

LEB15

**LEGACY  
DEVELOPMENT  
CORPORATION**  
LONDON

An aerial photograph of the London Stadium, showing its distinctive white, lattice-like roof structure. The stadium is filled with spectators, and a red running track is visible inside. In the foreground, a large, red, abstract sculpture stands on a sandy area. The surrounding area includes parking lots, roads, and some greenery.

# PLANNING AUTHORITY MONITORING REPORT (2016)

FEBRUARY 2017





Hackney Wick

East Wick

Queen Elizabeth Olympic Park

Sweetwater

Fish Island

Stratford

Pudding Mill

Sugar House Lane

Bromley-by-Bow

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# 1. INTRODUCTION

## INTRODUCTION

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. As part of these planning functions the Legacy Corporation is required to produce an Authority Monitoring Report (AMR).

This is the fourth AMR which sets out progress against the Local Plan Key Performance Indicators (KPIs), information on funds secured through Community Infrastructure Levy and Section 106 agreements. It also highlights progress and successes of the organisation with regard to the key aims of the Local Plan, the transformation of this part of east London and progression towards 'convergence'.

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

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

The full monitoring information is provided in Appendix 1. This includes for the first time trend-based information, demonstrating success against Local Plan aims and targets. Future monitoring reports will provide further analysis and commentary on these trends as information becomes more readily available.

## THE LOCAL PLAN

The Legacy Corporation prepared its Local Plan in accordance with its Local Development Scheme (LDS) and Statement of Community Involvement

(SCI). Following the completion of the examination process, the Local Plan was adopted in July 2015.

Although the Local Plan has been recently adopted the Legacy Corporation has a continued duty to cooperate. This is complied with by engaging constructively on an on-going basis with other bodies in relation to cross-boundary issues, including senior officer-level meetings, the Planning Policy Forum with representatives from the four boroughs, the Greater London Authority, Transport for London (TfL) and the Lea Valley Regional Park Authority, and the Infrastructure Liaison Group.

The Legacy Corporation's decision-making processes for development management also reflect a formal process of cooperation, which includes elected councillors on the Planning Decisions Committee, formal borough and stakeholder consultation on planning and licensing applications, and regular officer contact.

The community and other stakeholders have also continued to be given opportunities to get involved in planning matters, including consultations on a neighbourhood planning forum and area, and through the preparation of five Supplementary Planning Documents. The Legacy Corporation Board agreed the designation of the Greater Carpenters Neighbourhood Forum and Neighbourhood Area in July 2015, and the Carbon Offset and Planning Obligations SPDs were adopted in late 2016. The three area SPDs are expected to be adopted in Spring 2017.

This approach to engagement will be continued into the plan review processes. The timetable for the Local Plan review has been set out within a new LDS and further details on consultation methods are provided within a new SCI.

## COMMUNITY INFRASTRUCTURE LEVY

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



# 2. LOCAL PLAN DELIVERY

## LOCAL PLAN VISION

The Local Plan set out a vision of how the area will look in 2031, and considerable progress has already been made towards achieving this vision. This chapter highlights this progress and covers the period from taking on planning powers in 2012. Further chapters include the information from the 2016 monitoring year.

## SIGNIFICANT PROGRESS TO DATE

### The Economy

Here East is occupied with prominent businesses and organisations, contributing to the transformation of the area. In addition to the non-residential floorspace completed at Westfield Stratford City and Here East, permissions have been granted for a further 600,000sqm of non-residential floorspace within the area. This shows significant development taking place at Stratford and enhanced development interest.

**Over 600,000sqm of non-residential floorspace**

New town centre uses are emerging at Hackney Wick, with around 3,500sqm of such uses already contributing to the Neighbourhood Centre.

### Housing

Around 5,700 units completed since taking over the planning powers and there are currently around 3,800 homes under construction within the area.

Permission has also been granted for a further 12,000 homes<sup>1</sup> and in 2016 the first residents began moving into the Chobham Manor, the first new neighbourhood within Queen Elizabeth Olympic Park.

**3,800 homes under construction**

### Infrastructure

Chobham Academy and East Wick Primary school up and running with another at Sweetwater under construction.

**Two new schools now open**

Crossrail work to schedule meaning land will soon be available for development at Pudding Mill. A number of connectivity enhancements have been secured through development at Hackney Wick and Fish Island.

### The Environment

Queen Elizabeth Olympic Park opened in April 2014 with over 5 million visitors in 2015/16. In 2016 Santander bikes were also introduced to the Park.

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

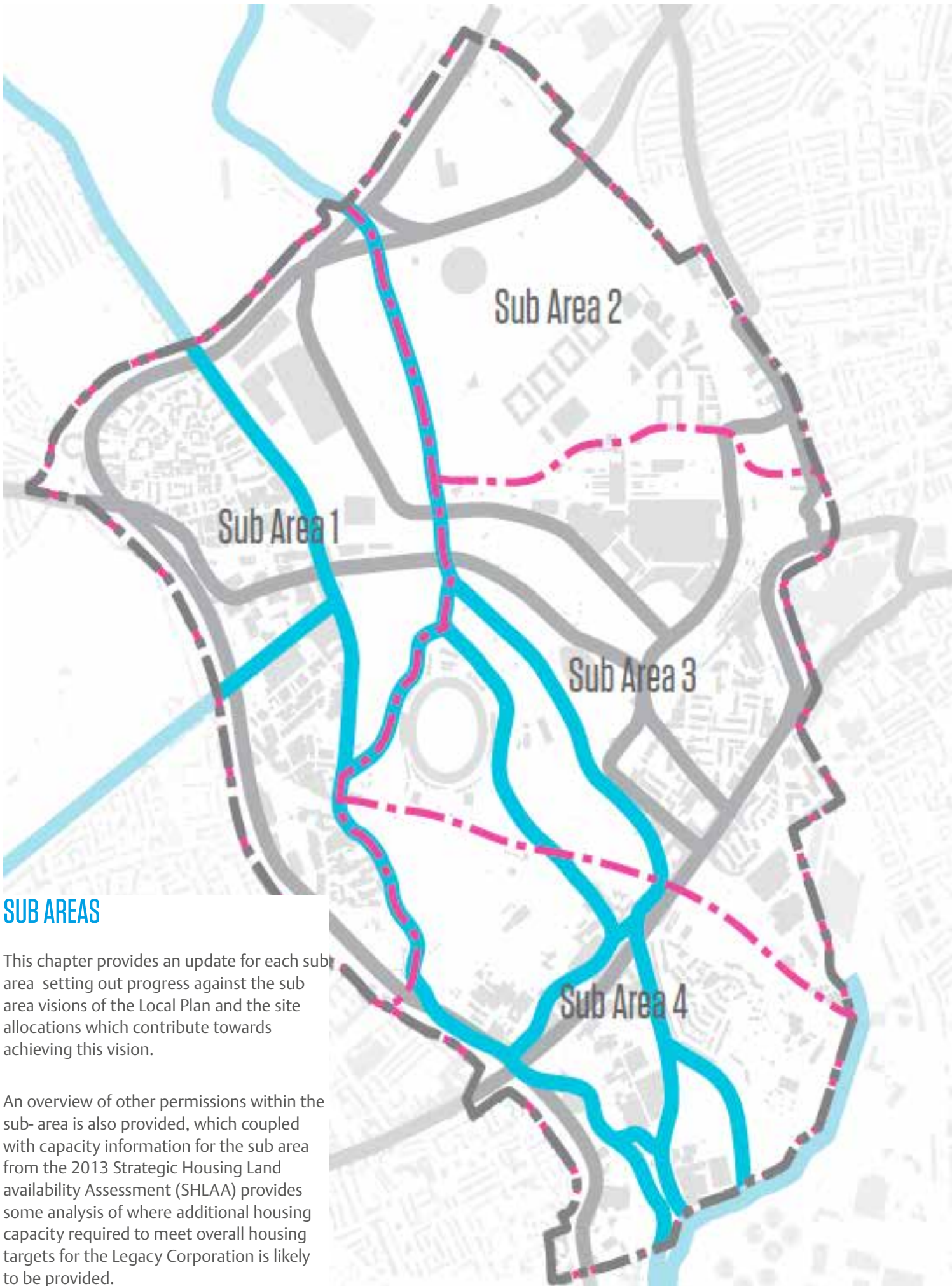
**Queen Elizabeth Olympic Park and Canal Park open**

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

### Site allocations and sub area policies

Considerable progress has been made on the 21 site allocations within the Local Plan where a majority have seen some form of permission granted since the Legacy Corporation took on its planning powers. Progress for each sub area is set out within the remainder of this section. Information is included for all residential permissions of over 10 units.

1 Including within Outline schemes



## SUB AREAS

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

An overview of other permissions within the sub- area is also provided, which coupled with capacity information for the sub area from the 2013 Strategic Housing Land availability Assessment (SHLAA) provides some analysis of where additional housing capacity required to meet overall housing targets for the Legacy Corporation is likely to be provided.

# SUB AREA 1

## LOCAL PLAN VISION

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

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

Considerable progress is already being made towards achieving this vision, most notably:

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

### New Neighbourhood Centre uses

The Local Plan designates Hackney Wick as a Neighbourhood Centre, which according to London Plan definitions typically accommodate up to 10,000sqm of retail and leisure floorspace. On adoption of the Local Plan it was estimated that the area of the neighbourhood centre at Hackney Wick contained approximately 2,200sqm of town centre uses, much of which was in A3 to A5 use. Recent information suggests that these uses now account for approximately 3,500sqm of floorspace.

Further contributions will also be made to the development of the centre through the permissions granted to date for around 6,000sqm of new non-residential floorspace of which around 3,500 is anticipated to be within retail and leisure and around 1,000sqm of community use.

**3,500sqm of retail and leisure floorspace already provided at Hackney Wick**

The development of further sites within the boundary of SA1.1 Hackney Wick Station Area will continue to deliver the vision for the area, confirming the neighbourhood centre status.

Permissions granted to date within the whole of the Hackney Wick and Fish Island area will also deliver approximately 160,000sqm of non-residential uses creating an estimated 7,000 new jobs.

**7,000 new jobs to be created**

This contributes to the vision of the sub area, as well as a contribution to the estimated 47,000 new office-based jobs estimated within the Local Plan evidence base for the whole area.

### Delivery of over 400 new homes

Housing delivery within this sub area is beginning to contribute new housing on the ground. Delivery trends are expected to increase, however currently there are over 400 units either complete or currently under construction within the area. It is expected that around 5,000 new homes will be delivered within this sub area throughout the Local Plan period.

A number of development schemes have been permitted within the sub area which have been successful at providing quality development at appropriate heights. A majority of these schemes are generally below 6 storeys in height, however where elements have been proposed they have been justified against the criteria within Policy BN.10 (Proposals for Tall Buildings).

### Connectivity enhancements

The proposals coming forward within the area include a number of new routes and public realm enhancements which will improve connectivity across the area.



The improvements to Hackney Wick Station will also have a substantial impact in relation to connectivity across the area through the provision of a new north-south connection through the station. This work will be complete in January 2018.

## PROGRESS ON SITES

The map overleaf shows the Local Plan allocations and the permissions containing housing within the area.

### Allocations

The tables show that there are a number of separate permissions coming forward within the Hackney Wick Station area (SA1.1) which to date amount to 150 homes. These permissions cover only a small proportion (0.55ha) of the 6.3 hectare site therefore it is anticipated that total delivery within the whole site allocation is likely to be significantly higher. However there is also an outline application covering the majority of the site allocation area, seeking permission for 874 homes.

The whole of the area of the site areas for SA1.4, SA1.6, SA1.7 and SA1.8 are taken up by permissions of some kind, and therefore it is not anticipated that any other capacity will come forward within these sites.

There remain only three site allocations within the sub area where there are no permissions of any form:

- SA1.2 Hamlet Industrial Estate
- SA1.3 Hepscott Road- site boundary includes a hybrid application currently under consideration
- SA1.5 415 Wick Lane

### Additional capacity

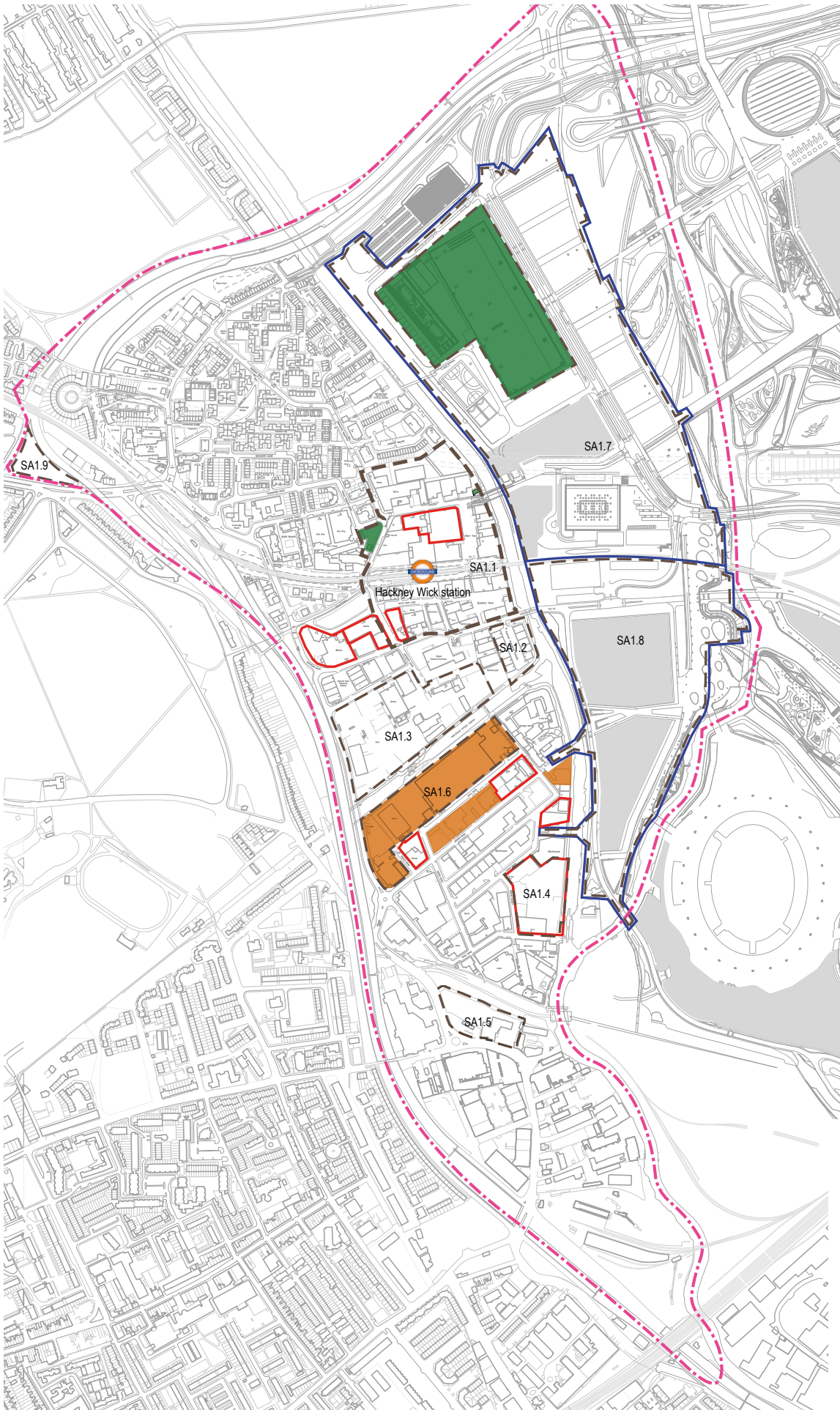
Utilising the evidence within the 2013 London Strategic Housing Land Availability Assessment (SHLAA) the Local Plan anticipated that further capacity would come forward within the wider sub area. Due to the level of change planned through sub area 1 policies of the Local Plan, the development capacity of around 2,000 homes within this area is substantially greater than any of the other sub areas.

