under construction and completed. While the numbers of approved and completed dwellings for the 2014/15 year is below the annual requirement.



7.9 The graph also depicts the lag between the approval, construction and completion phases of a development. Once approved a planning permission is usually valid for three years so it will not necessarily follow that the number of homes approved in one monitoring year will directly correlate to construction and completion figures in the next monitoring year.

7.10 It is expected that the 2016 monitoring year figures will show an approval and delivery outcome which is above the annualised housing target. Many of the approximately 2200 units currently under construction are likely to have been completed and there are also applications being processed that if approved will together account for permissions for over three and a half thousand homes. This includes over 400 homes that are awaiting the finalisation of the section 106 agreement in order for their formal grant of planning permission.

7.11 Given the current trends, the Legacy Corporation remains confident that it will either meet or exceed its Local Plan housing target by the end of the current Plan Period at 2031.

Town Centre Health Check Update

7.12 Table 1 sets out more detailed monitoring information relevant to each Local Plan Key Performance indicators, including the detail on the individual Town Centres. Overall across the three currently monitored centres Stratford Metropolitan Centre, and the Hackney Wick and East Village Neighbourhood Centres there was an average vacancy rate of 22.7%. The majority of the vacant units are however in the newly designated centres (Neighbourhood Centre at Hackney Wick and Local Centre at East Village) where the retail sector is in the early stages of becoming established. It is expected that these vacancy rates will drop as the residential and

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working population in the areas becomes more established and give retailers more confidence to move into the area.

- 7.13 The vacancy rate in the Legacy Corporation part of Stratford Metropolitan Centre (which includes Westfield Stratford City and the International Quarter), which was previously low, has dropped further to 3.2%. The Westfield 'The Street' area currently has the highest numbers of vacant units in this location.

Table 1: KPI Monitoring

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives																					
1- Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<p>Unemployment levels In June 2015 the average level of unemployment within the four boroughs stood at 7.9% compared to the London-wide figure of 6.6%. The highest level was in Tower Hamlets at 8.9% and the lowest in Hackney at 7.3%.</p> <p>(Source ONS data. This figure forms the Local Plan monitoring baseline and change will be identified in future monitoring reports).</p> <p>Job Seekers Allowance (JSA) Claimants At October 2015 2.1% of the working age population of the four boroughs were claiming JSA. Compared to 1.8% for London as a whole. The lowest level was among 18-24 year olds (1.9%) and the highest among 50-64 year olds (3.2%). Hackney had the highest level of claimants at 2.5% while the three other boroughs were at 2%.</p> <p>(Source ONS data. This figure forms the Local Plan monitoring baseline and change will be identified in future monitoring reports).</p> <p>Average Earnings in 2015</p> <table border="1" data-bbox="645 1043 1485 1396"> <thead> <tr> <th colspan="3" data-bbox="645 1043 1485 1118">Earnings by residence (2015) (Full time workers)</th> </tr> <tr> <th data-bbox="645 1118 904 1193"></th> <th data-bbox="904 1118 1135 1193">Gross weekly pay</th> <th data-bbox="1135 1118 1485 1193">Hourly pay (exc. Overtime)</th> </tr> </thead> <tbody> <tr> <td data-bbox="645 1193 904 1235">Hackney</td> <td data-bbox="904 1193 1135 1235">£603.40</td> <td data-bbox="1135 1193 1485 1235">£16.18</td> </tr> <tr> <td data-bbox="645 1235 904 1276">Newham</td> <td data-bbox="904 1235 1135 1276">£505.50</td> <td data-bbox="1135 1235 1485 1276">£12.83</td> </tr> <tr> <td data-bbox="645 1276 904 1318">Tower Hamlets</td> <td data-bbox="904 1276 1135 1318">£637.00</td> <td data-bbox="1135 1276 1485 1318">£17.03</td> </tr> <tr> <td data-bbox="645 1318 904 1359">Waltham Forest</td> <td data-bbox="904 1318 1135 1359">£546.10</td> <td data-bbox="1135 1318 1485 1359">£14.36</td> </tr> <tr> <td data-bbox="645 1359 904 1396">4 Borough</td> <td data-bbox="904 1359 1135 1396">£573.00</td> <td data-bbox="1135 1359 1485 1396">£15.10</td> </tr> </tbody> </table>	Earnings by residence (2015) (Full time workers)				Gross weekly pay	Hourly pay (exc. Overtime)	Hackney	£603.40	£16.18	Newham	£505.50	£12.83	Tower Hamlets	£637.00	£17.03	Waltham Forest	£546.10	£14.36	4 Borough	£573.00	£15.10	1
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KPI	Monitoring Criteria	2015 Monitoring Information					Local Plan Objectives						
		average											
		London	£621.10	£16.14									
		(Source ONS data. This figure forms the Local Plan monitoring baseline and change will be identified in future monitoring reports).											
		<p>Job Density Job density figures represent the ratio of total jobs to population aged 16-64 and include employees, self-employed, government supported trainees and HM forces. The average job density for the four boroughs stood at 0.73 in 2013 compared to 0.93 for London. The lowest ratio was in Newham at 0.43 while the highest, of 1.34, was in Tower Hamlets.</p>											
		<p>Change in Job Sectors The 2014 data for employee jobs within the four boroughs is reported below showing that the majority of employment is within the service sectors, although with the exception of Tower Hamlets, there are more jobs than average within the manufacturing and construction sectors than the London average. The majority of service jobs in 2014 fit within the Financial and Business Services (31%) and Public Administration, Education and Health (27%).</p>											
		<p style="text-align: center;">% of total employee jobs (2014)</p>	<p style="text-align: center;">Hackney</p>	<p style="text-align: center;">Newham</p>	<p style="text-align: center;">Tower Hamlets</p>	<p style="text-align: center;">Waltham Forest</p>	<p style="text-align: center;">4 borough average</p>	<p style="text-align: center;">London</p>					
	<p>Primary Services (A-B: agriculture and mining)</p>								0	0	0	0	0.1
	<p>Energy and Water (D-E)</p>								1.8	0.3	0.8	0.725	0.5

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives																					
		<table border="1" data-bbox="645 341 1890 464"> <tr> <td data-bbox="645 341 1182 379">Manufacturing (c)</td> <td data-bbox="1182 341 1301 379">2.8</td> <td data-bbox="1301 341 1420 379">3.9</td> <td data-bbox="1420 341 1538 379">1.4</td> <td data-bbox="1538 341 1657 379">4.9</td> <td data-bbox="1657 341 1776 379">3.25</td> <td data-bbox="1776 341 1890 379">2.4</td> </tr> <tr> <td data-bbox="645 379 1182 418">Construction (F)</td> <td data-bbox="1182 379 1301 418">2.4</td> <td data-bbox="1301 379 1420 418">4.8</td> <td data-bbox="1420 379 1538 418">1.6</td> <td data-bbox="1538 379 1657 418">3.7</td> <td data-bbox="1657 379 1776 418">3.125</td> <td data-bbox="1776 379 1890 418">3.1</td> </tr> <tr> <td data-bbox="645 418 1182 456">Services (G-S)</td> <td data-bbox="1182 418 1301 456">94.4</td> <td data-bbox="1301 418 1420 456">89.5</td> <td data-bbox="1420 418 1538 456">96.7</td> <td data-bbox="1538 418 1657 456">90.6</td> <td data-bbox="1657 418 1776 456">92.8</td> <td data-bbox="1776 418 1890 456">94</td> </tr> </table> <p data-bbox="645 464 1890 536">(Source ONS data. These figures form the Local Plan monitoring baseline and change will be identified in future monitoring reports).</p>	Manufacturing (c)	2.8	3.9	1.4	4.9	3.25	2.4	Construction (F)	2.4	4.8	1.6	3.7	3.125	3.1	Services (G-S)	94.4	89.5	96.7	90.6	92.8	94	
Manufacturing (c)	2.8	3.9	1.4	4.9	3.25	2.4																		
Construction (F)	2.4	4.8	1.6	3.7	3.125	3.1																		
Services (G-S)	94.4	89.5	96.7	90.6	92.8	94																		
	<p data-bbox="398 576 618 927">Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline (broken down by use class where data is available)</p>	<p data-bbox="640 576 1890 715">There was a net gain of 120,547.1 square metres for all B uses within the monitoring period. This includes the two office buildings to be built as part of The International Quarter development which together account for 92,096 square metres of B1(a); and the change of use of 7,100 square metres of the Eastway multi storey car park building from Sui Generis to B8.</p> <p data-bbox="640 754 1666 786">Overall 118,587.60 square metres of the B uses approved were for B1 office use.</p> <p data-bbox="640 826 1883 927">There was a cumulative net loss of 6219.9 square metres of B use space to change of use or redevelopment in specific schemes. Of this net loss, 6016.9 square metres was in B1(c), B2 or B8 use.</p> <p data-bbox="640 967 1823 1070">This is in line with the strategy and envisaged outcomes in the Local Plan for employment floorspace. The loss of B uses is generally the result of mixed use schemes being approved in accordance with the relevant Local Plan policies.</p>																						
	<p data-bbox="398 1115 607 1321">Number of new business start-ups compared to closures in the Growth boroughs</p>	<p data-bbox="640 1118 1059 1145">Business start-ups and closures</p> <p data-bbox="640 1150 1883 1251">In 2014 there were 11,170 business start-ups within the four boroughs, 22% of the total of active business. There were 52,160 active businesses in 2014, representing an 11.6% increase from number in 2013.</p> <p data-bbox="640 1294 1850 1358">In 2014 there were 5,945 business closures within the four boroughs, 11.7% of the total active businesses. This compared to 11.6% in 2013.</p>																						

