



PLANNING AUTHORITY MONITORING REPORT (2020/2021)

JULY 2021



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1. INTRODUCTION

INTRODUCTION

On 1st October 2012, the London Legacy Development Corporation (the Legacy Corporation) became the local planning authority for its area with the responsibility for both planning decisions and the preparation of a Local Plan. As part of these planning functions, the Legacy Corporation is required to produce an Authority Monitoring Report (AMR).

The AMR provides monitoring information on planning-related activities to inform how the Local Plan is achieving its objectives. The adopted Local Plan 2020 contains a number of quantitative targets and objectives, as well as a monitoring framework to ensure that the planning policies are effectively monitored and delivered. The monitoring framework is set out in Section 14 of the adopted Local Plan. It contains 20 indicators against which the plan targets and the effectiveness of the planning policies have been monitored. Not all indicators are directly and solely related to planning activity. Some, such as social-economic indicators, monitor the socio-economic activities within the area, or where relevant for the four boroughs, on which planning has somewhat limited direct influence but which nevertheless provide a valuable insight into the area, how is it changing and progressing towards 'convergence'. Policy SP.2, Maximising housing and infrastructure provision within a new neighbourhood, sets out the annual housing target, and the housing trajectory on Figure 9 shows the anticipated delivered over the Local Plan period to 2036. The housing trajectory is updated each year to reflect new permissions granted and current completions. The updated trajectory is reported in Section 5 Housing delivery of the AMR. Appendix 2 of the Local Plan provides information on the delivery of key sites as well as estimated capacity within the area, in respect to this the progress of each site allocations is reported within Section 2 of the AMR.

Monitoring and analysis of the performance of the planning policies and progress on planning policy documents is published annually within the AMR. This is the eighth annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. The previous AMR provides housing monitoring information for the period between January 2019 to 31st March 2020 in order

to align the monitoring to the Government's Housing Delivery Test (HDT) which monitors housing delivery on a financial year basis. For consistency, the Legacy Corporation will continue to report on a financial year basis. Therefore, this AMR covers the period from 1st April 2020 to 31st March 2021.

The document sets out progress against the 18 Local Plan Key Performance Indicators (KPIs), information on funds secured through Community Infrastructure Levy (CIL), and Section 106 agreements for the monitoring period. It also highlights progress and successes of the organisation with regard to the key aims of the Local Plan, the transformation of this part of east London and progression towards 'convergence' and the progress of planning policy documents.

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

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

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

The entire reporting period has been impacted by the COVID-19 pandemic with two national lockdowns and continuous travel and social distancing restrictions. This has impacted the way information has been collected as well as the delivery of some KPIs as discussed within the document.

THE LOCAL PLAN

The London Legacy Development Corporation (Planning Functions) Order 2012, gives the Legacy Corporation the full range of planning functions, that would normally be available to a local planning authority, including plan making powers. This also provided the Legacy Corporation powers which allow it to become a CIL charging authority. In line with the requirements of the Planning and Compulsory Purchase Act 2014 (as amended), the Legacy Corporation adopted its revised Local Plan in July 2020. The Local Plan was prepared in accordance with the Local Development Scheme (LDS) and Statement of Community Involvement (SCI).

The Legacy Corporation as Local Planning Authority is a limited lifespan authority. It is anticipated that town planning powers would be returned to the four Boroughs by the end of 2024. The Local Plan 2020 will continue to serve as the Local Plan for the purpose of all planning decisions within the Legacy Corporation area beyond this date until superseded by updated Borough Local Plans. The revised policies could also form the basis of the next stage of spatial policy development or local plan review of the respective boroughs and a commitment has been made to work to support the boroughs, with joint working where appropriate, in the period leading up to this transfer on any local plan reviews and other policy guidance development that is relevant to the Legacy Corporation area.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The second CIL Charging Schedule (CIL CS) was adopted in May 2020. The CCIL CS came into effect on 1st July 2020.

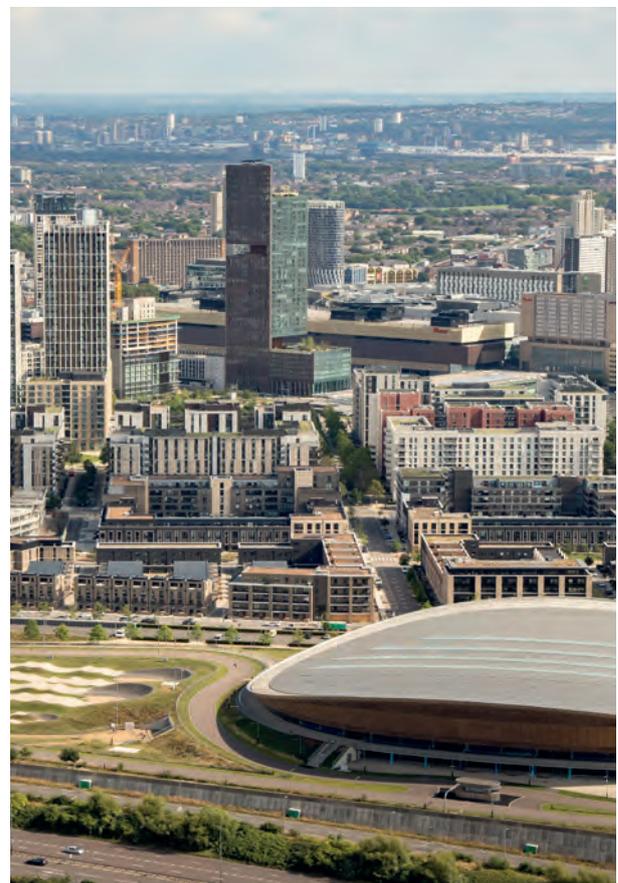
Changes to CIL legislation that came into force on 1st September 2019 now requires local planning authorities to prepare an Infrastructure Funding Statement (IFS) that replaces the Regulation 62 report. Due to this change, going forward, developer contributions will be reported on annual basis within IFS instead of AMRs and Regulation 62 report like previously. The Legacy Corporation's first IFS is available on the Legacy Corporation's website and covers the financial year 2019/20. Information covering previous years can be found in both the Legacy Corporation's Regulation 62 annual reports and the previous AMRs. The IFS sets out the income and expenditure relating to the CIL and Section 106 (S106) agreements. CIL and S106 (collectively known

as 'planning obligations' or 'developer contributions') income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth in an area.

Chapter 9 and Appendix 2 of this Report include information on the collection of this CIL charge alongside information for the Mayor of London's CIL for this monitoring period.

DUTY TO COOPERATE

As the Legacy Corporation has the planning powers for parts of London Boroughs of Hackney, Newham, Tower Hamlets, and Waltham Forest, and includes parts of the Lee Valley Regional Park, specific co-operation arrangements are in place to ensure that the Local Plan reflects both context of the area and the interface with the Boroughs across a range of strategic matters. The Legacy Corporation continues to engage with the neighbouring boroughs and other relevant bodies on a regular basis through the Planning Policy Forum meetings and by attending other bespoke meetings where required.



NEIGHBOURHOOD PLANNING

During the period that the Legacy Corporation has been the Local Planning Authority for its area one neighbourhood forum, the Greater Carpenters Neighbourhood Forum, has been designated. This designation was made in July 2015. The Forum went on to prepare a draft neighbourhood plan which progressed to its formal Examination stage in 2019.

The Neighbourhood Planning Regulations limit the life span of a designated Neighbourhood Forum to five years. This five-year period of the Greater Carpenters Neighbourhood Forum expired in July 2020. No application to renew the designation of the Forum has been received to date. As such, currently there are no designated neighbourhood forums within the Legacy Corporation Area.

NEIGHBOURHOOD PRIORITIES FUND

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

To date, the Legacy Corporation has successfully completed three bidding rounds. Detailed information about the bidding rounds and a list of awarded projects is reported in Chapter 9 of this Report.





2. LOCAL PLAN DELIVERY

LOCAL PLAN VISION

The Local Plan set out a vision of how the area will look in 2036, 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 2020/21 monitoring period.

SIGNIFICANT PROGRESS TO DATE

The Economy

In addition to the non-residential floorspace completed at Westfield Stratford City, permission have been granted for around 680,000sqm of employment floorspace within the Legacy Corporation area since 2012. Approximately 257,000sqm has been delivered and another 140,000sqm is currently under construction

Over 81,00 sqm of New Employment Workspace delivered in 2020/21

in 2020/21 that delivered new employment floorspace. This shows a gain of 81,162 sqm of new employment floorspace of which the majority is delivered as an office floorspace (formerly B1a Use Class). The majority of this comes from two sites that are built as a purpose-built office grade A office space – 42,000sqm Block A on plot M7 at 14 Westfield Avenue and 9,480sqm was delivered on the North East Quarter plot at Sugar House Island.

Housing

Around 11,600 units completed since taking over the planning powers and there are currently 3,777 homes under construction within the area.

11,696 new homes completed since 2012; 13,000 homes in the pipeline

Infrastructure

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

New School to open in September 2021

A new school for a 420-pupil (1,146 sqm) was permitted this monitoring year within the Sugar House Island site and the construction commenced in late 2020. The school will serve new residents of this development that when fully delivered will provide 1,200 homes of which 380 were delivered this monitoring year. The program is on schedule for the school to open in September 2021.

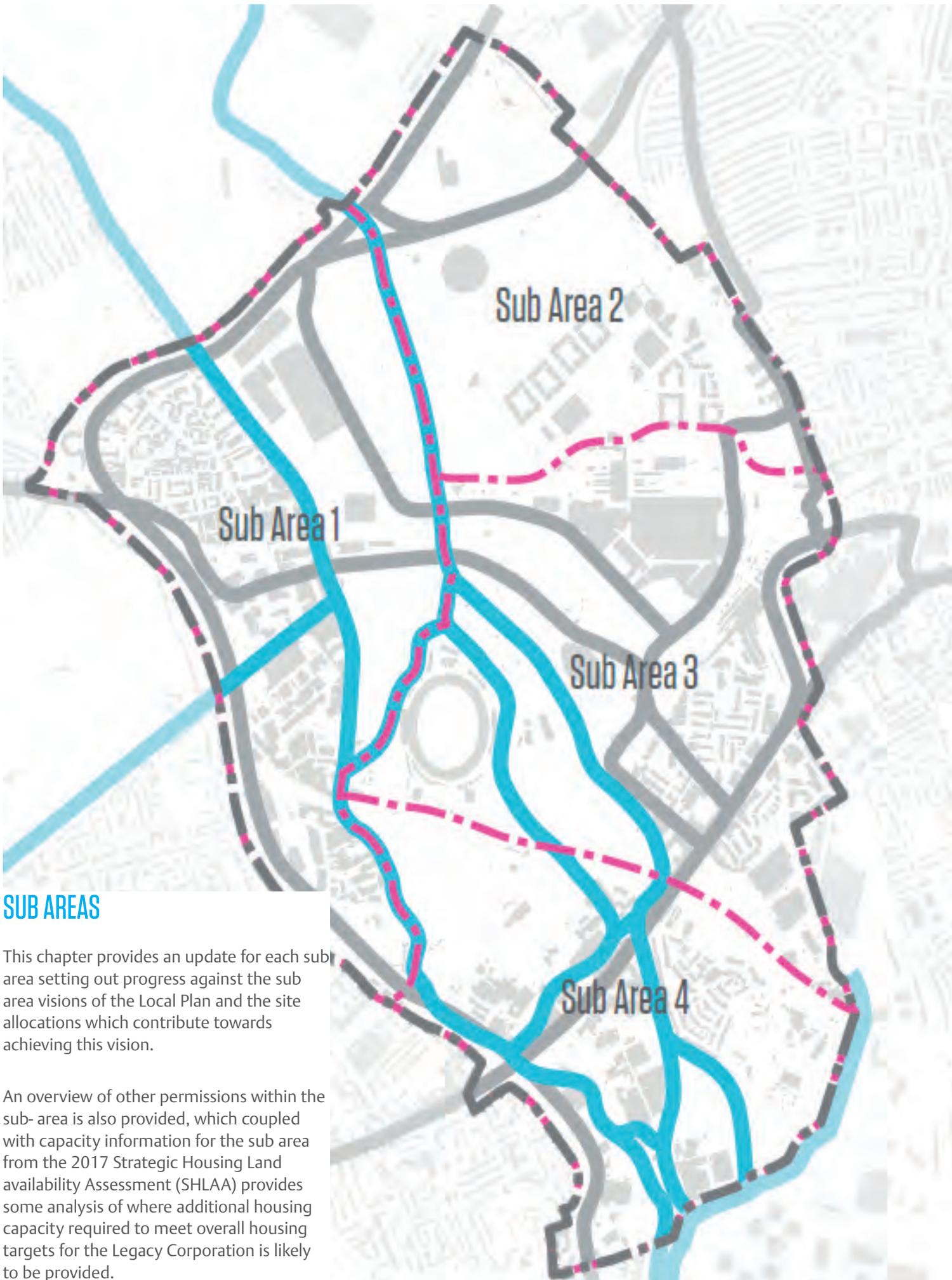
The Environment

New Local Open Space and Play Space

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

Site allocations and sub area policies

A considerable progress has been made on most of the site allocations. 19 out of the 21 allocations now have some form of planning permission, and 14 of the site allocations have parcels currently under construction. Three new site allocations have been proposed within the revised Local Plan.



SUB AREAS

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

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

SUB AREA 1

515 sqm of new affordable workspace approved in 2020/21

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.

The vision for Hackney Wick and Fish Island is to become a more vibrant, diverse and well-connected area with series of diverse use including places of social, cultural and economic activity.

Given its unique heritage as well as opportunity to grow, the area is identified as being able to accommodate a range of employment uses as well as a number of new homes and community facilities. The Local Plan 2020 contains specific policies that support this vision, including those that require re-provision of commercial floorspace. The Local Plan also recognises the importance of concentration of the creative industry and therefore it requires retention and re-provision of affordable workspace. This policy has already had a positive impact on the local creative economy and it will continue to be implemented to support the existing and new creative enterprises within the area to develop and grow.

Monitoring information year on year corroborates the effectiveness of the policies in delivering the vision for this area. New developments continue to re provide employment floorspace, affordable workshops and deliver a significant number of new homes.

Since 2012 around 18,893 sqm of affordable and low cost workspace was secured through planning approvals within Hackney Wick and Fish Island. Of these, 8,087 sqm has been completed and around 4,500 sqm is under construction. Excluding the proposals approved within the Hackney Wick Masterplan area (HWM), permissions granted within this monitoring year will contribute to this pipeline with another 515 sqm of new affordable workspace.

Table 1 shows all non-residential floorspace approved within Sub Area 1 in 2020/21. This shows that the planning policies continue to be successful at securing new non-residential floorspace that will cater for the need of the existing community and new residents. When implemented, the new approvals will result 1,496 sqm new employment floorspace (formerly B Use Class), including the permissions granted for development of two sites within the HWM area (16/00271/OUT Queen’s Yard and 19/00382/FUL 115-117 Wallis Road).

Net gain was recorded in the provision of new light industrial floorspace (formerly B1c Use Class) while losses continue to be recorded in B2 and B8 Use Class. It is generally expected that outside of designated industrial land there is a shift away from traditional industrial employment and orientation more towards creative and knowledge driven activities.

Table 1: Non-residential uses approved in 2020/21

Use Class	Net floorspace (sqm)
Change A1	407
Change A2	407
Change A3	407
Change A4	301
Change A5	-
Change A Class	1,522
Change B1a	341
Change B1b	766
Change B1c	2,910
Change B2	- 2,083
Change B8	- 438
Change B Class	1,496

11,786 sqm of new non-residential floorspace delivered in 2020/21

A significant number of non-residential uses have also been delivered within this monitoring year. Including a significant number of new office floorspace as presented in Table 2.

Table 2: Non-residential uses delivered in 2020/21

Non-residential (Former Use Class)	New floorspace (sqm)
Change A1	2856
Change A2	521
Change A3	521
Change A4	44
Change A5	0
Change D1 and D2	1,787
Change A Class	3,942
Change B1a	5,436
Change B1b	621
Change B Class	6,057

Hackney Wick Neighbourhood Centre

COVID-19 has in many ways changed the way people live, work and shop. With many people working from home and staying within local area, town centre role has become even more important in periods of the crisis as people are more reliant on their local town centres to provide for daily services.

The recent engagement carried out to support gathering of evidence for the review of the draft Night-time Economy Supplementary Planning Document (SPD) has flagged up the increasing need for diversification of Hackney Wick Neighbourhood centre, particularly to include uses that cater for every day services such as convenience stores.

The Local Plan expect that the Centre accommodates a total of up to 10,000sqm of town centre uses including formerly A1 Use Class which can be occupied by grocery stores/supermarkets.

In the past couple of years the area has seen a significant level of new mixed-use developments coming forward that in accordance with the Local Plan will deliver a significant number of new retail floorspace alongside new homes.

For instance, the Hackney Wick masterplan is an outline planning permission approved in 2019, which when completed will deliver 4,500sqm of new retail and leisure uses.

A number of schemes have already been completed in this area, delivering a notable amount of new ground-floor retail units. Some of those units have already been occupied, such as a new Sainsbury's store in Wallis Road and the new café/grocer in the Bagel factory development on Hepscott Road.

Phase 1 of the East Wick development (next to Here East and the Copper Box Arena) has also recently been completed delivering 1,600sqm retail floorspace which when occupied will provide a much-needed convenience store to the existing and new community. Our understanding is that the developer is in negotiation with one of the high street supermarket operators as a potential occupier.

This is all in addition to c. 4,000sqm of already existing retail floorspace in the Centre.

The Legacy Corporation's Local Plan policies have been successful at ensuring that sufficient ancillary space to support the existing and new residents is provided.

The diversification of uses is also expected to be achieved through the delivery of the Makeshift interim development on Sweetwater site. The construction on the site was launched in late 2020. The space has been branded as 'Hackney Bridge' and it will include workspace and studios for artists, makers and small businesses; as well as space for food businesses, retailers, markets and events.

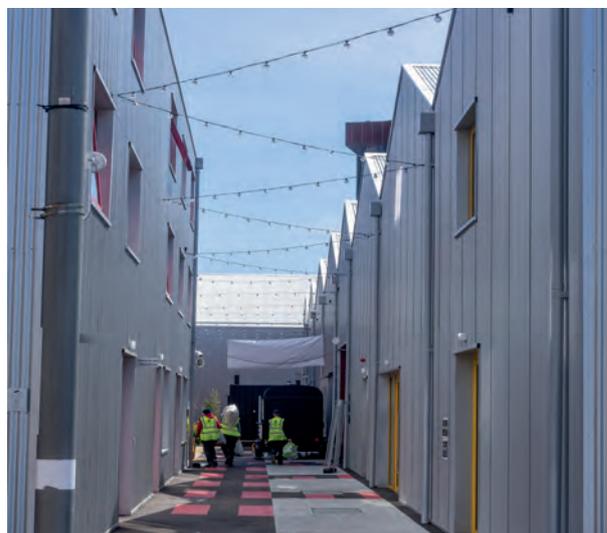


Image: 'Hackney Bridge'

874 new homes completed with 377 under construction

The area also provides a significant potential for the delivery of new homes, with approximately 2,500 new homes permitted and the further capacity of around 2,000 homes across potential development sites within the next 15 years.

Overall, 4,500 new homes are anticipated to be delivered within the area during the Plan period, including the new development planned for East Wick and Sweetwater. The delivery of new homes is

envisaged to come forward in a genuinely mixed-use environment, interlaid amongst business, retail and community uses. 874 new homes were completed in 2020/21 of which 25% are affordable; 377 units are under construction.

Table 3 references all schemes completed in 2020/21 and those there were under construction at March 2021. This demonstrates the amount of development that was taking place providing both new residential and non-residential uses.

Permission name and reference	Status	No. Units	Affordable total	Non-Resi (sqm)
16/00520/REM Eastwick Phase 1	Completed	302	112	3,400
15/00338/FUL 75-89 Wallis Road and 59 Berkshire Road	Completed	44	5	2,833
16/00685/FUL 415, Wick Lane	Completed	175	53	2,214
19/00040/PNCOU Unit 121 - 122, Omega Works	Completed	4	n/a	0
19/00132/PNCOU 138 Omega Works	Completed	1	n/a	0
19/00030/REM Neptune Wharf Phase 3	Completed/under construction	25/68	0	417
19/00274/FUL Unit 14 To 15, Trafalgar Mews	Completed	1	n/a	0
14/00387/FUL 80-84 & 88, Wallis Rd	Completed	120	10	5,362
15/00278/FUL Bream Street	Completed	202	40	2,544
18/00171/FUL Clarnico Quay	Completed	0	n/a	2,484
16/00560/FUL 1, Beachy Road	Under Construction	9	n/a	780
16/00462/FUL 1-7 Dace Road	Under Construction	110	38	6,307
19/00004/FUL 34-38 Wallis Road	Under Construction	0	0	9,969 including 240 hotel beds
18/00325/FUL 90 Monier Road	Under Construction	148	49	3,761
18/00315/FUL Swan Wharf	Under Construction	42	4	762
19/00004/FUL 34-38 Wallis Road	Permitted	0		240-bed hotel
19/00185/FUL Former Truman Brewery	Permitted	330 PBSA ¹	115 PBSA	2,848
16/00271/OUT Queen's Yard	Permitted	143	29	7,360
19/00382/FUL 115-117 Wallis Road	Permitted	49	6	2,048
	Total completed	874	220	21,738
	Total under contraction	377	124	21579
	Total permitted	324	26	12,256

1 PBSA is counted on a 1:1.25 basis

Diversification of uses

A 240-room hotel was approved within this monitoring period including 728 sqm of co-working office space, 648 sqm of light industry workspace, 514 sqm of flexible retail space (formerly Class A1/ A3/A4) and a 404 sqm restaurant. The new visitor's accommodation will support and complement the function of the neighbourhood centre given its proximity to its boundary and it will bring the diversity and the footfall to the neighbourhood centre and be integral part to the evolution of the cultural and night time offer.

A permission was also approved for 330 purpose built student accommodation in Fish Island area.



Image: New homes under construction at Beachy Rd

Connectivity enhancements

Infrastructure improvements continue to take place to support the change and growth in the area. The Monier Road Bridge was installed linking the Park to Fish Island, fulfilling another legacy commitment to improve connections between existing communities like those in Hackney Wick, with new and emerging neighbourhoods on the Park such as East Wick and Sweetwater development. The bridge was opened in early 2021 for pedestrians and cyclists, with buses added later subject to TfL route confirmation.

Other proposals coming forward within the area include a number of infrastructure improvements, such as new routes and public realm enhancements that will further improve connectivity and create better environment for walking and cycling.



Image: Monier Bridge



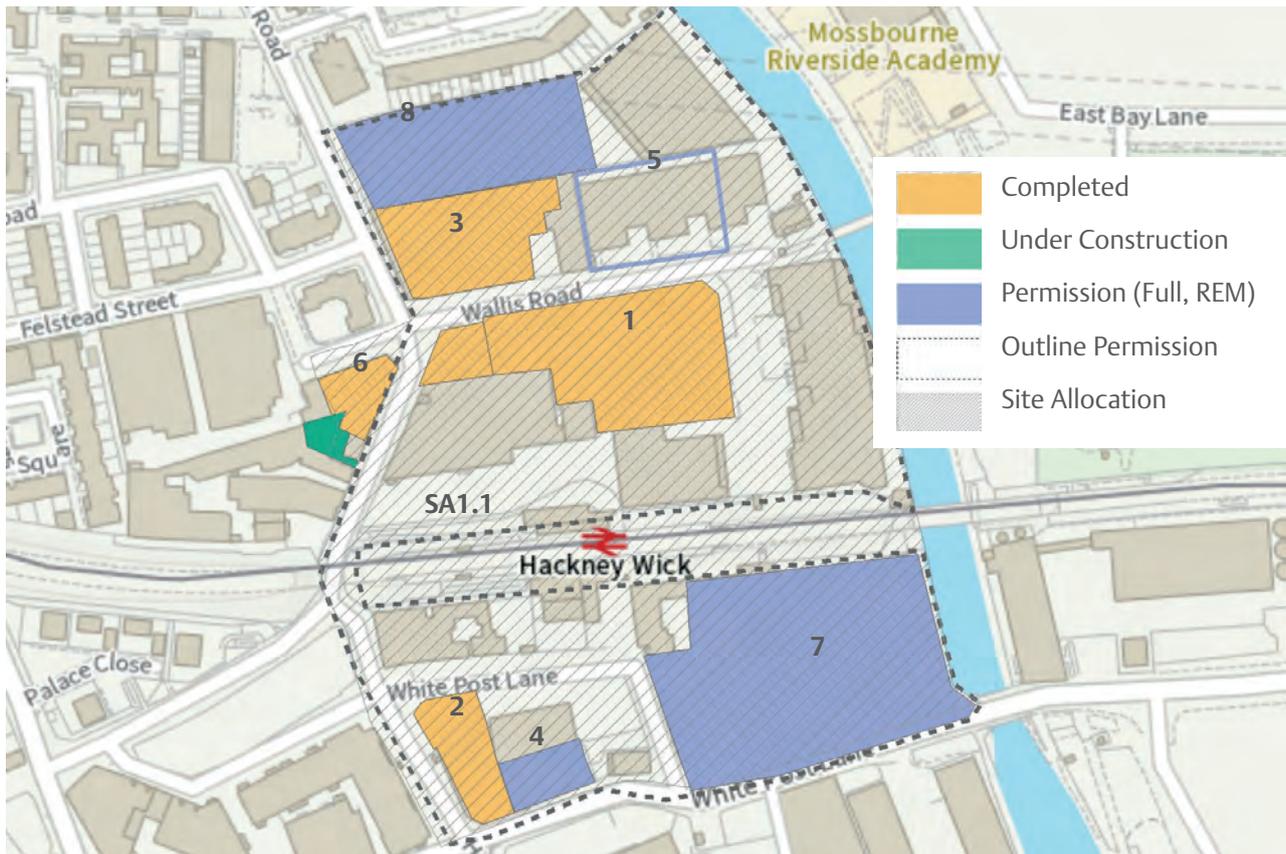
Image: New homes completed at 415 Wick Lane, Aspekt development

PROGRESS ON SITES

Site Allocation 1.1 - Hackney Wick Station

Site Allocation 1.1, Hackney Wick Station, benefits from the Hackney Wick Masterplan outline permission granted in 2019/20. The permission was approved for up to 78,931sqm of residential (Class C3) floorspace (approximately 877 units), a minimum of 29,908sqm of employment space (Formerly B1a and B1c Use Class), up to 4,493 sqm of retail uses (formerly A1-A4 Use Class), a minimum of 381sqm and up to 2,318sqm of community space (Class D1/D2), together with, public realm and playspace.