This is already playing out on the ground. The map also shows the permissions within the sub area falling outside the site allocations. Although they are smaller schemes cumulatively they amount to just around 650 units.

Site Allocation	Permission	No. units
SA1.1 Hackney Wick Station Area	14/00387/FUL 80-84 & 88, Wallis Road	120
	15/00446/FUL 1-2 Hepscott Road	30
SA1.4 Bream Street	15/00278/FUL Bream Street	202
SA1.6 Neptune Wharf	12/00210/OUT, 15/00337/VAR Neptune Wharf	524
	15/00212/FUL 33-35 Monier Road	45
SA1.7 East Wick and Here East	11/90621/OUTODA Legacy Communities Scheme Zone 5	880
SA1.8 Sweetwater	11/90621/OUTODA Legacy Communities Scheme Zone 4	650

Other permissions	No. units
13/00449/FUL 61-63 Wallis Road	12
15/00540/FUL 24-26, White Post Lane	103
15/00416/FUL 52-54 White Post Lane	55
14/00374/FUL Monier Road West	120
13/00204/FUM Monier Road East	71
14/00260/FUL 4 Roach Road	49
13/00280/FUM Vittoria Wharf, Stour Road / Beachy Road	34

Type	No. units
Permissions within the Site Allocations	2,249
Other permissions	646
Remaining capacity	2,045
<b>Total</b>	<b>4,940</b>



KEY

- Full planning permission
- Outline planning permission
- Under construction
- Complete
- Sub area boundaries
- Site allocation boundary

**Planning status**

Approved for  
 Design: 05  
 Approval: 05  
 Date: 20/02/16



## HACKNEY WICK AND FISH ISLAND SPD

To assist in the management of the change within the area the Legacy Corporation has also prepared a Supplementary Planning Document (SPD). This provides some additional guidance in relation to the interpretation of Local Plan policies for the sub area to enable new development to build on the historic character of the area while providing new homes and developing the employment base. The SPD was consulted upon in August to October 2016, and it is expected to be adopted in Spring 2017.





## SUB AREA 2

### LOCAL PLAN VISION

North Stratford and Eton Manor will become an area of new high-quality housing, with generous new Local Open Spaces set alongside the parklands of Queen Elizabeth Olympic Park. This will become an area of vibrant new communities, a place for families to grow and stay. It will have unrivalled access to public transport, along with excellent schools, community facilities, local shops and services, and be within easy reach of the employment and business opportunities at Stratford and Hackney Wick. It will have access to affordable community sport and leisure activities and become a location in which people will aspire to live.

### Delivery of 4,400 new homes

Housing delivery within this sub area is contributing significantly towards housing targets. Delivery trends are expected to continue with over 4,400 units either complete or currently under construction. It is expected that around 6,500 new homes will be delivered within this sub area throughout the Local Plan period. The proportion of family housing coming forward within the sub area is also already helping to achieve this vision.

### Family housing location

The Chobham Farm scheme is weighted in favour of family housing with 42% of the scheme having three or more bedrooms, and the initial phases of Chobham Manor contribute 75% family housing. Although the proportion of family housing at East Village is lower, around one third of homes are to be three bedroom plus units and in total these schemes will mean that the area as a whole will have a good proportion of family units.

### Emerging Local Centre

The new Local Centre at East Village is growing and coupled with the school and health centre combine to provide a heart to the new and expanding community. The retail units within the Local Centre

are now beginning to flourish with the retail vacancy rate falling from 52% to 15.8% between 2015 and 2016. New retail floorspace is also under construction at N08 (1,493 sqm A class) which will also contribute to the vitality and viability of the local centre.

Facilities within the Local Centre are also complemented by other community uses such as Chobham Academy and the Sir Ludwig Guttman Health Centre which combine to create the vibrant communities envisioned.

### PROGRESS ON SITES

#### Allocations

All three site allocations within the area have permission in outline. SA2.2 is substantially complete with a couple of remaining plots, one of which is currently under construction. The other two also have some plots or phases with reserved matters under construction and a number of remaining plots of phases yet to receive reserved matters.

#### Additional capacity

Due to the extensive site allocations within the area it is not anticipated that there will be any remaining capacity within the sub-area.



Site Allocation	Permission	No. units
SA2.3 Chobham Manor	11/90621/OUTODA, 14/00356/REM Legacy Communities Scheme Zone 6	600
	13/00504/REM, Phase 1 partially complete	259

Site Allocation	Permission	No. units
SA2.2 East Village	10/90641/EXTODA Stratford City	1849
	10/90641/EXTODA (Zone 5 complete)	2818

Site Allocation	Permission	No. units
SA2.1 Chobham Farm	12/00146/FUM, 15/00266/REM	863
	12/00146/FUM (Phase 1 complete)	173

Type	No. units
Permissions within the Site Allocations	6562
Other permissions	0
Remaining capacity	0
<b>Total</b>	<b>6562</b>

KEY

-  Full planning permission
-  Outline planning permission
-  Under construction
-  Complete
-  Sub area boundaries
-  Site allocation boundary

Sub area 2





# SUB AREA 3

## LOCAL PLAN VISION

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

Local Plan evidence estimated that between 44-47,000 new office-based employment jobs will be created in the whole area over the plan period, the scale dependent on the success of Stratford at attracting investment and creating a new destination for office employment. Initial trends suggest that this vision is being realised, with notable examples being the accelerated timescale of delivery of new office floorspace at International Quarter London (IQL) and the Culture and Education District proposals at Stratford Waterfront drawing high profile institutions and business. This scenario has also has implications on requirements for new workspace across the whole of the area which will be closely monitored.

### Prestige uses at Stratford

The built form and nature of the development coming forward within this sub area also reflects the high profile of Stratford and the draw of the Metropolitan Centre. For example, the high PTAL levels surrounding Stratford Station are suitable for higher density development, with potential for taller buildings than elsewhere in the area.

The mixed of uses within developments in this area reflect the high profile and interest in the area with developments providing uses such as hotels and restaurants and new education facilities. The enhanced transport links and facilities of Stratford enable a contribution towards the strategic needs for student accommodation across London to be met at

Stratford.

The success of Stratford as a Metropolitan Centre can also be seen by increasing footfalls and retail vacancies consistently below London averages within the parts in the Legacy Corporation area.

### Delivery of 3,300 new homes

Housing delivery within this sub area is contributing significantly towards housing targets. Delivery trends are expected to continue with over 3,300 units either complete or currently under construction. The information overleaf shows the amount of provision and status of housing permissions within the sub area. It is expected that up to 9,000 new homes will be delivered within this sub area throughout the Local Plan period.

## PROGRESS ON SITES

The information overleaf shows that there are a number of permissions containing housing coming forward on sites in the sub area.





## Allocations

The housing delivery within SA3.1 Stratford Town Centre West relates to plots within the outline Stratford City permission, many of which are under construction and/or have detailed reserved matters. In contrast although there are a number of sites with permission for new housing within SA3.4 Greater Carpenters relate to small plots, it is anticipated that further capacity is likely to come forward within this site allocation.

The remaining site allocations for the sub area (SA3.2, SA3.3, SA3.5 and SA3.6) all have outline permission but no reserved matters as yet so housing capacity within these locations is not expected to come forward until 2020 onwards.

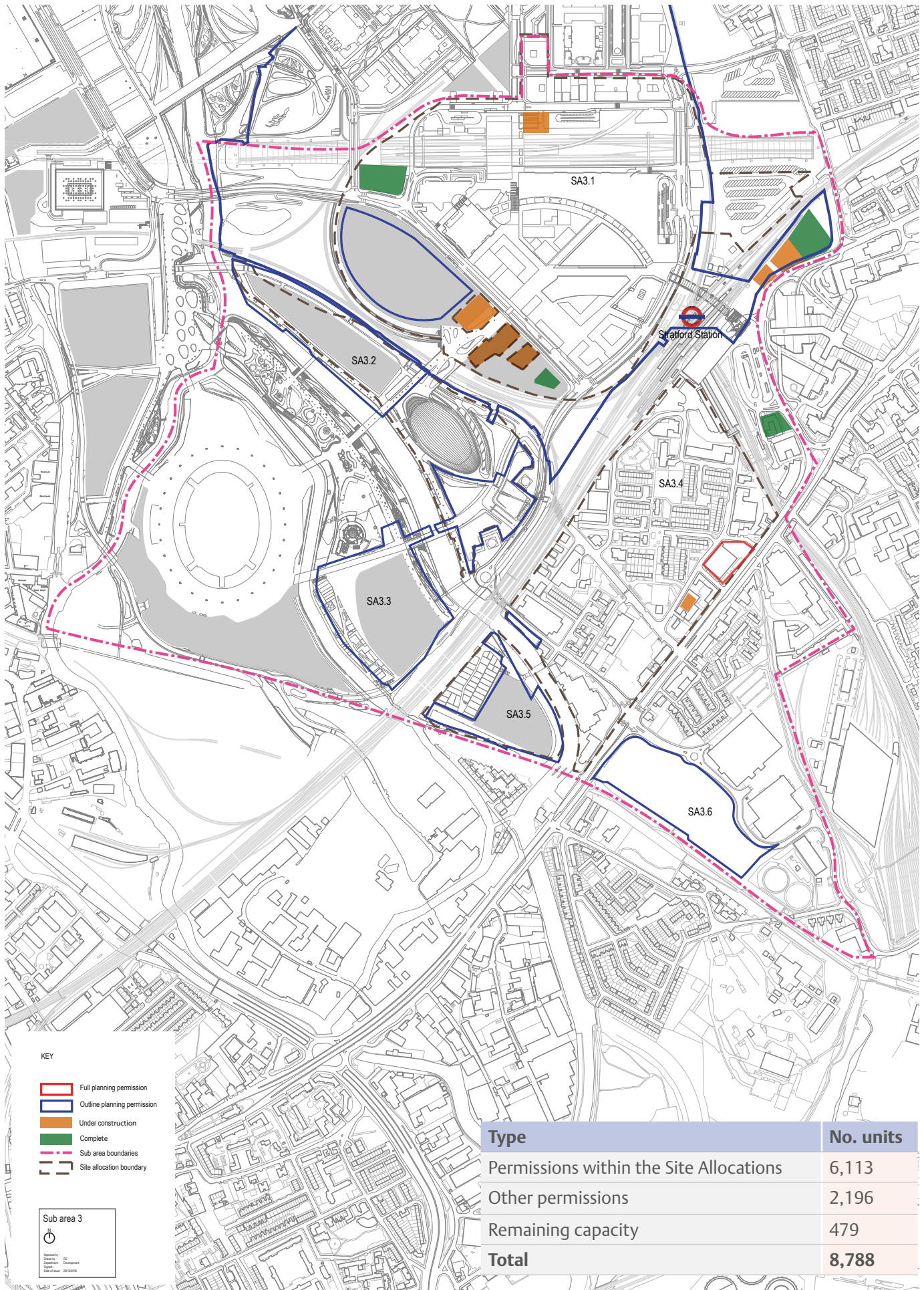
Notwithstanding the above, amendments to the Legacy Communities Scheme (LCS) currently being worked up propose new cultural and education uses at Stratford Waterfront (SA3.2 and SA3.3). This means that the planned quantum of housing at this location is likely to be amended with potential for additional delivery within Pudding Mill (SA4.3) to account for these changes. This may have implications on the quantum of delivery across the whole of the sub area over the Plan period.

## Additional capacity

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

Site Allocation	Permission	No. units
SA3.1 Stratford Town Centre West	10/90641/EXTODA Stratford City (IQL, Cherry Park)	1557
	10/90285/FUMODA Manhattan Lofts	248
SA3.2 Stratford Waterfront East	11/90621/OUTODA Legacy Communities Scheme Zone 1	1787
SA3.3 Stratford Waterfront West	11/90621/OUTODA Legacy Communities Scheme Zone 2	801
SA3.6 Rick Roberts Way	11/90621/OUTODA Legacy Communities Scheme Zone 12	398
SA3.4 Greater Carpenters	13/00548/FUL 6-7 Park Lane	6
	14/00106/COU Units 3 & 4 (Icona), 40B Warton Road	5
	15/00598/FUL Duncan House	555
	13/00404/FUM Alumno, 206-214 High Street	445
SA3.5 Bridgewater Road	11/90621/OUTODA Legacy Communities Scheme Zone 8	311

Permission	No. units
13/00322/FUL Land On The Northern Side Of Great Eastern Road	181
12/00332/FUM Site bordering Great Eastern Road and Angel Lane	759
16/00298/PNCOU Queensway House	35
Station House	220
11/90618/FUMODA Corner of Westfield Avenue, Stratford City	1001



- KEY**
- Full planning permission
  - Outline planning permission
  - Under construction
  - Complete
  - Sub area boundaries
  - Site allocation boundary

Sub area 3

Stratford Station

Approved by: DC  
 Date: 15/01/2016  
 Drawing No: 3012016

Type	No. units
Permissions within the Site Allocations	6,113
Other permissions	2,196
Remaining capacity	479
<b>Total</b>	<b>8,788</b>







# SUB AREA 4

## LOCAL PLAN VISION

This will become an area of new business and residential communities that find a focus at a new District Centre at Bromley-by-Bow and a new Local Centre at Pudding Mill, with a secondary hub of employment and leisure uses in the north part of Sugar House Lane. The District Centre at Bromley-by-Bow will provide a new primary school, community facilities and public open spaces. A new DLR station at Pudding Mill and an enhanced Bromley-by-Bow Station will provide excellent public transport links to nearby work and leisure opportunities and good access to the rest of London. New and improved local foot and cycle paths will provide accessible and safe routes to the stations and local shops and services. The many new homes in Bromley-by-Bow, Sugar House Lane and Pudding Mill will meet a wide range of housing needs, while the new homes, business and other premises will have been sensitively and excellently designed, taking account of the historic waterside settings and the heritage assets within and around the Conservation Areas. By 2031, the Sub Area will have become a distinct series of new urban communities, well connected to their surroundings.

The permissions granted within the area show the vision of new neighbourhoods emerging within the area.

### Delivery of 1,000 new homes

This sub area is now beginning to bring forward housing. Delivery trends are expected to continue with around 1,000 units either complete or currently under construction. It is expected that up to 5,000 new homes will be delivered within this sub area throughout the Local Plan period.

Connectivity has been enhanced within the area by the provision of a new bus and cycle bridge across the River Lea to the eastern edge of the Bromley-by-Bow site allocation. The accessibility of Bromley-by-Bow station is also being improved by the installation of new lifts and other improvements to the station itself. The works are anticipated to be complete by August 2017.

## PROGRESS ON SITES

### Allocations

The information overleaf shows that there are a number of permissions coming forward within the boundaries of the site allocations within the Local Plan.

The Bromley-by-Bow site allocation (SA4.1) has an outline permission covering the northern part of the site. It is the most advanced of the allocations within this sub area with 219 units completed in 2016, and reserved matters have also been approved for the next phase. Following the lapse of a previous permission, the southern part of the site does not have any form of planning permission.

The site allocation at Sugar House Lane (SA4.2) has permission in outline for 1,200 units. There are also currently four plots with reserved matters and others pending.