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	Number of jobs/local jobs/opportunities within employment training initiatives created	<p>Future annual monitoring reports may be able to establish any trends through future data on start-ups and closures.</p> <p>Below are the projected job numbers for the floorspace granted permission for once it is built and fully occupied.</p> <p>Based on the above new B1 class floorspace using 15% to convert GIA into NIA and at 12sqm per person approximately 8400 FTE jobs would be created.</p> <p>The new B8 storage space could potentially result in between 88 and 100 FTE.</p> <p>Three hotels with a combined floorspace of 27,423 square metres including ancillary uses were approved.</p> <p>Based on the application information and the Employment Densities Guide 2010 the approximate employees numbers for each hotel are: Penny Brook – 199 Adagio – 46 Moxy – 30</p> <p>Other uses approved potentially created 145.5 FTE jobs.</p> <p>The Local Labour Employment clause was included in 5 s106 agreements signed within the monitoring period.</p>	
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2	<p>Net gain in A1-A5 uses of 3455.79 square metres overall with 2484.5 square metres within an identified centres.</p> <p>Net Gain of C1 use of 27,423 square metres, all in the Metropolitan Centre.</p>	1

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	Use Classes) by each use within the identified centres.	<p>Net Gain in D2 uses of 821.50 square metres, however only 69 square metres was in an identified centre.</p> <p>In non-specific uses 2396 square metres of flexible category use were created. However 4695.19 square metres of sui generis use was lost during the monitoring period.</p>	
	Vacancy rates within the identified centres compared to the London average.	<p>In the Legacy Corporation part of Stratford Metropolitan Centre (including Westfield and the International Quarter) there are 310 units within the Centre with a vacancy rate of 3.23%.</p> <p>Hackney Wick Neighbourhood Centre 15 units with a 13% vacancy rate. East Wick Village has 25 units with a vacancy 52% vacancy rate.</p> <p>The 2013 GLA consolidated London wide Town Centre Health Check data showed an average 10% vacancy rate across London. While the Metropolitan Centre area is well below the London average, the newly designated neighbourhood and local centres will need time to become established as local residential and employment populations begin to increase.</p>	
	New retail floorspace permitted outside the Centres (units and quantum)	<p>There was a net gain of 971.20 square metres of new retail floorspace outside identified centres though both new build and change of use. The number of units for the new build elements was not provided in the application information.</p>	
	Number of applications submitted for change of use	<p>Six applications – 5 approved 1 withdrawn indicates 83% were granted.</p> <p>There was a loss of 1881.16 square metres of A1 within the identified centres due to change of use.</p>	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	from A1 to non-A1 floorspace within the Centres and % granted		
3. Supply of housing	Number of homes permitted per annum.	The number of new homes granted permission for the period covered by this document is 905.	2
	Number of 'affordable' homes permitted per annum (broken down by affordable rented and intermediate).	Overall 277 'Affordable Homes' were permitted with 150 units being affordable rent and 127 intermediate. (17 were re-provided as part of a redevelopment). Therefore there was a net gain of 260 affordable homes within the area. This is 29% of the total.	
	Number of homes completed per annum.	267 - C3 residential units 759 - student bed spaces Providing a combined total of 1026 units completed within the monitoring period.	
	Number of 'affordable' homes	22 (shared ownership) properties were completed and an off-site payment made.	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	completed per annum (broken down by affordable rented and intermediate).		
	Average number of bedrooms per unit.	Permitted units within the monitoring period - 2.24 beds average per unit. Completed units within monitoring period - 1.74 beds average per home <i>(NB calculated using 1, 2 and 3+bed figures)</i> .	
	Number of one-, two- and three-bedroom plus units permitted per annum (% of total).	Overall Permitted Housing Mix 1 bed = 245 (27.1%) 2 bed = 266 (27.5%) 3 bed = 368 (40.7%) 4 bed = 35 (3.9%) 5 bed = 8 (0.8%)	
	Amount of accommodation provided for students, older persons and gypsies and travellers)	6 additional student units were granted as a non-material amendment to an existing permission. 759 student beds completed. 45 units for older persons were permitted 17 of which are a re-provision of existing units.	
	Changes in resident	Population change: the 2012 baseline for the Legacy Corporation area (i.e. based on 2011 census data) was approximately 10,000. The subsequent midyear population estimates for the	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives															
	population and household profile on	<p>three wards that partly fall within the Legacy Corporation area and have any population are set out below. It should be noted that only part of each ward population will fall within the area but provides an indication of the trend in population change. The population of the four wards (Bow East, Bromley North, Hackney Wick and Stratford and New Town)</p> <table border="1" data-bbox="645 515 1319 790"> <thead> <tr> <th>Year</th> <th>Total Population (4 wards)</th> <th>% increase from 2011</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td>55,255</td> <td>-</td> </tr> <tr> <td>2012</td> <td>56,625</td> <td>2.5</td> </tr> <tr> <td>2013</td> <td>59,365</td> <td>7.4</td> </tr> <tr> <td>2014</td> <td>59,660</td> <td>8.0</td> </tr> </tbody> </table> <p>Housing Stock: in 2011 there were 411,256 dwellings within the four boroughs. 66% were Private Housing Stock (lowest was Hackney at 56% and highest 78% in Waltham Forest). Local Authority Housing Stock was 15.4% (Lowest of 10.5% in Waltham Forest and highest 22.2% in Hackney). Registered Social Landlord stock stood at 18% of the total (Highest in Tower Hamlets at 27% and lowest in Waltham Forest at 11%).</p> <p>House prices to earnings ratios. As at 2014 mean house price to earnings ratios within London were 11.10; Growth boroughs ranged from 9.68 in Newham to 11.47 in Waltham Forest.</p>	Year	Total Population (4 wards)	% increase from 2011	2011	55,255	-	2012	56,625	2.5	2013	59,365	7.4	2014	59,660	8.0	
Year	Total Population (4 wards)	% increase from 2011																
2011	55,255	-																
2012	56,625	2.5																
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2014	59,660	8.0																
4. Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class). Onsite	<p>There was a net gain of 3524.16 square metres of D uses for this monitoring period. The majority of this stemmed from the granting of a conference facility as part of a hotel.</p> <p>Of the above figure 2702.66 square metres were for D1 uses, aside from the conference facility a nursery and a crèche were also granted permission.</p>	2															