As it can be observed from the map below, a number of permissions have already been approved and some are currently under construction. It should be noted that the outline permission sets the minimum figures and therefore permission that can provide a greater number of employment floorspace in principle are acceptable.



SA1.1 Progress on site (March 2021)

	Scheme	Reference number	No. of residential units	Non-Residential Former Use Classes (sqm)
	Hackney Wick Central Masterplan	16/00166/OUT	Approx. 874	34,400 (B1 a and c) 29,908sqm; A1-A4 of up to 4,493sqm; D1/D2 up to 2,318sqm)
1	80-84, 88, Wallis Road	14/00387/FUL	120	5,365 of flexible commercial floorspace (B1/A1/A2/A3/D1)
2	1-2 Hepscoth Road	15/00446/FUL	30	922 (B1c)
3	75-89 Wallis Road and 59 Berkshire Road	15/00338/FUL	44	2,951 (B1, with up to 700sqm A1 and D1 use)
4	55-69 Rothbury Road	17/00112/FUL	-	2,630 (B1)
5	115 Wallis Road	19/00382/FUL	49	882 (A and B1a and B1c)
6	61 Wallis Road	13/00449/FUL	12	548 (A1)
7	Queens Yard	16/00271/OUT	143	4,430 (A, B1a, B1c, theatre SG)
8	57 Berkshire Road	16/00704/FUL	39	2,021 (B1 - min. of 1,072 B1c)

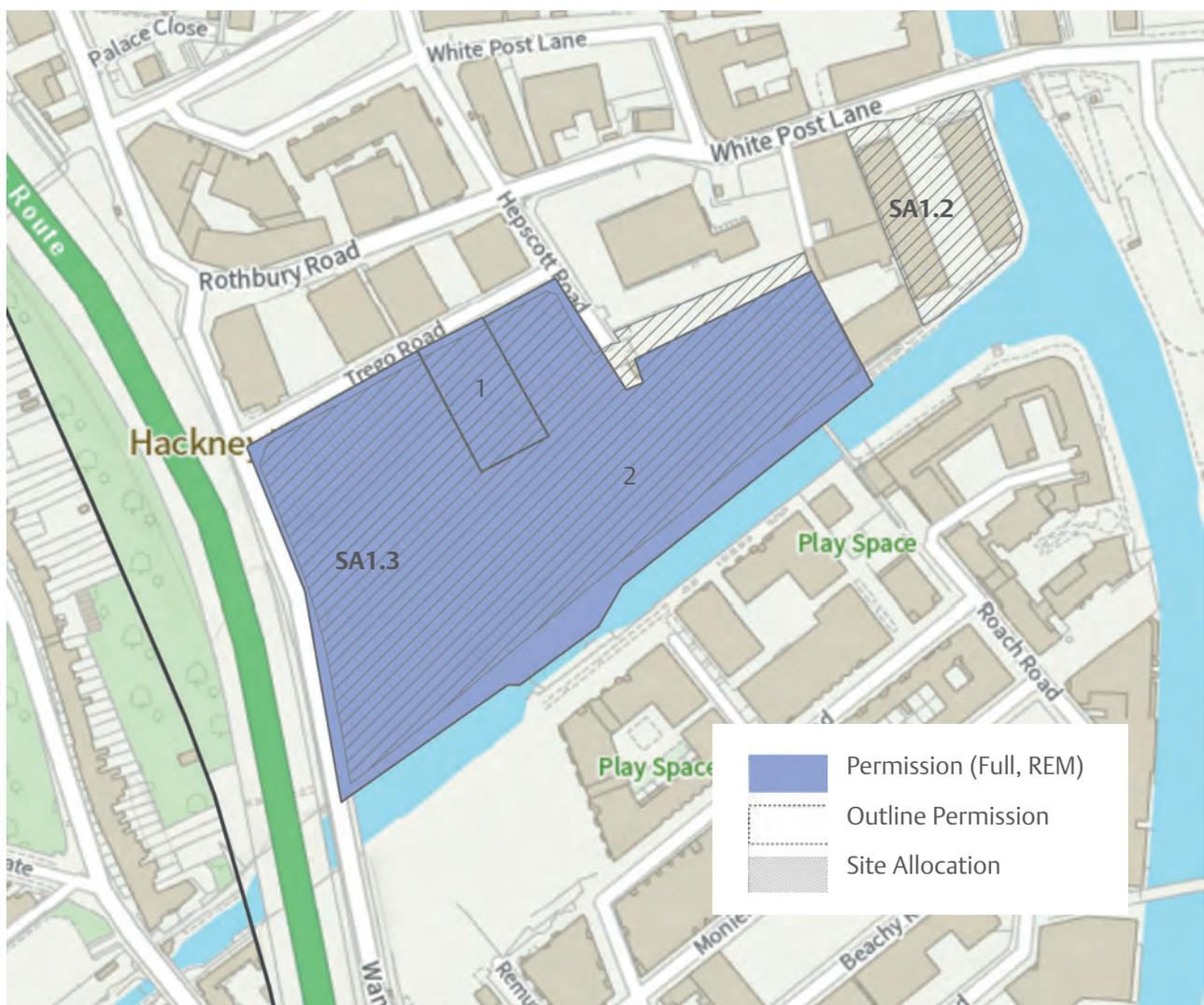
Site Allocation 1.2 - Hamlet Estate

No planning permission for redevelopment of the site allocation.

Site Allocation 1.3 - Hepscoth Road

The hybrid planning permission (ref. 16/00451/OUT) was issued in January 2020. The permission was granted for a comprehensive mixed-use redevelopment of the site is up to 4 phases/places comprising up to 39 new/refurbished buildings/blocks comprising 62,607sqm (GIA), ranging from 1 to 8 storeys, to provide the following mix of land uses: up to 475 Residential Units (up to 51,758sqm GIA) (Use Class C3); up to 10,849sqm GIA of commercial, retail and community uses, new open spaces, canalside park, internal pedestrian and vehicular access routes, car parking, motorcycle parking and cycle parking.

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

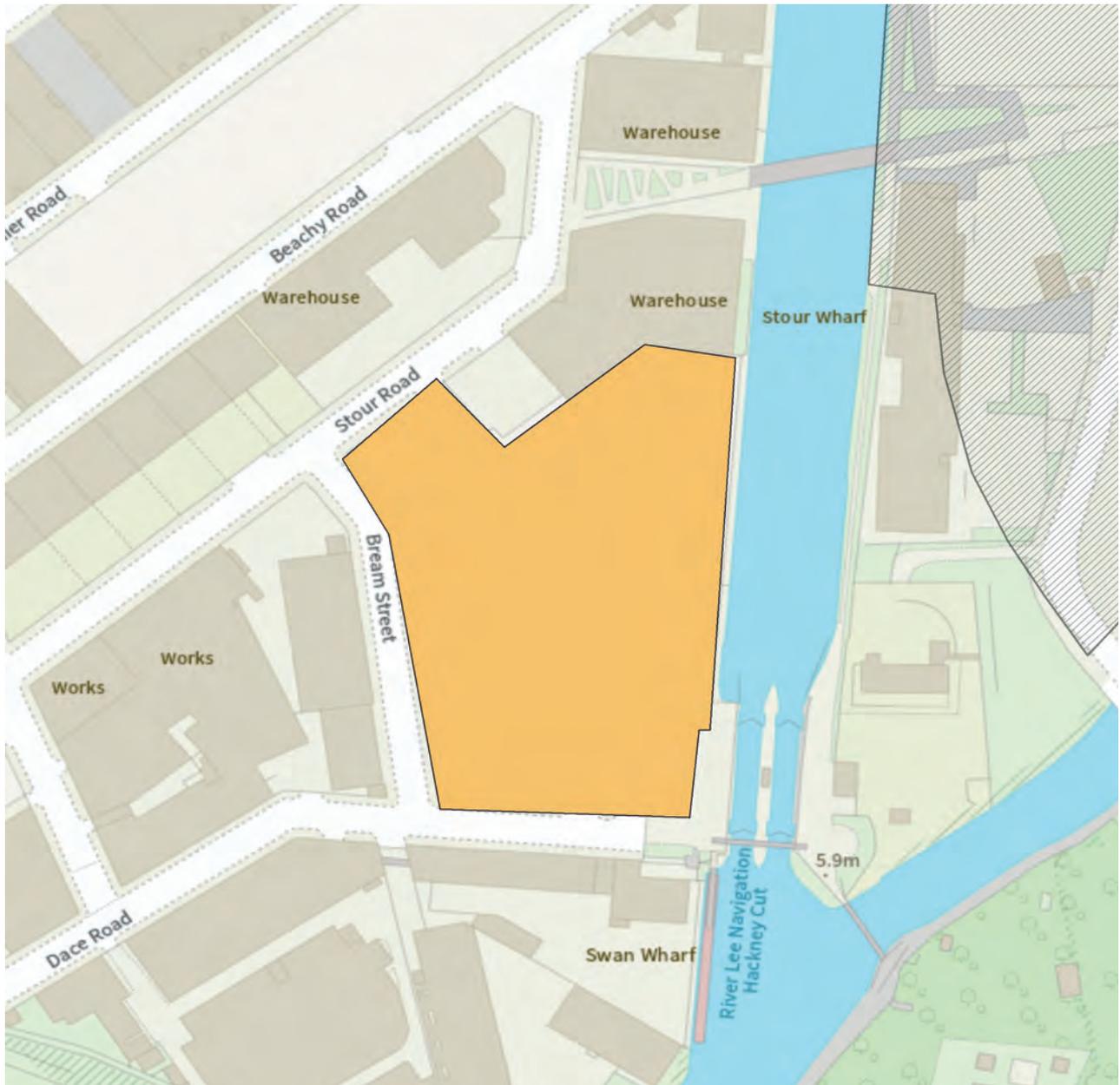


SA1.2 and 1.3 Progress on site (March 2021)					
	Scheme	Status as at 31st December	Reference number	No. Of residential units	Non-Residential (sqm)*
1	25 Trego Road	Permission granted in 2018	17/00225/FUL	52	1,915 (B1)
2	McGrath Site, 3-13 Hepscoth Road (Subject to S106)	Permission granted in 2020	16/00451/OUT	475	10,849 (A, B and D)

Bream Street

The construction commenced in 2016 and completed in 2020/21. Given that the works were well underway in 2018, the site was removed from the Local Plan.

The development has delivered 24,465sqm of floorspace (GIA) comprising employment, residential (Use Class C3) (202 units), retail, food and drink and exhibition/leisure uses.



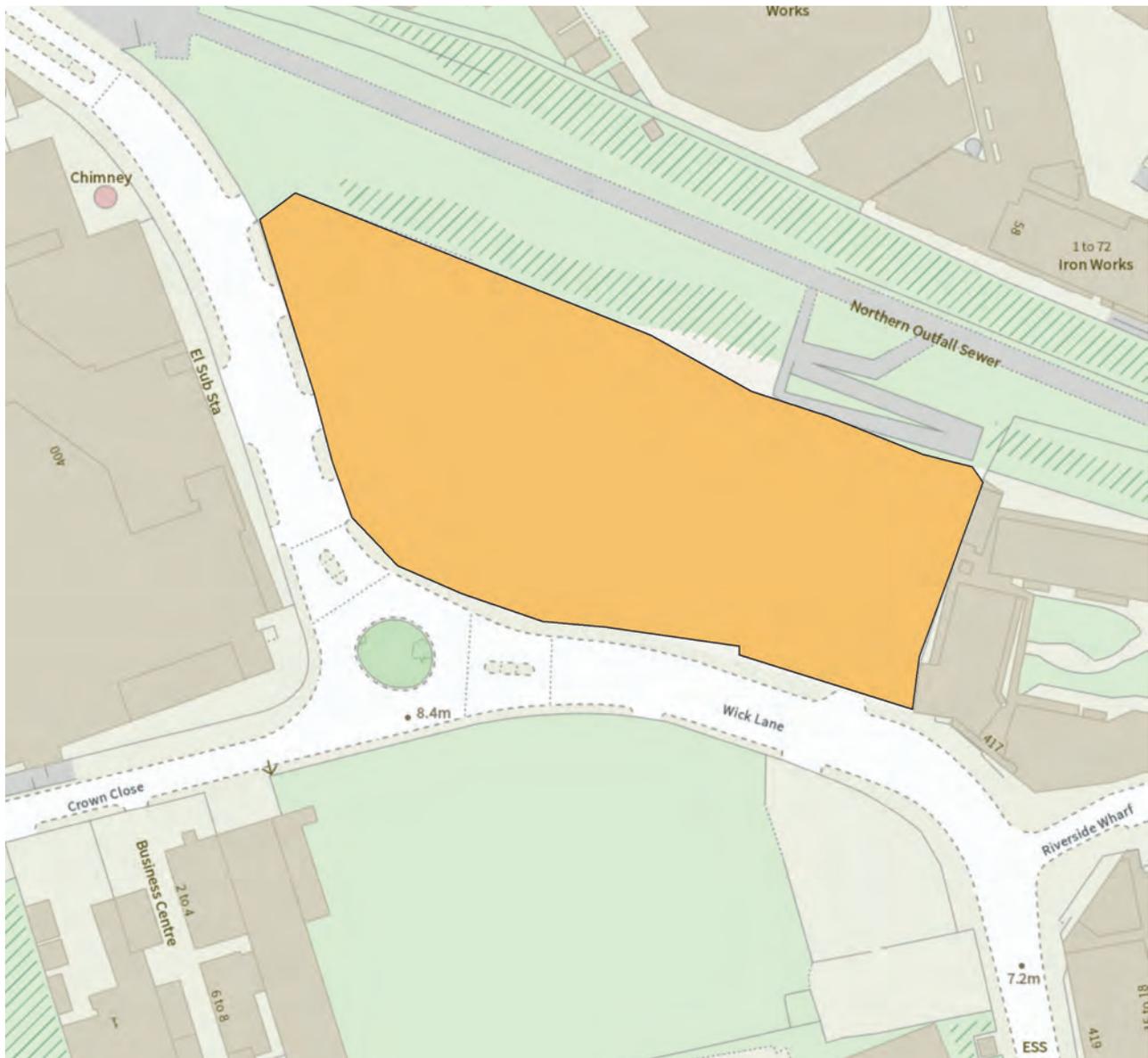
Formerly SA1.4 Progress on site (March 2021)

Scheme	Reference number	No. Of residential units	Non- Residential (sqm)
Land at Bream Street	15/00278/FUL	202	24,465 (B1-B8, some A1 and A3 and D1/D2)

415 Wick Lane

The sites was completed in 2020/21. The works include the erection of six blocks, ranging between two and seven storeys in height, to provide 175 residential units and 2,503sqm of commercial floorspace. The commercial floorspace will include 1,648sqm of office/light industrial accommodation 221sqm of general industrial floorspace (Use Class B2) and 345sqm of retail floorspace, alongside 3,951sqm public realm. The proposals include new public realm, including two publicly accessible courtyards, and a new pedestrian/cycle link between Wick Lane and The Greenway.

Due to the level of progress made, this site allocation was removed within the Local Plan.



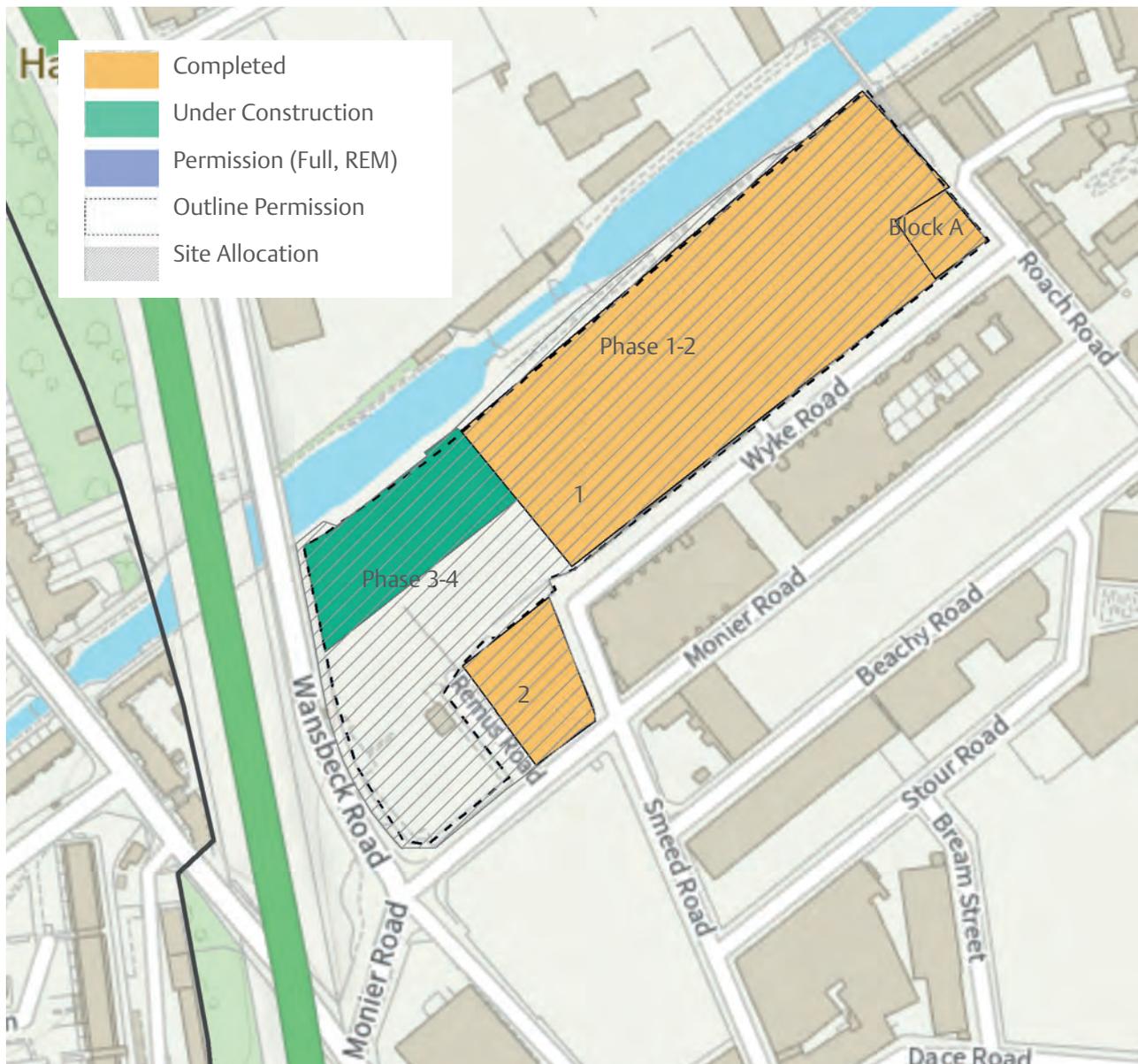
Formerly SA1.5 Progress on site (March 2021)

Scheme	Reference number	No. Of residential units	Non- Residential (sqm)
411-415 Wick Lane	16/00685/FUL	175	3,137 (2,503sqm employment space B1 and B2, and 345sqm A1/A3 plus 289sqm of ancillary spaces)

Site Allocation 1.4 - Neptune Wharf

In 2014 an outline planning permission (12/00210/OUT) was granted for comprehensive mixed-use redevelopment of the entire site. This is a phased development, delivering in total 524 residential units (as amended by 15/00337/VAR), 1,275sqm retail floorspace (A1-A4), around 2,839sqm of employment/office floorspace, including 314sqm of affordable workspace, 6,599sqm of community floorspace for a new school, and 8,780sqm of open space including 780sqm of play space. Block A was completed in 2018, comprising 16 dwellings and 300sqm commercial floorspace; and Phases 1 and 2 were completed in 2019/20 delivering around 408 dwellings and 3,048sqm Use Classes A, B and D.

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



SA1.4 Progress on site (March 2021)

	Scheme	Reference number	No. Of residential units	Non-Residential (sqm)
1	Neptune Wharf	12/00210/OUT (15/00337/VAR)	524	10,713 (Use Classes A, B and D)
		Block A 16/00103/REM	(16)	(300)
		Phase 1-2	(422)	(3,048)
2	33-35 Monier Road	15/00212/FUL	45	667

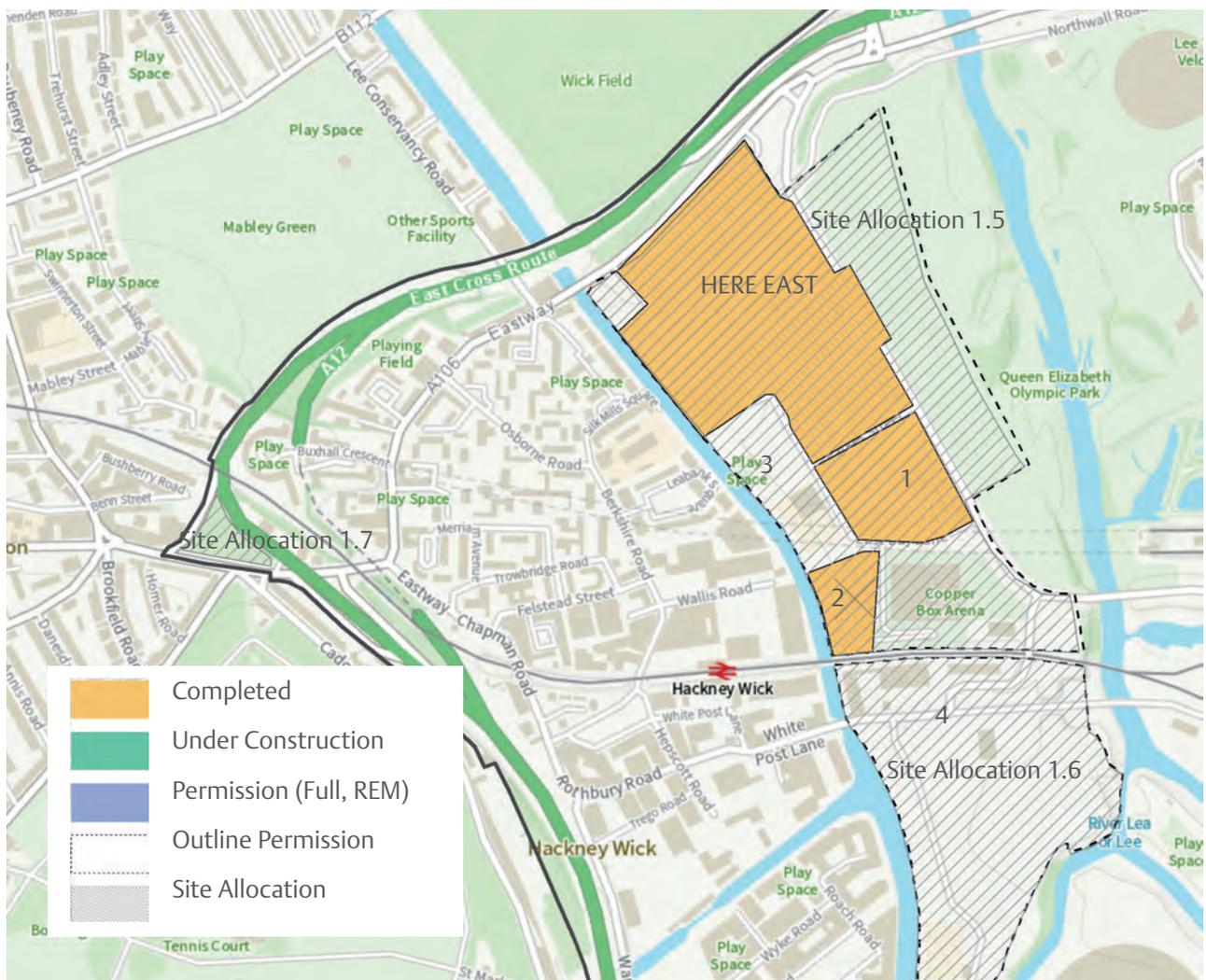
Site Allocation 1.5 - East Wick and Here East and SA1.6 Sweetwater

SA1.7 East Wick and Here East and SA1.8 Sweetwater both benefit from outline permission within the LCS scheme. Here East development is now established as a prominent technology hub providing 115,000sqm of commercial floorspace. The new school at East Wick was completed in 2016.