There is one full permissions at Pudding Mill (SA4.3), and another with a resolution to grant subject to a Section 106 agreement. A substantial part of the remaining site is covered by the LCS outline permission, therefore there is relative certainty with regard to timing and delivery at this location. However, as discussed above, amendments to the LCS to take account of the amendments at Stratford Waterfront are likely to impact upon housing delivery within this allocation, and therefore it is likely that additional capacity may come forward within this site allocation. There are also some remaining plots which do not have any form of permission.

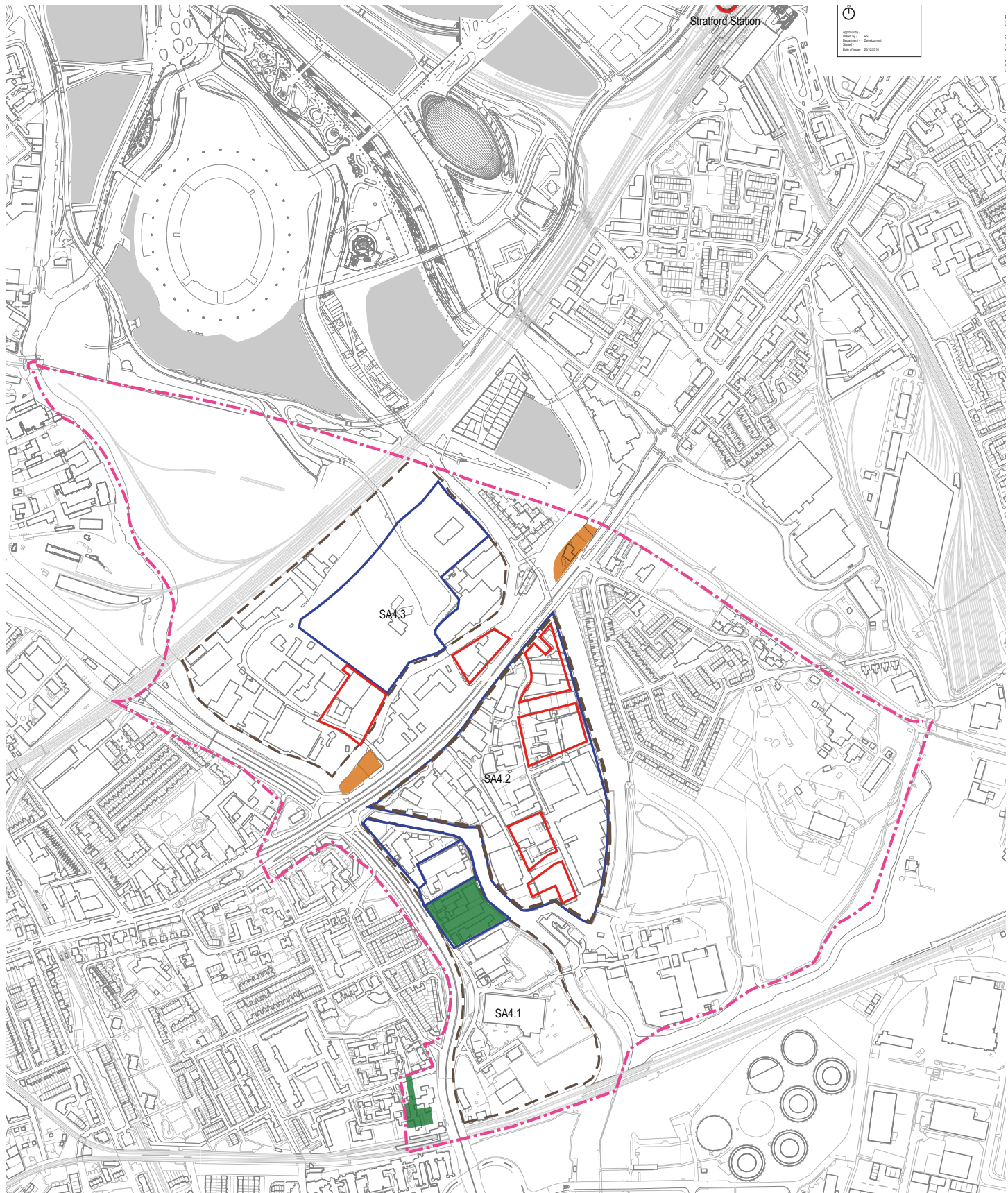
### Additional capacity

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

in this location.

Site Allocation	Permission	No. units
SA4.1 Bromley-by-Bow	PA/11/02423/LBTH Bromley-by-Bow North	741
SA4.2 Sugar House Lane	12/00336/LTGOUT Strand East	1200
SA4.3 Pudding Mill	11/90621/OUTODA Legacy Communities Scheme Zone 8	1000
	15/00392/FUL Land at Cooks Road	194

Permission	No. units
10/02291/FUL 2-12 High Street	191
06/90011/FUMODA Stratford Edge , 80-92 High Street	202
11/90619/FUMODA Porsche Garage, 68-70 High Street, Stratford	173
14/00063/FUL William Guy Gardens	28



Type	No. units
Permissions within the Site Allocations	3,135
Other permissions	594
Remaining capacity	1,121
<b>Total</b>	<b>4,850</b>





## BROMLEY-BY-BOW SPD

The Legacy Corporation has also prepared a Supplementary Planning Document (SPD) to provide guidance on how relevant policies in the Local Plan will be applied to the site and the principles for how best development of the site can be taken forward. In particular guidance is also provided relating to the masterplan approach to delivery on the site.

The SPD was consulted upon from October to December 2016, and it is expected to be adopted in Spring 2017.

## PUDDING MILL SPD

The Legacy Corporation has also prepared a Supplementary Planning Document (SPD) to provide further guidance in relation to the interpretation of Local Plan policies for the site, in particular in relation to the interpretation of employment policies, delivery of the new Local Centre and provision of housing. It also provides further guidance in relation to design. The SPD was consulted upon from October to December 2016, and it is expected to be adopted in Spring 2017.



# 3. 2016 MONITORING

## DEVELOPMENT MANAGEMENT

Within the monitoring year 628 applications of all types were received. The Legacy Corporation determined 552 applications in its role as a local planning authority within 2016, the breakdown of these applications is provided in Table 3 below. A further 19 applications related to Environment Impacts Assessment (EIA) scoping and screening.

The overall total of determined applications includes requests to discharge s106 obligations, approval of details and applications for prior approval.

During 2016 a total of 89% of applications were determined within the relevant 8, 13 or 16 week timeframes or within the agreed timeframe of a Planning Performance agreement.

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

Chapter 9 provides information on CIL receipts within the monitoring year. Appendix 3 is the table of CIL

receipts form the 2015/16 **financial** year as required by Regulation 62 of the CIL Regulations 2010.

Permission	Permitted	Refused	Withdrawn
Full applications	75	3	6
Outline	0	0	2
Reserved Matters	12	0	0
Non-Material Amendments	42	0	1
Approval of Details	284	0	7
Variation	4	0	2
Prior Notification	5	2	3
S106 details	59	1	2
Other (Demolition, Adverts, Listed Building Consent etc)	37	1	5
<b>TOTAL</b>	<b>518</b>	<b>6</b>	<b>28</b>



# 4. THE ECONOMY

## EMPLOYMENT DEMAND AND TRENDS

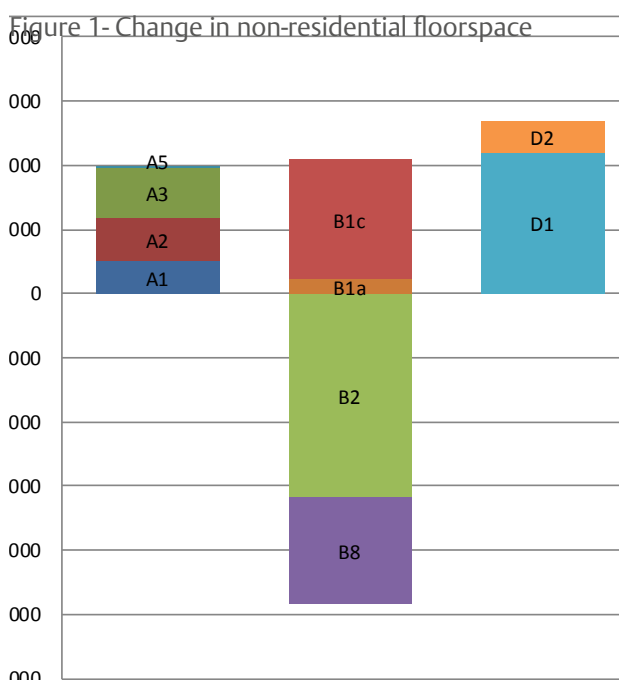
Demographic information within Appendix 1 has shown that there are already some successes in relation to the economic prosperity of the four growth boroughs. Unemployment is falling, average earnings are on the rise (and at a greater rate than across London as a whole). Job densities across the host boroughs are also increasing as are the rate of new business start-ups.

New permissions for over 17,800sqm of B Class employment space (3,795 sqm B1a and 13,982sqm B1c) granted within 2016 will meet some of this demand, which could account for up to 1,200 new jobs within the area. Many of these schemes also secure local employment so the benefits of these proposals will be directly felt within the four growth boroughs. 4,051sqm of new workspace will be delivered as low cost workspace.

Employment trends show that there is a diversification of the economy towards service sectors across London as a whole but there remains a comparatively strong manufacturing sector across the four growth boroughs. The new employment floorspace permitted within the area in 2016 is largely within B1a (office) and B1c (light industrial,

workshops) use classes so will meet the growing demands of new businesses but also help maintain the strong manufacturing base, particularly for the small, creative businesses present within the area.

Figure 1 shows the net change in non-residential floorspace resulting from permissions granted in 2016 (not including reserved matters). It shows that although there was an overall loss in B Class floorspace, there is an increase in non-residential floorspace of around 3,800sqm. The types of new non-residential uses also provide more employment dense uses than the uses being lost through the development, which are typically B2 and B8. This is consistent with the aims of the Local Plan which allows for some re-provision of employment floorspace within mixed used developments, and much of this also relates to applications within the boundary of the Hackney Wick Neighbourhood Centre, which is consistent with the Local Plan approach for the centre. Furthermore much of the new floorspace relates to flexible uses which could potentially be delivered as B class employment floorspace. This change in profile demonstrates how the Local Plan policies are facilitating the transformation of the area. Nonetheless, the Legacy Corporation will closely monitor changes in floorspace and assess performance alongside existing and updated evidence to be produced in support of the Local Plan Review process.



## RETAIL PROVISION

Applications granted in 2016 provide for around 4,000sqm of new retail floorspace, of which around 3,000sqm will be provided within the Hackney Wick town centre boundary. Other retail floorspace is also permitted within the Hackney Wick Fish Island area but outside the centre boundary. As these permissions are implemented and units occupied the proportion of A1 uses within the centre will need to be closely monitored in the context of maintaining a thriving centre.

No significant new retail floorspace has been granted in any other of the centres, however this reflects the fact that the part of Stratford Metropolitan centre located within the area only opened in 2011 and the plots already provided in

East Village are still being occupied. Applications in these locations related to a temporary change of use to a car showroom and small scale changes of use to community uses. Changes of use away from retail will continue to be monitored to maintain thriving centres.

The potential for a District Centre at Bromley-by-Bow and a new Local Centre at Pudding Mill have yet to be delivered, however the SPDs being prepared for both these sites will help facilitate their development.

### Retail vacancies

Town centre monitoring takes place annually, showing changes in vacancies over the last three years. Current figures show that the part of Stratford Metropolitan Centre within the LLDC boundary has a vacancy rate of 6.2% which is considerably below the London average of 8.4%. Although the East Village

vacancy rate at 15.8% is above London average, the vacancy rate fell by 36% between 2015 and 2016 demonstrating an emerging but attractive centre.

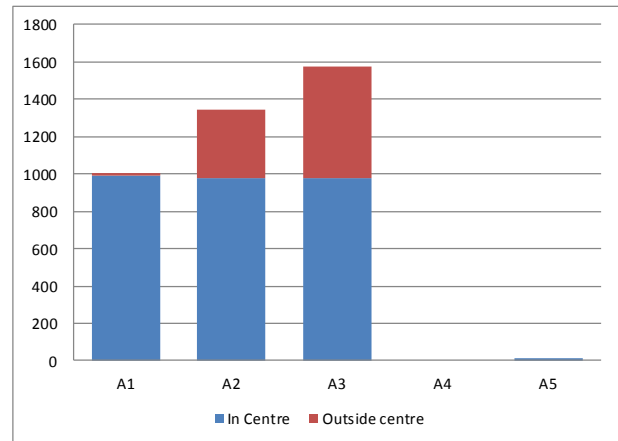


Figure 2- New retail floorspace

## CASE STUDY 1: NEW TOWN CENTRE FLOORSPACE AT HACKNEY WICK

14/00387/FUL - 80-84 & 88, Wallis Road

As well as 120 new homes this scheme will deliver 4,902sqm of flexible uses within A1-A3, B1c and D1 Use Classes. Alongside the new north-south route to be created at the station itself this scheme will play a pivotal role in the emergence of the neighbourhood centre at Hackney Wick.

It is estimated that, using the Homes and Communities Agency Employment Densities Guide this proposal could create up to 177 new jobs for the area. This proposal also includes affordable workspace.



Illustration from approved application- 14/00387/FUL



# 5. HOUSING DELIVERY

## HOUSING TRENDS

Demographic information within Appendix 1 suggests that significant demographic change has taken place within the Legacy Corporation area since 2012. Increases in the four wards that cover part of the area suggest that the population may have increased at around 24%. Applying this proportion to the estimate of the population of the area in 2012 could mean that the area now has a population of around 12,400. This population change will need to be further investigated and monitored to ensure infrastructure delivery keeps at pace with new development.

Considering the profile of the new housing provided within the area it is logical also to presume that the proportion of the population residing in affordable or intermediate tenures will have increased. However, in line with wider national trends the housing price to earnings ratio has increased dramatically, The provision of affordable housing tenures is all the more important in this context.