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	community infrastructure secured through S106 Agreement as part of large-scale development.	No onsite community infrastructure was secured through a s106 agreement within the monitoring period.	
	Number of new school places delivered/granted planning permission.	The 3 Form Entry Primary School at Eastwick is under construction. The school began phased opening in September 2015 with a 30 place reception class located temporarily at Brook Community Primary School in Hackney. The school is planned to open in its permanent location in September 2016.	
	Number and capacity of new health facilities granted planning permission.	1 new dental facility of 134 square metres granted as a change of use (not in an identified centre).	
5. Protecting heritage assets and improving design quality	Loss of heritage assets	No heritage assets were lost in this monitoring period.	3,5
	Proportion of relevant applications approved for	There were 10 relevant applications 9 of which had mentioned the development is compliant with the Mayor’s Housing SPG in the Officers report and 5 of those also ensured compliance through a specific condition in the Decision Notice.	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	<p>development schemes (proposing residential use) that meet the 'Baseline' Quality and Design Standards outlined within Annex 1 of the Mayor's Housing SPG (excluding any elements of the Baseline Standards that are addressed by the Nationally Described Space Standards – Technical Requirements and Policies BN.5 and S.5)</p>	<p><i>NB Reserved Matters applications are not considered to be relevant applications for this purpose.</i></p>	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	<p>Proportion of relevant applications (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation’s Inclusive Design Standards.</p>	<p>Given the transition to new adopted Legacy Corporation Local Plan policy standards, no relevant applications specifically mentioned the Legacy Corporation’s Inclusive Design Standards in the Decision Notice.</p> <p>It is anticipated that future monitoring reports will provide a more complete annual picture. (See note at paragraph 7.4).</p>	
	<p>Proportions of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with Optional Requirement M4 (2) Category 2 of Part M of</p>	<p>There were no relevant applications mentioning this requirement in the Decision Notice.</p>	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	the Building Regulations, and 10% of dwellings in accordance with Optional Requirement M4 (3) Category 3 of Part M of the Building Regulations.		
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards – Technical Requirements.	Given the transition to new adopted Legacy Corporation Local Plan policy standards, no relevant applications specifically mentioned the nationally described space standards. Where relevant, applications have met the standards previously established by the London Plan and the previous version of the Mayor’s Housing SPG, which are in almost all cases equivalent to the new national standards for particular types of unit.	
	Proportion of relevant	All major applications took this into account to a level assessed to be acceptable for the individual scheme.	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	applications approved for development schemes that meet 'Site layout planning for daylight and sunlight' (BRE, 2011) or superseding guidance.		
6. Amount of open space	Quantum of open space gained or lost through development	There was no change in the amount of public open space within this monitoring period.	3,5
7. Protect biodiversity and habitat	No net loss of SINCS. (net gain or loss in area for designated SINCS) Number of applications approved for development schemes including urban	There was no loss of SINCS occurred within the monitoring period 13 applications mentioned urban greening initiatives (including specific landscaping; provision of allotments; and bat and bird boxes). However given that many of the applications processed within this monitoring period related to reserved matters of major developments that were permitted previous to the current monitoring period this figure is not necessarily representative of the urban greening initiatives occurring	3,5

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	greening initiatives.	across the Legacy Corporation area.	
8. Improving the waterway environment	Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network.	No major applications were approved adjacent to waterways within the monitoring period.	3,5
9. Managing transport impacts	Number of Green Travel Plans entered into through either condition or S106 Agreement.	Four Green Travel Plans were entered into through either condition or s106 Agreement.	4,5
10. Reducing car use	Number of car club spaces approved.	One car club space was agreed through a s106.	4, 5

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
11. Delivering electric-charging infrastructure	Number of electric-charging points approved	Three applications specifically mentioned the provision of electric car charging points, one specified 3, another 13, the other did not provide a specific number.	4, 5
12. Car parking provision	Number of applications approved for car-free or car-capped development schemes.	Three applications were permitted as a car-free development.	4, 5
	Net gain/loss of car parking spaces.	Net gain of 407 car parking spaces. Parking provision in approved schemes is generally at or below the maximum levels of parking sought by Local Plan policy.	
13. Cycle parking provision	Net gain/loss of cycle parking spaces	<p>There was a net gain of 2618 cycle parking spaces during the monitoring period.</p> <p>Permission was also granted for 312 docking stations for the Mayoral Cycle Scheme.</p> <p>Additionally there was a net gain of 105 motorcycle spaces.</p>	4, 5
14. Delivering transport infrastructure	Infrastructure provided on site as part of development – e.g. new	<p>The cycle docking stations (referenced at KPI 13) are in the process of being installed.</p> <p>Other infrastructure (including the new East Wick Primary School) is under construction.</p>	4, 5

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives																																
	junctions, new cycle paths, new footpaths																																		
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within Wards that fall within the Legacy Corporation area.	September 2015 saw the release of updated Indices of Multiple Deprivation Data. It is worth noting that Hackney, Newham and Tower Hamlets are no longer within the top twenty most deprived boroughs. However, Tower Hamlets is the most deprived district with regard to income deprivation among both children and older people. Parts of Wick Ward in Hackney continue to fall within the 10% most deprived areas in England.	1, 2, 4, 5																																
16. Improvements in health	Changes in health indicators for residents within Wards that fall within the Legacy Corporation area.	<p>Health Indicators (source ON, 2011 Census)</p> <table border="1" data-bbox="645 914 1780 1391"> <thead> <tr> <th></th> <th>Wick Ward</th> <th>Stratford & New Town</th> <th>Bromley-by-Bow</th> <th>Bow East</th> <th>Cathall</th> <th>Leyton</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Day-to-Day Activities Limited a Lot</td> <td>9.4</td> <td>5.8</td> <td>7.1</td> <td>7.4</td> <td>6.9</td> <td>7</td> <td>6.7</td> </tr> <tr> <td>Day-to-Day Activities Limited a Little</td> <td>7.9</td> <td>5.8</td> <td>7.2</td> <td>7.4</td> <td>7.1</td> <td>7.2</td> <td>7.4</td> </tr> <tr> <td>Day-to-Day Activities Not Limited</td> <td>82.8</td> <td>88.4</td> <td>85.6</td> <td>85.2</td> <td>86</td> <td>85.8</td> <td>85.8</td> </tr> </tbody> </table>		Wick Ward	Stratford & New Town	Bromley-by-Bow	Bow East	Cathall	Leyton	London	Day-to-Day Activities Limited a Lot	9.4	5.8	7.1	7.4	6.9	7	6.7	Day-to-Day Activities Limited a Little	7.9	5.8	7.2	7.4	7.1	7.2	7.4	Day-to-Day Activities Not Limited	82.8	88.4	85.6	85.2	86	85.8	85.8	2, 3, 5
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KPI	Monitoring Criteria	2015 Monitoring Information								Local Plan Objectives		
		Very Good Health	48.1	50.2	46.1	50.1	47	46.2	50.5			
	Good Health	32.2	35.4	34.6	32.5	35.8	35.9	33.3				
	Fair Health	12.8	9.7	12.5	11.1	11.8	12.2	11.2				
	Bad Health	5	3.4	4.9	4.5	3.9	4.3	3.7				
	Very Bad Health	2	1.3	1.9	1.8	1.4	1.5	1.2				
	Changes in Life Expectancy for residents within wards that fall within the Legacy Corporation area.	Life Expectancy at Birth (2008-2012) (years)		London								
		Ward	Male	Female	Male	Female						
		Wick	74.4	79.8	79.3	83.5						
		Stratford & New Town	76.2	82.4								
		Bow East	75	81.3								
		Bromley-by-Bow	79.4	81.7								
		Cathall	78.6	82								
		Leyton	79.2	82.1								
		Life Expectancy at Age 65 (2008-2012) (years)		London								
		Ward	Male	Female	Male	Female						
Wick		16	19.4	18.6	21.5							
Stratford & New Town		16.4	21.1									
Bow East		15.8	19.7									
Bromley-by-Bow		19.8	21.6									
Cathall	18.5	19.7										
Leyton	21.1	20.4										

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives																																										
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KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
17. Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations Target Emission Rate, or from 2016 onwards achieve a Zero Carbon target (including any permitted allowable solutions).	<p>To the point at which the Local Plan was adopted, major schemes have been required to achieve a minimum of Code for Sustainable Home Level 4 standard. The mechanisms for achievement of carbon offsetting in accordance with Local Plan Policy S.2 to achieve the required carbon targets is being put in place through preparation of a Carbon Offset SPD which it is planned to complete and publish during 2016.</p> <p>It is anticipated that future monitoring reports will provide a more complete annual picture. (See note at paragraph 6.4).</p>	3, 4, 5
	Number of applications approved for major development	<p>2 major applications including non-residential use had a condition added requiring the achievement of a reduction in carbon dioxide emissions of either 35 percent reduction over the 2013 Building Regulations.</p> <p>It is anticipated that future monitoring reports will provide a more complete annual picture.</p>	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	<p>schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations TER, meet building regulations requirements from 2016 to 2019, or from 2019 onwards achieve a Zero Carbon target (including any permitted allowable solutions).</p> <p>Number of applications approved for major development schemes (proposing non-</p>	<p>(See note at paragraph 6.4).</p> <hr/> <p>Seven approved applications require achievement of BREEAM Very Good or above. However these did not specify achievement of the maximum water score.</p> <p>It is anticipated that future monitoring reports will provide a more complete annual picture. (See note at paragraph 6.4).</p>	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	residential use) achieving a minimum of BREEAM 2011 'Very Good', while achieving a maximum score for water use (or an equivalent in any future nationally recognised assessment scheme).		
18. Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person per day (including a 5 litre per person	<p>To the point at which the Local Plan was adopted, major schemes have been required to achieve a minimum of Code for Sustainable Home Level 4 standard.</p> <p>It is anticipated that future monitoring reports will provide a more complete annual picture that is specific to the achievement of the standard specified within Local Plan Policy S.5. (See note at paragraph 6.4).</p>	3, 4, 5

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
	per day for external use) or less.		
19. Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of additional trees.	The total number is unknown as the number of additional trees is usually provided as at the Approval of Details stage. However a reserved matters application for the International Quarter mentioned an additional 48 trees would be planted in the area.	2, 3, 5
	Number of applications approved for major development schemes including green/brown roofs.	10 applications included a green/brown roof, this includes non-major applications.	
	Total area of green/brown roofs approved.	No specific area figures were stated within the relevant planning applications.	