To the south of Here East, a reserved matters permission has been granted (16/00520/REM) for Phase 1 of the East Wick development for 302 dwellings and around 3,400sqm of non-residential uses, this site is currently under construction due to completed in 2020/21.

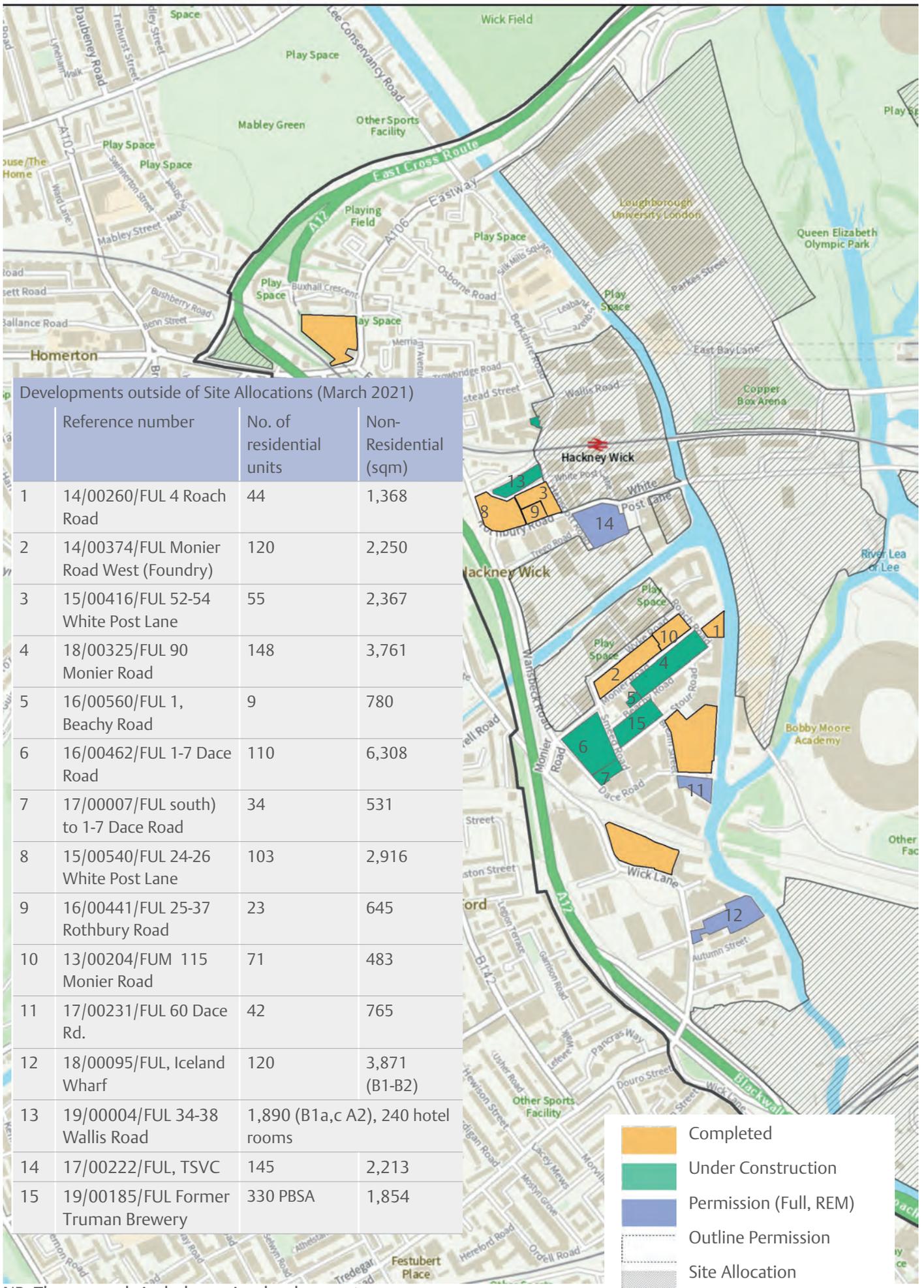
Site Allocation 1.7 -Bartrip Street

This site does not currently benefit from planning permission. However the Legacy Corporation is working together with relevant stakeholders to bring forward the gypsy and traveller site at this location.



SA1.5 Progress on site (March 2021)

	Scheme	Reference number	No. Of residential units	Non- Residential (sqm)
1	Eastwick Phase 1	16/00520/REM	302	3,400 (A1-A5 1,773; 1,215 B1; and 410 D1 nursery)
2	Hackney Bridge (7 years temporary use)	18/00171/FUL	-	2,900
3	PDZ 5			
4	PDZ 4			



Developments outside of Site Allocations (March 2021)

	Reference number	No. of residential units	Non-Residential (sqm)
1	14/00260/FUL 4 Roach Road	44	1,368
2	14/00374/FUL Monier Road West (Foundry)	120	2,250
3	15/00416/FUL 52-54 White Post Lane	55	2,367
4	18/00325/FUL 90 Monier Road	148	3,761
5	16/00560/FUL 1, Beachy Road	9	780
6	16/00462/FUL 1-7 Dace Road	110	6,308
7	17/00007/FUL south) to 1-7 Dace Road	34	531
8	15/00540/FUL 24-26 White Post Lane	103	2,916
9	16/00441/FUL 25-37 Rothbury Road	23	645
10	13/00204/FUM 115 Monier Road	71	483
11	17/00231/FUL 60 Dace Rd.	42	765
12	18/00095/FUL, Iceland Wharf	120	3,871 (B1-B2)
13	19/00004/FUL 34-38 Wallis Road	1,890 (B1a,c A2), 240 hotel rooms	
14	17/00222/FUL, TSVC	145	2,213
15	19/00185/FUL Former Truman Brewery	330 PBSA	1,854

NB: The map only includes major developments

HACKNEY WICK AND FISH ISLAND SPD

In March 2018 the Legacy Corporation adopted the Hackney Wick and Fish Island Supplementary Planning Document (SPD). The SPD was prepared to manage the change within this area. The SPD provides some additional guidance in relation to the interpretation of Local Plan policies for the sub area to enable new development to build on the historic character of the area while providing new homes and developing the employment base.



SUB AREA 2

LOCAL PLAN VISION

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

4,524 completed, 981 under construction and another 1,384 yet to come forward within the Plan until 2036

Table 4 shows that in total 4,524 new residential units were completed within this sub area in the past 6 years; providing home to over 6,000 people.

The developments of the remaining plots continue to contribute toward the delivery of new housing and complementary non-residential floorspace across the sub area. Housing delivery trends are expected to continue with 981 homes currently under construction of which 303 homes at Chobham

Table 4: Sub Area 2 housing delivery

Site Allocation	Delivered to date	Under Construction	Remaining capacity
SA2.1	644	154	238
SA2.2	3,299	524	940
SA2.3	581	303	0
SA2.4	0	0	200

Manor phase 3 and 4, 154 homes at Chobham Farm zone 2 and 524 N06 East Village. The current pandemic has impacted the delivery of some sites as discussed below.

Construction of Chobham Manor phases 3 and 4 ceased at lockdown in March 2020 and continued at the start of June 2020 with a series social distancing and safety measures. This has caused an approximate 3-month departure from the original development programme. There has been good progress since and overall the programme is looking robust and original delivery dates achievable. The delivery remains as anticipated.

2,883 sqm non-residential uses under construction including retail, office and community facility uses

2,883 sqm non-residential uses under construction including retail, office and community facility uses. Another approximately 4,000 sqm of retail and leisure floorspace is to be delivered within the East Village neighbourhood centre which will future enrich the town function and its retail and leisure offer and contribute to its viability.

Table 5: Schemes under construction or completed (March 2021) - Sub Area 2

Permission name and reference	Status	No. Units	Non- Residential (sqm)
N06 East Village, 17/00045/REM	Under construction	524	1,603 (A Use Class)
Chobham Manor Phase 3, 16/00510/REM	115 completed in 2020/21	100	533 (A Use Class)
Chobham Manor phase 4, 16/00518/REM and 19/00335/NMA	Under construction	161	99 (A1-A2)
Chobham Farm 2, 17/00175/REM	Under construction	154	298 (A and B1a)
Chobham Farm 3, Sub-Zone 3D1 19/00473/REM	Permission	36	0
	Total completed	115	0
	Total under contraction	977	2,883
	Total permitted	36	0

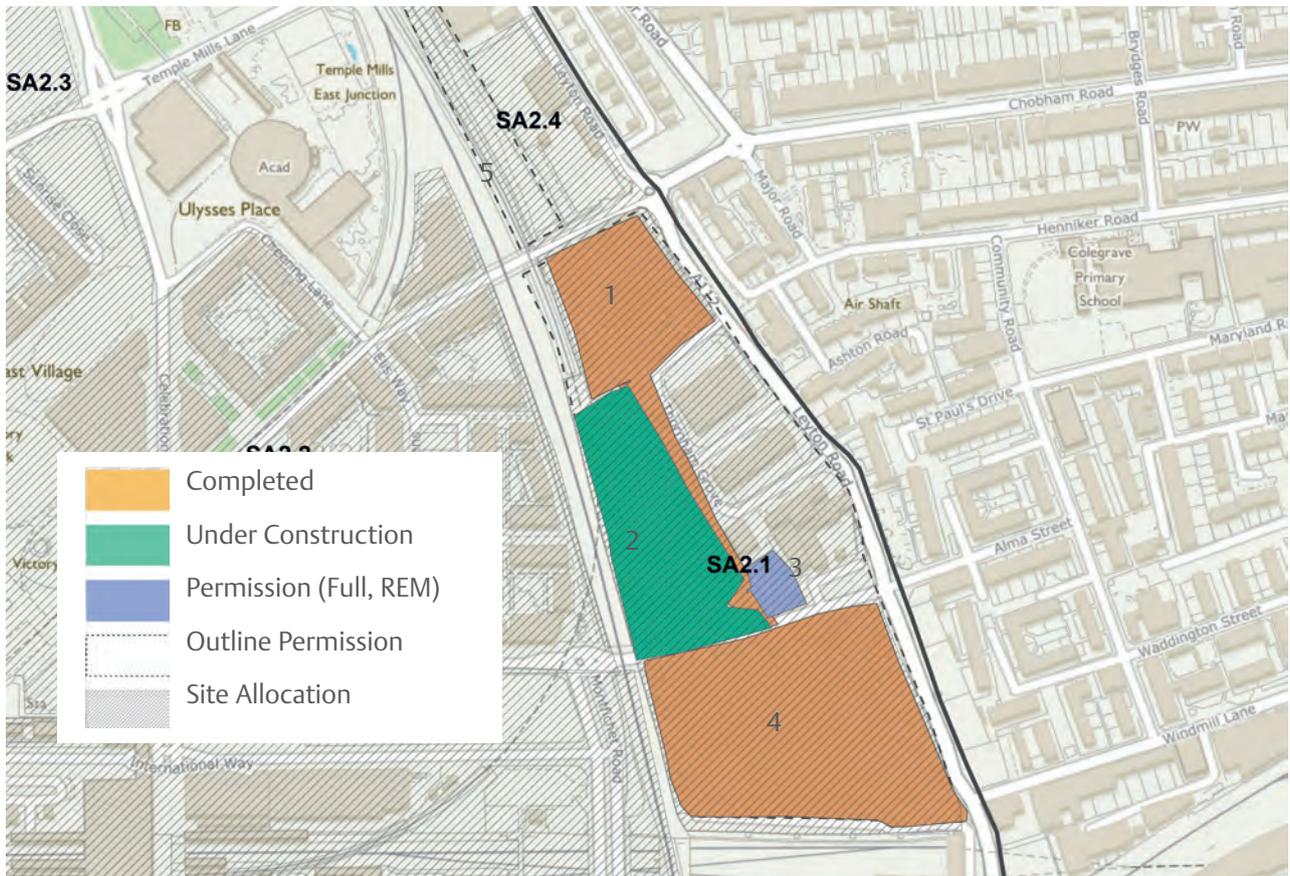
PROGRESS ON SITES

Site Allocation 2.1 - Chobham Farm

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

Site Allocation 2.4 - Chobham Farm North

The Local Plan 2020 allocates Chobham Farm North site for a mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street. Delivery on site is expected in three phases from 2020 onwards. A narrow strip of land alongside the western part of the site forms a part of hybrid planning permission for Chobham Farm redevelopment scheme (Zone 5, ref: 12/00146/FUM) with the permitted industrial use.



SA.2.1 Progress on Site (March 2021)

Name	Reference Number	Status	Residential Units	Non-residential floorspace (sqm)
1 Zone 1	12/00146/FUM	Completed (2016)	173	1,161 (A1-A3, B1, D1 and D2)
2 Zone 2	17/00175/REM	Under Construction	154	298 (B1 and A1-A3)
3 Zone 3	19/00473/REM	REM permission for Sub-Zone 3D1 of Zone 3	Max 238 (36 approved)	748 (A1, A2/3 and B1a)
4 Zone 4	15/00266/REM	Completed (2019/20)	471	944 (A1-A3/B1 and nursery D1)
5 Zone 5	(Part of new site allocation SA2.4)	No REM permission	-	-

SA 2.2 East Village

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

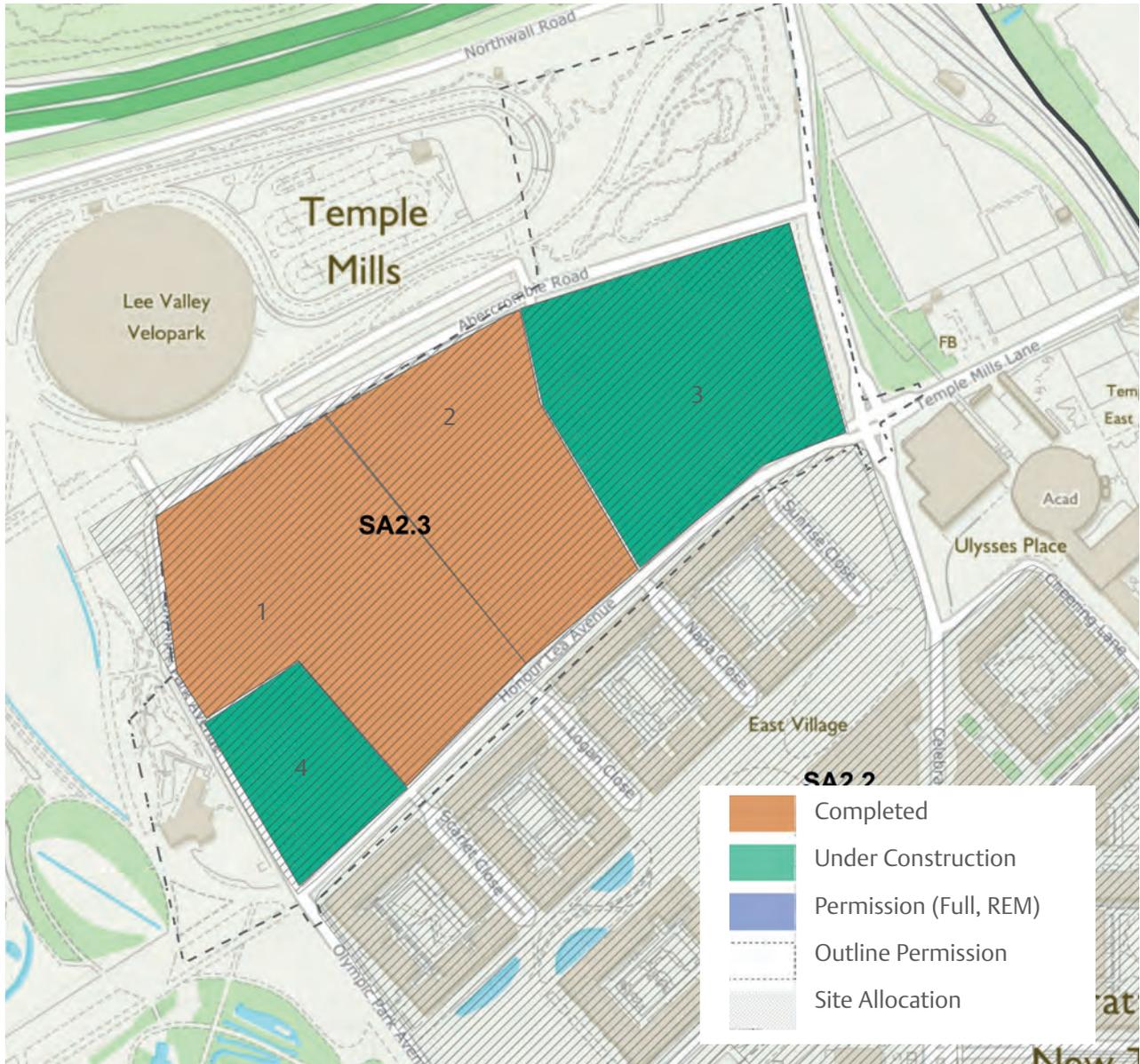


SA2.2 Progress on Site (March 2021)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1	N01	08/90234	Completed (2013-2014)	288	452
2	N02	08/90211	Completed (2013-2014)	298	203
3	N03	09/90084	Completed (2013-2014)	297	663
4	N04	09/90083	Completed (2013-2014)	290	663
5	N05	14/00066/REM	Permission	48	-
6	N06	17/00045/REM	Under Construction	524	1,603 (A1-A5)
7	N07	09/90082	Completed (2013-2014)	318	-
8	N08	14/00034/REM	Completed in 2019	481	2,966 (A1-A5, D1/D2)
9	N09	08/90361	Completed (2013-2014)	120	988
10	N10	09/0176	Completed (2013-2014)	281	364
11	N11	09/90403	Polyclinic (2013-2014)		
12	N13	09/90076	Completed (2013-2014)	185	-
13	N14	10/90242	Completed (2013-2014)	201	-
14	N15	09/90081	Completed (2013-2014)	298	231
15	N16	14/00056/REM	Permission	188	649
16	N18 & N19	14/00141/REM	Permission	710	3,465
17	N26	09/90065	Completed (2013-2014)	242	-

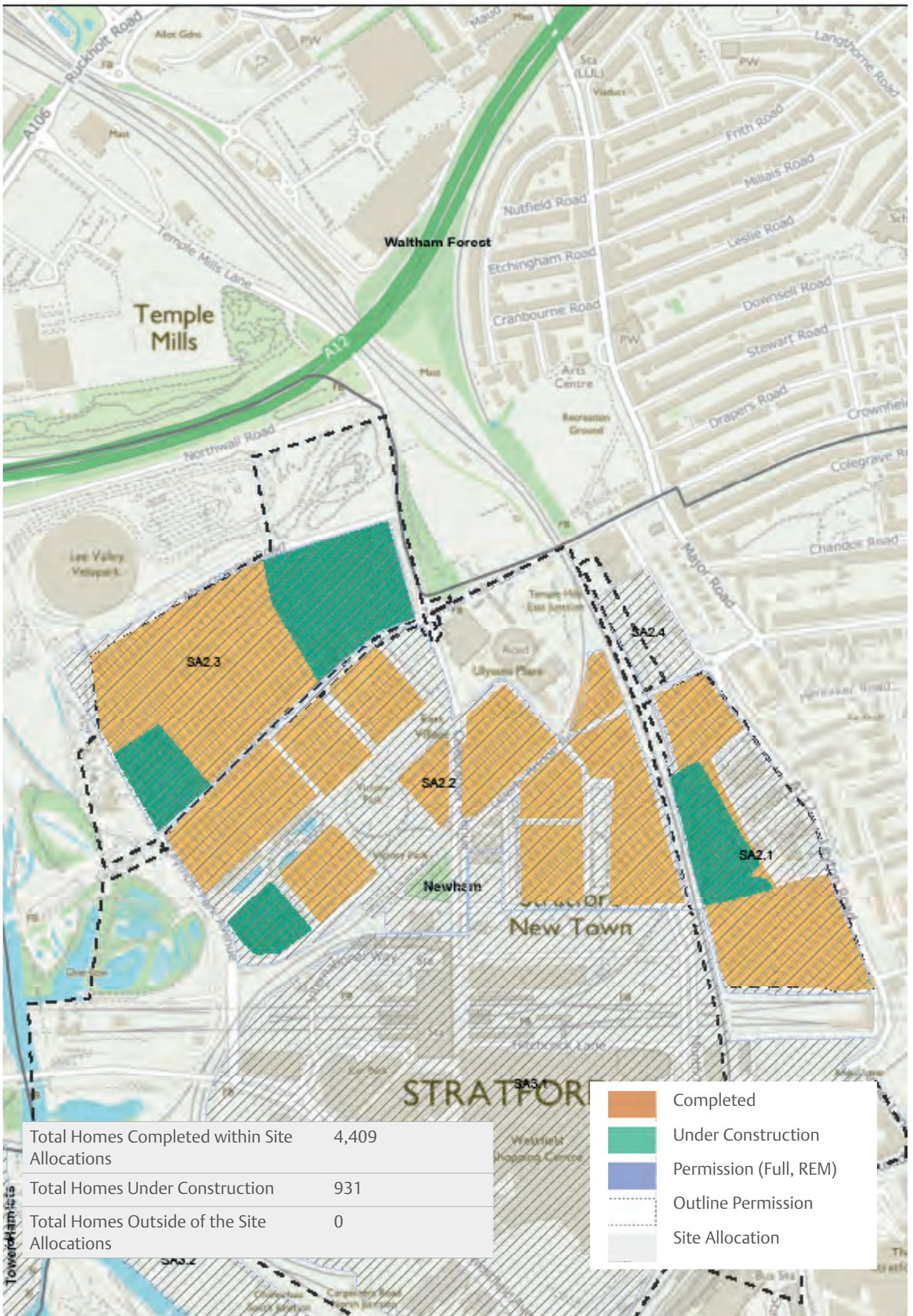
SA2.3: Chobham Manor

The site is part of the Legacy Community Scheme planning permission (11/90621/OUTODA), with approved Zonal Masterplan for Planning Delivery Zone 6 (Chobham Manor), and four detailed approvals for all Phases. Phases 1 and 2 have completed delivering 466 homes. Phase 3 delivered 115 units in 2020/21 with the remaining units and phase 4 due to complete in 2021/22.



SA2.3 Progress on Site (March 2021)

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





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.

Construction of Stratford Waterfront cultural and educational buildings continued to programme

Construction works were continued on the cultural and educational buildings of the East Bank development to programme with social distancing measures in place. UCL East's Pool Street site and Marshgate site have progressed through the year with full social distancing measures in place. The programme to complete both sites is now back to pre-COVID-19 levels, with Pool St scheduled to open in 2022 and Marshgate in 2023.



Image: Stratford Waterfront

42,344 sqm of new Grade A office space completed in 2020/21

The Central Stratford and Southern Queen Elizabeth Olympic Park sub-area continues to provide a significant new office space in the LLDC area. The sub-area is now home to new large-scale office provision that is primarily centred within the International Quarter London (IQL) development. The IQL was approved as part of the Stratford City Outline Planning Permission totalling 461,000 sqm GEA of office floorspace a significant proportion of this (77%) is to be delivered on the IQL site – a total of 354,737 sqm GEA.