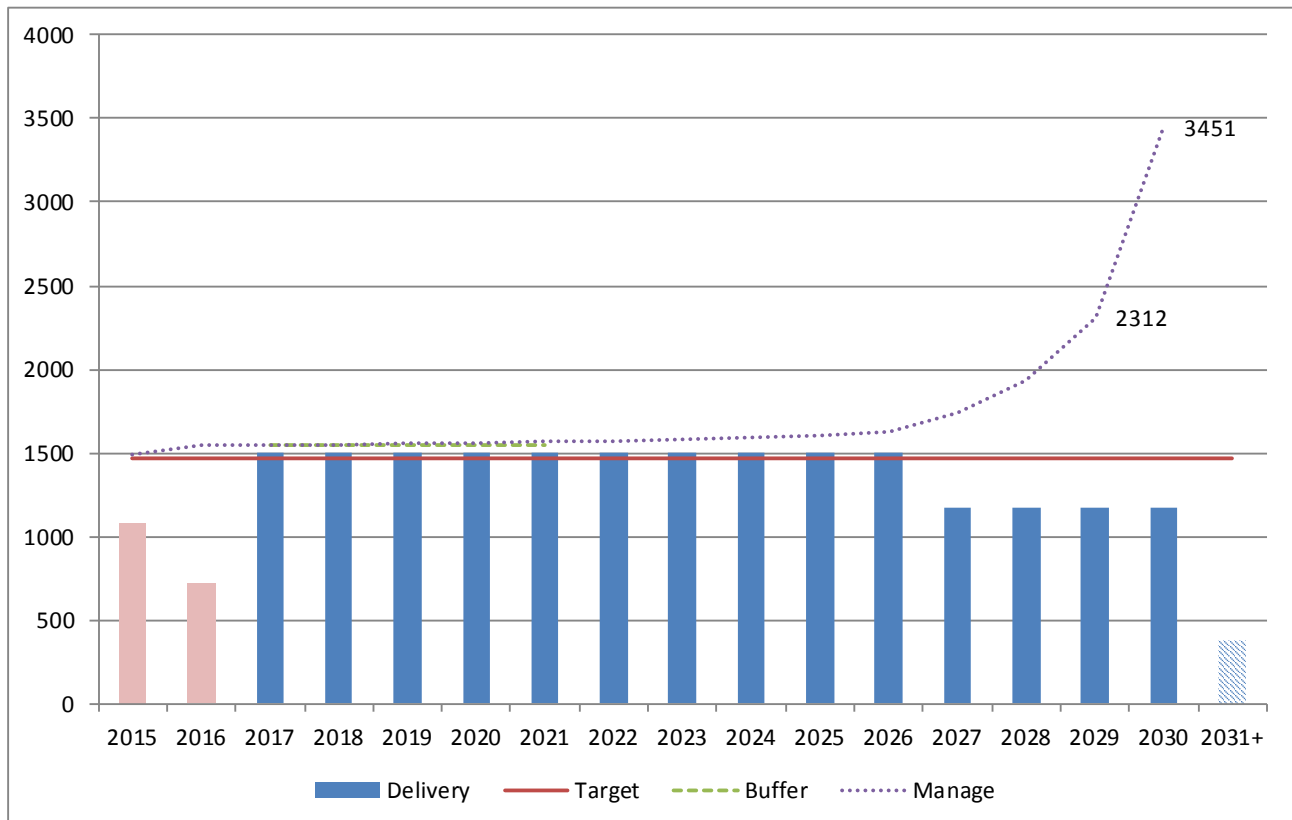
## HOUSING NUMBERS

### Permissions

Appendix 1 shows that during 2016 permission was granted for 1,380 new homes. Although this is just short of the 1,471 annual target, there are at present a number of schemes with a resolution to grant permission subject to signing a Section 106 Agreement. Once these agreements have been signed permission will be granted for a further 315 residential units.

There are also a number of submitted schemes which, if permitted will deliver a significant proportion of housing. As at December 2016, there are over 2,000 homes proposed within schemes submitted to the Legacy Corporation. This means that there is potential for permissions granted within 2017 to be in excess of the annual housing target.

Figure 3- Housing trajectory



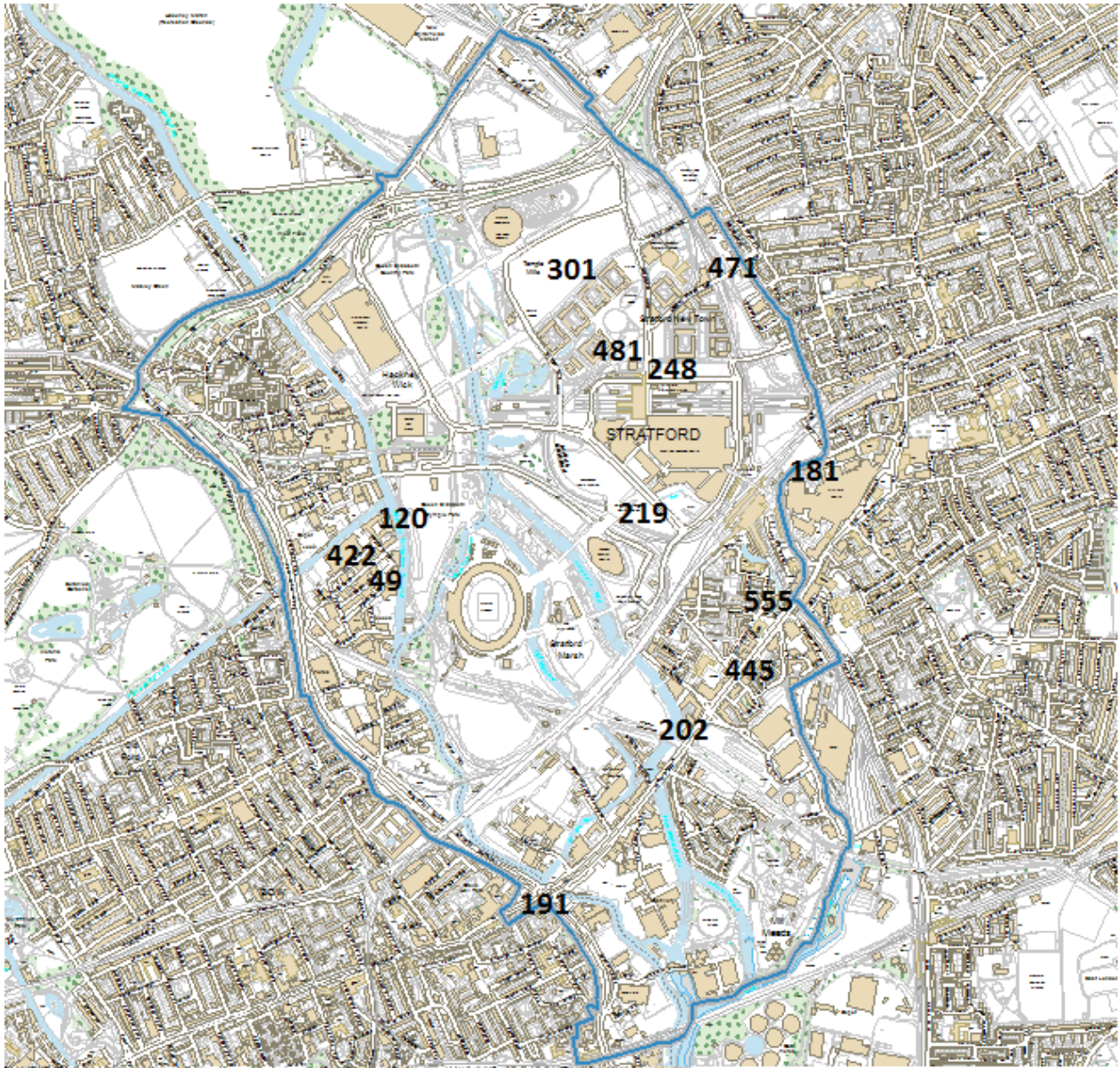


Figure 4- units under construction as at December 2016

Figure 3 shows the current housing trajectory, based upon permissions currently granted. It demonstrates how the Legacy Corporation will meet the target over the plan period, and the rolling five year housing land supply target. Although as shown within the graph, delivery falls away towards the latter part of the plan period, new permissions are likely to be granted to fill some of this gap, and housing targets will be reviewed within the Local Plan Review by the end of 2019. These new housing targets will reflect the position of the new London Plan.

It is also anticipated that delivery over the course of the Local Plan period (2015-2031) will be in excess of 22,000 homes, and around 26,000 homes in the period 2013-2031.

#### Under Construction

In addition, to potential permissions, at present there are over 3,800 homes currently under construction. Presuming that a majority of these units will be completed in 2017 or 2018 it is anticipated that the housing target will be met in 2017 and the cumulative delivery target met by 2018/19.

Figure 4 shows the location of the units under construction within the area. It shows that there is currently a considerable amount of development at Fish Island, within Sub Area 2 and along Stratford High Street.



## Completions

Completions within the monitoring year are set out within Table 1, which were below target at 716 net.

Table 1- Completions

Permission	Units complete
William Guy Gardens	45 (28 net)
Chobham Farm	173
Chobham Manor	165
61-63 Wallis Road	12
Glasshouse Gardens	114
Bromley-by-Bow North	219
Small sites	5

## HOUSING MIX

### Affordable housing

As highlighted in Appendix 1, permission was granted for 191 affordable homes in 2016. This is below the target set out within SP.2 of the Local Plan of 455 per annum. However a variation to a previous permission was also granted to deliver a further 59 affordable units which would otherwise have been market housing.

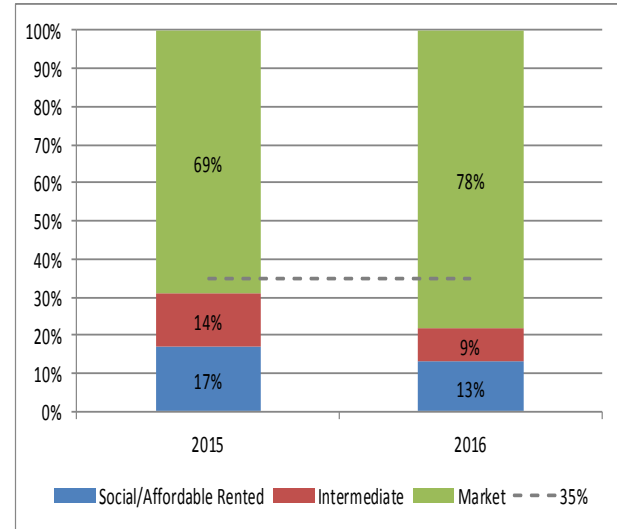
The 191 affordable homes amount to approximately 22% for all housing permissions (excluding non self-contained accommodation), or 23% of applicable schemes (i.e. over 10 units), with a 59/41 social or affordable rented/intermediate mix.

As identified within the appendix, 217 affordable homes were completed in 2016. Although it is recognised that delivery is currently falling short of target, as above in relation to housing in general it is expected that delivery will increase in pace and therefore the amount of affordable housing will also increase in future years, notably there are currently around 450 affordable units under construction, with other schemes contributing via commuted sums.

However, it is recognised that the need for affordable housing is more acute in the light of housing need generally and rising house price to earnings ratio. Therefore the Legacy Corporation will closely monitor delivery and utilise measures within the Mayor's draft Affordable Housing and Viability

Supplementary Planning Guidance (SPG) to enhance delivery. It is envisaged that in time the expectation that sites should deliver 35% affordable housing across London will be reflected in the price paid for land, and delivery increase.

Figure 5- Housing tenure

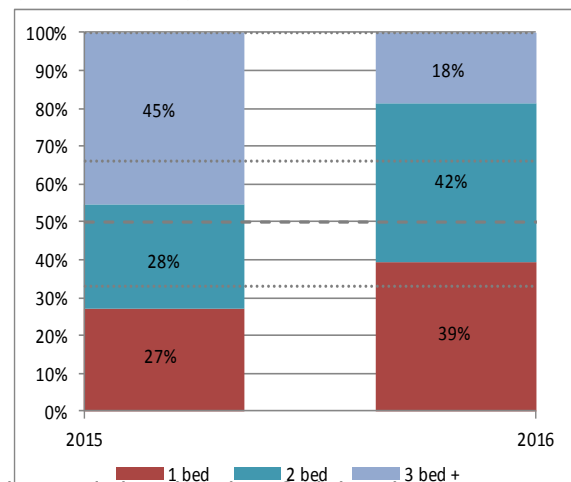


### Housing size and mix

Appendix 1 identifies the following size split for schemes permitted in 2016: 39% 1 bedroom, 42% two bedroom and 18% three bedroom or more.

Local Plan policy H.1 sets out that there should be a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms. Figure 6 below shows that this requirement has been met for both 2015 and 2016. Although the proportion of smaller homes increased in 2016, provision is very evenly balanced over the two year period shown.

Figure 6- Housing mix



The Local Plan also identified that there is a particular need for:

- 1 bedroom properties within market and affordable/social rented sectors
- Two bedroom market properties
- Three bedroom or more particularly within all affordable tenures

The table below shows the proportion of units permitted in 2016. This shows that much of the provision is closely reflecting the particular requirements of the area, specifically for one and two bedroom market properties, however provision of 1 bedroom affordable/social rented properties will need to be monitored closely in future years to ensure supply more closely meets demand for these types of units.

Table 2- Housing breakdown

	1 bedroom	2 bedrooms	3 bedrooms or more	Total
Social/affordable rented	2%	5%	5%	13%
Intermediate	4%	4%	1%	9%
Market	33%	33%	12%	78%
Total	39%	42%	18%	100%

During the monitoring period 511 student bedspaces were permitted. There are currently also 445 student bedspaces under construction. 45 older persons' housing units were also completed within the monitoring period, adding to the diversity of provision within the area.

## CASE STUDY 2: HOUSING MIX

15/00212/FUL- 33-35 Monier Road, E3 2PR.

This scheme will deliver a mix of 33% 1 beds, 38% 2 beds and 29% 3 beds. This meets Policy H1 requirements with regard to having more than half the units of 2 bedrooms or more, but also the wider 'balanced mix' between all three dwelling sizes. This will help meet the particular size requirements identified as being in particular demand within the area within the 2013 Strategic Housing Market Assessment Review.



Illustration from approved application- 15/00212/FUL



# 6. TRANSPORT AND INFRASTRUCTURE

## TRANSPORT

### Transport impacts of development

As highlighted in Appendix 1, seven Green Travel Plans were entered into within 2016. The details of these are included within Appendix 2. This is an increase on previous years.

A number of permissions secure minor highway works including improvements and alterations to the public highway and public footways.

### Car parking

Car parking provision is generally below the maximum standards set out within the Local Plan. In total proposals granted permission result in a net gain of 133 car parking spaces, of which 75 are blue badge.

Additionally,, one application was permitted for car-free development and four schemes contained 20% electric charging spaces, equal to approximately 25 spaces. Four car club spaces were also approved within four separate schemes.

### Cycle parking

Permitted schemes included a net gain of approximately 2,000 cycle parking spaces.

Santander bikes were also introduced to the Park in 2016.



## INFRASTRUCTURE

### Transport Infrastructure

Construction has commenced on the new Hackney Wick station including a north-south subway between Wallis Road and White Post Lane. This work is expected to complete in 2018.

Construction has also commenced on the improvements to Bromley-by-Bow station including new lifts and works to the platforms. This work is expected to complete in late 2017.

### Community Infrastructure

Permissions granted in 2016 provide a net gain of 4,406sqm of new D1 floorspace. The significant proportion of this floorspace comes from the Duncan House permission (15/00598/FUL) at 3,150sqm of education floorspace. The remainder comes from small-scale change of use to D1 and

flexible use permissions including D1.

Three on-site play areas were secured through S.106 Agreement within the monitoring year.

The new school at East Wick is now complete and up and running. Reserved matters applications were permitted for new schools at Sugar House Lane (15/00484/REM) and Sweetwater (16/00039/REM) within the monitoring year. Together these provide over 6,000sqm of D1 floorspace and 840 new school places.

A temporary permission was also granted for a new school for a maximum of 360 pupils up to September 2018 (15/00243/FUL).

No new health facilities were granted permission within the monitoring year.





# 7. SUSTAINABILITY AND THE ENVIRONMENT

The monitoring data for sustainability and environment Key Performance Indicators areas set out in detail at Appendix 1. The following highlights are, however, worth noting:

## OPEN SPACE

No existing open space was lost to development during the monitoring period and none gained. However, the Legacy Corporation continues to be the beneficiary of significant amount of high quality public open space including at its heart the parklands of the Queen Elizabeth Olympic Park. It is expected that the Local Plan site allocation sites that identify requirements for new open space will in future contribute to those parts of the area for which an open space deficiency has been identified.

Riverside open space between Three Mills Island and Bromley-by-Bow



## URBAN GREENING

Urban greening, including new trees and green walls and roofs, feature in some form in the majority relevant development proposals to have received a planning permission during 2016.