KPI	Monitoring Criteria	2015 Monitoring Information	Local Plan Objectives
20. Planning Obligations	The AMR will include a breakdown of all financial and non-financial obligations secured through S106 Agreement.	See Section 8 of this AMR for more information on monitoring of S106 Legal Agreements for schemes with planning permission. Appendix 1 provides a breakdown of individual clauses from those S106 Agreements signed within the monitoring period.	All

8 Development schemes with s106 legal agreements

8.1 Between 1st October 2014 and 31st December 2014 the following schemes were granted planning permission with a section 106 agreement.

Table 2: Development Schemes with s106 legal agreements (1st October – 31st December 2014)

Application Number	Location	Full Development Description	Decision Date	Application Type	Work Commenced Date	S106 Date
14/00074/FUL	The Street, Westfield Shopping Mall, Zone 1, Stratford City	Construction of a glazed roof canopy over 'The Street' (the 24 hour external pedestrian route between Stratford Regional Station/Town Centre Link Bridge and Westfield Avenue).	15/10/2014	Full planning application	15/10/2014	15/10/2014
13/00579/VAR	Land Adjacent To International Way And Stratford International Station, (Plot N24 Manhattan Loft Gardens), Stratford, London.	Application for minor material amendments to planning permission 10/90285/FUMODA, submitted pursuant to s73 of the TCPA to vary condition 2 (approved drawing numbers). Amendments consist of the following: 1. Facade changes to hotel lobby entrance and residential entrance; 2. Modification of cycle parking canopy; 3. Change of materials for fence adjacent to southern boundary; 4. Minor revisions to internal layouts; 5. Relocated Juliette balconies and mechanical louvres on facades; and 6. Revised parapet height at Level 7, 25 and 36 to coordinate with HS1	28/10/2014	Variation of conditions (Section 73 applications)		29/10/2014

		requirements. [Original description of application 10/90285/FUMODA: Erection of a 42 storey building comprising a hotel, restaurant and 248 residential units, as amended under applications 11/90638/NMAODA & 13/00166/NMA (approved 18th July 2011)]				
14/00327/FUL	Plot N25, Stratford International Station, Multi Storey Car Park (MSCP), Zones 3-6, Stratford City (Related to Plot N24 Manhattan Loft Gardens).	Change of use of 40 car parking spaces on level 5 of the car park from use exclusively by passengers and others associated with Stratford International Station, to car parking associated with occupiers of the adjacent development Plot N24 (Manhattan loft Gardens, land adjacent to International Way). (Associated planning references 11/90244/COUODA & 10/90285/FUMODA).	28/10/2014	Full planning application		29/10/2014
14/00063/FUL	1 William Guy Gardens, Bromley-by-Bow, E3 3LE	Demolition of 17 affordable residential units for older persons and redevelopment to provide 45 residential units within a part 6 and part 7 storey building with associated highway and landscaping works.	14/11/2014	Full planning application		14/11/2014

8.2 Between 1st January 2015 and 31st December 2015 the following schemes were granted planning permission with a section 106 agreement.

Table 3: Development Schemes with s106 legal agreements (2015)

Application Number	Location	Full Development Description	Decision Date	Application Type	Work Commenced Date	S106 Date
13/00548/FUL	Christ Disciples Faith Ministries,6-7 Park Lane,London,E15 2JG	8 storey residential building comprises 4 x 2 Bedroom flat, 2 x 4 Bedroom Duplex, ground floor commercial unit, one level basement and roof garden.	09/01/2015	Full planning application		09/01/2015
14/00310/FUL	Hardstanding area bordered by railway line, Land at Great Eastern Road, Stratford, London, E15 1BG	Erection of an 8 storey hotel building comprising a total of 279 bedrooms together with ancillary hotel facilities on the ground floor and accessible parking spaces.	27/03/2015	Full planning application		27/03/2015
13/00449/FUL	61 Wallis Road,Hackney Wick,London,E9 5LH	Redevelopment to provide a four storey building comprising twelve residential units and ground floor commercial space.	02/04/2015	Full planning application		27/03/2015
14/00260/FUL	4 Roach Road, Fish Island, London, E3 2PA	Redevelopment to comprise the demolition of existing buildings and construction of a new building up to 6 storeys (+33m AOD approx.) in height to accommodate 687sqm (GIA) approx. of commercial floorspace (use classes A3 café, B1/B2 workspace, D2 gallery) and 44 residential units; along with ancillary cycle storage, car parking and landscape works and other associated works	02/04/2015	Full planning application		02/04/2015

14/00439/NMA	Chobham Farm Development, Leyton Road	Submission of Non Material Amendments to amend the boundaries of Zone 2 and 3 and to amend the wording of Condition AZ.62 (Play Space).	02/04/2015	Non-Material Amendment (Section 96A applications)		02/04/2015
14/00440/NMA	Chobham Farm Development, Leyton Road	Submission of Non Material Amendment to the wording of Conditions OZ.1 (Approved Plans), OZ.4 (Zone 2 Reserved Matters time limits), OZ.5 (Zones 3, 4, 5 Reserved Matters time limits) and OZ.12 (Maximum Residential Densities) consequential on revised phasing and zone 2/3 boundary changes and amended unit mix.	02/04/2015	Non-Material Amendment (Section 96A applications)		02/04/2015
14/00481/FUL	Zone 2 The International Quarter South, Land adjacent to Westfield Avenue, Stratford City	Application for the temporary and phased diversion of the existing pedestrian route between Westfield Avenue and Bridge F10 through 'The International Quarter' Zone 2 (currently known as 'The Stitch' entrance to Queen Elizabeth Olympic Park).	22/04/2015	Full planning application		22/04/2015
14/00123/COU	Unit 3, 39, Autumn Street, LONDON, E3 2TT	Retrospective change of use from General Industry (Class B2) to multi functional floorspace for the creative industries (Sui Generis) consisting of offices, studios, light industry, general industry and events, exhibition and performance space.	03/09/2015	Change of use applications		28/08/2015

14/00374/FUL	1 Smeed Road and 79-85 Monier Road, London, E3 2PS	Application for full planning permission for mixed-use redevelopment comprising: demolition of existing buildings and structures and erection of a part four (4), part five (5) and part six (6) storeys above ground level with a maximum parapet height of 27.7m AOD to provide; 120 residential units (Use Class C3); 100sqm of Class A1/B1 floorspace; 2,150qm of Class B1 floorspace; together with car-parking, cycle parking, refuse and recycling facilities and landscaping.	04/09/2015	Full planning application		04/09/2015
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- 8.3 The Legacy Corporation inherited a number of planning obligations from its predecessor organisations, the Olympic Delivery Authority (ODA) and the London Thames Gateway Development Corporation (LTGDC). The most significant of these is the ‘Legacy Communities Scheme’ planning permission, which permits development of the development platform areas within the Queen Elizabeth Olympic Park and some other adjacent locations that were utilised for delivery of the 2012 Games. A Zonal masterplan has been approved for PDZ6 (Chobham Manor). Reserved matters approval has been given for Phases 1 and 2. The Zonal masterplan submission for PDZ5 East Wick was approved in 2015 and submission of the Zonal Masterplan for PDZ4 Sweetwater is expected during 2016.
- 8.4 The Stratford City planning permission, originally granted in 2005 and varied by the ODA in 2007 continues to be built out. Most of the infrastructure secured through the obligations within this s106 agreement has now been provided.
- 8.5 Other significant sites with section 106 agreements inherited from LTGDC are at Sugar House Lane and Bromley by Bow North. Both schemes have been implemented.
- 8.6 Details of these schemes are set out in the table below.