To date, the area has seen a delivery of 180,000 sqm office floorspace of which 42,344 sqm was completed within this monitoring year (Phase A, plots M7). The IQL by virtue of its location, scale of its buildings and its exclusive provision of Grade A office space is suited to larger corporate tenants and businesses that normally locate in central London, the City or Canary Wharf. To date, these buildings have delivered a variety of types of workspaces, ranging from larger corporate tenants to smaller companies and local social enterprises, this includes Workable in building S5, which is branded as an affordable co-working facility that provides meeting rooms, desks and event spaces for individuals and small enterprises on flexible terms. It is also a home to many significant organisations such as Transport for London, British Council and Cancer Research UK, the Financial Conduct Authority, Unicef, and the Nursing and Midwifery Council.



Image: Phase 1 UCL East



Image: The Gantry Hotel

A new hotel and an apart hotel completed within the Stratford Metropolitan Centre

Plot N17 was completed in 2021 delivering a 136-room apart-hotel the Adagio and a 285-room hotel known as The Gantry. The Gantry hotel also provides a variety of evening and night-time uses such as restaurants, bars, events and artisan food market. This will further diversify the town centre offer and its evening and night time economy which will

strengthen the function of the Metropolitan Centre and contribute towards its potential for International Centre designation as highlighted within the London Plan.

380 new homes approved; 1,224 under construction

As shown in Table 6, housing delivery trends are expected to continue with Cherry Park development delivering 1,224 residential homes (PRS) currently under construction. This is a phased development and the first housing completion is expected post 2023.

A resolution to grant (Subject to signing S106 Agreement) was made for a development of Stratford Bus Layover Site delivering 380 residential units of which 133 will be delivered as affordable. A planning application was also granted in principle for the redevelopment of Poland House PBSA at Stratford High streets to deliver 282 student bedrooms. This is a net increase of 182 bedrooms. The provision of student accommodation will contribute towards meeting local and wider need and complement the uses within the Metropolitan Centre.

Table 6: Schemes under construction or completed (March 2021) - Sub Area 3

Permission name and reference	Status	No. Units	Non- Residential (sqm)
15/00387/PNCOU Wingate House	Completed	18	-
16/00672/REM (as amended by 17/00359/NMA, 17/00612/NMA, and 19/00062/NMA) Plot S9	Completed	0	33,178
16/00653/REM M7 - 14 Westfield Avenue (Block A)	Completed	0	42,344
18/00252/REM The Pavilion	Completed	0	1,343
20/00003/PNCOU Rear of Ground Floor Unit, 192 High St.	Completed	1	-
19/00266/FUL 14-16, Abbey Lane	Completed	1	-
19/00291/FUL 304-308, High Street	Permission	-	287 bedroom hotel, 394 B1a
19/00391/FUL Stratford International Bus Layover	Resolution to grant	380	2,598sqm A1-A3, B1a, D1 and D2
15/00358/OUT Cherry Park	Under Construction	1,224	13,478sqm (retail)
20/00310/FUL Poland House	Resolution to grant	282 PBSA	0
Total completed		20	76,865
Total under contraction		1224	2,883
Total permitted		380 and 282 PBSA	2598

Site Allocation 3.1 - Stratford Town Centre West

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



SA 3.1 Progress Site(March 2021)

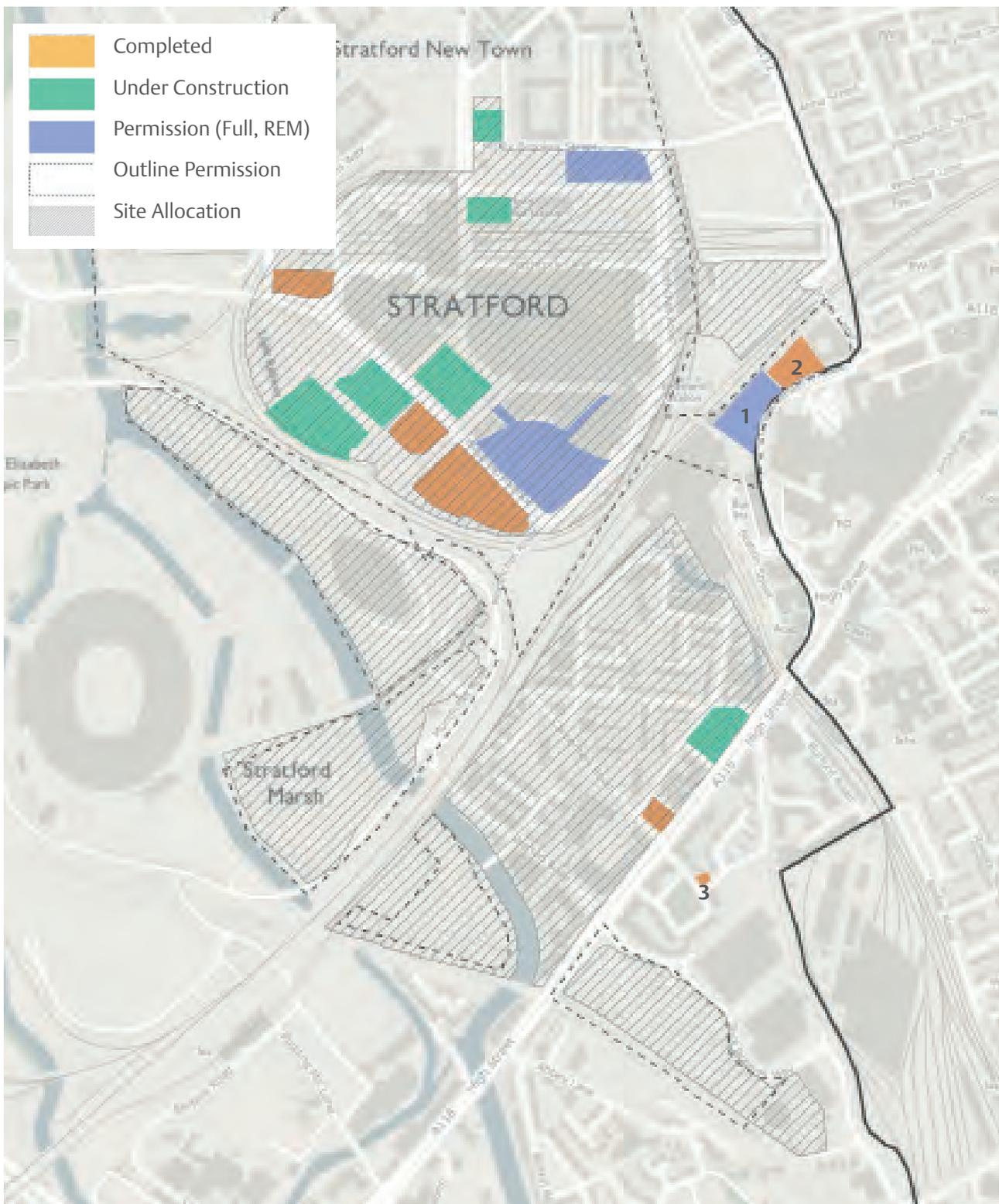
Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1	Cherry Park	15/00358/OUT	Under Construction	1,224	12,388
2	S5 FCA	15/00002/REM	Completed (2018)	-	62,191
3	Plot M7	16/00653/REM	Completed (2019/20)	-	78,616
4	S4	18/00354/REM	Permission	-	44,000
5	S9	16/00672/REM	Under Construction	-	35,129
6	N24 Manhattan Lofts	10/90285/FUMODA	Completed (part in 2018 and 2019)	248 (50 units completed in 2018)	786, 150 bedroom hotel
7	N17	15/00041/REM	Under Construction	-	385-bedroom hotel
8	(S7,S8) Glasshouse Gardens	13/00409/REM	Completed (2017)	333	-
9	S6 TfL	15/00003/REM	Completed (2017)	-	32,700 (B1)
10	Unite	12/00224/FUL	Completed (2014)	1,051 (student bedrooms)	-
11	Plot N22	17/00050/REM	Permission	-	37,058 (B1)
Total Complete				1,434	
Total Under Construction				198	

A hybrid planning application was approved in 2019 for Stratford Waterfront development ([Site Allocation 3.2](#)). It comprises a detailed consent for 72,899sqm of non-residential institutional use, including: 41,965sqm of educational space and ancillary uses (including catering and retail); 8,144sqm of cultural space; 20,770sqm of performance venue space (Sui Generis); 1,934sqm of retail/food & drink space; and development up to around 600 residential units; up to 2,200sqm of retail/food & drink uses. The detailed element of the application commenced on site in late 2019. In relation to this LCS scheme, an application 18/00471/VAR was approved under s.73 seeking to modify the LCS Permission to reflect the reduction in overall floorspace as a result of the slot of PDZ 1.1.

Construction of UCL East Phase 1 ([Site Allocation 3.3](#)) started in 2019, with the first building expected to be completed in time for the start of the 2022 academic year. Phase 1 development will comprise up to 50,000 sqm of development, including around 500 bed spaces for student accommodation. Duncan House development was completed in 2019/20 delivering new homes and student accommodation.



Site Allocations 3.2-3.6 Progress on site (March 2021)					
Name	Reference Number	Status	Residential (units)	Non-resi.(sqm)	
1 UCL East	17/00235/OUT; 18/00424/REM	Part under construction	1,800 student bedrooms	164,300	
2 Stratford Waterfront	18/00470/OUT	Part under construction	600	72,899	
3 PDZ8	Legacy Communities Scheme 11/90621/OUTODA				
4 PDZ12					
5 Alumno	13/00404/FUM	Completed (2018)	445	1,596	
6 Duncan House	15/00598/FUL, 17/00629/NMA	Completed (2019/20)	557	751	
7 Windgate House	15/00387/PNCOU	Under Construction	18	-	
8 Poland House	20/00310/FUL	Permission	282 PBSA	160 (D1)	
9 Collective Hotel	19/00291/FUL	Permission	287-bed hotel	768 (B1c-B1a)	
Total Complete for all site allocations SA3.2 - SA3.6			1,002	2,347	
Total Under Construction for all site allocations SA3.2 - SA3.6			500 student bedrooms	72,899	



Sub Area 3 Development outside of Site Allocations (March 2021)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1 Angel Lane	16/00524/FUL	Permission (2018)	-	22,726 and 192 youth hostel rooms
2 Telford tower	13/00322/FUL	Completed (2018)	181	-
3 Corner Kerrison Road / Wise Road	13/00232/FUL	Completed (2018)	3	-
Total Completed (excluding change of use)			629	-

SUB AREA 4

LOCAL PLAN VISION

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

380 new homes completed in 2020/21; 665 new homes under construction; another 5,000 expected to come forward within the Plan period

The adopted Local Plan allocates five sites within this sub area for development with the potential to deliver many of the strategic requirements of the

Table 7: Sub Area 4 housing delivery

Site Allocation	Delivered to date	Under Construct ion	Pipeline	Rema-ning capacity
SA4.1	331	500	465	1753
SA4.2	380	165	655	0
SA4.3	196	0	1,617	508
SA4.4	0	0	0	100
SA4.5	0	0	0	0
Total	907	665	2737	2361

area, particularly new homes. Results of the 2017 SHLAA suggest that these three sites have a capacity to deliver a minimum of approximately 5,000 new homes up to 2036. Table 8 overleaf monitors delivery within the sub area. It shows sites currently under construction and those completed within this monitoring period, indicating that the vision of new neighbourhoods is emerging within the area.

First Phases of Sugar House Island delivering 380 new homes and over 10,000 sqm non-residential floorspace completed in 2020/21

The development of Sugar House Island scheme (SA4.2) is significantly progressed, with the first phases, Dane’s Yard, offering 9,000 sqm of office space to the creative industries in eight old and new buildings and first homes were completed in summer 2020. The completed homes include plots, NEQ, R1, R2 offering a total of 380 high-quality residential units and around 1,000 sqm of non-residential floorspace. Several other sites have also progress and are currently under construction, including a new school for a 420-pupil school that will serve the new residential at Sugar House Island.

A new school for 420 pupils to open in September 2021

The program is on schedule for the school to open in September 2021. Another 165 new units are also on site with the anticipated delivery in 2022. Construction of plot MU2 started in October 2020, this plot will provide approximately 29,545 sqm (GIA) of non-residential floorspace alongside Stratford High Street. This will comprise 26,700sqm office floorspace with 2,845 sqm flexible commercial floorspace including retail elements, leisure and community floorspace.



Image: New homes completed at Sugar House Island

Progress on Bromley-by-Bow Site Allocation (SA4.1) also continues with 331 residential units completed and Imperial 1 (formerly Land at Imperial Street ref. 17/00344/FUL) delivering around 500 homes is currently under construction for completion in 2022. Imperial street scheme has also seen an uplift in affordable housing delivery. The two sites, now being delivered as one development, will deliver a total of 447 affordable homes. PA/11/02423/LBTH Bromley-by-Bow North has lapsed and remaining sites (phase 3 and 4) will be brought forward through a separate planning applications.

SA4.3 Pudding Mill, Cooks Road phase 1 is now occupied and permission for a site to the southeast of the site allocation has been granted for major regeneration. A permission for a development of Marshgate has also been approved to provide new homes (including affordable and family housing) as well as commercial floorspace. The commercial

element of this development comprising approximately 5,472sqm floorspace is currently under construction.



Image: Commercial block, Marshgate development

CASE STUDY 1: THE TALENT HOUSE - VIBRANT NEW CREATIVE HUB

A former Victorian warehouse has become a new vibrant creative hub on Sugar House Island that will bring the two organisations East London Dance and UD under one roof. The building offers high-performance professional facilities spanning across three floors including a shared area for building users and members, a canteen and co-working space, and a central atrium functioning as the main reception of the Talent House and as a space for dance jams and informal gigs.



Table 8: Schemes under construction or completed (March 2021) - Sub Area 4

Scheme	Status	Homes (units)	Non- residential (sqm)
68-70 High Street, 11/90619/ FUMODA	Under construction	173	731 (A, D1, D2 and B1)
North East Quarter 12/00336/ LTGOUT	Completed	8	11,590 (A and B1)
Plot R1, 16/00223/REM	Completed	161	628 (A and B1)
Plot R2, 16/00440/REM	Completed	211	70 (A and B1)
Marshgate Lane, 14/00422/FUL	Part under construction	Not yet on site	5,472 (B1)
Imperial 1, 17/00364/FUL, 18/00575/NMA	Under construction	500	3,570 (A, D2, B1)
MU2 19/00392/REM	Under Construction	0	29,545 sqm (GIA) - 26,700sqm B1a and 2,845 sqm flexible A1-A5, D1, D2.
Plot R3	Under Construction	165	-
Vulcan Wharf 20/00307/FUL	Permitted	457	9,268 sqm (5,594 B8; 3494 B1c, 180 A1-A3)
Total Under Construction		665	35,748sqm
Completed		380	12,288sqm
Permitted		457	29,545sqm

Consolidation of uses

A planning permission for a redevelopment of the Vulcan Wharf Site, an OIL designation part of the SA4.3, was granted in this monitoring year. The buildings will provide a total of 9,268 sqm of commercial space at ground and first floor levels, comprising 5,594 sqm of Class B8 floorspace which would be used as a ‘last mile logistics’ centre; 3,494 sqm of light industrial floorspace which would be used as ‘maker space’ workshops; and 180sqm of retail floorspace which have been designed for use as a café/ restaurant. On the upper floors, the scheme provides 457 new homes of which 35% affordable (habitable room), including 35% affordable housing with a split of 60% London Affordable Rent and 40% Shared Ownership. The scheme would also deliver 5,275 sqm of new public realm.

The adopted Local Plan allocated two further site allocations in the area at Three Mills and Bow Goods Yard SA4.4 and SA4.5 respectively, with the aim of enhancing and preserving local character and heritage, as well as strategic industrial land and guiding any potential future development in these areas.



Image: Imperial Phases 1 and 2

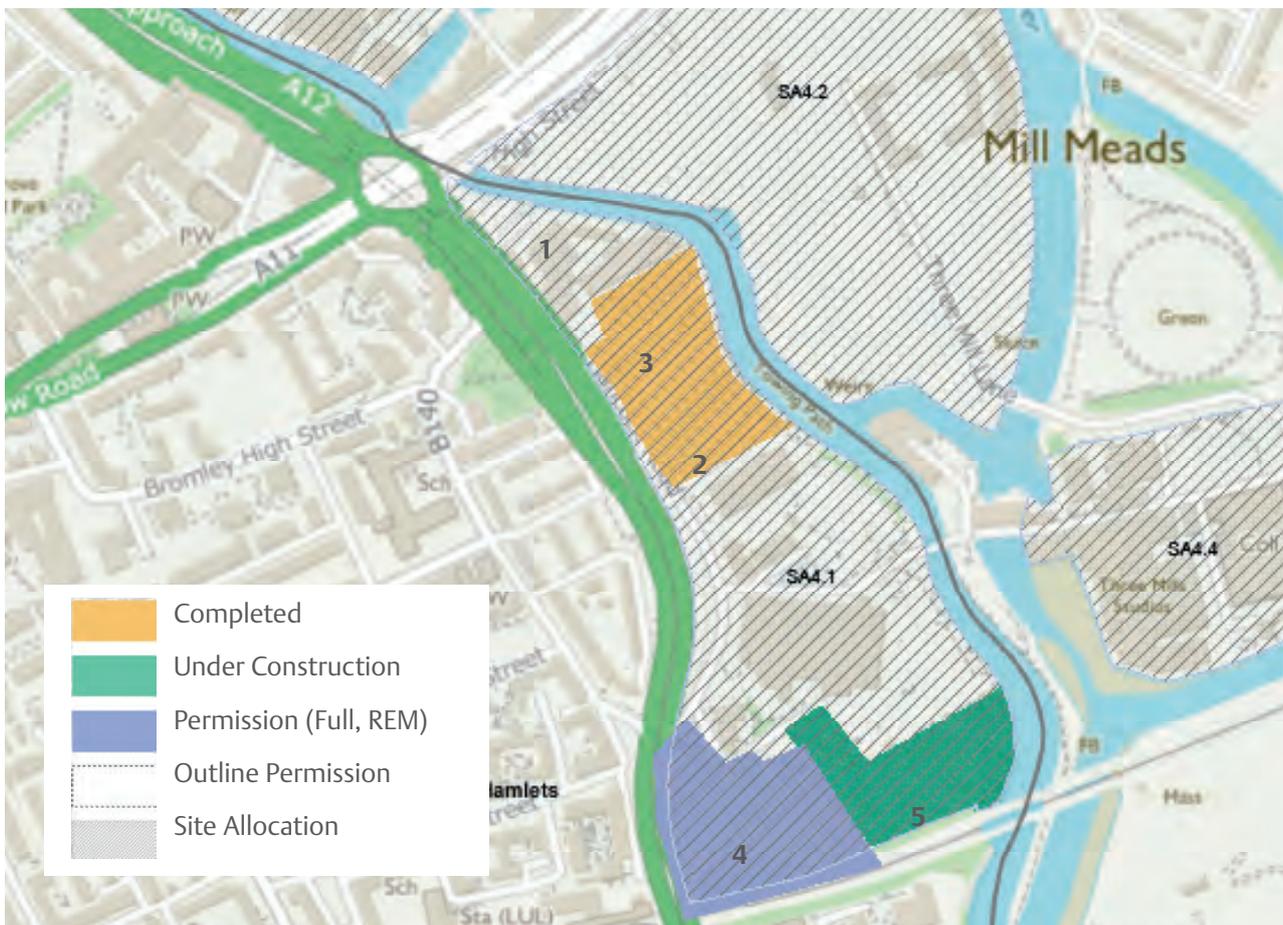


Image: Imperial Phases 1 and 2

Site Allocation 4.1: Bromley-by-Bow

Planning permission (PA/11/02423/LBTH) for the delivery of Bow River Village schemes was granted in 2012 for a comprehensive mixed-use development on the northern part of the Site Allocation, two phases delivering in total 331 homes have been completed and occupied. The outline planning permission has now lapsed. Two planning permissions have been granted for redevelopment of the southern part of the site allocation to deliver around 956 homes, half of which will be affordable. The part of this site known as Imperial 1, providing 500 units, commenced in 2019. Section 106 obligations which have been secured in relation to these developments will support significant infrastructure improvements in the area.

The central plots of the site allocation have yet to come forward for development. The adopted Bromley-by-Bow SPD supports comprehensive development at Bromley-by-Bow south and provides more guidance on the delivery of Local Plan aspirations for the site.

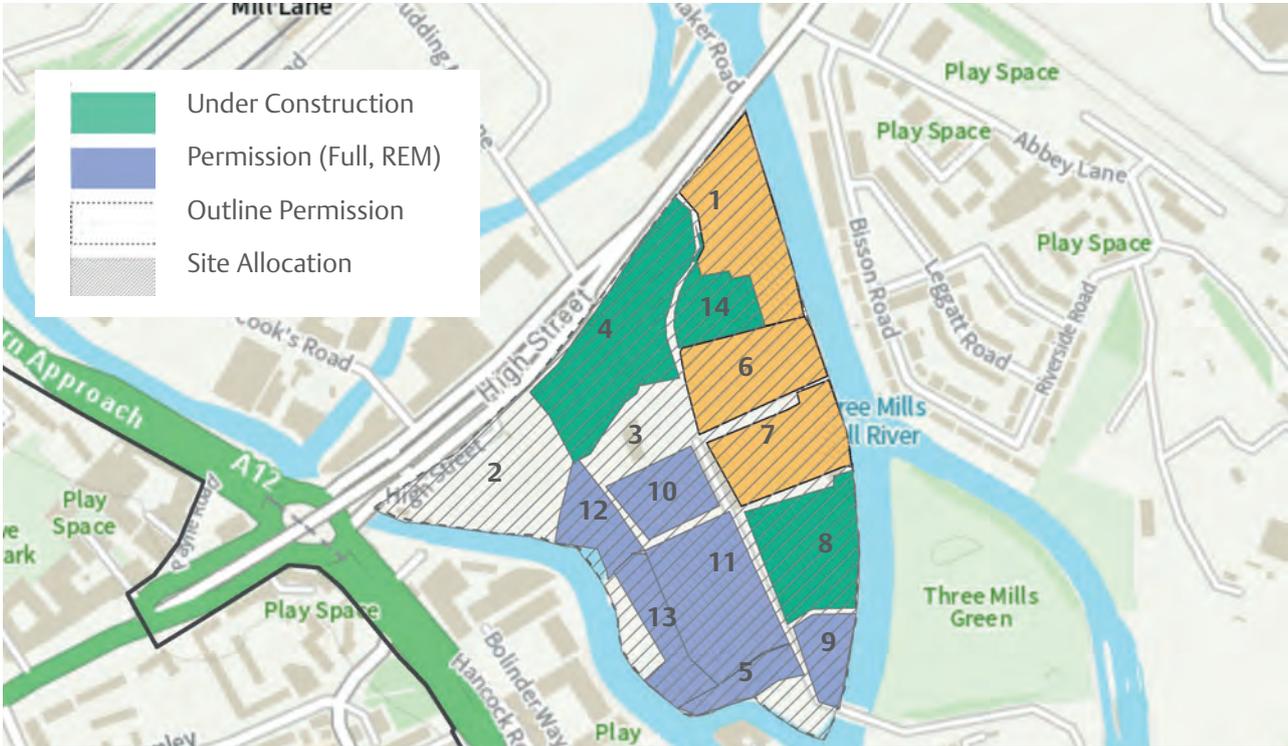


SA4.1 Progress on Site (March 2021)

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

Site Allocation 4.2: Sugar House Lane

The most significant progress continues to be made on the site allocation Sugar House Lane (SA4.2), three plots were completed in 2020/21. Over the next five years, this site allocation will deliver a total of approximately 50,000sqm employment floorspace, 1,200 homes, 13,000sqm flexible floorspace and a 350-bed hotel. It is projected that this scheme will bring 2,500 jobs to the area as well as including 1.2ha of open space, which will include a riverside park.