Canalside space illustration from approved application 15/00278/FUL, Bream Street, Fish Island



## ENERGY AND ENVIRONMENTAL PERFORMANCE IN BUILDINGS

All relevant applications receiving planning permission during 2016 have demonstrated that they will meet the London Plan and Local Plan energy performance requirements both for residential and non-residential floorspace through on-site measures, or in some cases a commitment to connecting to the existing Queen Elizabeth Olympic Park and Stratford City heat network.

It is worth noting that four schemes receiving planning permission included a 20% provision of electric charging point car parking space.

## EXAMPLAR HOMES

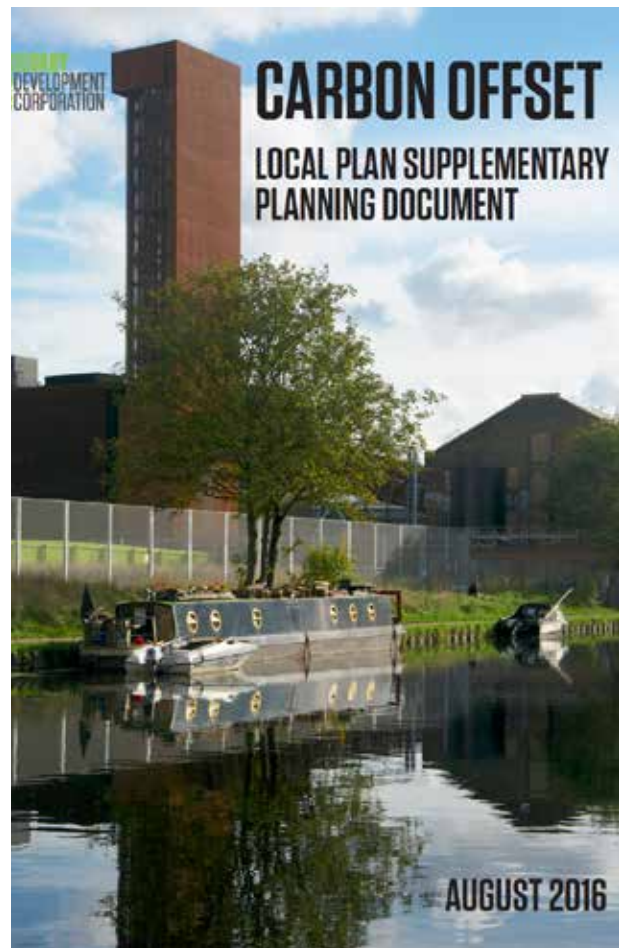
- The first phase of the Legacy Communities Scheme Chobham Manor development being delivered by Taylor Wimpey and L&Q, has been substantially completed in 2016 with occupation of those completed units in progress. These include the first of the environmental Exemplar homes that are required to achieve:
- Water use of 80 litres of water per person per day or less
- Designed to achieve zero regulated carbon emissions from 'on-plot' measures only (Condition LCS0.112 of 11/90621/ODAOUT)

Chobham Manor exemplar homes



## CARBON OFFSETTING - THE CARBON OFFSET SPD AND FUND

The Legacy Corporation Carbon Offset SPD was adopted in August 2016 following a period of public consultation. The SPD sets out the detailed approach to offsetting carbon emission from new development once building and other on-site carbon reduction measures have been taken into account. The SPD provides further guidance to the principles of carbon offsetting established in Local Plan Policy S.2 'Energy in new development'. As part of this process the Legacy Corporation Board has also agreed to the establishment of a Carbon Offset Fund for those offset monies secured through S106 Planning Obligations that require carbon offsetting payments for specific development schemes. The guidance provided with the SPD includes the process for making a bid for carbon offset monies towards offsetting schemes and also the necessary forms. Once sufficient funds have been received an initial bidding round will be advertised and reported in future Authorities Monitoring Reports. As of the date of this report, no offset monies have been received into the fund.





# 8. S106 AGREEMENTS

## DEVELOPMENT SCHEMES WITH S106 LEGAL AGREEMENTS

breakdown of these agreements by individual obligation.

Between 1st January 2016 and 31st December 2016 14 schemes were granted planning permission with a section 106 agreement. The details of these schemes are set out within Table 3. Appendix 2 provides a

Table 3- Development Schemes with s106 legal agreements (2016)

Application number	Location	Full description	Application type	S106 date
13/00280/ FUM	Vittoria Wharf, Stour Road / Beachy Road	Demolition of existing buildings and erection of a new 4 to 6 storey building comprising 1,317sqm of commercial floorspace (Use Class B1), a 252sqm cafe (Use Class A3), 34 residential dwellings (15x 1 bed, 10x 2 bed & 9x 3 bed) and courtyard for disabled parking and servicing, along with retention of the Gatehouse building (84 sqm).	Full Major	09/12/2016
14/00387/ FUL	80-84 & 88, Wallis Road, Hackney, LE9 5LW	Proposed demolition of all existing buildings at the site (other than the north eastern corner building at no. 88 Wallis Road) and redevelopment with a mixed use development composed of 5,365sqm (GEA) of flexible commercial floorspace (Use Class B1/A1/A2/A3/D1) and 120 residential units (Use Class C3) as well as new areas of public realm, landscaped amenity space and car/cycle parking (the retained corner building at no. 88 Wallis Road is to be converted/extended)	Full Major	30/06/2016
15/00212/ FUL	33-35 Monier Road, E3 2PR	Mixed use 6 storey redevelopment incorporating 675m2 of commercial workspace (B1 and sui generis use class) at ground level; along with 45 residential units at levels one to five; new public realm, landscaped amenity space and associated works.	Full	24/03/2016
15/00243/ FUL	Clock Mill and Custom House, Three Mill Lane, E3 3DU	The internal alteration and change of use of the existing Grade II* Listed Clock Mill and Grade II Listed Custom House from Use class B1 (Business) to Use Class D1 (Non-Residential Institution) to accommodate a Secondary School for a maximum of 360 pupils for a temporary period up to 30 September 2018.	Full	14/04/2016
15/00278/ FUL	Land at Bream Street at the junction of Stour Road & Dace Road, Fish Island	Demolition of existing building, existing structures, removal of existing trees and associated site clearance to enable a mixed use development of 7 buildings and basement to provide up to 24,989m2 of floorspace (GIA) comprising employment (Use Classes B1-B8), residential (Use Class C3) (up to 204 units), retail (Use Classes A1 and A3) and exhibition/leisure uses (Use Class D1/D2), parking and servicing space, hard and soft landscaping, public realm, creation of new vehicular access and other associated works.	Full	25/08/2016
15/00574/ VAR	Hardstanding area bordered by railway line, at Great Eastern Rd, E15 1BG	Submission of Section 73 application in relation to condition 3 of planning permission 14/00310/FUL.	Variation of conditions (Section 73)	12/09/2016
15/00361/ FUL	6-7, Park Lane, E15 2JG	Demolition of the existing building and redevelopment to provide a 9 storey building comprising 28 hotel bedrooms, reception, restaurant and associated amenity space.	Full	25/11/2016

Application number	Location	Full description	Application type	S106 date
15/00337/ VAR	Neptune Wharf site comprising land bounded to north by Hertford Union Canal, east by Roach Road, to South by Wyke Road and to west by Wansbeck Road	Application to vary conditions of planning permission 12/00210/OUT (Outline permission for Neptune Wharf) to allow changes to approved scheme relating to a proposed increase in commercial floor space (additional 1101sqm GIA, including increase in B1 and D1 use floorspace), alterations to the arrangement of commercial uses at ground floor level, alterations to arrangement and alignment of blocks (including increases and decreases in length); alterations to external elevations including positions and sizes of windows and materials; alteration to heights of all blocks (maximum building heights of Blocks B, C, E and F (phase 1) increase by up to 1.0 m and reduced by 0.11m and maximum building heights of Blocks G, H, I, J, K and L (phase 2) increase by up to 1.3 m); alterations to internal layouts of residential units; omission of the residential 'bridging' elements over the canal-side and Lofthouse Square entrances; increase of two additional residential units and alterations to mix (166 X one-beds (-6), 173 X two-beds (+10), 58 X three-beds (-2) and 11 four-beds (no change)). Conditions AZ.1 (and Annexure 1), AZ.3, AZ.4 and AZ.76 are proposed to be amended with amendments to Section 106 Agreement attached to 12/00210/OUT.	Variation of conditions (Section 73)	25/11/2016
15/00392/ FUL	Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW	Application for full planning permission for comprehensive mixed use redevelopment comprising: demolition of existing buildings and erection of two blocks ranging from five (5) to eight (8) storeys above ground level with a maximum parapet height of 33m AOD comprising: 194 residential units including affordable housing (Use Class C3), 2,136sqm of commercial floorspace (Use Classes A1-A3 / B1 / D1 / D2), together with podium level, car parking including blue badge parking, cycle parking, refuse areas, plant room, servicing, open space, landscaping and infrastructure .	Full	12/08/2016
15/00416/ FUL	52-54 White Post Lane, London, E9 5EN	Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and structures and erection of a five (5) to six (6) storey building to provide 2367 sqm (GIA) of commercial space (use class B1c) with commercial yard area for servicing, 55 residential dwellings (19 x 1 bed, 19 x 2 bed and 17 x 3 bed), upper level amenity areas, cycle parking and refuse/recycling.	Full	20/04/2016
15/00446/ FUL	1-2 Hepscott Road, E9 5HB	Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and construction of a new 6 storey building to provide 922 sqm (GIA) of commercial space (use class B1c) with yard area, 30 residential dwellings (14 x 1 bed, 12 x 2 bed and 4 x 3 bed), amenity areas, disabled parking, cycle parking and refuse/recycling stores.	Full	20/06/2016
15/00540/ FUL	24-26, White Post Lane, E9 5EP	Demolition of existing buildings and structures and erection of four new linked buildings of up to six storeys and 21.3m in height (maximum of 26.2m AOD) to provide 2,916sqm business floorspace (Use Class B1c), 103 residential units (Class C3), commercial yard, new public realm, vehicular access, together with car and cycle parking, landscaping and other associated works	Full	20/05/2016
15/00598/ FUL	Duncan House, High Street, Stratford, E15 2JB	Application accompanied by an ES under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), seeking approval for the Demolition of existing building and redevelopment of the site to provide student accommodation (Sui Generis – 511 beds), residential accommodation (Class C3 – 44 units), education facility (Class D1 – 3,150sqm GIA), and affordable workspace (Class B1 – 688sqm) within a building of max height 97.05m AOD. Provision of public realm to Lett Road/ Stratford High Street and Lett Road/Jupp Road junctions, alterations to the public highway, provision of new accesses and associated works.	Full	25/08/2016
16/00039/ REM	PDZ 4 Land east of Lea Navigation River and west of the Olympic Stadium (Stadium Island)	Reserved Matters application pursuant to the planning permission 11/90621/OUTODA as varied by 14/00036/VAR for the provision of a two form entry primary school (420 pupils) (aka Sweetwater Primary School) in PDZ4.7, as well as playing field and associated changing rooms in PDZ4.6 and associated highways and landscaping.	Reserved Matters	27/05/2016

## OTHER PREVIOUS SIGNIFICANT S106 AGREEMENTS

The Legacy Corporation inherited a number of planning obligations from its predecessor organisations, the Olympic Delivery Authority (ODA) and the London Thames Gateway Development Corporation (LTGDC). The most significant of these is the 'Legacy Communities Scheme' planning permission, which permits development of the development platform areas within the Queen Elizabeth Olympic Park and some other adjacent locations that were utilised for delivery of the 2012 Games. 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 2017.

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.

Other significant sites with section 106 agreements inherited from LTGDC are at Sugar House Lane and Bromley by Bow North. Both schemes have been implemented. Details of these schemes are set out in Table 4 below.

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

Application number	Location	Proposal	Valid Date	Decision date	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.	12/09/11	12/07/12	27/09/12
12/00336/LTGOUT/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, cafés 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.	28/02/12	12/07/12	27/09/12



Application number	Location	Proposal	Valid Date	Decision date	Decision issued
11/90621/ OUTODA	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At Bridgewater Road And Land At Rick Roberts Way.	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 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.	05/10/11	26/06/12	28/09/12
07/90023/ VARODA	Stratford City Development, Stratford Rail Lands,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.	15/03/07	13/11/07	13/11/07

## USE OF S106 FUNDING

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

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

The S106 contributions secured through the S106 agreements transferred from LTGDC were either "ring-fenced funds" i.e. for a specified purpose, e.g. affordable housing or public realm improvements, but often not specifying a specific project; or they

are" pooled funds" which can be spent on any infrastructure project identified in the LTGDC's Lower Lea Valley Public Sector Investment Plan (PSIP). In both cases the Project Proposals Group is the mechanism by which the Legacy Corporation allocates funds to appropriate projects.

The section 106 funding that has been allocated and spent on projects since the Authorities Monitoring Report for 2015 was published are set out overleaf. In total, since its inception, the Project Proposals Group has now allocated £10,223,892.

Where projects were allocated funding and the funding was spent prior to 2016 the allocations are not included below but information is available from the 2015 AMR. Where projects were allocated funding prior to 2016 but the funds have not yet been spent they are included in the table below. During 2016 significant section 106 contributions, particularly the LTGDC Lower Lea Valley Pooled Fund have been drawn down and spent on the Hackney Wick Station project and the Lea River Park as set out in Table 5 overleaf.

Table 5- Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
18th January 2013 (transfer order) (breakdown of spend agreed by PPG September 2014)	LLDC and LLDC	Lea River Park project	£141,328	Lower Lea Valley Pooled Fund	£25,500	<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> <p>This has been completed and the monies spent.</p> <p><u>Cable Bridge</u></p> <p>£25,500 contribution to delivery of new public connection beneath cable bridge.</p> <p>Completed. £25,499.96 claimed and paid to LB Newham for carrying out work.</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.</p>
11 January 2014		Skills Training	£30,876	09/01825/ LTGDC/LBNM 1-4 Park Lane ring fenced funding		Training has taken place. Funding to be transferred to Newham.
April 2014 and December 2015 (and amended at Extraordinary PPG May 2016)	LLDC / TfL	Stratford Southern Access Project	£539,009	Ring-fenced funding from section 106 agreements in the area		The project is a priority project for LLDC which will substantially improve accessibility from the Carpenter's Estate and recent developments on Stratford High Street to the Station. Planning permission has been granted. Options of delivery currently being considered.
April 2014	LLDC / TfL	Hackney Wick Station	£400,000	Lower Lea Valley Pooled Fund	£400,000	The project is currently being implemented. Completion is expected in late 2017 / early 2018

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
June 2015 (in principle) and December 2015 full approval	LLDC / TfL	Hackney Wick Station	£1,008,000	Lower Lea Valley Pooled Fund (Unex Tower s106 monies)	£200,000	The project is currently being implemented. Completion is expected in late 2017 / early 2018
May 2016	LLDC / TfL	Hackney Wick Station	£2,391,000	Balance of Lower Lea Valley Pooled Fund (reallocation of monies previously allocated to Stratford Station)	£2,391,000	The project is currently being implemented. Completion is expected in late 2017 / early 2018
June 2015	LLDC / TfL	Hackney Wick Station	£1,023,000	13/00534/ FUM Here East ring fenced s106 funding	£1,023,000	The project is currently being implemented. Completion is expected in late 2017 / early 2018
December 2016	LLDC / TfL	Hackney Wick Station	£1,000,000 CIL	Formal allocation of CIL received which was agreed in principle July 2015		The project is currently being implemented. Completion is expected in late 2017 / early 2018



Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
June 2015	LLDC / TfL	Hackney Wick Station	£2,500,000	In principle future CIL income up to £2.5 million (as £1,000,000 CIL fully approved Dec 2016)		The project is currently being implemented. Completion is expected in late 2017 / early 2018
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.
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 through hoardings group.
17 December 2015	TfL	Bromley by Bow Station	£198,794.92, balance yet to be received approved in principle	PA/11/02423/LBTH, 11-070-FUL, 13/00176/VAR Bromley by Bow North ring fenced funding		Currently liaising with TfL regarding transfer of funds.