Table 4: S106 Legal agreements for significant schemes permitted by previous local planning authorities

App No.	Site	Proposal	Valid Date	Decision	Decision Issued
PA/11/02423 /LBTH	Hancock Road, Three Mills Lane, Bromley By Bow, London, E3	Hybrid planning application for mixed use development comprising 741 residential units (C3 Use Class), flexible office space (B1 Use Class) car dealership (Sui Generis), and a bar/restaurant (A3/A4 use class), associated infrastructure including new access/egress, basement level parking, public open space, landscaping and upgrade works to existing towpath adjacent to River Lea.	12 Sept 2011	12 July 2012	27 Sept 2012
12/00336/LT GOUT/LBNM	Land to the South of High Street, Stratford. East of the River Lee Navigation Channel	Hybrid planning application for comprehensive mixed use development comprising: Outline element: All matters reserved except access; demolition of buildings where stated; 1192 residential units (C3) of which 10% of properties wheelchair accessible; 12,593sqm flexible uses including retail (A1), financial and professional services (A2), restaurants, cafes and bars (A3/4), offices and workshops (B1), non-residential institution (D1) and assembly and leisure (D2); 33,950sqm offices and works shops (B1); 350 bed hotel (C1); pedestrian bridge across Three Mills River; a riverside park; car, motorcycle and bicycle parking; servicing and ancillary works. Detailed elements: Demolition of existing buildings where stated; 8 residential units (C3) within Sugar House only; 300sqm financial and professional services (A2); 500sqm public house/bar (A4); 2,620sqm office and workshops/non-residential institution (B1/D1); 8,170sqm offices (B1); public square; access including limited emergency services access along Three Mills Wall River and east-west along Sugar House Lane; 28 parking spaces; hard and soft landscaping.	28 February 2012	12 July 2012	27 September 2012
11/90621/O UTODA	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At	Comprehensive, phased, mixed use development within the future Queen Elizabeth Olympic Park, as set out in the Revised Development Specification & Framework (LCS-GLB-APP-DSF-002). The development comprises up to 641,817 sqm of residential (C3) uses, including up to 4,000 sqm of Sheltered Accommodation (C3); up to 14,500sqm of	05 October 2011	26 June 2012	28 September 2012

App No.	Site	Proposal	Valid Date	Decision	Decision Issued
	Bridgewater Road And Land At Rick Roberts Way.	hotel (C1) accommodation; up to 30,369 sqm (B1a) and up to 15,770 sqm (B1b/B1c) business and employment uses; up to 25,987 sqm (A1-A5) shopping, food and drink and financial and professional services; up to 3,606 sqm (D2) leisure space and up to 31,451sqm (D1) community, health, cultural, assembly and education facilities, including two primary schools and one secondary school; new streets and other means of access and circulation, construction of open and covered car parking; landscaping including laying out of open space with provision for natural habitats and play space; new and replacement bridge crossings, re-profiling of site levels, demolition and breaking out of roads and hardstanding, utilities diversions and connections; and other supporting infrastructure works and facilities.			
07/90023/VARODA	Stratford City Development, Stratford Rail Lands,London, E15 2NQ	The approval of the Stratford City development but with variations to Conditions T4 (Street block size), K2(g) (no visible plumes from CCHP), and P11 (no visible plumes from all plant equipment) of consent ref. P/03/0607 and the consent to be granted pursuant to application ref. 06/90017/VARODA.	15 March 2007	13 November 2007	13 November 2007

9 Use of section 106 funding

- 9.1 On taking its planning powers the Legacy Corporation became the successor in title to the section 106 agreements entered into by the LTGDC and ODA. Funds received by LTGDC and the ODA which had not been spent by 1st October 2012 within the Legacy Corporation area were passed to the Legacy Corporation. LTGDC had also entered into a number of grant agreements which set out how some section 106 funds would be spent on projects, and these also passed to LLDC.
- 9.2 At their meeting on the 24th June 2013 the Board agreed to establish and to delegate to the 'Project Proposals Group' (PPG) the authority to allocate section 106 monies, and future CIL monies, received. The Project Proposals Group monitors the progress of the projects that are funded through section 106 and in the future CIL.
- 9.4 The S106 contributions secured through the S106 agreements transferred from LTGDC are either "ring-fenced funds" i.e. for a specified purpose, e.g. affordable housing or public realm improvements, but often not specifying a specific project; or they are "pooled funds" which can be spent on any infrastructure project identified in the LTGDC's Lower Lea Valley Public Sector Investment Plan (PSIP). In both cases the Project Proposals Group is the mechanism by which the Legacy Corporation allocates funds to appropriate projects.
- 9.5 The section 106 funding that has been allocated and spent on projects since the Legacy Corporation received its planning powers is set out below. In total, for both ring fenced and pooled s106 funds, the PPG has allocated £8,173,495. By the end of the reporting period £760,000 of that money had been drawn down and spent, with the remainder awaiting future draw down following successful project bids.

Table 5: Allocation of s106 funding

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
14 th September 2012	LTGDC (now LLDC) and London Underground Ltd	Bromley by Bow Station (Design and survey work for station improvements to include installation of lifts to platforms and increasing capacity as well as increasing the visibility of the station)	£500,000	Lower Lea Valley Pooled Fund	£500,000 May 2015	<p>The section 106 grant funding element of the project has been completed. The grant has been used to fund consultancy work to “provide a costed detailed refurbishment to Bromley by Bow Station to Stage F which will incorporate step free access, an architecturally striking façade and increased capacity of the ticket hall” as set out in the grant agreement. The scheme now has planning permission and is expected to be start on site in April 2016 and be completed by December 2017.</p> <p>When the funding was allocated to this project in 2011 it was intended to help kick start improvements to Bromley by Bow Station by allowing the design element to be funded which would in turn lever in further funding for the project from TfL and allow other s106 contributions held by Tower Hamlets to be utilised. It seems the grant funding has been successful in doing this.</p>
18 th January 2013	LLDC and LLDC	Lea River Park project	£141,328	Lower Lea Valley Pooled Fund		<p><u>Twelvetrees Ramp</u>: £65k contribution to delivery of the new staircase, ramp and planting on the eastern bank of the River Lea. Delivered by LLDC</p>

Table 5: Allocation of s106 funding

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
(transfer order) (breakdown of spend agreed by PPG September 2014)						<p>On site, expected completion Summer 2016.</p> <p><u>Cable Bridge</u></p> <p>£25,500 contribution to delivery of new public connection beneath cable bridge.</p> <p>Completed.</p> <p><u>Canning Town Riverside:</u> £50k contribution to delivery of upgrade of existing service road underpass below A13. TfL permission secured subject to details of final design. Remaining funding proposed from OPTEMS and Newham S.106.</p> <p>On site should be completed by Summer 2016.</p>
11 January 2014	LLDC and NHS Property Services Ltd	Funding for fit out of NHS Doctors Surgery on Stratford High Street	£150,000	06/00634/LTGDC Rick Roberts Way	£150,000	<p>This project has been completed. The funding has been used to help fit out the reception area for a replacement doctors surgery within the basement, ground and first floor of a property on Stratford High street. The majority of the funding was provided by the NHS. The funding has resulted in an accessible, high quality doctors surgery, which includes treatment rooms, quiet rooms, administration areas</p>

Table 5: Allocation of s106 funding

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
						and a fenced children’s play area in the reception.
11 January 2014		Skills Training	£30,876	09/01825/LTGDC/LB NM 1-4 Park Lane ring fenced funding		Training has taken place. Funding to be transferred to Newham.
April 2014 and December 2015	LLDC / TfL	Stratford Southern Access Project	£3,220,000	Lower Lea Valley Pooled Fund and other ring-fenced funding		The project is a priority project for LLDC which will substantially improve accessibility from the Carpenter’s Estate and recent developments on Stratford High Street to the Station. A planning application will be submitted shortly.
4 April 2014, June 2015 and December 2015	LLDC	Hackney Wick Station	£1,400,800 £1,0123,000	Lower Lea Valley Pooled Fund 13/00534/FUM Here East ring fenced s106 funding In principle future CIL income up to £3.5 million		The project is a priority project for LLDC. It is anticipated that construction will commence in 2016.
4 April 2014	LLDC	Hackney Wick Community Project	£100,000	Lower Lea Valley Pooled Fund	£100,000	Project completed on time and to budget. The community facility is now open and operating successfully.