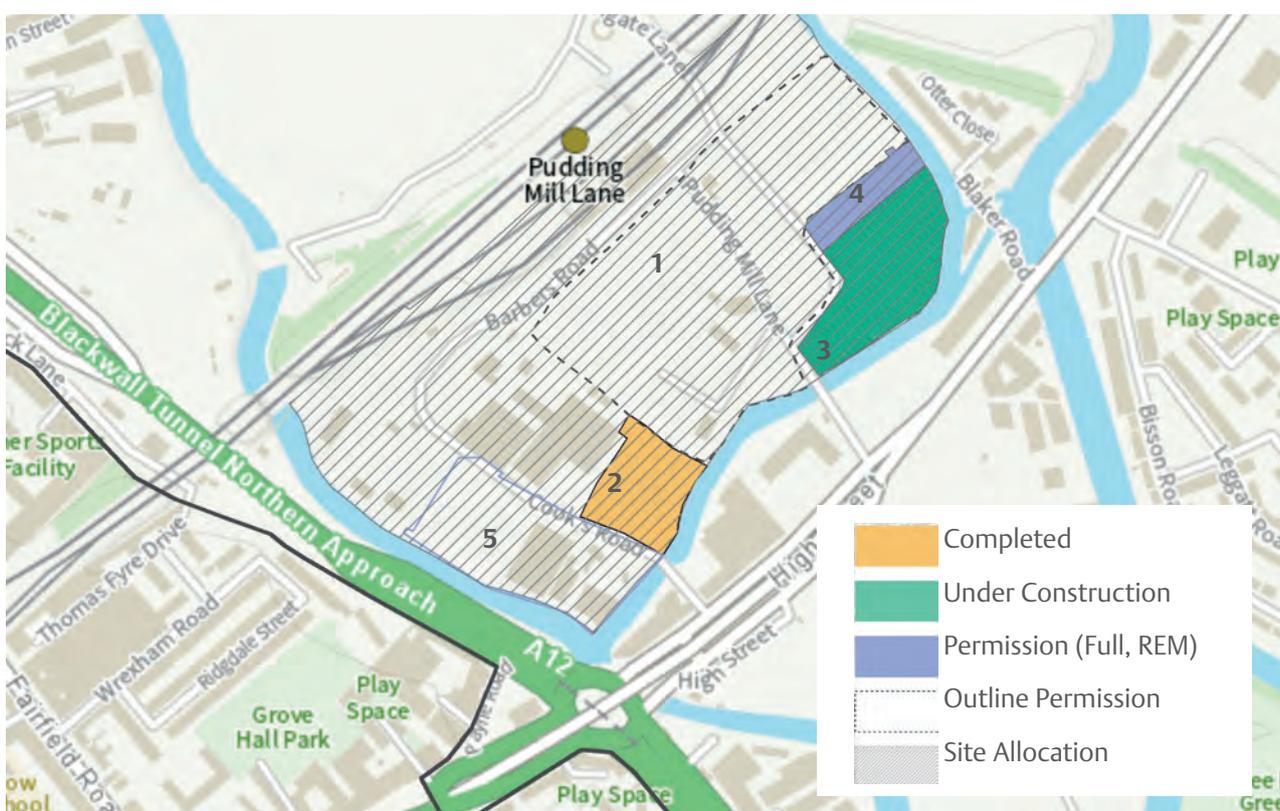


SA4.2 Progress on Site (March 2021)

Name	Reference Number	Status	Residential Units	Non-residential (sqm)
Strand East (Sugar House Lane), 12/00336/LTGOUT - Outline permission for 1200 residential units and around 56,000sqm of non-residential uses.				
1 North East Quarter (NEQ)	12/00336/LTGOUT	Completed (2020/21)	8	11,590
2 MU3	15/00481/REM	Pending Consideration	-	-
3 MU4	19/00417/REM	Pending Consideration	-	-
4 MU2	15/00250/REM	Under Construction	0	27,000
5 Plot MU5	15/00359/REM	Permission	42	391
6 Plot R1	16/00223/REM	Completed (2020/21)	161	627
7 Plot R2	16/00440/REM	Completed (2020/21)	211	70
8 Plot R3	16/00412/REM	Under Construction	156	0
9 Plot R4	15/00327/REM	Permission	89	661
10 Plot R5	17/00348/REM	Permission	86	80
11 Plot R6	15/00435/REM	Permission	103	0
12 Plot R7	17/00369/REM	Permission	82	330
13 Plot R8	15/00384/REM	Permission	116	0
14 Plot MU1 - Resi and Primary School	19/00571/FUL	Under Construction	Primary School - 420 pupils	

Site Allocation 4.3 Pudding Mill

The Legacy Communities Scheme (LCS) outline planning consent, approved in September 2012, covers the central part of this site allocation at Pudding Mill (SA4.3). The scheme allowed for 1,000 plus homes and a range of employment floorspace, retail units, community infrastructure facilities and open space. No reserved matters as yet have been approved in relation to the LCS sites. A planning application for a temporary use was granted in 2019 for 918sqm/74-bedroom hotel. A significant progress has been made on the remainder of this site allocation. The Phase 1 of application 15/00392/FUL on Cooks Road has been completed and occupied. The Marshgate development is in the pipeline for a major regeneration that will provide a significant amount of new housing (including affordable and family housing) as well as commercial floorspace. The commercial element comprising approximately 5,472sqm floorspace, as amended 17/00669/VAR, of the approved development that sits within the Marshgate Business Centre has commenced on site. Vulcan Wharf application was permitted in this monitoring period for a co-location of industrial and residential uses, providing 457 new homes (35% affordable) and around 9,000sqm industrial uses.



SA4.3 Progress on Site (March 2021)					
	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	The Legacy Communities Scheme (LCS)	11/90621/OUTODA	Outline permission		
2	Land at Cooks Road inc VAR	15/00392/FUL	Completed (2018)	196	2,136
3	Land at Marshgate Lane	14/00422/FUL, 14 Marshgate Lane	Permission/commercial element on site	260	4,257
4	14 Marshgate Lane	18/00493/FUL	Permission	89	5,472
5	Vulcan Wharf	20/00307/FUL	Permission	457	9,268 (B8, B1c)
Total Completed				196	
Total Under Construction				-	4,257

3. 2020/21 MONITORING

DEVELOPMENT MANAGEMENT

The Legacy Corporation continues to show a good record with regards to determining applications within statutory time limits. The monitoring data shows that in 2020/21, the Legacy Corporation determined 431 applications of all types. Of these, 17 were classified as Major Applications. A total of 88% of all applications were determined within the statutory 8, 13 or 16 weeks timeframe, or within an extended period as has been agreed in writing between the applicant and the local planning authority (Planning Performance Agreement). All major planning applications were determined in time, exceeding the government’s target for processing planning applications.

The Legacy Corporation has been fast to respond to the pandemic restrictions and continues to support its local area throughout. The Legacy Corporation continued to work to statutory and agreed planning deadlines during this period. The data analysed for

the period since March 2020, when the first pandemic restrictions were imposed and the Planning Officers moved to remote working in line with the Government guidance, shows that the planning services have continued to be delivered effectively. The planning performance data shows the number of applications and the planning performance is in line with the same period before the pandemic. This indicates that the Legacy Corporation continues to effectively deliver its planning services despite the current circumstances, also the team has continued to receive a constant number of applications for determinations which indicates that the current pandemic has not made a significant impact on this stage of the planning and delivery process.

Although these records are good and no action is required, the Legacy Corporation will continue to monitor progress and strive for the highest standards, particularly in the light of the currently changed working agreements.

Table 9: Type of planning Applications determined in 2020/21

Permission	Permitted	Refused	Withdrawn
Full applications	61	2	5
Outline	1	2	0
Reserved Matters	3	0	1
Non-Material Amendments	47	0	2
Approval of Details	202	0	9
Variation of conditions (Section 73 applications)	8	0	0
Prior Notification	3	2	1
S106 details	54	0	0
Other (Demolition, Adverts, Listed Building Consent etc.)	23	1	2
TOTAL	402	7	20

4. THE ECONOMY

IMPACT OF THE COVID-19 PANDEMIC ON THE LOCAL ECONOMY

In March 2020, the World Health Organization declared the outbreak of COVID-19 as a global pandemic and the UK went into the first lockdown. This AMR focuses on the period between April 2020 and March 2021 which is entirely affected by the pandemic. Within this period many industries across London endured impacts and some even closure as lockdown measures were imposed. The pandemic has impacted all aspects of the economy, with some sectors such as retail, hospitality, entertainment and creative industries bearing a significant brunt. The businesses that could continue to operate have continued to do so remotely leaving most of office blocks empty during this period.

The recent GLA interim report into the future challenges and opportunities facing London, has shown that arts and culture has suffered the most and it is at particular risk with over 26,000 jobs on the line. Arts, entertainment & recreation had the biggest percentage fall, down 13.2% (28,000). Recently published HMRC data also show that the 'accommodation & food services' activities saw the second largest fall, down 9.5% (43,500).

However, it is still too early to observe the full impact of the pandemic on the local economy. For instance, demographic information within Appendix 1 shows that the average unemployment rate across the four boroughs was 5.33, 0.43 percent up on previous year. This data may not reflect the impact of Covid-19 yet for two main reasons. Firstly, due to the complexity of the data and data collection process it is not always possible to capture rapid or fluctuating changes in a timely manner. The second reason is linked to the ONS methodology that counts furlough or who are self-employed but temporarily not in work but who have a reasonable expectation of returning to their jobs after a temporary period of absence as employed. However, the ONS data on the job seekers allowance (JSA) claimants shows a different picture, the JSA shows staggering increase in the rate of the people within the four boroughs claiming benefits. The rate has increased by 184 per cent to stand at 9.67 per cent of the working population of the four London boroughs, higher than the London increase of 167 per cent for the same period between April

2020 to April 2021.

Other trends are also starting to emerge and potentially result in lasting changes. For instance, the pandemic has accelerated the shift to online shopping and general decline of a shopping/ retail-centred model of urban form. It has also introduced the significant changes in the working culture and practices that are increasingly becoming more decentralised, flexible and agile. These trends and their impact on the local economy will continue to be monitored and analysed within future AMRs to timely indicate potential issues.

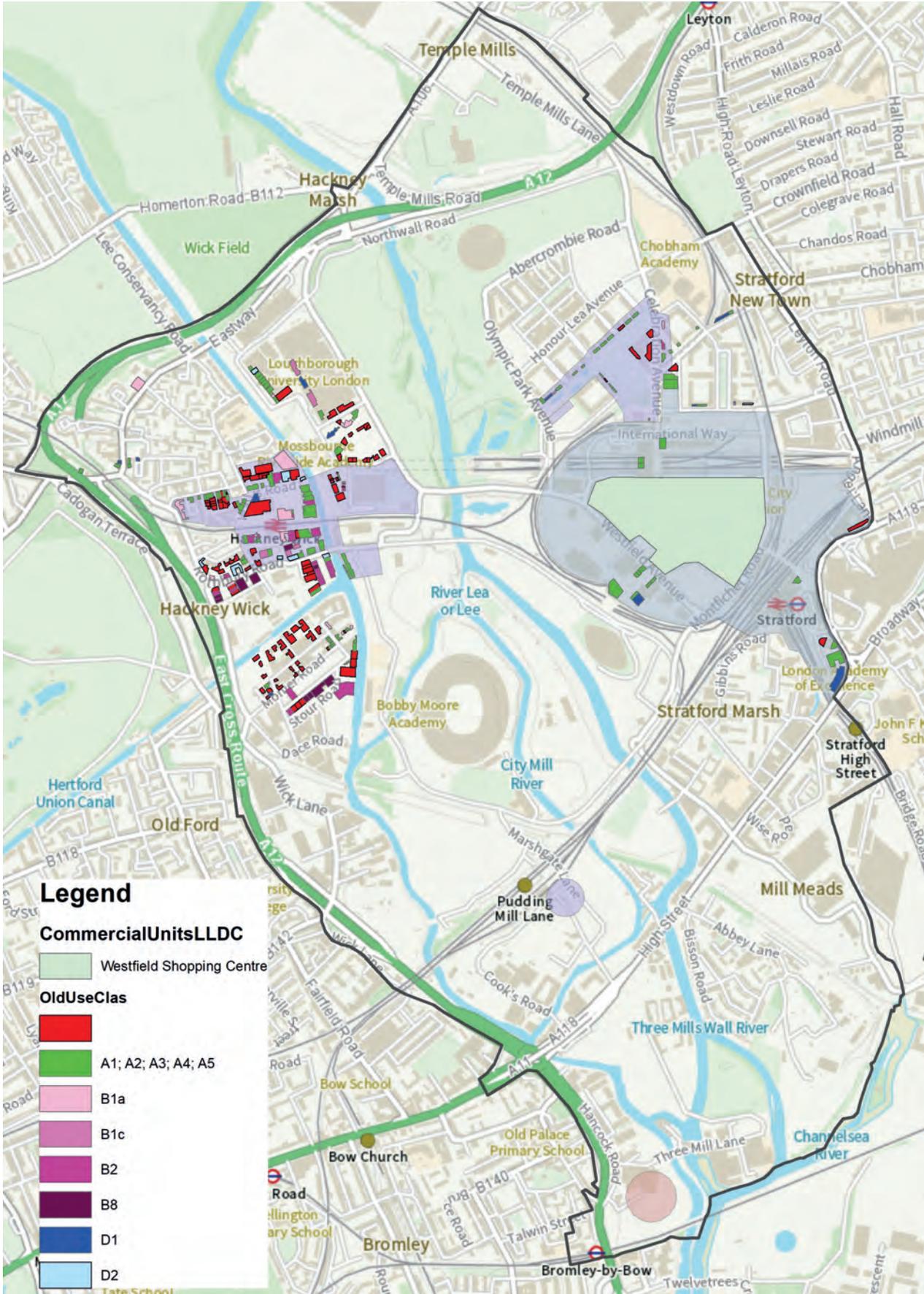
2020 has also seen a change in the Use Classes Order (UCO) and the Permitted Development Rights. These changes form part of the Government's "Project Speed", with the aim being to allow greater flexibility to change uses within town centres without the need for planning permission. The changes were introduced to aid the diversification of town centres and to provide the flexibility for businesses to adapt and diversify to meet the changes in technology and consumer habits (particularly the rise of internet shopping). This means that the traditional town centre uses falling under A1, A2, A3, but also B1 (a-c), parts of D1 and parts of D2 can change to the new E-Class use, without the requirement for planning permission.

The Legacy Corporation recognises that modern town centres will have to adapt to provide a wider range of facilities and services, including new emerging uses that will attract people and make Centres viable now and in the future. It also, in principle, support the opportunity for the premises to be used flexibly, supporting innovative ways of using spaces, such as the concurrent operation of compatible uses. The Legacy Corporation will work with the developers to ensure that new E Use Class spaces are delivered in a way that responds to local need and are designed flexibly to adapt to any future changes.

However, the full implications of this change are yet to be seen. To be able to monitor how this is going to impact Centres, the Legacy Corporation has created a live GIS-generated database of all commercial premises within each town centre. The database includes name and type of business, use

class, vacancy and opening hours. This will allow to monitor ongoing changes as well as clusters of activities. The snapshot of the data is shown in Figure 1.

Figure 1: Ground Floor commercial uses within designated town centers



2020/21 Employment Provision

Permissions

During this monitoring period, the Legacy Corporation approved planning applications that when implemented would result in approximately 15,170sqm of new gross employment floorspace, this is a net increase of 9,236sqm of additional employment floorspace with the area. As shown in figure 2, the largest increase of all floorspace approved was for light industry use 4,500sqm net but also B8 Use Class 4,266. A marginal net increase was recorded in formerly B1b Use Class and a net loss was only recorded in B2 Use Class (684sqm).

The increase in B8 Use Class and light industry floorspace is due to the scheme that has received resolution to grant planning permission, subject to signing the S106 Agreement (Vulcan Wharf, ref: 20/00307/FUL), for the redevelopment of an 'Other Industrial Locations' (OIL) designated site. The redevelopment of a designated employment site is only considered to be acceptable where proposals maintain or intensify industrial capacity. The redevelopment proposal provides gross 9,088 sqm of industrial floorspace in comparison to the 6,700 sqm minimum requirement for replacement floorspace as per the Pudding Mill SPD. The proposal introduces a 'last mile logistics' use and 'maker space' workshops which accords with the industrial designation of the site and significantly increases job densities on the

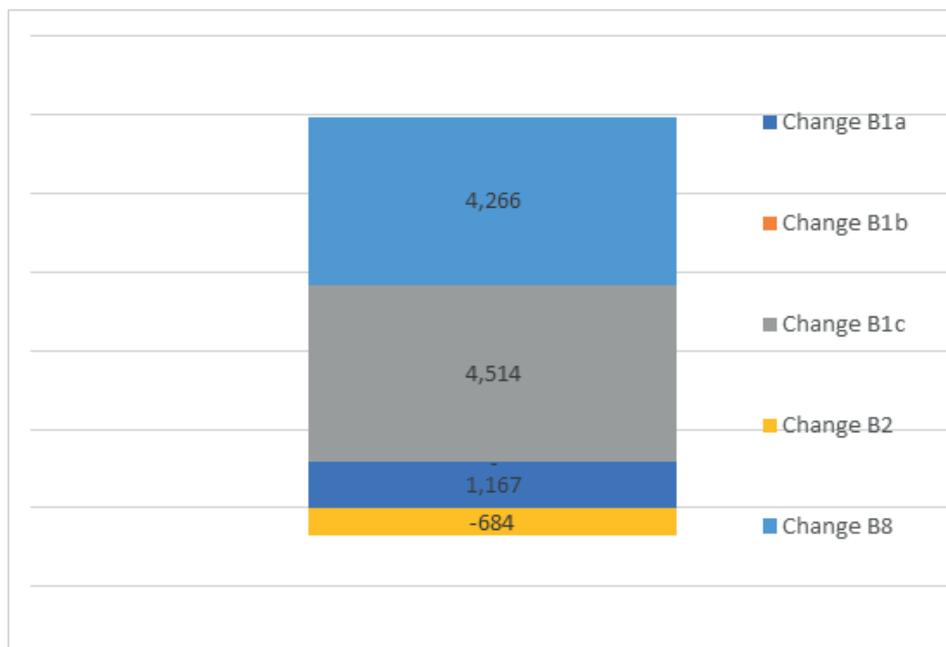
site; providing up to 234 jobs. The development is also delivering a significant number of new homes and an open space.

Two more applications were approved on the employment designated land. A full application for the change of use from B8 (Storage/Distribution) to Office/B2 (Motorcycle Workshop/Mot Station) was approved within Strategic Industrial Location B.1a2. Another application was permitted within Locally Strategic Industrial Sites B.1b2 for construction of a first-floor extension, to accommodate a self-contained 2 bedroom flat and additional studio storage space and associated change of use from B1 Use Class to mixed use (B1 and C3 Use Classes). The application proposes to retain the ground floor employment space and extend at roof level to create a second storey to accommodate a two-bedroom flat.

Overall, no application resulted in a loss of industrial land within the designated employment clusters -SIL, LSIS and OIL.

Based on the Homes and Communities Agency Employment Densities Guide (3rd Edition from 2015), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented the proposals granted within this monitoring period could generate an estimated of 442 direct full-time equivalent jobs within the area.

Figure 2: 2020/21 Change in the employment floorspace (net sqm)



Completions

Table 10 shows schemes completed in 2020/21 that delivered new employment floorspace. This shows a gain of 81,162 sqm of new employment floorspace of which the majority is delivered as an office floorspace (formerly B1a Use Class).

The majority of this comes from two sites that are built as a purpose-built office grade A office space – 42,000sqm Block A on plot M7 at 14 Westfield Avenue and 9,480sqm was delivered on the North East Quarter plot at Sugar House Island.

App no	Development	B1(a)	B1(b)	B1(c)	B2	B8	B1 flexible
15/00387/PNCOU	Wingate House	300	0	0	0	0	0
16/00520/REM	PDZ5 Eastwick Phase 1	108	621	621			
16/00653/REM	M7 - 14 Westfield Avenue	42344	0	0	0	0	0
15/00338/FUL	75-89 Wallis Road and 59 Berkshire Rd	2133	0	0	0	0	0
16/00685/FUL	415, Wick Lane	824		824	221		
18/00252/REM	The Pavilion	0	0				
19/00030/REM	Neptune Wharf Phase 3	241	0	0	0	0	241
12/00336/LTGOUT	North East Quarter	9480	0	0	0	0	0
16/00223/REM	Plot R1	209	0	0	0	0	209
14/00387/FUL	80-84 & 88, Wallis Road	2251	0	2251	0	0	0
15/00278/FUL	Bream Street	1352	0	0	0	0	0
		59242	621	3696	221	0	450



Image: IQL South



Image: IQL South

Affordable and low-cost workspace

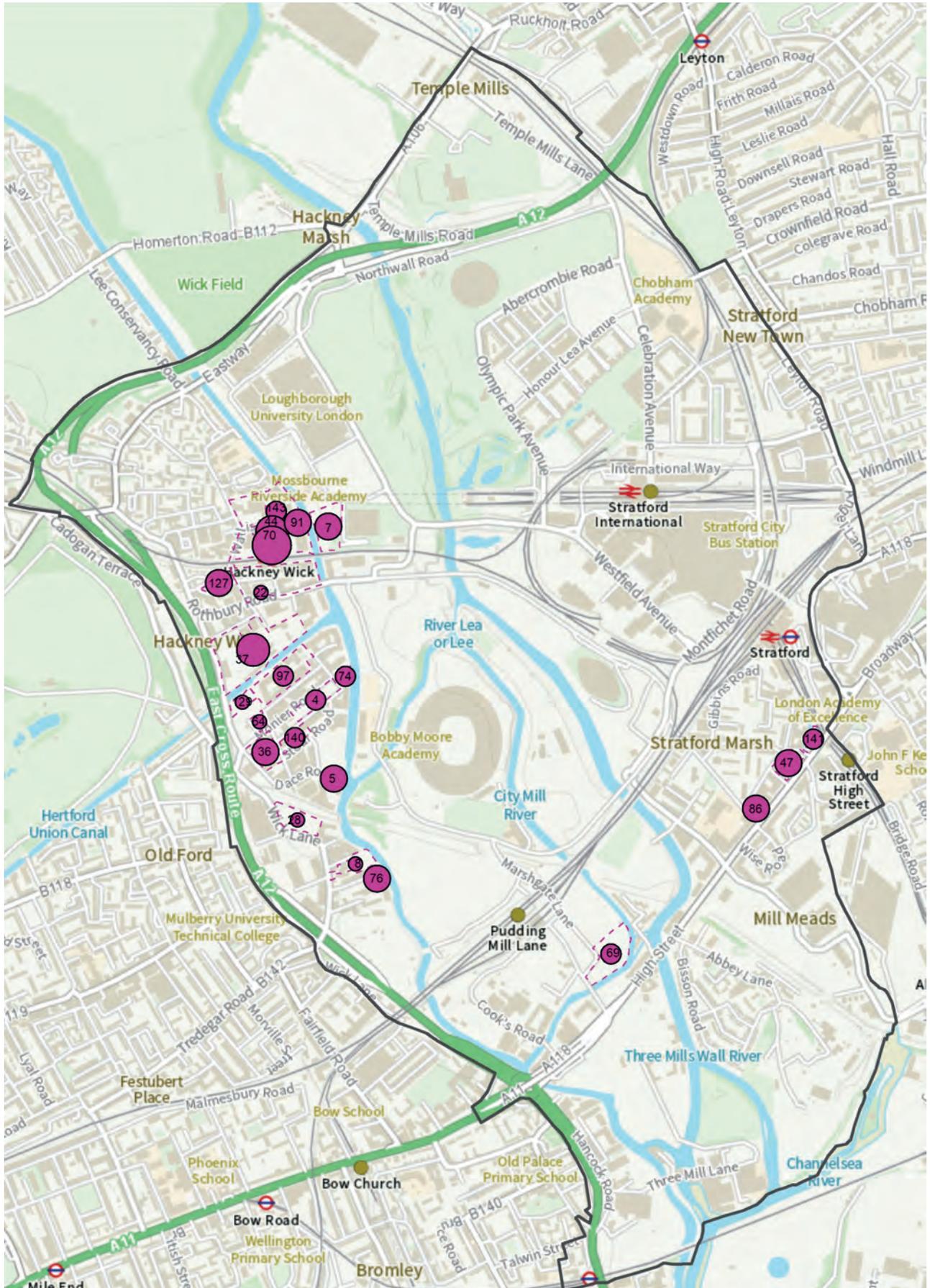
Since 2012 approximately 22,500 sqm of affordable workspace has been permitted in the Legacy Corporation area of which around 9,179 sqm has been completed (including 871sqm of temporary affordable workspace) and around 2,623 sqm is under construction. This includes permissions granted within this monitoring period that when completed will 800sqm of new affordable and low-cost workspace.

Figure 2 shows that the new affordable and low-cost

is strong and mainly centred around Hackney Wick and Fish Island. Hackney Wick and Fish Island is recognised as one of London’s most successful and thriving creative communities where there are specific policies that support provision of replacement affordable workspace which has helped the creative economy to continue to grow and thrive. However new spaces are consented and also coming forward in other parts of the area including Pudding Mill and Stratford High Street. This shows that the policies have been effective in providing new and/or retaining the affordable workspace in locations where a clear demand exist.