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
1 March 2016	TfL	Bow Vision Interim	£36,460.03	Hancock Road, Three Mills Lane, Bromley by Bow, London E3 (Bromley by Bow North) PA/11/02423/LBTH dated 27 September 2012		TfL need to claim funding.
1 March 2016	LLDC	Roach Point Bridge - Hackney Wick and Fish Island Connectivity Projects	Footbridge Contribution £268,292.68 Local Transport Contribution £254,146.34	Neptune Wharf, Fish Island 12/00210/OUT dated 27 March 2014		LLDC progressing detailed planning application and carrying of feasibility of reuse of H14 pedestrian and cycle bridge. LLD working with developers in the area to tie in the bridge proposal to emerging developments in the area. Submission of planning application for bridge programmed for end of March 2017.  NB It was agreed at PPG that £100k of the Neptune Wharf Local Transport Contribution be reserved to Canals and Rivers Trust but as yet no bid has been received from CRT for the allocation of the £100k.
1 March 2016	TfL	Olympic Park Cycle Hire Docking Station Project	£200,000 plus indexation	13/00534/FUM Here East ring fenced s106 funding	£156,370.66	Money paid directly to TfL. Docking Station will be constructed by end of financial year 2016/17. Further £50k plus index linking needs to be paid by the developer to TfL on request by LLDC.
8 December 2016	Ne-wham	Stratford Gyrotory – December 2016-2	£102,985.07 Public realm and wayfinding  £25,000.00 walking and cycling facilities	14/00310/FUL Moxy Hotel		Works programmed to start in summer 2017 and complete in 2019.

# 9. COMMUNITY INFRASTRUCTURE LEVY

## LEGACY CORPORATION CIL

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

Table 6 shows the CIL that has been received up to the end of Quarter 3 2016/17.

## MAYORAL CIL

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

Table 7 summarises the sums received by the Legacy Corporation and passed to TfL for each quarter in 2016, for information only.

Table 6- CIL received up to end Quarter 3 2016/17

Year	Quarter	Sum received	5% admin retained	Amount available to be spent on infrastructure
2015/16	Q4	£0	£0	£0
2016/17	Q1	£687,886.00	£34,394.30	£653,491.70
	Q2	£378,450.12	£18,922.51	£359,527.61
	Q3	£753,970.99	£37,698.55	£716,272.44
<b>Total</b>		<b>£1,820,307.11</b>	<b>£91,015.36</b>	<b>£1,729,291.75</b>

Table 7- Mayor of London CIL Collection

Year	Quarter	Sum received	Sum paid to TfL	4% admin retained
2015/16	Q4	£1,016,193.43	£975,545.69	£40,647.74
2016/17	Q1	£1,348,093.92	£1,294,170.16	£53,923.76
	Q2	£672,898.61	£645,982.67	£26,915.94
	Q3	£632,626.23	£607,321.18	£25,305.05
<b>Total</b>		<b>£3,669,812.19</b>	<b>£3,523,019.70</b>	<b>£146,792.49</b>





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# APPENDIX 1- MONITORING TABLE

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

KPI	Monitoring Criteria	2015 Monitoring Information	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<b>Unemployment levels</b> In June 2016 the average level of unemployment within the four boroughs fell by 0.6% on 2015 levels to stand at 7.3%. Although this fall was in line with London averages, unemployment remains above the London average of 6.0%. The highest unemployment level was in Hackney at 8.0% and the lowest in Waltham Forest at 6.4%.	▼
		<b>Job Seekers Allowance (JSA) Claimants</b> As at October 2016 2.3% of the working population of the four London boroughs were claiming JSA compared to 1.7% of London as a whole. This related to an increase of 0.2% on 2015 for the four boroughs, compared to a decline of 0.1% across London as a whole.	▲

KPI	Monitoring Criteria	2015 Monitoring Information	Change																																										
		<p><b>Average earnings in 2016</b></p> <table border="1"> <thead> <tr> <th></th> <th>Gross weekly pay</th> <th>Hourly pay (exc. Overtime)</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>£613.30</td> <td>£15.90</td> </tr> <tr> <td>Newham</td> <td>£527.20</td> <td>£12.88</td> </tr> <tr> <td>Tower Hamlets</td> <td>£668.90</td> <td>£17.94</td> </tr> <tr> <td>Waltham Forest</td> <td>£578.00</td> <td>£14.41</td> </tr> <tr> <td>Four borough average</td> <td>£596.85</td> <td>£15.28</td> </tr> <tr> <td>London</td> <td>£632.40</td> <td>£16.44</td> </tr> </tbody> </table> <p>Earnings rose across the four boroughs at an average of 4.2%, compared to 1.8% across London as a whole.</p>		Gross weekly pay	Hourly pay (exc. Overtime)	Hackney	£613.30	£15.90	Newham	£527.20	£12.88	Tower Hamlets	£668.90	£17.94	Waltham Forest	£578.00	£14.41	Four borough average	£596.85	£15.28	London	£632.40	£16.44	▲																					
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		<p><b>Job density</b></p> <p>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 increased at a greater rate than across London as a whole, rising by 0.04 from 2014 figures to stand at 0.75. However this remains lower than the London average of 0.96.</p>	▲																																										
		<p><b>Change in job sectors</b></p> <table border="1"> <thead> <tr> <th>2015</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>4 borough average</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0.1</td> </tr> <tr> <td>Manufacturing (C)</td> <td>3.2</td> <td>4.1</td> <td>1.5</td> <td>5.2</td> <td>3.5</td> <td>2.3</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.4</td> <td>1.4</td> <td>0.4</td> <td>0.7</td> <td>0.7</td> <td>0.5</td> </tr> <tr> <td>Construction (F)</td> <td>2.1</td> <td>4.1</td> <td>1.8</td> <td>3.7</td> <td>2.9</td> <td>2.8</td> </tr> <tr> <td>Services (G-S)</td> <td>94.3</td> <td>90.4</td> <td>96.3</td> <td>90.4</td> <td>92.8</td> <td>94.3</td> </tr> </tbody> </table> <p>A majority of employment within the four boroughs is within the service industries. With the exception of Tower Hamlets a greater proportion of residents are employed within manufacturing than within London as a whole. The four boroughs have seen an increase in energy and water and construction industries, a decline in manufacturing and services remaining constant.</p>	2015	Hackney	Newham	Tower Hamlets	Waltham Forest	4 borough average	London	Primary Services (A-B)	0	0	0	0	0	0.1	Manufacturing (C)	3.2	4.1	1.5	5.2	3.5	2.3	Energy and Water (D-E)	0.4	1.4	0.4	0.7	0.7	0.5	Construction (F)	2.1	4.1	1.8	3.7	2.9	2.8	Services (G-S)	94.3	90.4	96.3	90.4	92.8	94.3	—
2015	Hackney	Newham	Tower Hamlets	Waltham Forest	4 borough average	London																																							
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KPI	Monitoring Criteria	2015 Monitoring Information	Change
	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	<p>Permissions granted within 2016 result in the provision of 17,778sqm employment (B Class) floorspace. This results in a net loss of 5,503sqm employment (B Class) floorspace. However, this includes 2,454sqm lost through office to residential prior approvals, and a change of use from B Class to flexible uses (A, B and D1) within the Hackney Wick Neighbourhood Centre, which could potentially be delivered as B class floorspace.</p> <p>The permissions granted within 2016 will deliver 4,051sqm of new low cost workspace.</p>	▼
	Number of new business start-ups compared to closures in the Growth boroughs	In 2014 there were 11,170 business start-ups within the four growth boroughs, 22% of the total of active businesses. There were 5,945 business closures within the four boroughs, 11.7% of active businesses. There were 52,160 active businesses within the four boroughs, representing an increase of 11.6% on 2013 figures.	▲
	Number of jobs/local jobs/opportunities within employment training initiatives created	<p>When implemented, it is estimated that permissions granted within 2016 could result in between 818 and 1,231 new direct full time equivalent jobs within the area. These developments will also generate a number of in-direct local job opportunities.</p> <p>Eleven S.106 Obligations were signed within the monitoring year including commitments such as inclusion of local labour schemes, maximising recruitment of local people and securing London Living Wage. A total of seven apprenticeship opportunities were secured through these measures.</p>	▲
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres	<p>Permissions granted within the monitoring period resulted in a net gain of 3,935 sqm of A Class floorspace, 33 C1 hotel bedrooms and 943sqm of D2 floorspace.</p> <p>Reserved matters have also been approved for approximately 20,500sqm of C1 hotel floorspace and 3,200sqm of retail floorspace.</p>	▲
	Vacancy rates within the identified centres compared to the London average	Vacancy rates within Stratford at currently at 6.2% and East Village at 15.8%. Vacancy rates across Greater London at quarter 1 2016 were 8.4%.	▼
	New retail floorspace permitted outside the Centres (units and quantum)	Approximately 969sqm of new retail floorspace was permitted outside designated centres. 28 of the hotel bedrooms were also outside the Centres.	?

KPI	Monitoring Criteria	2015 Monitoring Information	Change									
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	Two applications were approved for changes from A1 to D1 community uses within the designated East Village Local Centre. One temporary change of use also was granted at Stratford. This relates to 100% of relevant applications granted.	?									
3- Supply of housing	Number of homes permitted per annum	The number of new homes permitted within the monitoring period was 1,380, which is below the target of 1471 per annum. This figure includes 511 student bedrooms which are counted as non-conventional housing supply, which is not counted towards the affordable housing percentage calculation.  The Legacy Corporation also permitted reserved matters applications for 434 units.	▲									
	Number of affordable homes permitted per annum by tenure	The number of new affordable homes permitted within the monitoring year was 191 (Social rented- 13, Affordable rented- 99, Intermediate- 79). This is below the target of 455 per annum. This amounts to approximately 22% of all permitted housing, or 23% of applicable schemes (i.e. schemes over 10 units, full permission, conventional housing).  A variation to an existing permission granted in 2014 will now deliver a further 59 affordable units, which would otherwise have been delivered as market homes. Taking this into account would make a total of 243 affordable homes permitted this year, which would amount to approximately 28% affordable housing within applicable schemes.	▼									
	Number of homes completed per annum	The number of homes completed within the monitoring period was 716. This is below the target of 1,471 per annum and also lower than the previous year.	▼									
	Number of affordable homes completed per annum by tenure	Approximately 217 affordable homes were completed within the monitoring period. This is below the target of 455 per annum, however above delivery in the previous year. There are currently around 450 affordable homes under construction therefore delivery is expected to increase in later years.	▲									
	Average number of bedrooms per unit	Permitted units within the monitoring period= 1.8 beds average.	▼									
	Number of homes permitted per annum by unit size	<table border="1"> <tbody> <tr> <td>1 bed</td> <td>343</td> <td>39%</td> </tr> <tr> <td>2 bed</td> <td>365</td> <td>42%</td> </tr> <tr> <td>3 bed +</td> <td>160</td> <td>18%</td> </tr> </tbody> </table> <p>NB- This figure does not include non-conventional housing or two additional units permitted by a variation to an existing permission. This figure does not sum due to rounding.</p>	1 bed	343	39%	2 bed	365	42%	3 bed +	160	18%	▲
	1 bed	343	39%									
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KPI	Monitoring Criteria	2015 Monitoring Information	Change																		
	Amount of specialist housing provided	511 student bedspaces were permitted within the monitoring period. 45 older persons units (28 net) were completed within the monitoring period.	▲																		
	Changes in resident population and household profile	<p><b>Population change</b></p> <p>Evidence collected to inform the 2015 Local Plan estimated that in 2012 the population of the Legacy Corporation was 10,000. The subsequent mid-year estimates for the four wards which constitute the Legacy Corporation area (Bow East, Bromley North, Hackney Wick and Stratford and New Town) are set out below:</p> <table border="1"> <thead> <tr> <th></th> <th>Population of four 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> <tr> <td>2015</td> <td>68,557</td> <td>24.1</td> </tr> </tbody> </table> <p><b>Housing stock</b></p> <p>In 2011 there were 411,256 dwellings within the four boroughs. 66% were private market stock. Hackney had the lowest proportion of private ownership at 56%, whilst Waltham Forest had the highest at 78%. Local Authority stock accounted for 15.4% across the four boroughs, highest within Hackney at 22.2% and lowest in Waltham Forest at 10.5%. Registered Social Landlord stock accounted for 18% of the total, highest in Tower Hamlets at 27%.</p> <p><b>House price to earnings ratio</b></p> <p>As at 2015 mean house price to earnings ratios stood at an average of 11.8 across the four boroughs up from 10.6 in 2015. This is greater than across London as a whole at 11.3. Tower Hamlets shows the lowest ratio of 9.0, while the ratio within Waltham Forest is equal to 13.0.</p>		Population of four wards	Increase from 2011	2011	55,255	-	2012	56,625	2.5	2013	59,365	7.4	2014	59,660	8.0	2015	68,557	24.1	▲
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2015	68,557	24.1																			
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	Permissions granted in 2016 provide a net gain of 4,406sqm of <u>new</u> D1 floorspace. However the significant proportion of this floorspace comes from the Duncan House permission (15/00598/FUL) at 3,150sqm of education floorspace. The remainder comes from small-scale change of use to D1 and flexible use permissions including D1.	▲																		



KPI	Monitoring Criteria	2015 Monitoring Information	Change
	On site community infrastructure secured through S.106 Agreement as part of large scale development	Three on-site play areas were secured through S.106 Agreement within the monitoring year.	▲
	Number of new school places delivered/granted permission	<p>The new school at East Wick is now complete.</p> <p>Reserved matters applications were permitted for new schools at Sugar House Lane (15/00484/REM) and Sweetwater (16/00039/REM) within the monitoring year. Together these provide over 6,000sqm of D1 floorspace and 840 new school places.</p> <p>A temporary permission was also granted for a new school for a maximum of 360 pupils up to September 2018 (15/00243/FUL).</p>	▲
	Number and capacity of new health facilities granted planning permission	No new health facilities were granted permission within the monitoring year.	—
5- Protecting heritage assets and improving design quality	Loss of heritage assets	No permissions were granted within the monitoring year involving the loss of heritage assets.	—
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	<p>There were 11 relevant applications, ten of which included compliance with the baseline standards, which is equal to 91%. The one application which is not compliant related to a sub-division of existing units and fell only moderately short of the standards.</p> <p>Eight of these schemes also confirmed that the proposals were in accordance with the Mayor's Housing SPG. One confirmed that the proposal did not meet all elements of the SPG.</p>	▲
	Proportion of relevant applications approved for development schemes (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards	There were 11 relevant applications, eight of which confirmed compliance with the Legacy Corporation's design standards. Only one application did not meet the standard, the remaining two were not referenced.	▲

KPI	Monitoring Criteria	2015 Monitoring Information	Change
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	There were 12 relevant applications, nine of which included compliance with the standards. The applications which did not reach standard related to small scale changes of use/subdivisions.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	There were 12 relevant applications, 11 of which included compliance with the nationally described space standards. The one application which is not compliant related to a sub-division of existing units and fell only moderately short of the standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	There were 12 relevant applications, 11 of which have been assessed against daylight and sunlight guidance. The application which was not assessed related to a small scale change of use. All major schemes took these considerations into account to a level considered acceptable within the scheme.	▲
6- Amount of open space	Quantum of open space gained or lost through development	No new Local Open Space has been provided within the monitoring period.	—
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss)	There has been no net loss of SINCS during the monitoring period.	—
	Number of applications approved for development schemes including urban greening initiatives	Eight new applications included urban greening measures. A number of other reserved matters and approvals of details in relation to schemes permitted prior to this monitoring period also include measures to green the urban environment.	?