Table 5: Allocation of s106 funding

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
8 July 2014	Newham	Tramway Avenue Pocket Park	£10,000	10/01554/LTGVAR/LBNM Ringfenced s106 funding, 160-188 Stratford High Street	£10,000	Project has been completed.
30 June 2015	Building Crafts College	Alumno Building Crafts College Contribution	£45,000	13/00404/FUM Alumno section 106 agreement		Building Crafts College currently liaising with developer and Newham Workplace to deliver the training.
30 June 2015	LLDC London Borough of Newham	LBN – Property Acquisitions	£1,204,397	11/01655/VARDWG Unex Tower Station Street Affordable Housing 06/01264/LTGDC 1a Lett Road Affordable Housing		Currently liaising with Newham to get grant agreement signed and for Newham to progress with project.
17 December 2015	LLDC	QEOP Visitor Experience enhancements: hoarding improvements	£60,000	14/00074/FUL The Street Wayfinding and public realm contribution		Project being developed.
17 December 2015	LLDC	QEOP Visitor Experience enhancements: event overlay	£100,000	14/00074/FUL The Street Wayfinding and public realm contribution		Approved in principle. Project to be developed further and full bid to be submitted to next PPG.
17 December	TfL	Bromley by Bow Station	£198,794.92, balance	PA/11/02423/LBTH, 11-070-FUL,		Currently liaising with TfL regarding transfer of funds.

Table 5: Allocation of s106 funding

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
2015			yet to be received approved in principle	13/00176/VAR Bromley by Bow North ring fenced funding		

10 Legacy Corporation CIL

- 10.1 The Legacy Corporation CIL came into effect on 6th April 2015. As yet no Legacy Corporation CIL money has been received. A report on Legacy Corporation CIL receipts and expenditure will be prepared after the end of the financial year as required by regulation 62 of the CIL regulations 2010. Current estimates predict that the Legacy Corporation CIL will generate between £6 and £9 million from residential development during the ten year period from the date at which the CIL came into effect. CIL generated from chargeable non-residential development approved from this date that has been commenced, is less straight forward to project. However, it is considered possible that this could be in the range of £1-2 million over the same ten year period. If evenly profiled this would equate to approximately £0.8-1.2 million a year. The timing of CIL payment amounts is generally difficult to project as these are likely to be generated by a small number of larger schemes, with the profile of CIL payments likely to be uneven.

11. Collection of Mayoral CIL: Mayoral CIL collected by LLDC April 2013 to 30 December 2015

- 11.1 The Legacy Corporation is a Collecting Authority for the Mayor of London's CIL under the CIL regulations 2010 (as amended). The Legacy Corporation became a collecting authority in April 2013. Prior to this the boroughs were the collecting authority. The Mayor of London as the charging authority prepares a report for the financial year in relation to the CIL that is collected on its behalf (as required by CIL regulation 62 Reporting). The table below summarises the sums received by the Legacy Corporation and passed to TfL each quarter since April 2013, for information only.
- Table 6: Mayor of London CIL Collection

		Sum received	Sum paid to TfL	4% admin retained
2013/14	Q1	£32,420.00	£31,123.20	£1,297.00
2013/14	Q2	£0	£0	£0
2013/14	Q3	£0	£0	£0
2013/14	Q4	£344,878.90	£331,083.74	£13,795.00
2014/15	Q1	£453,866.94	£435,712.26	£18,155.00
2014/15	Q2	£522,605.11	£501,700.91	£20,904.20
2014/15	Q3	£969,502.63	£930,722.52	£38,780.11
2014/15	Q4	£0	£4,751.82	N/A as this was late payment interest from Q1 retained in error

				by LLDC
2015/16	Q1	£401,317.14	£385,264.45	£16,052.69
2015/16	Q2	£2,565,070.42	£2,462,467.61	£102,602.82
2015/16	Q3	£173,142.89	£165,977.10	£6,925.72
Total		£5,462,804.03	£5,248,803.61	£218,512.54

Appendix 1

Section 106 Legal Agreement's signed in 2015 (breakdown of individual obligations)

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
13/00449/FUL 61-63 Wallis Road signed 27th March 2015	On site Affordable Housing	Development shall not commence before the Developer has agreed in writing the location of the Shared Ownership Units within the Development with the LPA	Affordable Housing
13/00449/FUL 61-63 Wallis Road signed 27th March 2015	Local employment and investment - Local Labour Strategy and Commercial Space Strategy to be submitted and approved prior to commencement of development	Strategies to be submitted to London Borough of Hackney	Local Labour / Employment and Skills
13/00449/FUL 61-63 Wallis Road signed 27th March 2015	Before the development is occupied to pay the indexed transport and amenity contribution to the LPA (i.e. LLDC)	£96,000 to be spent on education and library facilities, open space, children's play, health, transport improvements and employment and training within the LPA's area.	Financial other
13/00449/FUL 61-63 Wallis Road signed 27th March 2015	Connection to the District Heating Network	The owner shall use reasonable endeavours to connect the development to the District Heating Network and shall not Occupy or all the Development to be Occupied before it has submitted a written report to the LPA and secured it's written approve thereof setting out the steps it has taken to satisfy this obligation.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
13/00548/FUL 6-7 Park Lane, Stratford E15 signed 9 January 2015	£60,000 indexed to the LPA as a contribution towards cost of works to improved western entrance of Stratford Station.	To be paid before development is occupied.	Financial other
13/00548/FUL 6-7 Park Lane, Stratford E15 signed 9 January 2015	Submission of local labour strategy and Local Supply chain strategy to LPA prior to commence	Not commence until strategy has been approved.	Local Labour / Employment and Skills
13/00579/ VAR signed 29 October 2014 Manhattan Lofts	Second off site affordable housing contribution £600,000 towards provision by the LPA or its nominee affordable housing within the London Borough of Newham area.	Prior to occupation of more than 125 residential units within the first development [42 storey building, hotel, restaurant, residential units and landscaping etc]	Financial other
13/00579/VAR Manhattan Loft Gardens signed 29 October 2014	First affordable housing contribution £400,000 towards provision by the LPA or its nominee affordable housing within the London Borough of Newham area.	Not to occupy any residential unit in the first development before the first off site AH contribution has been paid to the LPA.	Financial other
13/00579/VAR Manhattan Loft Gardens signed 29 October 2014	First affordable housing contribution £400,000 towards provision by the LPA or its nominee affordable housing within the London Borough of Newham area.	Not to occupy any residential unit in the first development before the first off site AH contribution has been paid to the LPA.	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	Affordable Housing - various provisions relating to completion of affordable housing before occupation of market housing.	See agreement for detailed triggers	Affordable Housing
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	Sustainability - Various measures to ensure sustainability. See agreement.	Prior to occupation and thereafter.	Carbon Offset / Sustainability
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	Public highways - works to connect William Guy Gardens through the site to Talwin Street as shown on plan to be completed to an adoptable standard to the satisfaction of the LPA, and such works have been dedicated as public highway.	Development not to be occupied until above completed.	Public Realm
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	No development to take place on the William Guy Gardens Extension land and the Pedestrian Route Land which would prejudice: the relationship of Capulet Square car parking and creation of a new pedestrian route from William Guy Gardens to BBB Station and the A12	Unless otherwise agreed in writing by LPA no part of the development shall be occupied before the owner has completed the pedestrian route deed of dedication and secured LPAs written approval thereof.	Public Realm

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	subway and dedication of such route as public highway.		
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	Design monitoring contribution £15,000	To be paid within 28 days of date of written demand from the LPA specifying any design quality monitoring costs it has incurred.	Financial other
14/00063/FUL 1 William Guy Gardens signed 14 November 2014	Bromley by Bow Station improvement contribution to be paid to the LPA or at its direction before the development is occupied.£124,214.90	To be paid prior to occupation.	Financial other
14/00074/FUL The Street Westfield s106 signed 15 Oct 2014	Owners shall ensure that throughout the construction of the Development the general public shall have continuous access on foot through the Site free of charge subject to para 3.2 - emergency closures, 2014 permitted closures and 2015-17 permitted closures	See page 14 of legal agreement for further detail around permitted closures.	Transfer / Safeguarding of Land
14/00074/FUL The Street Westfield s106 signed 15 Oct 2014	Design Strategy in relation to preferred canopy linkage treatment	Prior to commencement of Phase 2 works submit Preferred Canopy Linkage Treatment to LPA for approval and shall not commence Phase 2 works until the LPA has approved the PCLT. See page 16 of	Public Realm