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

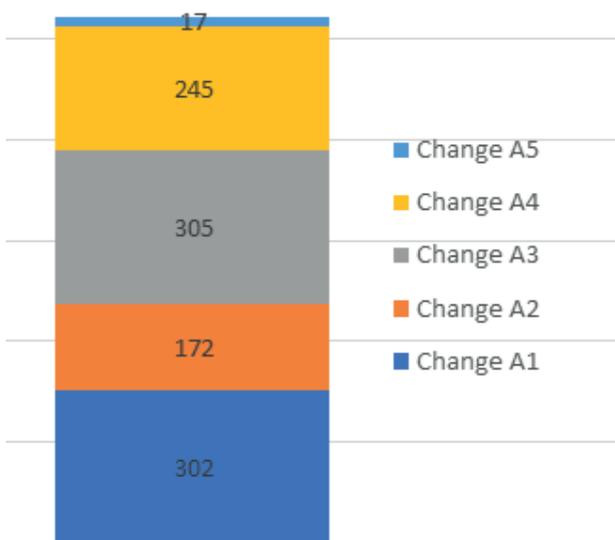
Figure 2: Distribution of Low Cost and Affordable workspace



Retail Provision

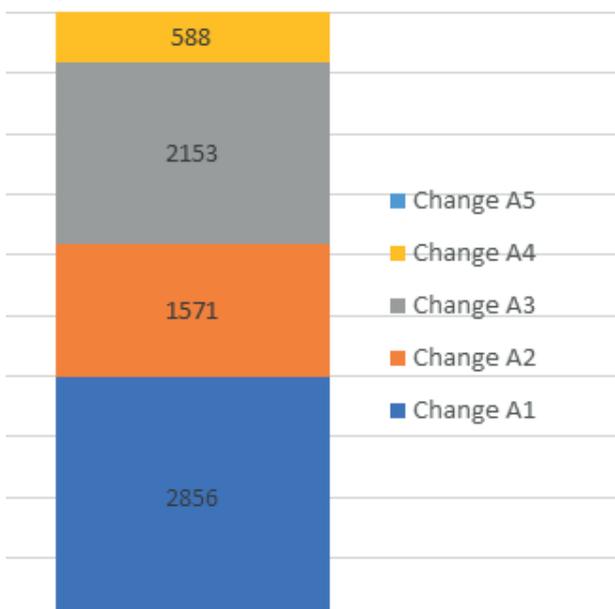
Applications granted in 2020/21 when implemented will deliver 1,400 sqm of new retail and food and drink floorspace (formerly A1-5), of which around 1,189 sqm gross/1000 sqm net will be provided within the Centres boundary. This will be delivered across six schemes all of which will be delivered as mix-use with commercial units on the ground floor.

Figure 3: Change in the retail floorspace (net sqm) – permissions



The schemes completed within this period delivered around 8,457 sqm of new retail floorspace (formerly A1-A5 Use Class) of which 5,500 sqm within the Centres. The largest portion of this has been delivered as part of the Phase 1 East Wick.

Figure 4: Change in the retail floorspace (net sqm) – completions



Retail Vacancies

Town centre monitoring takes place annually showing vacancy rates within the designated town centres. Due to the social distancing measures, travel restrictions and closures of non-essential stores, it was not possible to carry out the monitoring in December as usual. Instead, the monitoring was carried out as soon as the pandemic restrictions were eased in April 2021. At the time of the survey, the social distancing measures were still in place restricting some uses, such as bars and restaurants, to only operate takeaways and/or outdoor seating areas. Therefore, it was taken into account that some units may have been temporarily closed at the time of the survey, waiting to reopen at the later dates when the restrictions were further eased. For this reason, the collected data from the site was further cross-checked via desktop survey to identify only vacant units and not those that are temporarily closed due to the pandemic measures.

The results show that on average the vacancy rates across the area increase by 2%. However, the current



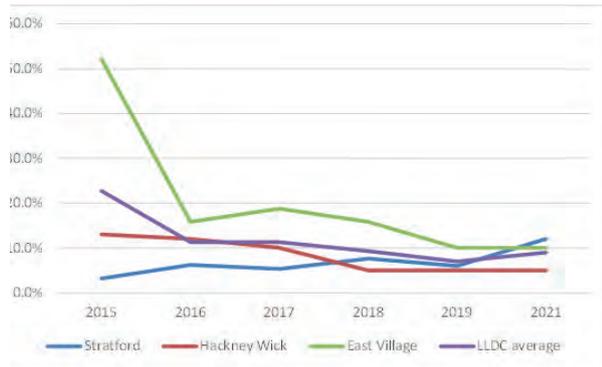
Image: Barge East, outdoor seating



Image: Use of outdoor for seating - adaptation due to social distancing measures

figures show that the part of Stratford Metropolitan Centre within the Legacy Corporation boundary has been the only one with the increased vacancy rate from the previous 6% to now stand at 12%, East Village and Hackney Wick town centre has maintained the same level of vacancy rate of 10% and 5% respectively. This indicates that different profiles of centres have been impacted in different ways.

Figure 5: Vacancy rates year on year



The most recent Local Data Company¹ analysis shows similar trends on a national level. The data collected for H2 2020 on a national level shows that shopping centres have been the hardest impacted, this is particularly due to the high concentration of comparison goods retail that were both deemed non-essential during the pandemic and also while more diverse, mixed-use town centres which are more residential with a smaller comparison retail offering and higher service and convenience offer and a higher balance of independent retail were more resilient to the crisis. These centres even recorded an increased footfall due to home working and studying.

¹ GB RETAIL AND LEISURE MARKET ANALYSIS FULL YEAR 2020, Local Data Company: www.localdatacompany.com



Image: East Village Town Centre

The analysis also shows that within all three Centres there are no persistent long-term vacant units. There is only one unit, within Hackney Wick, of all Centres with the long-term vacancy this being the second year that the same units remained continuously unoccupied. However, it is expected that the new uses that are being delivered in the immediate area, including a theatre and a dance school and a number of new residential units, will create more demand in the upcoming period.

It should be also noted that the Hackney Wick town centre has seen a significant level of new developments coming forward, several applications completed in this monitoring year have delivered a notable amount of new ground floor town centre uses. Some units have already been occupied, such as a new Sainsbury's store at Wallis Road, providing much-needed convenience store to the existing and the new community. Phase one of the East Wick development has also been completed and when fitted out the ground floor units will also deliver a variety of retail, service and convenience offer.

Overall, it is not expected that any of the Centres will see negative long-term effects of the Covid pandemic. The majority of main town centres uses within Stratford Metropolitan centre are situated within Westfield Stratford shopping mall and one ground floor across the IQL development, these units are fully managed by these two companies. East Village and Hackney Wick have shown some resilience to the crisis given their nature and function to serve the immediate local population rather than visitors and workers. Furthermore, East Village Centre is also entirely managed by Get Living who work closely with the retailers to support them in the form of rental concessions and marketing assistance.

The Local Plan Policy B.2 allows for flexibility in the provision of a wide range of retail provision, including that within the night-time economy. To successfully integrate these, the Legacy Corporation is in the final stage of preparing a Night Time Economy SPD. The forthcoming Night Time Economy SPD will also provide additional planning guidance with respect to the protection and provision of cultural and night time uses across the whole of the planning area when adopted.



EVENING AND NIGHT-TIME ECONOMY SPD

In line with the Mayor's Culture and Night-time SPG the Legacy Corporation is producing a Night-time Economy SPD to provide further planning guidance with respect to the maintenance and provision of night time economy uses within the area. The main purposes include:

- Providing specific guidance on the implementation of Revised Local Plan policies, particularly retail, employment and other main town centre uses (Policies B.1, B.2 and B.4)
- To guide development towards providing a more equitable night time economy reflecting the cultural diversity of London and the area
- Recognising the role of workspace and community services in the night time economy
- Providing guidance with respect to some of the other issues relating to the coordination of licensing arrangements, wayfinding, design, management and connectivity.

The SPD will cover the whole of the Legacy Corporation's planning area with further centre specific guidance for the 5 identified centres plus Stratford High Street. It is envisaged that the SPD will be adopted in Summer 2021.

5. HOUSING DELIVERY

This section provides information about the housing delivery and permissions granted and delivered since the beginning of the monitoring period (2014). The monitoring data presented in this chapter includes cumulative figures for the homes completed and permitted and provides the latest update on the housing projections. Information also includes a breakdown of size and tenure.

The previous AMR provides housing monitoring information for the period between January 2019 to 31st March 2020 in order to align the monitoring to the Government’s Housing Delivery Test (HDT) which monitors housing delivery on a financial year basis. For consistency, the Legacy Corporation will continue to report on a financial year basis. Therefore, this AMR covers the period from 1st April 2020 to 31st March 2021.

NET ADDITIONAL DWELLINGS IN PREVIOUS YEARS

Planning Permission granted since 2014 and current housing development pipeline

The Legacy Corporation adopted its revised Local Plan in July 2020 which sets the new target of 2,154 homes per annum. This supersedes the previous target of 1,471 homes per year. Therefore, the delivery and permissions within this AMR are monitored against the new adopted target.

Table 13 overleaf shows cumulative figures for homes granted planning permission within the Legacy Corporation area from 2014 until March 2021. As indicated, the Legacy Corporation has granted permissions (excluding reserved matters) to build 8,839 (net) new homes. In total, this is 78% of the cumulative housing target for this period. Given that the Legacy Corporation covers a relatively small geographic area, with a majority of development plots being large brownfield sites, most of which already have planning permission, it is not surprising that the number of full planning permissions granted each year somewhat falls below the annual housing target.

Therefore, it should be noted that delivery also includes permission consents prior to 2014 as well as those granted by predecessor planning authorities. This includes several significant outline planning permissions where delivery has been taking place over time through the submission of reserved matters applications for scheme phases. The delivery of these outline permissions was also progressed through reserved matters approvals for 8,688 homes since 2014 (see table 12). Many of these large sites have already started to deliver homes and have been contributing with, on average, 800 units per year. The phased delivery of these sites will continue to contribute to the total delivery of new homes in line with the housing target over the coming years (see Figure 7 – Housing Trajectory). Table 12 shows that further 5,095 homes consented in outline are currently in the pipeline, with no reserved matters.

It should be noted that the approach to monitoring net housing provision from different forms of non-self-contained accommodation, including student accommodation, approved and delivered prior to the adoption of the Local Plan 2020 was done on a 1:1 basis. However, in line with the new London Plan (2021) the non-conventional accommodation is based on the amount of self-contained housing this form of supply will free up. For example, ratios for student accommodation is now monitored on a 1:2.5 basis, this mirrors the ratio set out in the Government’s Housing Delivery Test Measurement Rulebook.

Table 12: New homes permitted via approval of reserved matter permissions since 2014

Year	Units
2014	2,399
2015	471
2016	436
2017	1,829
2018	2,108
2019 and 1Q/2020	1,124
2020/21	321
	8,688

Table 13: Homes permitted and delivered since 2014

Year	Planning Permissions (net)	Housing Completions (net)	Annual Target	% of the approval target	% of the completion target
2014	2,286	3,882	1,471	155%	264%
2015	905	1,084	1,471	62%	74%
2016	1,380	716	1,471	94%	49%
2017	522	753	1,471	35%	50%
2018	1,120	1,281	1,471	76%	87%
2019	1,179	2,290	1,471	80%	156%
Total 2014-2019 (calendar year)	7,392	9,633	8,826	84%	113%
1Q/2020	475	105	368 (3 months proportion)		
2020/21	1,045*	1,408	2,154	45%	65%
Total	8,912	11,519	11,348	78%	102%

*of which 837 net homes have secured Resolution to grant, subject to signing S106 Agreement



Image: Residential blocks at Sugar House Island, completed in 2020/21

Permissions in the pipeline

In March 2021, there was a pipeline of around 13,005 new homes, of which around 5,095 homes consented in outline with no reserved matters and 909 units had resolution to grant subject to a Section 106 Agreement being completed.

The Local Plan 2020, Appendix 2, shows the source of the housing delivery within the area over the plan period broken down as the pre-adoption stages and the first five years of the plan period. Table 14 provides an update on the progress of these sites, including all new permissions.

Permissions	20/21-24/25	25/26-29/30	30/31-34/35	35/36	Total	Affordable	Status	Delivered		
								2018/19	2019/20	2020/21
LCS Sites (as amended by 17/00235/OUT and 18/00470/OUT)	1205	1835	304	0	3344	Portfolio approach 50% affordable	Outline	107	100	417
17/00235/OUT UCL East (1800 student bedrooms –counted on 1:2.5 basis)	171	0	549	0	720	35%	Outline with some reserved matters	0	0	0
18/00470/OUT Stratford Waterfront	0	300	300	0	600	210	Outline	0	0	0
Stratford City (detailed permissions: 14/00034/REM, 14/00066/REM, 14/00056/REM, 14/00141/REM, 17/00045/REM, 15/00358/OUT)	1847	565	282	0	2694	48	Outline with all reserved matters		481	0
Strand East	445	387	0	0	820	111	Outline with some reserved matters	0	0	380
Chobham Farm	344	202	0	0	546	140	Outline with some reserved matters	0	471	0
Neptune Wharf (12/00210/OUT)	68	0	0	0	68	0	Outline with all reserved matters	207	217	25

Permissions	20/21-24/25	25/26-29/30	30/31-34/35	35/36	Total	Affordable	Status	2018/19	2019/20	2020/21
16/00166/OUT Hackney Wick Masterplan (including 15/00338/FUL, 14/00387/FUL, 15/00446/FUL)	341	258	81	0	680	To be de-termined	Outline with some schemes coming forward as a separate application (see table 20)	0	30	164
14/00374/FUL Monier Road West (Foundry)	0	0	0	0	0	0	Completed	120	0	0
33-35 Monier Road 15/00212/FUL	0	0	0	0	0	0	Completed	45	0	0
16/00560/FUL 1, Beachy Road	9	0	0	0	9	0	Under Construction			
16/00441/FUL 25-37 Rothbury Road	0	0	0	0	0	0	Completed		23	
15/00540/FUL 24-26 White Post Lane	0	0	0	0	0	0	Completed		103	
17/00225/FUL 25 Trego Road	52	0	0	0	52	18	Granted			
11/90619/FUMODA 68-70 High Street	173	0	0	0	173	30	Under construction			
17/00007/FUL Land adjacent (south) to 1-7 Dace Road	34	0	0	0	34	8	Under construction	0	0	0
18/00095/FUL Iceland Wharf	120	0	0	0	120	41	Granted	0	0	0
15/00598/FUL Duncan House	0	0	0	0	0	0	Completed	0	44	0
16/00685/FUL 415 Wick Lane	0	0	0	0	0	0	Completed	0	0	175
15/00278/FUL Bream Street	0	0	0	0	0	0	Completed	0	0	202
14/00422/FUL, 17/00669/VAR, 18/00493/FUL Marshgate Lane	260	0	0	0	260	83	Under construction	0	00	0

Permissions	20/21- 24/25	25/26- 29/30	30/31- 34/35	35/36	Total	Affordable	Status	2018 /19	2019 /20	2020 /21
10/90285/ FUMODA Manhattan Loft Gardens	0	0	0	0	0	0	Completed	248	0	
15/00416/FUL 52-54 White Post Lane	0	0	0	0	0	0	Completed		55	0
16/00462/FUL 1-7 Dace Road	110	0	0	0	110	38	Under con- struction	0	0	0
PA/11/02423/ LBTH Bromley by Bow North Phase 2 (15/00476/ REM)	0	0	0	0	0	Lapsed	Phase 1&2 Completed			
Outline lapsed	0	112	0							
16/00513/FUL 6 Brink-worth Rd	0	0	0	0	0	0	Completed	1		
17/00058/FUL, 18/00057/NMA Units 123, 123a and 124 Omega Works	0	0	0	0	0	0	Completed	3		
16/00470/FUL Unit 125, 125a And 126 Omega Works	0	0	0	0	0	0	Completed	5		
15/00387/ PNCOU Win- gate House	0	0	0	0	0	0	Completed		0	18
13/00404/FUM (15/00277/ NMA, 14/00308/NMA) Alumno, 206-214 High Street	0	0	0	0	0	0	Completed	445		
15/00598/FUL Duncan House student accom- modation	0	0	0	0	0	0	Completed		513	
14/00260/FUL 4 Roach Road	0	0	0	0	0	0	Completed	44		
13/00204/FUM Monier Road East	0	0	0	0	0	0	Completed	71		

Permissions	20/21- 24/25	25/26- 29/30	30/31- 34/35	35/36	Total	Affordable	Status	2018 /19	2019 /20	2020 /21
13/00322/FUL Land on the northern side of great Eastern Road	0	0	0	0	0	0	Completed	181		
17/00230/FUL 180, High Street	0	0	0	0	0	0	Completed	7	0	
17/00344/FUL, 17/00364/FUL Imperial 1 and 2 and 3	965	0	0	0	965	379	Under con- struction			
18/00084/FUL Flat 501 Omega Works	0	0	0	0	0	0	Completed	1	0	
18/00101/DEM Rear of 59 Wallis Road	0	0	0	0	5	0	Granted			
17/00430/FUL Lock Build-ing	0	0	0	0	0	0	Completed	9		
19/00009/ PNCOU Site at Ground Floor, Central House	17	0	0	0		0	Completed			17
19/00040/ PNCOU Unit 121 - 122, Omega Works, 4	4	0	0	0		0	Completed			4
17/00080/ PNCOU Unit C2, 417, Wick Lane	0	0	0	0		0	Completed	3		
18/00495/FUL Omega Works	0	0	0	0		0	Completed		1	
18/00310/ PNCOU Unit C1, 417, Wick Lane	0	0	0	0		0	Completed		1	
13/00232/FUL Wise Road	0	0	0	0		0	Completed	3		
18/00385/FUL The Builders Arms	0	0	0	0		0	Granted			
16/00377/ PNCOU Central House	0	0	0	0	0	0	Lapsed*	17		
20/00307/FUL Vulcan Wharf, Cook's Road	457	0	0	0	457	141	Resolution to grant			

Permissions	20/21- 24/25	25/26- 29/30	30/31- 34/35	35/36	Total	Affordable	Status	2018 /19	2019 /20	2020 /21
19/00391/FUL Stratford International Bus Layover	380	0	0	0	380	133	Resolution to grant			
18/00325/FUL 90 Monier Road	148	0	0	0	148	49	Under Con- struction			
16/00451OUT Mc Grath	475	0	0	0	475	165	Outline with all reserved matters			
18/00315/FUL Swan Wharf, 60 Dace Rd	42	0	0	0	42	3	Granted			
19/00132/ PNCOU 138, Omega Works	0	0	0	0	0	0	Completed			1
20/00003/ PNCOU Rear of Ground Floor Unit, 192 High Street	0	0	0	0	0	0	Completed			1
19/00274/FUL Unit 14 to 15, Trafalgar Mews	0	0	0	0	0	0	Completed			1
19/00266/FUL 14-16, Ab-bey Lane	0	0	0	0	0	0	Completed			1
19/00185/FUL Former Truman Brewery	132	0	0	0	132	46	Granted			
17/00222/FUL TSVC Build-ing	145				145	50	Granted			
20/00310/FUL Poland House	182 net PBSA - 72	0	0	0	72	39	Granted	0	0	0

*the scheme was reported as completed in 2018/19 however this permission was not implemented and it has lapsed

Housing completions since 2014

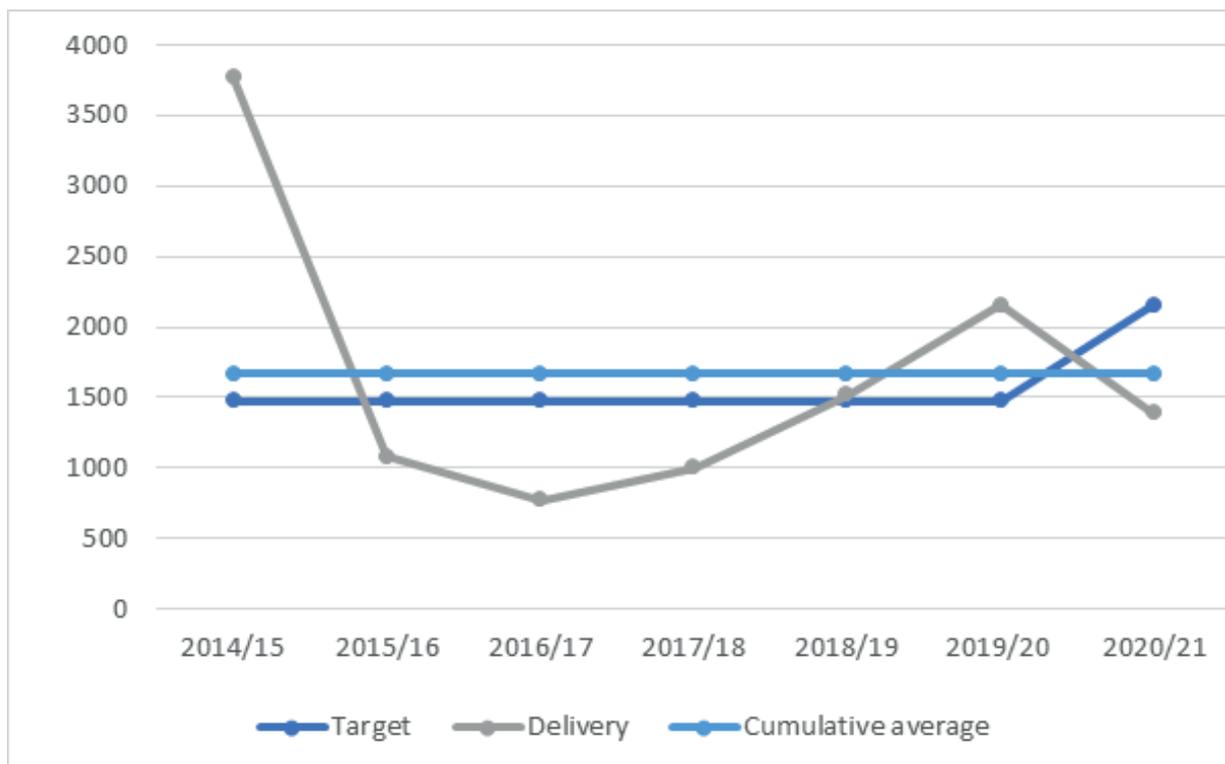
Table 16 shows completions from 2014 (financial year), including the most recent information on the delivery in the 2020/21 monitoring year. This shows that a total of 11,696 units were completed since 2014, which is 106% of the cumulative annual housing target for this period (2014/15 – 2020/21).

Year	Target	Delivery	%
2014/15	1471	3769	256
2015/16	1471	1076	74
2016/17	1471	772	52
2017/18	1471	1002	68
2018/19	1471	1517	103
2019/20	1471	2152	146
2020/21	2,154	1,408	65
Total	10,980	11,696	106
Total surplus		716	

Figure 6 illustrates the housing delivery fluctuation year to year. Given the nature of the area, the majority of the sites within the pipeline relate to medium to large sites. On average, large sites can take longer to plan, start on site and start to deliver their first homes due to their complexity and phasing. As it can be observed on the figure, this can create peaks in the delivery if looked at year on year. For instance, the fall in completions shown from 2016 to 2017 reflects that 2014 and 2015 saw the delivery of 2,818 new homes within East Village, this also indicates that many approved outline schemes were at their early stage of delivery. The progress of the delivery of the existing outline permissions and other major developments approved in recent years again culminated in 2020/21 increasing the delivery to 146% of the year's target. As a result, fewer completions were recorded within this monitoring year. A smaller number of homes delivered this year than anticipated, is also a result of the disruptions caused by the current pandemic.

The analysis of the impact of the pandemic on the current construction sites and the future housing delivery is discussed further below in this Section. The current sites in the pipeline, particularly those under construction, are expected to deliver new homes exceeding the annual target, as it can be observed from Figure 7 – Housing trajectory.