KPI	Monitoring Criteria	2015 Monitoring Information	Change
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	Three applications included measures to improve the waterway environment. This included the requirement for a strategy for the removal of riverweed from the Waterway, independent survey to ascertain the repair status and condition of the Waterway and identify any necessary remediation or mitigation required to be carried out.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Seven Green Travel Plans were entered into through either condition or S106 Agreement.	▲
10- Reducing car use	Number of car club spaces approved	Four car club spaces were approved within four separate schemes.	▲
11- Delivering electric charging infrastructure	Number of electric charging points approved	Four schemes contained 20% electric charging spaces, equal to approximately 25 spaces.	▲
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	One application was permitted for car-free development.	▼
	Net gain/loss of car parking spaces	A net gain of 133 car parking spaces, of which 75 are blue badge. Parking provision is generally below the maximum levels of parking sought by Local Plan policy.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	Permitted schemes included a net gain of approximately 2,000 cycle parking spaces.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	A number of permissions secure minor highway works including improvements and alterations to the public highway and public footways.	?



KPI	Monitoring Criteria	2015 Monitoring Information	Change																																																																								
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	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.	—																																																																								
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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	There were ten relevant applications, nine of which met this standard. A Section 106 agreement for one application requires a revised Energy Statement to comply with the Local Plan policies.				▲																														
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KPI	Monitoring Criteria	2015 Monitoring Information	Change
	Number of applications approved for major development schemes (proposing non- residential use) that achieve a minimum of BREEAM 'Very Good'	There were ten relevant applications, ten of which met this standard.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	There were ten relevant applications, nine of which met this standard.	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Ten permissions granted within the monitoring period included landscape measures involving the provision of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	Six permissions granted within the monitoring period included the provision of new green roofs, and one included the provision of a new green wall.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	See Appendix 2.	—



# APPENDIX 2- SECTION 106 MONITORING

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
13/00280/FUM Vittoria Wharf, Stour Road / Beachy Road, London signed 9 December 2016	Affordable Housing - various provisions relating to affordable housing.	See agreement for full details.	Affordable Housing
	Viability Review	If development has not been substantially commenced within 18 months of planning permission developer to submit viability review	Viability / Reappraisal
	Sustainable transport and section 278 agreement - car club	First household entitled to a years free membership of a car club prior to occupation	Parking Traffic Management
	Sustainable transport and section 278 agreement - restriction on on street parking permits	Developer shall not dispose of or allow any residential unit to be occupied without serving notice that such a person shall not be entitled to a residents parking permit	Parking Traffic Management
	278 agreement	Prior to commencement of development to submit the s278 agreement to the Council for their consideration	Highways works
	Travel plan	Prior to first occupation, developer to submit and obtain LPAs approval to a travel plan and appoint a travel plan monitoring officer	Green Travel Plan
	Employment and training and construction standards	Local labour and local business - Developer to use reasonable endeavours to ensure local labour and local business benefit from or are involved in the construction of the development.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Commercial space and construction standards	No residential units shall be occupied until all of the commercial space has been completed to shell and core, developer to comply with considerate constructors scheme, all residential units shall be completed to Lifetime Home Standards	Design detail
	Sustainability - energy strategy, district heating network, reduction of energy demand	Energy strategy to be submitted prior to commencement of development, prior to erection of superstructure developer to use reasonable endeavours to extend the District Energy Network to the site - see agreement for further information.	Carbon Offset / Sustainability
	Stour Space Kitchen - reprovision of Stour Space Kitchen	No residential unit shall be occupied until the replacement Stour Space Floorspace has been constructed and made available.	Design detail
14/00387/FUL 80-84 & 88, Wallis Road, Hackney, E9 5LW signed 30 June 2016	Affordable housing	Various provisions in relation to affordable housing. See agreement for full details.	Affordable Housing
	Viability Review	viability review to take place if development has not been substantially commenced within 18 months of date of planning permission.	Viability / Reappraisal
	Affordable Workspace - 3023 square metres	Development not to be occupied before affordable workspace completed to shell and core standard and a lease of the affordable workspace to an approved affordable workspace provider has been completed. See s106 for full provisions.	Affordable Workspace

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Public realm - north-south route	North south route permanent public realm works parcel A works - prior to first occupation owner to carry out and complete	Public Realm
	Public Realm - north south route	Parcel B works - various provisions - either provide funding in form of Parcel B estimation payment or developer to carry out and complete public realm works if Hackney Wick Area Masterplan has not commenced when 14/00387/ FUL has commenced.	Public Realm
	Main Yard and Access Scheme	Prior to commencement, submit to LPA for approval the Main Yard and Access Scheme to include a vehicular right of way over Main Yard between Wallis Road and the Development's vehicular access and the creation of a footway (to adoptable highway standards) along the Eastern elevation of the development. Development not to be occupied until Main Yard and Access scheme has been completed as approved.	Highways works
	Employment and training	No development shall be commenced until employment and skills plan has been submitted. Various provisions relating to employment and skills and local labour. No financial contribution.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainability: District heating network, Reduction of energy demand	Use reasonable endeavours to extend the district energy network to the site and thereafter connect all buildings to the District Energy Network. Provide a written report to the LPA prior to commencement of development outlining steps developer has taken to satisfy the obligation. Use reasonable endeavours to encourage occupiers of development to reduce energy usage.	Carbon Offset / Sustainability
	Travel plan	Development shall not commence until a travel plan has been submitted to and approved by the LPA.	Green Travel Plan
	Estate Management	No part of the development shall be occupied until an Estate Management Strategy has been submitted to and approved by the LPA	Public Realm
	Design Quality	Development not to commence before evidence provided to LPA that Pollard Thomas and Edwards retained to oversee the design quality of the development. If not retained, developers to pay £50,000 for design monitoring.	Design detail
	S278 works	Development not to be occupied until the owner has entered into a highways agreement with the Highway Authority pursuant to 278 of the highways act 1980 for the delivery of the Highway Works (if required).	Highways works



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
15/00212/FUL 33-35 Monier Road signed 24 March 2016	Affordable Housing	Various provisions relating to affordable housing. Minimum number etc to be provided.	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 15 months of date of agreement.	Viability / Reappraisal
	Sustainable transport and section 278 agreement: car club and commercial van sharing	Location of on street bay to be agreed with the LPA and procure a car club/van share operator to provide in the space from first occupation of the development. Free membership for one year to households.	Parking Traffic Management
	Restriction on on-street parking permits	Developer to serve notice on occupiers that such a person not entitled to a residents parking permit.	Parking Traffic Management
	Electric charging point provision 20% of the residential parking spaces in the development to have electric charging point provision, and an additional 20% to have passive provision.	Completion of development	Parking Traffic Management
	Section 278 agreement	Prior to commencement of development to submit the 278 agreement to the Council. Not to occupy the development until the 278 agreement has been completed.	Highways works
	Blue badge spaces provision	Prior to the erection of the superstructure the developer shall submit a scheme for the provision of blue badge spaces on site and securing blue badge spaces on the highway	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Off site servicing and wheelchair parking review - evidence to be provided to LPA that the developer has used reasonable endeavours to consider and secure off site street servicing and wheelchair parking.	Evidence to be provided prior to erection of the superstructure and prior to occupation of the development.	Parking Traffic Management
	Travel Plan	Prior to erection of the superstructure or within 12 months of commencement of development developer to submit and obtain the LPAs approval to a travel plan	Green Travel Plan
	Employment and training: workspace	No residential units shall be occupied until all of the workspace has been completed to shell and core	Affordable Workspace
	Employment and training: local labour and local business	Advertise locally etc during construction and afterwards.	Local Labour / Employment and Skills
	Sustainability: district heating network, CHP, offset solutions. Reduction of energy demand.	Prior to erection of the superstructure use reasonable endeavours to extend the District Energy Network to the development. If not possible Use reasonable endeavours to connect to a CHP plant. No development beyond the erection of the superstructure shall be commenced until 2 previous criteria met, or contributions to offset solutions made. No building occupied until provision met. Developer shall use reasonable endeavours to encourage occupiers of the development to reduce their energy usage.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design monitoring contribution £25,000 to be paid if original architects and landscape designers not retained	Provide evidence that architect retained to oversee the delivery of the development or pay first instalment of design monitoring costs prior to commencement of development.	Design detail
	Public open space and play space - delivery, public access, management and maintenance	Delivery plan for public open space and play areas to be approved prior to erection of the superstructure or within 12 months of commencement of development. No more than 50% of the private residential units occupied before PAOS has been completed and opened.	Open Space / Playspace
15/00243/FUL Clock Mill and Custom House, Three Mill Lane signed 14 April 2016	Obligations regarding applicant using reasonable endeavours to secure additional temporary accommodation to accommodate the 2016 and 2017 year 7 pupil intake and if this is not secured school to be restricted to 360 pupils enrolled.	Obligations in place during lifetime of the temporary planning permission for the school.	Community Uses
15/00278/FUL Land at junction of Bream Street, Stour Road and Dace Road	Affordable Housing	Various affordable housing provisions	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 18 months of date of agreement.	Viability / Reappraisal
	Sustainable transport: car club and commercial van sharing	Location of on street bay to be agreed with the LPA and procure a car club/van share operator to provide in the space from first occupation of the development. Free membership for one year to households.	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Restriction on on-street parking permits	Developer to include in lease of each residential units that occupiers not entitled to a residents parking permit.	Parking Traffic Management
	Electric charging point provision 20% of the residential parking spaces in the development to have electric Charing point provision, and an additional 20% to have passive provision.	Completion of development	Parking Traffic Management
	Travel Plan	Developer shall not occupy development until a travel plan has been submitted to and approved by the LPA and the developer has appointed a Travel Plan Monitoring Officer and notified the LPA of the name and contact details of such officer.	Green Travel Plan
	Estate Management - site wide estate management strategy	Development not to be occupied 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
15/00278/FUL Land at junction of Bream Street, Stour Road and Dace Road	Employment and training - commercial unit strategy	The developer shall within 6 months of any development above the super structure submit and obtain the LPAs approval to the commercial unit strategy. From date of approval to date 90% of commercial units occupied, developer to review effectiveness of the strategy.	Affordable Workspace



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	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
	Sustainability: District heating network, Reduction of energy demand	Use reasonable endeavours to extend the district energy network to the site and thereafter connect all buildings to the District Energy Network. Provide a written report to the LPA prior to any development above the superstructure outlining steps developer has taken to satisfy the obligation.	Carbon Offset / Sustainability
	Public open space and play space	Developer shall not submit any development above the superstructure until the Delivery plan has been submitted to and approved by the LPA. Public access to publically accessible open space should be provided at all times free of charge, except for permitted closures between 12pm and 6am of the East West Route. Areas should be maintained for the life of the development in accordance with estate management strategy.	Open Space / Playspace
	Off site play space contribution. £24,073.20 indexed	To be paid to the LPA within 12 months of commencement of development.	Financial other
	Wayfinding contribution £50,000 indexed	To be paid to the LPA within 12 months from commencement of development	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Waterway management strategy and survey	No part of development to be occupied until the Waterway management strategy has been approved by LPA in consultation with CRT. Within 6 months of commencement of development waterway survey to be submitted to and approved by LPA.	Public Realm
15/00361/FUL 6-7 Park Lane, Stratford, E15 signed 24 November 2016	Local labour and local business	Developer to work with the Local Labour and Business schemes in the area and reasonable endeavours to ensure local labour and local business.	Local Labour / Employment and Skills
	Transport - blue badge contribution £6000	Prior to commencement to pay £6,000 to the LPA to pay the Council to provide a blue badge space on Jupp Road.	Financial other
	Restriction on on street parking permits - £6000 for Council to ensure development is a car free development.	Prior to commencement of development the developer shall pay the car free contribution.	Financial other
	Travel plan - £5,000 contribution.	The developer shall implement the measures outlined in the Travel Plan and occupy in compliance with. Prior to commencement of development the developer shall pay the travel plan contribution to the LPA to forward to the Council.	Financial other
	Design monitoring	Leach Rhodes Walker architects need to be retained otherwise design monitoring costs to be paid.	Design detail

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design monitoring costs - not exceeding £50,000	Notify LPA if architects not retained, pay the design monitoring costs within 10 working days of demand to the LPA. Development shall not commence until satisfactory evidence provided to LPA to show that architects retained or paid the first instalment of design monitoring costs.	Financial other
15/00392/FUL Land at Cooks Road, Pudding Mill Lane signed 12 August 2016	Affordable Housing	Various provision relating to affordable housing. See section 106 agreement for full details.	Affordable Housing
	Viability review in event of delayed commencement	If development has not been substantially commenced within 12 months of the date of the planning permission Viability Review to be submitted to the LPA.	Viability / Reappraisal
	Mid point viability review	Within 28 days of the seventy second sale of a private residential unit the developer shall submit the Affordable Housing Reappraisal to the LPA for approval. Not more than 96 private residential units shall be sold until the Affordable Housing Reappraisal has been approved in writing by the LPA pursuant to paragraph 3.3 above.	Viability / Reappraisal
	Waste transfer station - relocation	No development shall be commenced until a relocation strategy has been submitted to the LPA for approval. Developer shall use reasonable endeavours to achieve the relocation of the Waste Transfer Station in accordance with the approved relocation strategy and shall provide quarterly written reports to the LPA outlining its compliance with this obligation.	Transfer / Safeguarding of Land

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Public realm contribution (£400,000 (indexed) towards improvements to the Cooks Road Bridge and/or other public realm improvements within the Public Realm Improvements Area).	No development shall be occupied until the Developer has paid the public realm contribution to the LPA.	Public Realm
	Sustainable transport - car club	Procure 2 car club parking spaces within the development and there shall be no occupation of the development until provided. Developer to procure a car club operator to provide 2 car club vehicles in the car club parking spaces from first occupation and operate those car club vehicles for the life of the development commencing on First Occupation. Free membership for one year for residents.	Parking Traffic Management
	Restriction of on street parking permits	No owner or occupier of development entitled to an on street parking permit. Developer to serve notice on residents prior to occupation.	Parking Traffic Management
	Electric charging point provision	Developer shall ensure that not less than 20% of the residential parking spaces comprised in the Development have passive provision.	Parking Traffic Management
	Travel Plan	No later than 6 months following the commencement date developer shall submit a Travel Plan to the LPA and secure the LPA's approval to the same and shall appoint a Travel Plan Monitoring Officer. Development shall not be occupied until both of above have been done.	Green Travel Plan
	Estate Management	No development shall be commenced until an Estate Management Strategy has been submitted to the LPA for approval.	Public Realm