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
		legal agreement for further details.	
14/00074/FUL The Street Westfield s106 signed 15 Oct 2014	Notify the LPA one month prior to commencement of development	Development commenced on ?	Commencement notice
14/00074/FUL The Street Westfield s106 signed 15 Oct 2014	Pay the wayfinding and Public Realm Improvements Contribution (£500,000) to the LPA prior to commencement of development	Wayfinding and public realm contribution paid 15/10/2014. Recorded to workstream 1301A	Financial other
14/00074/FUL The Street Westfield s106 signed 15 Oct 2014	Submit to the LPA a Street Wayfinding and Landscaping Strategy.	Phase 2 works not to be commenced until Street Wayfinding and Landscaping Strategy has been approved by the LPA. Owners covenant to fully implement the approved strategy not later than 6 months from the date it is approved by the LPA.	Public Realm
14/00123/COU Unit 3 39 Autumn Street signed 28 August 2015	Provision of affordable work space in unit 1. Affordable workspace scheme to be submitted to the LPA within 8 weeks of the agreement. Unit 3 not to be used for events unless Unit 1 is in use for affordable workspace.	Operators not allow event uses to operate unless in accordance with Management Plan and a Travel Plan as approved in writing by the LPA.	Affordable Workspace

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Affordable Workspace: development shall not be occupied before affordable workspace has been completed to Shell and Core standard and a lease of the affordable workspace to an approved affordable workspace provider has been completed.	Workspace not to be occupied other than as affordable workspace throughout the life of the development or if earlier until the expiry of 25 years from the date each unit of workspace is occupied.	Affordable Workspace
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Travel Plan: Travel plan to be submitted to and approved by the LPA, owner to appoint a Travel Plan Monitoring Officer and notified the LPA of the name and contact details of such officer.	Prior to commencement of development	Green Travel Plan
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Viability review: requirement for a viability review	If substantial commencement has not taken place within 18 months of the grant of planning permission. See agreement for full details.	Viability / Reappraisal
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Car Club: owner to procure one car club space on road in the vicinity of development.	Owner shall provide the first household to occupy each residential unit with free membership for a period of 1 year for the use of the car club	Parking Traffic Management
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Waterways improvements contribution £20,000 indexed	50% to be paid before the commencement of development 50% to be paid prior to occupation	Financial other
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Bridge safeguarding: no development or construction works to take place on the safeguarded area. Upon service of a bridge notice the owner shall	See page 21 of legal agreement for more details	Transfer / Safeguarding of Land

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	grant to the LPA or its nominee such rights to construct the bridge		
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Sustainability: various sustainability measures to be carried out by developer	Developer to use reasonable endeavours to encourage all occupiers of the development to reduce their energy useage	Carbon Offset / Sustainability
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Landscaping works: landscaping scheme to be submitted to LPA for approval	Not commence the LPA until the landscaping scheme has been approved by the LPA	Public Realm
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Affordable housing: construct affordable housing units prior to occupation of not more than 50% of the market housing units	See agreement for more details	Affordable Housing
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Public realm and local infrastructure contribution £233,708 indexed	50% to be paid before the commencement of development 50% to be paid prior to occupation	Financial other
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Design Quality: if Studio Egret West not retained then notify the LPA and pay design monitoring costs not exceeding £50,000	Notify LPA of non retention within 10 working days. Do not commence unless evidence Studio Egret West will be retained.	Financial other
14/00260/FUL 4 Roach Road, Fish Island signed 2 April 2015	Local Supplies and Contractors: use reasonable endeavours to employ local labour and contractors	Owner shall provide evidence of such reasonable endeavours within 20 working days of any request for such evidence by the LPA.	Local Labour / Employment and Skills
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Local labour clause	Development shall not commence before the owner and developer has submitted the Local Labour Strategy to the LPA and secured its written approval thereof.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Travel Plan	Not to occupy before travel plan has been submitted to LPA for approval	Green Travel Plan
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Walking and cycling contribution - £25,000 to be used the LPA for the improvement of walking and cycling facilities including the provision of secure visitor parking in the public realm of the development and cycle parking bays off site within the vicinity of the development	Prior to the LPA prior to commencement	Financial other
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Stratford Regional Station Contribution - £300,000 to be used by the LPA towards the proposed Stratford Regional Station connectivity proposals	To pay 50% prior to the commencement date and 50% prior to first occupation of the development	Financial other
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Local supplies and contractors	Owner and developer to use reasonable endeavours to ensure that businesses based in the Growth Boroughs benefit directly from the commercial opportunities arising from the Development	Local Labour / Employment and Skills
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Public Realm and Wayfinding Contribution £100,000 to be used by the LPA for the improvement of the public realm and wayfinding in the Stratford gyratory system	To pay to the LPA prior to commencement	Highways works

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00310/FUL Moxy Hotel Great Eastern Road E15 signed 27 March 2015	Design monitoring - contribution of £50,000 to be paid if Architect is not retained to oversee the delivery of the design quality of the development	Have to notify LPA of non retention and pay design monitoring contribution as a contribution towards the LPAs cost of supervising design.	Design detail
14/00327/FUL Plot N25 Stratford Internation Station MSCP Zones 3-6) signed 29th October 2014	The planning permission reference 14/00327/FUL granted permission for the change of use of 40 car parking spaces on level 5 of the car park from exclusive use for passengers to car parking associated with occupiers of adjacent plot N24 (Manhattan Loft Gardens). The s106 for 13/00579/VAR is therefore relevant to this planning permission.	Comes into effect when occupiers move in to the Manhattan Lofts development.	Parking Traffic Management
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 3 to pay to the LPA the £116,941 (indexed) of the Transport and Public Realm contribution (the zone 3 transport and public realm contribution	Prior to occupation of any market housing unit in zone 3. No unit of market housing in zone 3 shall be occupied until the Zone 3 transport and public realm contribution has been paid.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Zone 2 Education contribution Owner of land within zone 2 to pay to the LPA £328,834 of the Education Contribution before occupation of 70 residential units in Zone 2	before occupation of 70 residential units in Zone 2. No more than 70 residential units shall be occupied in zone 2 before the zone 2 education contribution has been paid.	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Family Housing Not less than 42.56% of residential units constructed at the Development shall be provided as Family Housing of which not less than 34% of the Residential units within Zone 1 shall be provided as family housing.	The owner shall submit the Zonal Family Housing Report together with the application for Reserved Matters consent for the Zone to which such report relates.	Design detail
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Transport and Public Realm Contribution means the sum of £630,000 which is expected to be expended as follows (see page 9 of agreement): a) study to identify enhancement to public realm or public open space alongside Leyton Road adjoining the site - £20,000 envisaged. b) Delivery of enhancements and projects identified in Leyton Road study £100,000 c) Highway improvement works to optimise the use of the Leyton Road corridor alongside the site for pedestrians, cyclists, buses or car users (Leyton Road Highway Works £300,000 envisaged d) study to be commissioned by LPA to examine how east west pedestrian and cycle links across the site could best be improved (connectivity study £30,000 e)	If any part of a sum meant for a-g remains unspent after delivery of that item, the LPA shall apply such sum to the delivery of any other works listed in a-f above (but not feasibility studies). Requirements at section 3 page 24 regarding consulting with owner regarding scope of studies etc.	Public Realm