Figure 6: Housing delivery since 2014/15



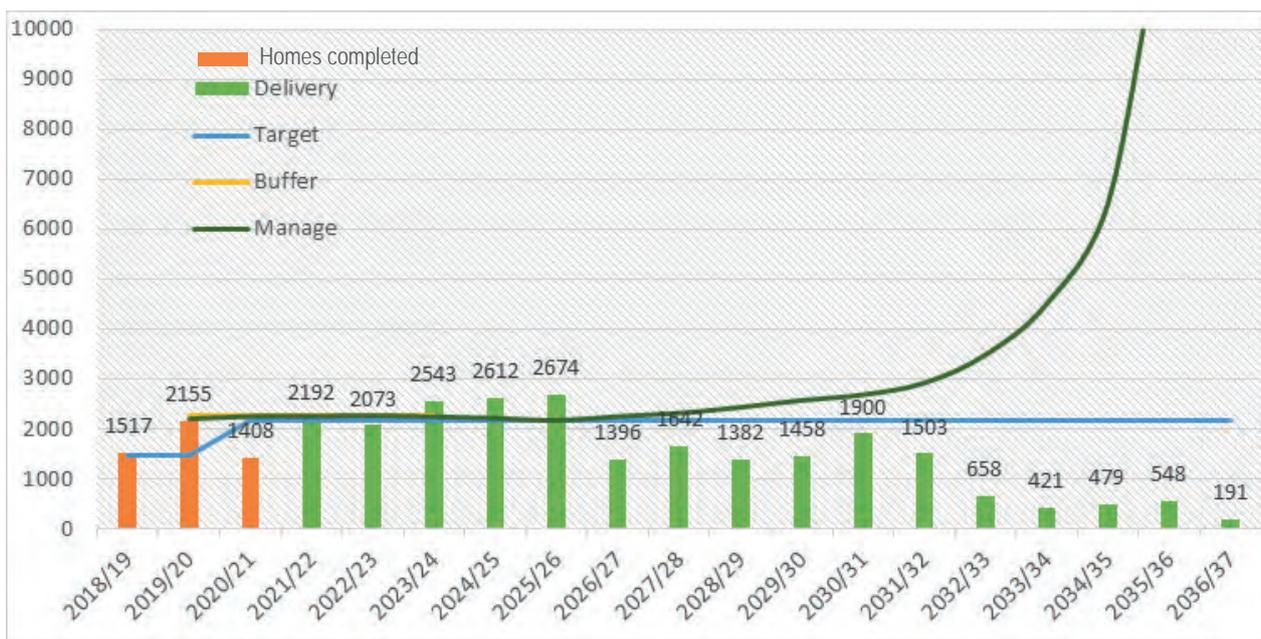
HOUSING TRAJECTORY

Figure 7 shows the Housing Trajectory that sets out the estimated trajectory for future housing completions up to the Plan period 2036. This has been updated to include all permissions currently granted as well as the information obtained from the developers and landowners on their delivery programme. It also shows delivery against the new 2,154. This demonstrates how the Legacy Corporation will meet the new target over the plan period, and the rolling five-year housing land supply target. The housing trajectory now also monitors the delivery on a financial year basis. In summary, the housing trajectory shows that delivery trends are anticipated to remain above the cumulative targets around 2029/30, however in the latter part

of the plan period, post 2029/30 the target will be subject to future Local Plan reviews by the Legacy Corporation or the relevant future Local Planning Authority to take account of the relevant housing capacity and needs evidence at that time.

The Trajectory consists of specific sites that are deliverable or developable. The majority of the sites (44%) already have planning permission (see table 15), another 28% will be delivered from the site allocations which have a strong expectation of being granted permission. Projected housing delivery is largely based on information received from developers and agents, discussions with Development Management officers and planning status.

Figure 7: Housing Trajectory updated March 2021



Small sites delivery

Table 17 overleaf shows delivery from small sites (defined within the Local Plan as sites of less than 0.25ha). This shows on average 57 homes delivered per annum from conversions, changes of use or small sites under 0.25ha.

As it can be observed, majority of small sites relate to conversion and change of use. The new housing target includes a target of 73 homes to come

forward from small sites. Given the nature of the of the Legacy Corporation area, the target of 73 units per annum has been assumed to start coming forward from 2025 onwards to the end of the plan period (2036), this is reflected within the Housing Trajectory (Figure 7).

Nonetheless, the delivery of small sites will continue to be monitored in order to understand the trends in the small sites delivery rates.

Table 17: Small sites delivery

Financial Year	Conversion	Change of Use	Sites under 0.25ha	Total
2013/14	1	0	0	1
2014/15	0	2	0	2
2015/16	2	18	0	20
2016/17	114	35	12	161
2017/18	0	0	12	12
2018/19	4	35	172	211
2019/20	0	3	23	26
2020/21	0	26	0	26
Average				57

Implementation of permissions

The Legacy Corporation has a very strong record of sites coming forward as anticipated. Of all schemes permitted by the Legacy Corporation for the development of new homes since 2014, over 65 per cent have already been completed or are currently under construction and only 7% of all applications lapsed or were not implemented. This indicates a very high rate of all granted permissions being implemented, outperforming the London average, as identified within the Stock and Flow Planning Permissions and Housing Output January 2017 (Nathaniel Lichfield and Partners)¹ which found that only around half of the total number of dwellings granted permission every year are built.

Legacy Corporation Site promotion

The Legacy Corporation owns land within its administrative area. The Legacy Communities Scheme (LCS) outline planning application was permitted in 2012 to set out, in outline, how the Legacy Corporation will develop its own land. The LCS permission secured the delivery of 6,800 new homes in five new neighbourhoods within the area. Substantial progress has been made on some of the sites. Chobham Manor, Phase 1 and 2 and part of phase 3 have been completed and all homes have been occupied. The remainder of phases 3 and phase 4 are underway. Construction work on these sites has been paused for a short period of time following the Government’s COVID-19 lockdown.

Nevertheless, the sites are to come forward within the original programme. East Wick and Sweetwater, Phase 1 has also been completed. The Legacy Corporation as a land owner is currently in

¹ <https://lichfields.uk/media/2517/stock-and-flow-planning-permissions-and-housing-output.pdf>

discussions with the Developer about the start date of construction of phase 2. The Culture and Education District element of the Stratford Waterfront permission is also progressing on site.

The procurement for the delivery of the Legacy Corporation owned sites within the Hackney Wick Masterplan has been completed.

Design work has continued for Pudding Mill Lane and Bridgewater sites and have been reviewed by the Quality Review Panel. Planning and EIA consultants appointed.

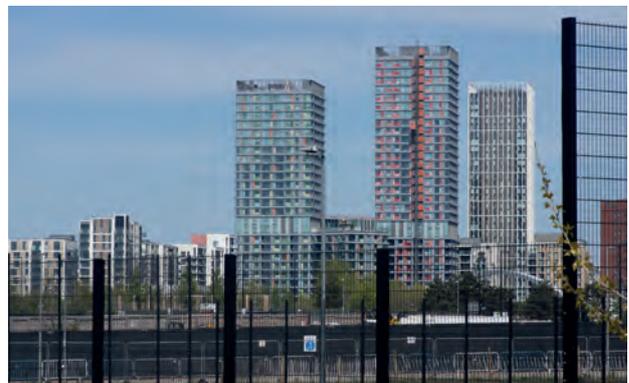


Image: N06 East Village



Image: Bream Street development, Hackney Wick

Optimising housing capacity

The NPPF and the London Plan include changes to the approach to establish appropriate densities. These changes were introduced due to strong evidence that indicate many instances of inefficient use of land whereby many sites failed to deliver their optimal capacity. Therefore, both documents place emphasis on the importance of achieving sites' optimal density to meet the identified levels of need and demand locally and across the wider area. Documents place the design quality as the central criteria in determining the optimal density and recognise the importance of sustainable integration of new development into its surrounding environment.

The Local Plan contains a number of policies that address matters of character and design, in accordance with the NPPF and the London Plan. These policies will help to ensure that the land capacity is optimised on all sites whilst continuing to deliver high-quality schemes. When considering the appropriate density, the Legacy Corporation will consider individual site circumstances including location, constraints, transport accessibility, connectivity, management, occupancy and tenure of the development. The Legacy Corporation recently prepared a Density Study to provide a guide on how to achieve appropriate densities and aid housing delivery, while sustaining appropriate residential quality and accessibility in developments within the area.

In recent time, the area has seen a couple of successful cases where appropriate design solutions were applied to increase the residential density and thus optimise the site capacity whilst meeting all policy requirements and achieving the high design of homes and places. These trends will continue to be monitored to understand the effectiveness of policies set to increasing housing delivery through securing that the sites are achieving their optimal densities as well as meeting the high-quality design.

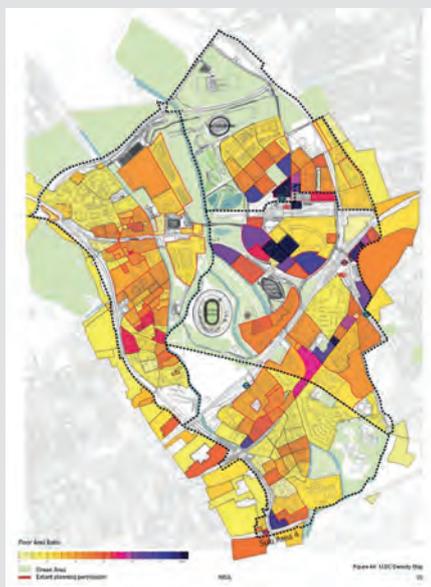
This does not imply that the average increase is the optimal one as the densities should not be applied mechanically but should be a result of a design-led approach that meets policy requirements and takes into consideration individual site circumstances, site constraints and opportunities. Therefore, the purpose of this monitoring is not to encourage simple increases of densities across sites but to monitor that the sites are not being underdeveloped. It should also be noted that the Legacy Corporation's housing target is a capacity base target and as an Opportunity Area, the SHLAA already sets high-density assumptions. The increase to the density is calculated against the anticipated SHLAA site capacity for each site.

Table 18: Average increase/decrease of approved residential densities

Year	Average increase/decrease of approved residential densities (against the anticipated 2017 SHLAA density)
2020/21	+35%

CASE STUDY 2: DENSITY STUDY

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



HOUSING DELIVERY FOR THE REPORTING YEAR

Permissions

Table 19 shows permissions granted full planning permission in this monitoring period. It shows a net gain of 1,045 new homes and non-conventional accommodation. This is 49% of the target, however, as aforesaid, this shortfall will not impact the housing delivery as the majority of the housing trajectory is expected to come forward from the large sites that already have planning permission (see table 15).

Applications 19/00382/FUL and 16/00271/OUT were not counted towards the total as they fall within the Hackney Wick Masterplan (HWM) outline permission

granted in 2019/20 for the development of around 840 new homes, therefore those homes were already counted in the last monitoring period. For ease of reference, table 20 presented a breakdown of all sites that have been permitted within the HWM boundary in order to clarify the total net new homes already permitted to avoid double counting. Purpose built student accommodation (PBSA) is counted on a 1:1.25 basis as previously explained.

The existing Poland House student accommodation was approved without affordable accommodation or a nominations agreement, therefore all approved affordable units should be counted towards the total housing target need on a 1:2.5 basis, as presented in the table, this equates to 39 units.

Ref. No	Total Units	Total AF	AF	Total AF Hab/room	LAR	LLR	SH	Social	AF Other	Intermediate
19/00185/FUL Former Truman Brewery	330 PBSA	46	35%	-	-	-	-	-	-	-
20/00003/PNCOU Rear of Ground, 192 High Street	1	-	-	-	-	-	-	-	-	-
19/00274/FUL Unit 14-15, Trafalgar Mews	1	-	-	-	-	-	-	-	-	-
19/00266/FUL 14-16, Abbey Lane	1	-	-	-	-	-	-	-	-	-
16/00271/OUT Queen's Yard	143	29	20%	21%	9	0	0	0	20**	0
20/00307/FUL Vulcan Wharf,	457*	141	31%	31%	80	0	61		0	0
19/00382/FUL 115-117 Wallis Road	49*	6	12%	12%	3	0	3	0	0	0
19/00391/FUL Stratford International Bus Layover	380*	133	35%	40%	79	0	0	0	0	54
20/00310/FUL Poland House	(282) 182 net PBSA	Total 98 PBSA	35%	-	-	-	-	-	-	-
Total	1,045	394			171	0	64		20	54

2.5 PBSA equates to 1 self contained C3 Use Class unit

* Resolution to Grant Planning permission subject to S106 Agreement

**20 - at discounted market rent of 45% of the market price and 15 one bedrooms offered on 70% of market rent

AF - Affordable; LAR - London Affordable Rent; LLR - London Living Rent; SH - Shared Ownership

Table 20: Hackney Wick Masterplan – sites with planning permissions and the remaining expected housing capacity

Development Ref. No	A1-A4	B1a +B1b	B1c	D1/D2	Sui Generis	Homes/ Units
57 Berkshire Road 16/00704/FUL	0	949	1,072			39
75-89 Wallis Road and 59 Berkshire Road 15/00338/FUL	350	1,891	0	350		44
19/00382/FUL: 115-117 Wallis Road;	233	1404	412	0	0	49
99 Wallis Road –Central Books 16/00003/FUL	305	996	0	0	0	0
80-84 and 88 Wallis Road 14/00387/ FUL, as varied by 16/00467/VAR	804	4292	0	268		120
68 Wallis Road 17/00391/FUL	152	160	0	233	0	0
No detailed app						
1-2 Hepscott Road 15/00446/FUL and 17/00112/FUL (part of the site)	0	716	2354	0		30
Queens Yard 16/00271/OUT	632	1532	766	0	1500	143
Total						425
Approx. Remaining expected capacity						400

Affordable housing permissions

Permissions were granted for 359 affordable homes in this monitoring period including the PBSA affordable units (counted on a 1:2.5 basis). This is 34% of all homes permitted within this monitoring period.

To avoid double counting, the total excludes two permissions granted within the Hackney Wick Masterplan (HWM) boundary that would additionally deliver 35 affordable units. However, as the tenure split of affordable homes within HWM is to be determined via approval of detailed or full planning applications the sites within HWM permitted this year were presented separately below showing affordable tenure split. Of 359 affordable homes, 159 units being social/affordable rent and 115 intermediate units (split of 62% social/affordable 38% intermediate), and 85 are affordable PBSA. The split is broadly in line with the policy requirements.

The total number of social/affordable homes permitted is an increase on previous years.

Table 19 provides a breakdown of different affordable housing tenure types, including HWM sites, of social/affordable 3 units were secured as social London Living rent, 171 as affordable London Affordable Rent, another 20 units will be delivered as affordable Discounted Market Rent. Out of 118 permitted intermediate homes, 64 are shared ownership and 54 intermediate discounted market rent homes.

Table 21 shows the cumulative number of affordable homes permitted since 2014. In total, 1,982 affordable homes were permitted. This is 23% of all applicable schemes since 2014, with the split of 42/68 social/affordable to intermediate.

Table 21: Affordable Housing permitted since 2014

	2014	2015	2016	2017	2018	2019	1Q/2020	2020/21	Total 2014-March 2021
Social/Affordable Rented	78	150	112	50	76	96	48	244*	847
Intermediate	36	127	79	58	178	422	117	115	1135
Total	114	277	191	108	254	518	165	359	1982
% of total homes	9%	31%	14%	21%	23%	29%		34%	

Completions

Table 22 below shows that there were 1,408 new homes completed within the monitoring period. This is below the 2,154 target. Nonetheless, as presented in Table 16 the Legacy Corporation is meeting its

cumulative housing target when looked over a longer period, this continues to be the case as shown in the housing trajectory. A smaller number of homes deliver this year, than anticipated, is also a result of the disruptions caused by the current pandemic.

Planning application ref. number	Total	Affordable	Social/ Affordable	Intermediate
Chobham Manor Phase 3	115	104	59	45
16/00520/REM Sweetwater, Phase 1	302	112	18	94
R1 16/00223/REM	161	21	17	4
16/00440/REM R2	211	0	0	0
Sugar House Island NEQ	8	0	0	0
Neptune Wharf (12/00210/OUT), elements of Phase 3	25	0	0	0
44 15/00338/FUL,	44	5	0	5
15/00387/PNCOU Wingate House	18	0	0	0
Stone Studios 80-84 Wallis Road - 14/00387/FUL	120	10	6	4
16/00685/FUL 415 Wick Lane	175	53	18	35
15/00278/FUL Bream Street	202	40	26	14
19/00009/PNCOU Site at Ground Floor, Central House	19	n/a	n/a	n/a
19/00040/PNCOU Unit 121 - 122, Omega Works, 4	4	n/a	n/a	n/a
19/00132/PNCOU 138, Omega Works	1	n/a	n/a	n/a
20/00003/PNCOU Rear of Ground Floor Unit, 192 High Street	1	n/a	n/a	n/a
19/00274/FUL Unit 14 To 15, Trafalgar Mews	1	n/a	n/a	n/a
19/00266/FUL 14-16, Abbey Lane	1	n/a	n/a	n/a
Total	1,408	345	144	201



Affordable housing completions

As shown in table 23, 345 affordable homes were completed within this monitoring period. This represented 23% of all homes completed, which is below target of 35%. The shortfall is largely due to the delivery of outline permissions some of which were granted by the Legacy Corporation's predecessors.

Although it is recognised that the total delivery is currently falling short of the target, as outlined above it is expected that delivery will continue increase in pace and therefore the amount of affordable housing will also increase in future years, notably, there are currently around 694 affordable units under construction, with other schemes contributing via commuted sums.

Off-site Affordable Housing delivery – financial contributions via S106 Agreement

The Legacy Corporation has, to date, collected £42,807,918, the majority of this (£33,882,000) is made up by an obligation relating to the Cherry Park development. £22,237,500 has been used to increase the affordable Housing at Chobham Manor and £8.81m has been allocated to the Imperial scheme as discussed below. In general, the main aim is to secure affordable housing on site rather through off-site affordable housing contributions.

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

Two adjacent development schemes (application numbers 17/00344/FUL and 17/00364/FUL) at Imperial Street, Bromley-by-Bow were acquired by

the affordable housing provider Guinness Partnership, with development of these two schemes now well advanced. Having acquired the sites, two subsequent planning applications were approved in March 2020 that has enabled Guinness Partnership to increase the level of affordable housing from the 27% in the original schemes to 46% per units (49% hab/room), of the 965 homes permitted (447 affordable and 518 market sale) across Phases 1 & 2. The tenure split within the 447 affordable homes equates to 16% London Affordable Rent (LAR) (70 units) and 84% shared ownership (377 units).

The increase in the proportion of LAR homes has now been further revised through the investment of £8.81m of off-site affordable housing contribution money collected by the Legacy Corporation along with an additional amount provided by the Greater London Authority, enabling what would have been 74 shared ownership units to be delivered as a London Affordable Rent product, meaning that Phase 2 of the scheme is now being delivered as 100% LAR. Overall, this has further increased the amount of LAR homes in the project from 70 to 144 which is 32% of all homes across three phases, with a significant uplift in family (3 bed) units in the LAR tenure (to 37 from the 5 previously permitted). To avoid double-counting, the additional affordable homes had been noted separately within the previous AMR and these units will only be counted against the housing completions in the subsequent years.

Furthermore, £23m of the Cherry Park off-site affordable housing S106 monies have been made available to support the purchase of 62 private residential units for conversion to affordable units at Chobham Manor. This has increased the overall level of affordable housing at Chobham Manor from 28% to 35%. The new homes provide as a mix of London Living Rent and London Affordable Rent (additional 25 LAR, 14 LLR and 23 Shared Ownership).

	2014	2015	2016	2017	2018	2019	1Q/2020	2020/21
Social/Affordable Rented	675	0	158	46	94	200	13	144
Intermediate	704	22	59	28	55	206	10	201
Total	1379	22	217	74	149	406	23	345

Permitted and completed non-conventional homes

The housing need of students in London, whether in PBSA or shared conventional housing, is an element of the overall housing need for London determined in the 2017 London SHMA. The completion of new PBSA therefore contributes to meeting London's overall housing need. Net non-self-contained accommodation for students count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home.

Since 2012, the Legacy Corporation has seen the

delivery of 2,716 PBSA within its area and another 2,130 bedspaces are currently in the pipeline of which around 550 are under construction. The pipeline includes 512 net PBSA approved within this monitoring period. No other types of non-conventional homes were completed or permitted within this monitoring period.

Table 24 provides a schedule of PBSA bedrooms completed and permitted within the area and Figure 8 overleaf shows geographical distribution of existing and planned student accommodation schemes.

Scheme	Reference	Status	Number Completed	Remainder to be delivered/ Completed	Location
Unite Group Student Accommodation	12/00221/FUM	Completed	759	0	Sub Area 3/ Stratford
Unite Plot S25	11/90618/FUMODA, 12/00224/FUL	Completed	1001	0	Sub Area 3/ Stratford
UCL East	17/00235/OUT	Granted/ approx. 500 bed-spaces under construction	0	1800	Sub Area 3/ Stratford
Alumno, 206-214 High Street	13/00404/FUM	Completed	445	0	Sub Area 3/ Stratford
Poland House	Ref: 98/1268 and 12/00203/106; 20/00310/FUL	Resolution to Grant, subject to S106	0	282 (net 182)	Sub Area 3/ Stratford
Duncan House	17/00629/NMA, 19/00113/NMA 15/00598/FUL	Completed	511	0	Sub Area 3/ Stratford
Future Generation,	19/00185/FUL	Granted	0	330	Sub Area 1/ Hackney Wick and Fish Island
Total			2,716	2,312	

HOUSING MIX

Housing size and mix

Policy H.1 requires that there is a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms. Monitoring data has shown that this has been achieved; the housing mix delivery from 2014 remains at an average 36/40/24 split over this period, as can be seen in Figure 8.

The following size split for schemes permitted in this monitoring period of all tenure is as following: 40% one-bedroom, 48% two-bedroom and 12% three-bedroom or more.

There has also been an increase in emphasis and delivery on Build to Rent (BtR) accommodation (formally referred to as PRS) with around 1,900 units completed since 2014 and another 1,224 BtR units currently under construction.

The monitoring evidence has also shown that the Legacy Corporation has consistently met the inclusive design standards, all relevant approved applications since 2014 will deliver 90% of all dwellings in accordance with Option Requirements M4 (2) and 10% of all dwellings have been designed in Optional Requirements M4 (3) of the Building Regulations. This will ensure that these dwellings are able to meet the requirements of occupants with different needs including older people, disabled people and families with children.

Figure 8: Mix of dwelling sizes – permitted since 2015

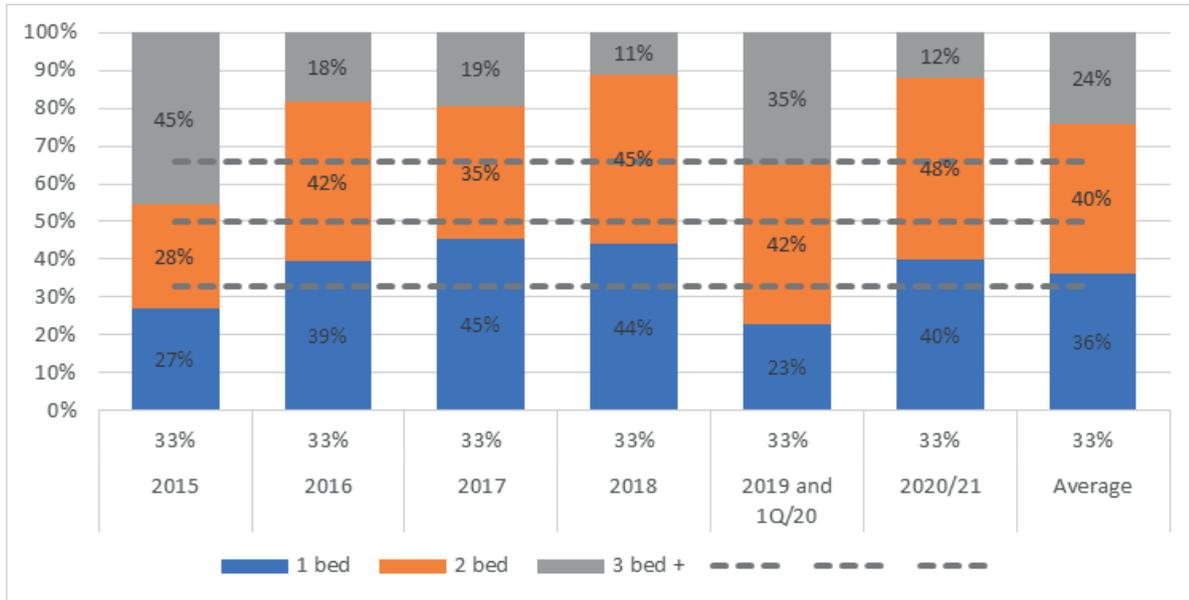
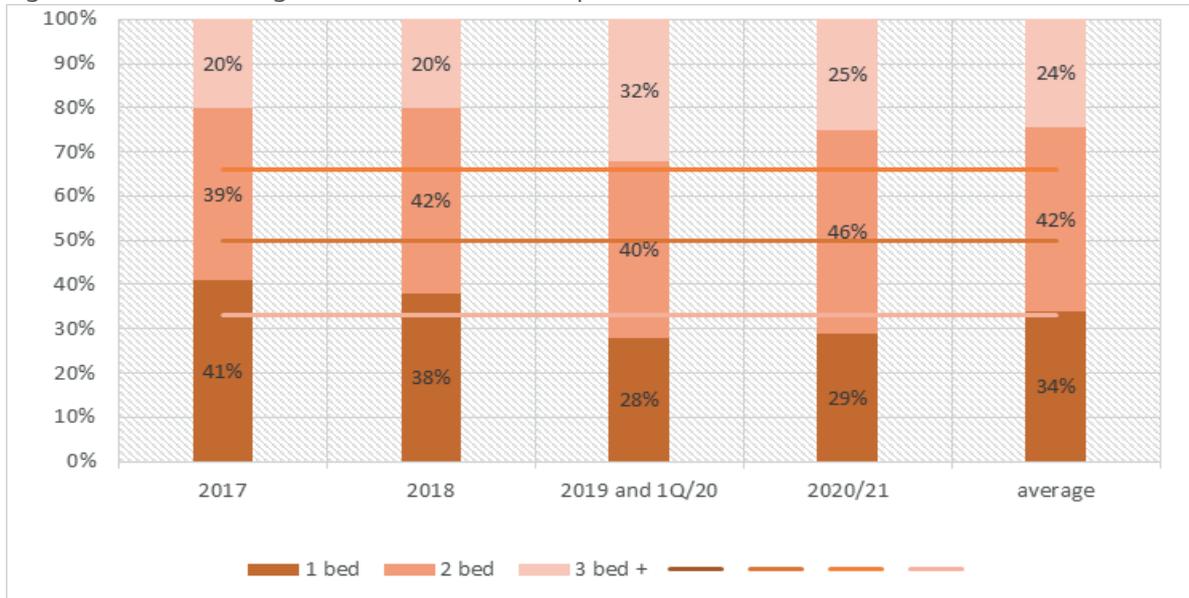


Figure 9: Mix of dwelling sizes –affordable homes permitted since 2017



HOUSING DELIVERY TEST ACTION PLAN

In January 2021, the Government published their third Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local authority area against the homes required. The latest HDT looks at the cumulative housing target achieved for the three-year period of 2017/18 to 2019/20. The results of the test show that the Legacy Corporation has achieved 98% of its cumulative target for the same period. This shows that the Legacy Corporation has passed the test.