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Employment and Training - workspace and other workspace	Anchor employment tenant required for Block B2 - Bellway or other tenant. Other workspace to be affordable. Workspace strategy to be submitted and approved prior to commencement of development.	Affordable Workspace
	Local labour and local business	Provision relating to use of local labour and local business. Developer to use reasonable endeavours to ensure jobs advertised local etc. No strategy needs to be submitted to LPA.	Local Labour / Employment and Skills
	Considerate constructors scheme	Developer covenants to comply with the considerate constructors scheme during the construction of the development.	Design detail
	Sustainability - district heating network and reduction of energy demand	Use reasonable endeavours to extend or procure the extension of the District Energy Network to the site and thereafter connect all Blocks to the District Energy Network. Written report to be provided no later than 3 months following commencement date to LPA outlining steps developer has taken to satisfy obligation.	Carbon Offset / Sustainability
	Design monitoring	No development to commence until developers has provided evidence that Levitt Bernstein will be retained to oversee delivery of design quality or paid the LPAs Design Monitoring costs of up to £50,000. See agreement for full details.	Design detail

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Public open space and play space	No development to be commenced until the Delivery Plan has been submitted to and agreed in writing by the LPA. Play areas incorporated within the blocks to be completed prior to occupation of units within the blocks. Continuous access on foot and bicycle to open space at all times free of charge to be provided.	Open Space / Playspace
	Play space contribution	No development shall be commenced until the Play Space Contribution (£25,000 indexed) has been paid to the LPA. LPA shall apply the Play Space Contribution exclusively within the park known as 'Canal Park' in the QEOP.	Financial other
15/00416/FUL 52-54 White Post Lane, E9 signed 20 April 2016	Affordable Housing	Various provisions relating to affordable housing. Minimum number etc to be provided.	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 15 months of date of agreement.	Viability / Reappraisal
	Sustainable transport: car club and commercial van sharing	Location of on street bay to be agreed with the LPA and procure a car club/van share operator to provide in the space from first occupation of the development. Free members hip for one year to households.	Parking Traffic Management
	Restriction on on-street parking permits	Developer to service notice on occupiers that such a person not entitled to a residents parking permit.	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Blue badge spaces provision	Development shall not commence until developer has provided satisfactory evidence to the LPA that the developer has used reasonable endeavours to explore provision of blue badge spaces on site, provision of blue badge spaces on other neighbouring sites within the developers control	Parking Traffic Management
	Off site servicing and wheelchair parking review - evidence to be provided to LPA that the developer has used reasonable endeavours to consider and secure off site street servicing and wheelchair parking.	Evidence to be provided prior to commencement and prior to occupation of the development	Parking Traffic Management
	Employment and training: workspace	No residential units shall be occupied until all of the workspace has been completed to shell and core. Workspace strategy to be submitted to and approved by LPA prior to erection of the superstructure or within 12 months of commencement of development	Affordable Workspace
	Employment and training: local labour and local business	Advertise locally etc during construction and afterwards.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainability: district heating network, CHP, offset solutions. Reduction of energy demand.	Prior to erection of the superstructure or within 12 months of commencement of development use reasonable endeavours to extend the District Energy Network to the development. If not possible Use reasonable endeavours to connect to a CHP plant. No development beyond the erection of the superstructure shall be commenced until 2 previous criteria met, or contributions to offset solutions made. No building occupied until provision met. Developer shall use reasonable endeavours to encourage occupiers of the development to reduce their energy usage.	Carbon Offset / Sustainability
	Design monitoring contribution £25,000 to be paid if original design team not retained	Provide evidence that architect retained to oversee the delivery of the development or pay first instalment of design monitoring costs prior to commencement of development.	Design detail
	Off site playspace contribution of £5349.60	No development shall be occupied until the developer has paid the off site playspace contribution to the LPA	Financial other
15/00446/FUL 1-2 Hepscott Road signed 20 June 2016	Affordable Housing	Various provisions relating to affordable housing. Minimum number etc to be provided.	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 18 months of date of agreement.	Viability / Reappraisal
	Sustainable transport: Restriction on on-street parking permits	Developer to service notice on occupiers that such a person not entitled to a residents parking permit.	Parking Traffic Management



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainable transport: 278 agreement	Prior to commencement of development submit the 278 agreement to the LPA. Not to occupy development until 278 agreement has been completed.	Highways works
	Travel Plan	Prior to erection of the superstructure or within 12 months of commencement of development developer to submit and obtain the LPAs approval to a travel plan	Green Travel Plan
	Employment and training: workspace and workspace strategy	No part of the development to be occupied until workspace completed to shell and core. Workspace strategy to be submitted to LPA for approval within 12 months of commencement of development.	Affordable Workspace
	Employment and training: local labour and local business	advertise locally etc during construction and afterwards.	Local Labour / Employment and Skills
	Sustainability: district heating network, CHP, offset solutions. Reduction of energy demand.	Prior to erection of the superstructure use reasonable endeavours to extend the District Energy Network to the development. If not possible Use reasonable endeavours to connect to a CHP plant. No development beyond the erection of the superstructure shall be commenced until 2 previous criteria met, or contributions to offset solutions made. No building occupied until provision met. Developer shall use reasonable endeavours to encourage occupiers of the development to reduce their energy usage.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design monitoring contribution £50,000 to be paid if original design team not retained	Provide evidence that architect retained to oversee the delivery of the development or pay first instalment of design monitoring costs prior to commencement of development.	Design detail
	Construction	Development shall be constructed in accordance with the National Considerate Constructors Scheme	
	Developer heritage contribution of £142,000 indexed. Heritage funds to be applied by the LPA for works to maintain, improve or enhance no-designated heritage assets within the Hackney Wick Central Masterplan area. Ringfenced for 5 years to Lord Napier public house unless agreed otherwise between developer and LPA	To be paid prior to commencement of development. Needs to be spent before PPG ceases to exist or 10 years from the date of the agreement.	Financial other
15/00540/FUL 24-26 White Post Lane signed 20 May 2016	Affordable Housing	Various provisions relating to affordable housing. See agreement for full details.	Affordable Housing
	Viability Review	Viability review to be undertaken if substantial commencement not undertaken within 15 months of date of agreement.	Viability / Reappraisal
	Sustainable transport and section 278 agreement: car club and commercial van sharing	Location of on street bay to be agreed with the LPA and procure 1 car club/van share operator to provide in the space from first occupation of the development. Free membership for one year to households.	Parking Traffic Management
	Restriction on on-street parking permits	Developer to service notice on occupiers that such a person not entitled to a residents parking permit.	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Electric charging point provision 20% of the residential parking spaces in the development to have electric Charging point provision, and an additional 20% to have passive provision.	Completion of development	Parking Traffic Management
	Section 278 agreement	Prior to commencement of development to submit the 278 agreement to the Council. Not to occupy the development until the 278 agreement has been completed.	Highways works
	Blue badge spaces provision	On site blue badge spaces to be provided prior to occupation of the development. If there is additional demand from residents for further blue badge spaces then developer to provide prior to occupation of the development.	Parking Traffic Management
	Delivery of workspace	None of the residential units shall be occupied until all of the workspace has been completed to shell and core. Prior to the erection of the superstructure or within 12 months of commencement of development the owner shall submit and obtain the LPAs approval to the Affordable workspace strategy.	Affordable Workspace
	Local labour and local business	Provision relating to use of local labour and local business. Developer to use reasonable endeavours to ensure jobs advertised local etc. No strategy needs to be submitted to LPA.	Local Labour / Employment and Skills

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainability - district heating network and reduction of energy demand	Use reasonable endeavours to extend or procure the extension of the District Energy Network to the site and thereafter connect all Blocks to the District Energy Network. Written report to be provided prior to erection of the superstructure or within 12 months of commencement of development to LPA outlining steps developer has taken to satisfy obligation.	Carbon Offset / Sustainability
	Design Monitoring	No development to commence until developers has provided evidence that the architect will be retained to oversee delivery of design quality or paid the LPAs Design Monitoring costs of up to £25,000. See agreement for full details.	Design detail
	Delivery Plan - estate management, public open space and play space	Prior to erection of the superstructure or within 12 months of commencement of development delivery plan to be submitted to LPA for approval. Continuous access to be provided to publicly accessible open space	Public Realm
15/00574/VAR land at Great Eastern Road, Stratford (Moxy Hotel) signed 12 September 2016	Deed of variation to agreement dated 27 March 2015	Original agreement modified to ensure new planning permission is implemented not previous planning permission.	Deed of variation



Planning application reference, address and date signed	Clause Description	Trigger	Workstream
15/00337/VAR Neptune Wharf site signed 25 November 2016 as a dov to 12/00210/OUT	Deed of variation to 12/00210/OUT Neptune Wharf signed 27 March 2014 to allow for the section 73 planning application reference 15/00574/VAR and to change the definition of 'Private Residential Units' in Clause 1 and the definition of development in Clause 1 of the original agreement.	Comes into effect on signing of the deed of variation.	Deed of variation
15/00598/FUL Duncan House, High Street Stratford signed 25 August 2016	Affordable housing	Various provisions relating to affordable housing	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 18 months of the date of the planning committee or 12 months of date of agreement - whichever is later.	Viability / Reappraisal
	Student accommodation	Measures to ensure the facility is used by University of London students and that it is used only for student accommodation. See section 106 for full restrictions.	Student Housing
	Travel Plan	No later than 3 months prior to first occupation of each separate component of the development the travel plan shall be submitted to and approved by the LPA in relation to that component of the development.	Green Travel Plan

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Affordable workspace	No part of the development shall be occupied until all the affordable workspace has been completed to shell and core. Prior to occupation of the affordable workspace the owner shall submit and obtain the LPAs approval to the Affordable workspace strategy and the market rate.	Affordable Workspace
	Employment and Training	Various provisions relating to sue of Local Labour and Business schemes, Legacy communities Scheme Careers Programme Group etc to ensure local jobs and business opportunities. No financial contribution.	Local Labour / Employment and Skills
	Highways works and improvements - TfL cycle hire docking station contribution. £45,000 indexed	No part of the development shall be occupied until the owner has paid the cycle hire docking station contribution to the LPA.	Financial other
	Design monitoring	Contribution of up to £50,000 to be paid if Hodder and Partners architects are not retained. Development not to commence until evidence provided to LPA to show architect will be retained.	Design detail
16/00039/REM Planning Delivery Zone 4 - Land East of Lea Navigation River and west of the Olympic Stadium signed 27 May 2016	Unilateral undertaking by LLDC in its capacity as Local Planning Authority and unilateral undertaking by LLDC in its capacity as owner relating to the amendments to the Second Primary School (PDZ4 Sweetwater) as part of the Legacy Communities Scheme ref: 16/00039/REM and 16/00066/NMA.	Purpose of the deed is to create certainty particularly as to how the local planning authority will manage the amended development.	Corporation's obligations

# APPENDIX 3- CIL REPORTING

Requirements of regulation 62: Reporting	Legacy Corporation CIL Financial Year 2015/16
Total CIL receipts for year	<b>£0</b>
Total CIL expenditure for year	<b>£0</b>
Summary details of CIL expenditure during year including	Not applicable
The items of infrastructure to which CIL has been applied	Not applicable
The amount of CIL expenditure on each item	Not applicable
The amount of CIL applied to repay borrowed money	Not relevant as CIL cannot currently be used to repay borrowed money
The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount as expressed a percentage of CIL	<b>£0</b> 0%
Summary details of the receipt and expenditure of CIL to which regulations 59E and F have been applied [i.e. the neighbourhood portion]	The process for allocating CIL neighbourhood funds was agreed by Board in March. Consultation to take place from September. Decision on expenditure to be made once sufficient CIL fund received.
The total CIL receipts that 59E and F applied to	<b>£0</b>
The items to which the CIL receipts to which regulations 59E and 59F applied have been applied	Not applicable as none has been received or spent
The amount of expenditure on each item	Not applicable
The total amount of	
CIL receipts for the reported year retained at the end of the reported year	<b>£0</b>
The CIL receipts from previous years retained at the end of the reported year (excluding neighbourhood portion)	Not applicable as Legacy Corporation only started charging CIL in April 2015
Neighbourhood portion CIL receipts for reported year retained at the end of reported year	Not applicable as Legacy Corporation only started charging CIL in April 2015
Neighbourhood portion CIL receipts for previous years retained at the end of reported year	Not applicable as Legacy Corporation only started charging CIL in April 2015
In relation to any infrastructure payments accepted payments accepted by the charging authority	No infrastructure payments have been accepted
Items of infrastructure to which the infrastructure payments relate	Not applicable as no infrastructure payments have been accepted
The amount of CIL to which each item of infrastructure relates	Not applicable as no infrastructure payments have been accepted

# APPENDIX 4- LIST OF RELEVANT APPLICATIONS

Application reference	Address
13/00280/FUM	Vittoria Wharf, Stour Road / Beachy Road, London
14/00387/FUL	80-84 & 88, Wallis Road, Hackney, LONDON, E9 5LW
15/00212/FUL	33-35 Monier Road, E3 2PR
15/00243/FUL	Clock Mill and Custom House, Three Mill Lane, London, E3 3DU
15/00278/FUL	Land at Bream Street at the junction of Stour Road & Dace Road, Fish Island, London
15/00337/VAR	Neptune Wharf site comprising land bounded to the north by Hertford Union Canal, to the east by Roach Road, to the South by Wkye Road and to the west by Wansbeck Road
15/00359/REM	Land to the south of High Street Stratford, west of Sugar House Lane, east of the River Lea Navigation and north and west of Three Mills Wall River, Stratford, E15
15/00361/FUL	6-7, Park Lane, Stratford, LONDON, E15 2JG
15/00392/FUL	Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW
15/00416/FUL	52-54 White Post Lane
15/00435/REM	Land to the south of High Street Stratford, west of Sugar House Lane, east of the River Lea Navigation and north and west of Three Mills Wall River, Stratford, E15
15/00446/FUL	1-2 Hepscoott Road, E9 5HB
15/00476/REM	Land to the east of Hancock Road and west of the River Lea Navigation, Bromley by Bow, E3
15/00484/REM	Land to the south of High Street Stratford, west of Sugar House Lane, east of the River Lea Navigation and north and west of Three Mills Wall River, Stratford, E15
15/00540/FUL	24-26, White Post Lane E9 5EP
15/00583/NMA	206-214, High Street, Stratford, London, E15 2JA
15/00598/FUL	Duncan House, High Street, Stratford, London, E15 2JB
15/00607/PNCOU	Unit C6, 417, Wick Lane, E3 2JG
15/00608/FUL	219 Crown Wharf, Roach Road, E3 2PA
16/00039/REM	Planning Delivery Zone 4 - Land east of Lea Navigation River and west of the Olympic Stadium (Stadium Island)
16/00103/REM	Neptune Wharf, Wyke Road, London, Tower Hamlets, E3 2PL
16/00065/FUL	Stratford Station, Station Street, Stratford, London, E15 1AZ
16/00157/NMA	The International Quarter, Plots S7 & S8, Zone 2 Stratford City, Land adjacent to Westfield Avenue (Glasshouse Gardens), E20 1GL
16/00212/REM	Plot N17, Zone 3, Stratford City, land bounded by Celebration Avenue, Penny Brookes Street and De Coubertin Street, Stratford, E20
16/00223/REM	Land to the south of High Street Stratford, west of Sugar House Lane, east of the River Lea Navigation and north and west of Three Mills Wall River, Stratford, E15
16/00235/PNCOU	Unit C2, 417, Wick Lane, E3 2JG
16/00298/PNCOU	Queensway House, 275-285, High Street, Stratford, E15 2TF
16/00312/FUL	Apartment 407, 417, Wick Lane, LONDON, E3 2JJ
16/00430/FUL	Unit 15.1, Plot N15, East Village Zones 3-6, Stratford City, London, E20 1BN
16/00559/FUL	Unit 15.2, 8-9 Penny Brookes Street, East Village, LONDON, Stratford, E20 1BH