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	three legible London signs within the development £29,590 f) Improvements to bus stops G,H,J,K,L,M and N on Leyton Road £31,500 g) Sustainable transport improvements £118,910		
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Zone 4 Education contribution Owner of land within zone 4 to pay to the LPA £842,652 of the education contribution before occupation of the 101st unit of Market Housing in Zone 4	Before occupation of the 101st unit of Market Housing in Zone 4. No more than 100 units of market housing shall be occupied in zone 4 before the zone 4 education contribution has been paid.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 1 shall pay to the LPA £8239 representing their contribution toward the LPA's costs to be	Prior to commencement of development within zone 1.	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	incurred in monitoring compliance with this deed.		
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 1 to pay to the LPA the first tranche of the Transport and Public Realm contribution (£50,000 indexed)	Prior to commencement of development. No development shall commence before the first tranche of the transport and public realm contribution has been paid to the LPA.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Affordable Housing The overall aim of the affordable housing provisions is to secure a minimum affordable housing provision in Zone 1 of 10% (without grant funding) and 22% (with grant funding) (paras 3.2 and 3.3) and a minimum provision in zones 2-4 of 15.8% (para 4.1) and a maximum amount of affordable housing across the development as a whole of 35%	This is achieved through a viability review mechanism (with a review being carried out for each of Zones 2-4 at appropriate times), the details of which are set out in schedule 4. The requirement for an Affordable Housing Reappraisal is not necessary where more than 35% affordable housing is proposed in a Zone. See agreement for further details.	Affordable Housing
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 2 to pay to the LPA the £116,941 (indexed) of the Transport and Public Realm contribution (the zone 2 transport and public realm contribution)	Prior to occupation of any market housing unit in zone 2. No unit of market housing in zone 2 shall be occupied until the Zone 2 transport and public realm contribution has been paid.	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 1 to pay to the LPA the second tranche of the Transport and Public Realm contribution (£57,100 indexed)	Prior to occupation of the 101st residential unit comprised in zone 1. No more than one hundred residential units within Zone 1 shall be occupied before the second tranche of the transport and public realm contribution has been paid.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zones 2,3,4 and 5 shall pay to the LPA the sum of £41,097 representing the remaining part of the contribution to the LPA's cost to be incurred in monitoring compliance with this deed.	Prior to commencement of zones 2,3 or 4.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Zone 1 Education contribution Owner of land within zone 1 to pay to the LPA £312,281 of the Education Contribution before occupation of the 101st unit of market housing in zone 1	Before occupation of the 101st unit of market housing in zone 1. No more than 100 units of market housing shall be occupied in zone 2 before the zone 1 education contribution has been paid.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Zone 3 Education contribution Owner of land within zone 3 to pay to the LPA £353,061 of the education contribution before commencement of any development in zone 3	Before commencement of any development in zone 3. No development within zone 3 shall commence until the zone 3 education contribution has been paid.	Financial other
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Owner of land within zone 4 to pay to the LPA the £289,018(indexed) of the Transport and Public Realm contribution (the zone 4 transport and public realm contribution	Prior to occupation of any market housing unit in zone 4. No unit of market housing in zone 4 shall be occupied until the Zone 4 transport and public realm contribution has been paid.	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00439/NMA and 14/00440/NMA Chobham Farm, Leyton Road signed 2nd April 2015	Environmental improvement works - see page 25 and 26 of agreement for full details. Use reasonable endeavours to implement improvements to the Gas Governor Site. If acquire property rights to carry out improvements to the site within 6 months of acquisition within 6 months submit a scheme for improvement to LPA, and not occupy more than 90% of residential units within zone 4 until it has implemented improvements.	Not to commence the development in zone 4 until they have submitted to the LPA for approval a specification for landscape treatment to the Gas Governor Site	Public Realm
14/00481/FUL Zone 2 The International Quarter South, Land adjacent to Westfield Avenue signed 22 April 2015	Enforcement - measures to ensure that if Wayfinding works aren't carried out a Wayfinding penalty (£100,000) is paid to the LPA within 20 business days of receipt of the Wayfinding penalty notice.	Wayfinding penalty sum must be spent or committed no later than 30 April 2018	Financial other
14/00481/FUL Zone 2 The International Quarter South, Land adjacent to Westfield Avenue signed 22 April 2015	Wayfinding strategy - prior to 31 March 2015 submit the Street Wayfinding Strategy to the LPA for approval . Not to allow first use of Phase 1B to occur until the LPA has approved the Street Wayfinding strategy. To fully implement the approved Street Wayfinding Strategy on its part of the site prior to the first use of	See schedule 2 of agreement for definitions.	Public Realm

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	phase 1B of the Development.		
14/00481/FUL Zone 2 The International Quarter South, Land adjacent to Westfield Avenue signed 22 April 2015	Phase 2: shall not be commenced unless an application for reserved matters approval for Plot S4 has been submitted no later than 31 March 2017 a reserved matters approval for Plot S4 has been granted; and the reserved matters approval for Plot S4 is proposed to be implemented by no later than 31 October 2017	Prior to commencement of Phase 2 , the owner shall provide a copy of the Local Planning Authority of a letter of intent from a contractor evidencing the proposed implementation of the reserved matters approval for Plot S4 by no later than 31 October 2017.	Phasing
14/00481/FUL Zone 2 The International Quarter South, Land adjacent to Westfield Avenue signed 22 April 2015	Phasing: Phasing strategy to be submitted. If phasing programme for development likely to change, then it shall provide an updated phasing strategy	Strategy to be submitted prior to commencement.	Phasing
14/00481/FUL Zone 2 The International Quarter South, Land adjacent to Westfield Avenue signed 22 April 2015	Pedestrian crossing: Phase 1b pedestrian crossing upgrade design - prior to 31 March 2015 shall submit to the LPA for approval the Phase 1B pedestrian crossing upgrade design and not to allow first use of phase 1B to	See page 15 of legal agreement for further details.	Highways works

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	occur until the LPA has approved the Phase 1B pedestrian crossing upgrade design.		
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Travel Plan to be submitted to and approved by the LPA. Developer to appoint a Travel Plan Monitoring Officer and notify the LPA of the name and contact details of such officer.	Prior to commencement of development.	Green Travel Plan
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Sustainable transport contribution of £200,000 (meaning pedestrian, cycle or wayfinding improvements in the are shaded red on Plan 2)	To be paid to the LPA prior to occupation of the development	Financial other
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Public Open Space and Playspace - Delivery plan for space to be submitted to and approved by LPA prior to commencement. Continuous access on foot by the public to be provided to the space, shall be maintained for the life of the development.	No more than 50% of the private residential units shall be occupied until the open space and play space has been completed and opened to the general public.	Open Space / Playspace
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Employment and Training - Local Labour and Local Business.	Use reasonable endeavours to advertise jobs locally and ensure local businesses benefit from commercial opportunities arising from the development.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Employment and Training - Workspace Strategy - setting out how the Workspace has been designed and marketed to meet the needs of small local companies and businesses.	No development shall be commenced until strategy submitted to and approved by LPA. Requirement to review strategy not less than once a year until workspace is occupied.	Affordable Workspace
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Car club: use reasonable endeavours to procure at its own cost a car club parking space on a road in the area market red on plan 2.	Not to occupy the development until a) car club space provided or b) report submitted explaining steps taken and why provision is not possible.	Parking Traffic Management
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Electric charging point provision - Developer shall ensure that not less than 20% of the residential parking spaces in the development have electrical charging point provision. Development shall ensure that not less than an additional 20% of the residential parking spaces comprised in the Development have passive provision	No timescale set out in section 106	Parking Traffic Management
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Affordable Housing - provisions setting out the number and type of affordable housing units to be provided.	Triggers setting out timing for provision of affordable housing alongside residential development.	Affordable Housing

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14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Sustainability - District Heating Network - use reasonable endeavours to extend or procure the extension of the District Heating Network to the site and thereafter connect all Buildings to the District Energy Network	Development not to be commenced until a cascade of measures have been carried out i.e. shown can cannot connect to Network, can cannot connect to local CHP plant, financial contributions to offset solutions. No building to be occupied until above measures satisfied.	Carbon Offset / Sustainability
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Viability Review	If development has not been substantially commenced within 18 months of the planning permission date before substantial commencement developer to submit to LPA a viability review.	Viability / Reappraisal
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Estate Management - site wide estate management strategy	Development not to be commenced until Estate Management Strategy submitted to the LPA. No part of the development to be occupied until strategy has been approved by the LPA. Approved Estate Management Strategy shall be implemented from first occupation and thereafter during life of the development.	Public Realm
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Restriction on on street parking permits	Developer to serve notice on purchaser or occupier of development to inform them that they are not entitled to a resident's parking permit	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Estate Management - site wide estate management strategy	Development not to be commenced until Estate Management Strategy submitted to the LPA. No part of the development to be occupied until strategy has been approved by the LPA. Approved Estate Management Strategy shall be implemented from first occupation and thereafter during life of the development.	Public Realm
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Employment and training. Delivery of workspace.	No part of Plot A or Plot B shall be occupied until all of the Workspace has been completed to Shell and Core.	Affordable Workspace
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Sustainability - reduction of energy demand. Developer shall use reasonable endeavours to encourage occupiers of the development to reduce their energy usage. Marketing materials, promotion of energy efficient appliances and installation of energy efficient appliance as part of original construction and fit out.	Occupation/ construction and fit out	Carbon Offset / Sustainability
14/00374/FUL 1 Smeed Road and 79-85 Monier Road, London, E3 2PS signed 4 September 2015	Design monitoring - if architect is not retained to oversee the delivery of the design quality developer to notify LPA and pay within 10 working days of the demand the design monitoring costs - not to exceed £50,000.	Development not to commence until development has shown original architect retained or paid design monitoring costs. Written approval of LPA required to change to detailed designs.	Design detail