Table 25 shows anticipated delivery rates and the estimated housing test results going forward. This indicates that the Legacy Corporation will be meeting its cumulative housing target. However, as discussed previously, the delivery year on year is fluctuating and therefore there may be instances where a new Action Plan will have to be prepared. This data however provides evidence that there are no records of, or indications of any future, persistent under-delivery of homes within the area.

The past two HDT results, for 2018 and 2019, showed that the Legacy achieved 69% and 52% respectively. Consequently, two Housing Delivery Test Action Plans (Action Plan) were prepared to identify any causes of under-delivery and set out the actions to address them. The first Action Plan identifies a number of actions to aid housing delivery. The latest progress of those actions was reported in the 2019/20 Action Plan and a new action was set. Despite that there is no need for Legacy Corporation to produce another Action Plan for 2020/21, the identified actions will continue to

Table 25: Anticipated Delivery Against the adopted Local Plan housing target

			Anticipated Housing Delivery Test measurements and consequences (cumulative for 3-year rolling period)
2020/21	1,408	2,154	93% (Action Plan)
2021/22	2,192	2,154	98% (none)
2022/23	2,073	2,154	88% (Action Plan)
2023/24	2,543	2,154	114% (none)

be progressed and new ones identified where data shows that a certain action should be set to address new identified issues. The progress of the actions is reported in table 26.

The Legacy Corporation also engaged with all key developers within the area to better understand the site-specific delivery programmes, consequences of the pandemic on the anticipated delivery dates and also to further understand what are the key barriers to the housing delivery within the area. The survey will continue to be carried out annually. The results of the survey are shown within next chapter.

Table 25: Housing Delivery Test 2020 results (2017/18 – 2019-20)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2020 measurement	Housing Delivery Test: 2020 consequence
2017-18	2018-19	2019-20	2017/18 - 2019/20	2017-18	2018-19	2019-20			
1,471	1,471	1,346	4,288	990	1,290	1,918	4,198	98%	None

Table 26: HDT Action Plan Progress			
Action	Detail	Timescale	Progress
Local Plan Review	Adopt Revised Local Plan	2019/2020 Completed	The Inspector's report was received in April 2020 and the revised Local Plan was adopted in July 2020
	Monitor Local Plan Key Performance Indicators	On-going	This is the eight annual AMR due to be published in July 2021.
	Monitoring from small sites	On-going	This AMR provides information on the delivery of small sites.
Further engagement with key stakeholders and developers	To determine:	On-going (Completed for 2020/21)	In summer 2020, the Legacy Corporation engaged with the developers of key sites to identify their timescales and confirm the expected site yield. This process was repeated in early 2021 to understand the progress on site and whether there any issues arising as a consequence of the COVID-19 health crisis. Summary of results is shown below.
	Development timescales generally		
	Reasons why allocated sites not come forward as applications		
	Reasons why permitted sites not commenced		
	Identify any area-wide issues, viability concerns		
Types of units sought, demand issues, diversification?			
Evidence base	Commission Density Study	2019	The Density Study was issued in summer 2020. The document has been successfully used as a guide to appropriate densities, and considered by the case officers, developers and the internal design team from the early stage of the application process.
Brownfield Register	Update and maintain register	Annually	The register has been updated. No new sites were proposed for the consideration for the inclusion on the Register
	Carry out periodic 'Call for Sites' to take all potentially deliverable sites into account	Annually	The Call for Sites remains open throughout the year allowing anyone who considers that there are additional sites to be included on the Brownfield Register. No new sites have been proposed since 2018.
Review of Conditions	Carry out review of standard conditions and informatives	On-going	The conditions continue to be reviewed on an on-going basis. The Legacy Corporation continue to follow best practice and proactively engage with developers on draft conditions to ensure that these are structured to help enable commencement

Table 26: HDT Action Plan Progress			
Action	Detail	Timescale	Progress
Website information	Update to cover post-permission phases	2019/2020	The Legacy Corporation continues to maintain it planning webpages and regularly updates them with all relevant planning information
Review of application validation requirements	Carry out review of application requirements	2019/2020	The application validation requirements list continues to be under review
Update Development Management Manual	Formalise monitoring process between teams to improve monitoring identify problems/ issues that may be hindering delivery	2019/2020	The DMM is a live document that is kept under constant review. Its review has been set as an objective for principle planning officers
Site promotion	Continue to promote the LLDC - owned sites and work with delivery partners	2019/2020	Many of the LLDC owned sites are starting to come forward. Details of the progress are set out earlier in this section
Optimise site capacity	Monitor permitted developments against the anticipated site capacity		Data reported within this AMR

HOUSING DELIVERY SURVEY RESULTS

The Planning Policy Team has been in contact with the relevant representatives of development sites within the area. The first engagement took place in August 2020 with the focus on sites, at the time, were under construction. The results of this survey were shown in the 2019/20 Action Plan (August 2020). The Legacy Corporation also committed to expanding this survey to other sites that are in different phases of the planning process including the pre-application stage as well as sites that have only been promoted for the potential development of new homes through call for site process.

The Legacy Corporation area covers a relatively small geographic area with a majority of development plots being large brownfield sites. As shown in table 14, it is expected that around 13,000 new homes will be delivered across 22 sites that already have planning permission. There are several more sites that are expected to be developed but have not yet entered in the planning process for securing a development consent, the survey also included those sites.

A questionnaire designed to specifically look at the circumstances of each site was sent to 35 development agents, developers, or landowners. The key aim of the survey was to understand the

delivery trends within the area and identify any barriers to housing delivery, including the impact of the pandemic. The survey also identifies any specific actions that the Legacy Corporation as a local planning authority might consider taking to aid the planning process/housing delivery.

Despite efforts to engage with the developers and landowners, the questionnaire return rate was only 52% (18 returned questionnaires), and many were not keen to provide more information on the site-specific circumstances. Part of the low response rate was due to the increased pressures of working from home arrangements due to the ongoing social distancing measures that have been imposed since November 2020. Nonetheless, the responses represent valuable insight into the current housing delivery trends within the area as well as some of the immediate impacts on the local housing market resulting from the COVID-19 lockdown measures.

As it can be observed in Figure 10, generally, as a consequence of the lockdown arising from the COVID-19 pandemic, all surveyed construction sites have seen some impact. Above 60% of all sites stated as the most common impact was the issues experienced due to the slowdown of construction and/or paused activity on site as well as the limited number of workers due to the social distancing measures. Nearly all respondents indicated that all

activities were ceased on the site for a period of time, and then re-commenced, some at a slower pace in accordance with all the Government guidelines and restrictions. Within the commentary section, nearly all responses indicated that despite having been affected by the pandemic, many are confident that the delivery targets will remain the same or defer from the original timeframe only for a marginally different time. Whilst the previous survey conducted in August 2020 showed no indication that the market uncertainty or economic confidence could be a potential immediate risk, this survey portrays a slightly different picture showing increased concerns around the market uncertainty due to the pandemic.

In terms of the general barriers to housing delivery, the respondents identified the discharge of Pre-commencement conditions and Section 106 negotiation as the two main barriers to the slowdown of the housing delivery within the area. This is followed by the issues of development viability and the cost of land. The responses also indicated that there is a demand for new homes within the Legacy Corporation area as well as good access to development finance.

These issues have already been taken into account within the previous HDT and the actions were set accordingly. The progress of the actions will continue to be monitored on an ongoing basis.

Figure 10: COVID-19 health emergency impact on the development programme?

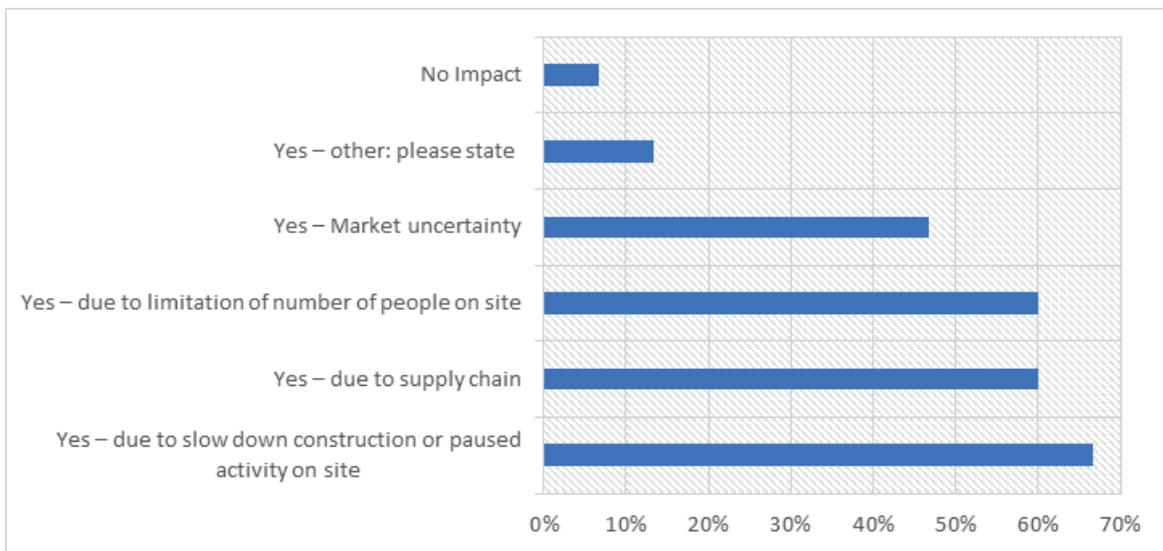
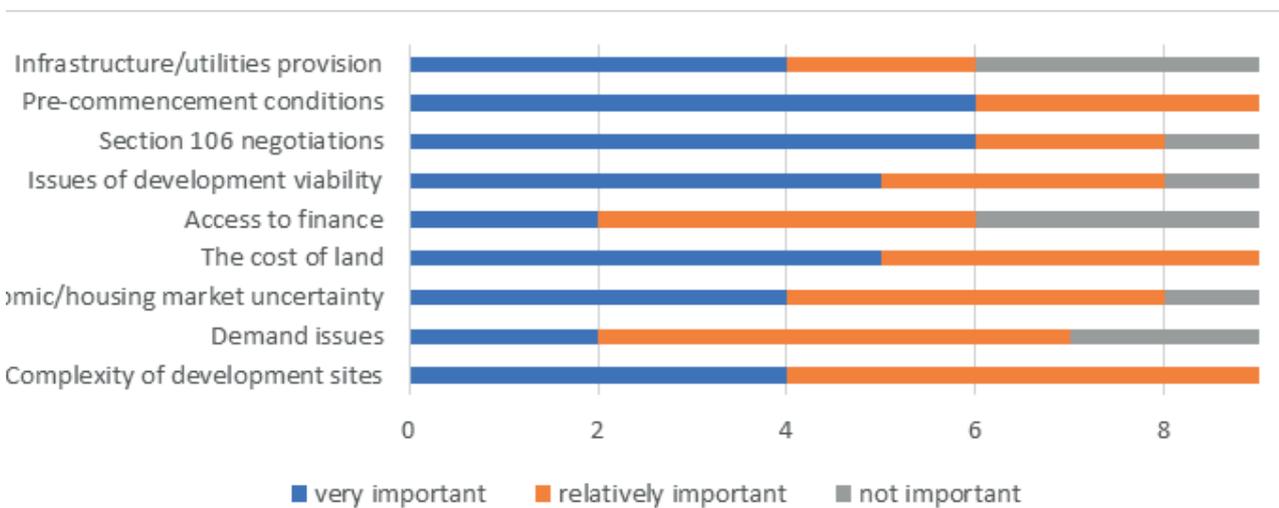


Figure 11: Barriers to Housing delivery



6. TRANSPORT AND INFRASTRUCTURE

TRANSPORT

The Legacy Corporation is committed to securing the infrastructure delivery to support the envisaged growth by providing the appropriate amount of community facilities, as well as upgrading local connectivity to maximise walking and cycling, and sustainable travel choices. Planning policies within Sections 7 and 8 of the Local Plan have been designed to meet these objectives in new developments.

Transport impact of developments

The Legacy Corporation area is undergoing a significant change with a large number of new homes and non-residential uses increasing the transport demand. Through the planning process, the Legacy Corporation continues to reduce the need to travel by private car and to bring about a modal shift from private car usage to public transport, walking and cycling. The monitoring information presented in Table 27 shows net car parking and bicycle spaces permitted per year, since 2015.

In 2018 the Survey revealed that only 26% of all residents in the area own a car and of those only 19% use it for travel to work or study. The Local Plan aim as a starting point for car-free development where development is well connected or planned to be. All developments permitted in this monitoring year are within areas that are well connected to public transport services and as such all major developments were approved as car-free. As a result of this, this year has seen a net loss of standard (not blue badge) 28 parking spaces. However, in line with London Plan parking standards applications approved

this year will deliver in total 39 blue badge parking spaces.

Travel Plans were entered into all relevant Section 106 Agreement or planning condition. The Travel Plans are a way of assessing and mitigating any negative transport impacts of a development, required for all schemes which generate significant level of movement, in order to ensure that the sustainable transport objectives are met.



Image: QEOP New bike lane

Table 27: Net car and bicycle parking spaces

Approvals	2015	2016	2017	2018	2019 to March 2020	2020/21
Net Car Parking including blue badge	407	133	138	-11	168	11 (net loss of 28 parking spaces, 39 blue badge parking spaces approved)
Net Bicycle Spaces	2618	2000	1387	1805	2,007	2,916
% car free (major schemes)	30%	8%	70%	100%	91%	100%

INFRASTRUCTURE

Transport Infrastructure

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

In September 2020, a new Monier Road Bridge was installed connecting the communities of Hackney Wick and Fish Island and the new neighbourhoods within Queen Elizabeth Olympic Park. The bridge when opened will eventually become a bus, subject to TfL route confirmation, cycle and pedestrian access to the new residential community and beyond.

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

Community Infrastructure

A new school for a 420-pupil (1,146 sqm) was permitted this monitoring year within the Sugar House Island site and the construction commenced in late 2020. The school will serve new residents of this development that when fully delivered will provide 1,200 homes of which 380 were delivered this monitoring year. The program is on schedule for the school to open in September 2021.

Another planning application permitted within this monitoring period will deliver a 280 sqm unit as a result of change of use from a complimentary flexible retail use (formerly A1-A5 Use Class) to a creche (Use Class D1) within the new development (N08) in East Village. The proposed use would cater for a maximum of 30 children aged 1-5 years.



Image: Monier Bridge

7. SUSTAINABILITY AND THE ENVIRONMENT

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

This section provides a background to the built and natural environment within the Legacy Corporation area and a summary of the monitoring information for the 2020/21 financial year regarding measuring the effectiveness of the planning policies and the Strategic policies SP.3 and SP.5 and which aim to achieve a sustainable and high-quality built and natural environment.

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

OPEN SPACE AND PLAY SPACE OVERVIEW

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

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

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

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

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

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

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

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

NEW PLANNED OPEN SPACE

Given the significant level of the development planned and taking place in the area, a substantial amount of new open spaces will be delivered as part of a new development coming forward. New public open space will be delivered at various identified locations (see Figure 12), such as

Bromley-by-Bow North (providing an additional 0.6ha), at Sugar House Lane (0.8ha), at Bromley-by-Bow South (0.5ha), and within the Hackney Wick Masterplan (0.2ha).

Table 28, identifies planned new Local Open Spaces that have planning permission or are planned within a relevant Site Allocation as set out in the Local Plan and monitors the progress against each. The Open and Play Space Assessment has found that the future needs (until the revised Plan period 2036) of the area will be met to at least some degree through the delivery of these new open spaces.

Figure 12: Designated LOS and MOL and new planned open space

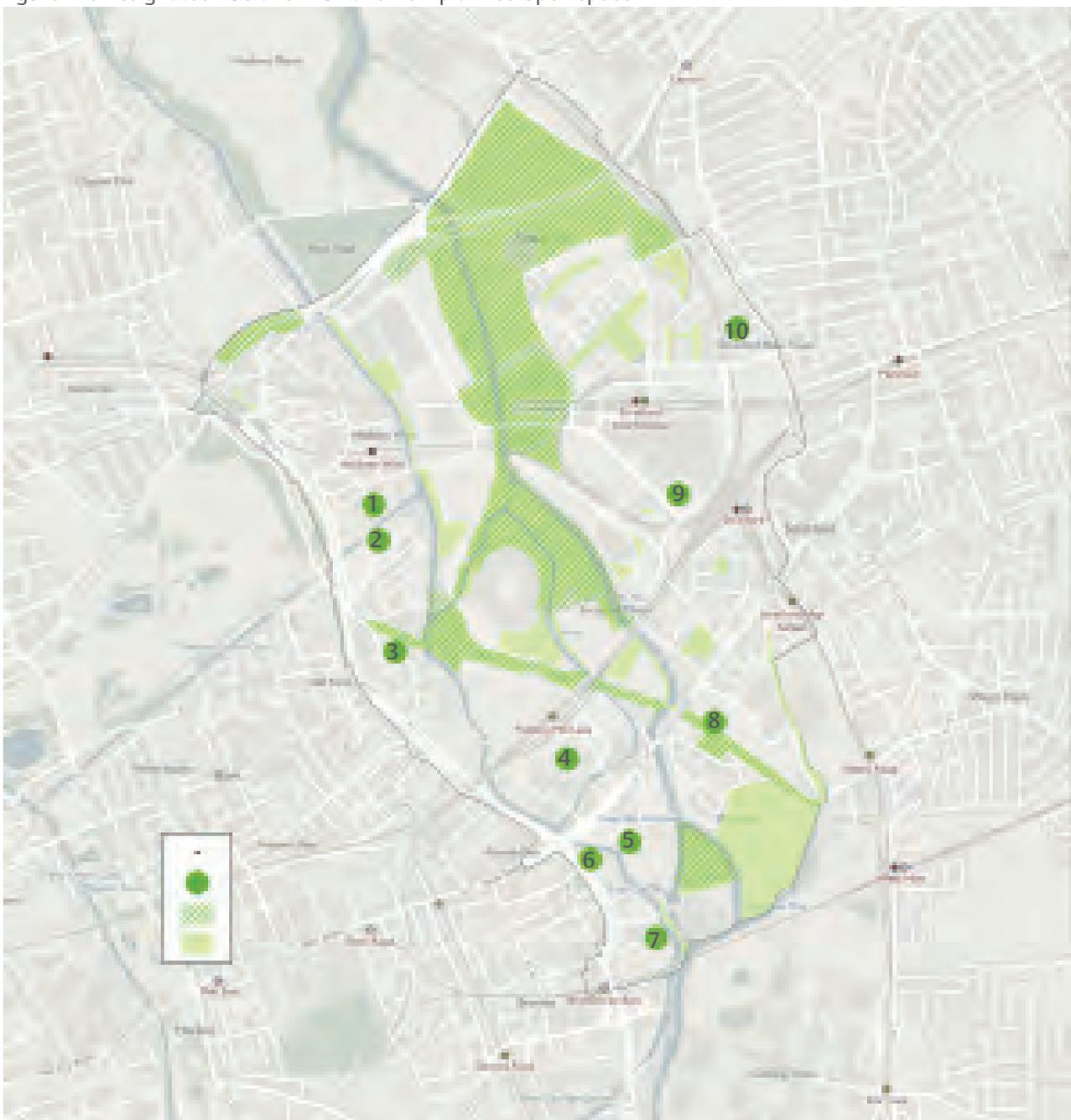


Table 28: Planned new open spaces and their progress as in March 2020

Map Number	Application reference/ Location	Size (ha)	Details on typologies	Progress
1	16/00451/OUT McGrath, Hepscott Road	0.95	Provision of a new open spaces and a canalside park	Granted, the delivery of site anticipated for 2024/25
2	12/00210/OUT Neptune Wharf	1.18	Public open space, with additional playspace	Phases 1 and 2 have completed, phase 3 under construction
3	16/00685/FUL 415 Wick Lane	0.12	Public realm	Permission granted in 2017. The scheme will provide some elements of public realm and public open space
4	11/90621/ OUTODA Pudding Mill	0.12	Provision of 1,250sqm Public open space, including two Local Play Spaces	Completed
5	12/00336/ LTGOUT Sugarhouse Lane	0.68	Green linear park	Outline permission granted; no reserved matters
6	Bromley-by-Bow North	0.63	Public open space with additional playspace	Outline permission with a number of reserved matters granted and 3 plots already delivered.
7	Bromley-by-Bow South	1.2	Public open space and a green linear park	SPD produced requires delivery of a linear park. Two full planning permissions approved in 2018 include 0.76ha of open space. Phase 1 is currently under construction.
8	11/90621/ OUTODA Rick Roberts Way	1.2	Public open space with a minimum of 717sqm Youth Play Space	Outline permission granted but no reserved matters as yet
9	15/00358/OUT Cherry Park	0.27	Public open space	Outline Permission with all reserved matters granted in 2018. The site is under construction.
10	12/00146/FUM Chobham Farm	1.43	Public pen space	Zone 2 completed within this monitoring period delivering new public open space. Zone 4 is under construction.

Open Space and Play Space

Two major planning applications granted within this monitoring period will provide new public open realm and open space. Tables 29 and 30 show open space, public realm and play space quantum approved and delivered within this monitoring period.

A planning application for the redevelopment of the OIL site, Vulcan Wharf, will bring forward 5,275 sqm of new open space. This would include a new towpath to the Bow Back River and the removal of the existing boundary wall with the River Lea towpath, creating a much larger public space in this location. The scheme goes beyond the minimum Pudding Mill SPD requirements by providing additional areas of public open space, including a new 1,500 sqm park and a play space.

The Queens Yard application will also deliver 3,106 sqm of high quality landscape, multi-functional, public realm on ground floor including 191 sqm of play space area. The public realm will improve accessibility across the site while celebrating the unique history of the site. The scheme will also provide areas of habitat, such as nesting boxes for bats and birds.

The permissions delivered in this monitoring period contributed with a total of 0.8ha of new open space/public realm (see table 29), including a variety of open and public spaces with different functions such as a multi-functional open space, canalside public space, public yard space.

Table 30: Public realm and open space approved in 2020/21

Ref.	Proposed open space	Play space
16/00271/OUT Queen's Yard	3,106 m2 of high quality landscape public realm on ground floor -2,474m2 between the working yard and side yards, and 632m2 for the canal terrace and canal frontage	191 children's play space
20/00307/FUL Vulcan Wharf, Cook's Road	5,275- public realm and a new public park	4,390 sqm of communal amenity space at podium level would provide a range of play space for all children's age groups



Image: Vulcan Wharf Play Space visualisation

Table 29: Public realm and open space delivered in 2020/21

Scheme	Type of open space and size	Play space (sqm)	Green roof
East Wick Phase 1 - 16/00503/NMA; 16/00520/REM;	Multi-functional open space (0.28ha)	100m2 Doorstep Play space is provided to meet the needs of children aged 5	0.55ha
44 15/00338/FUL,	Public yard	The children play area 50m2, and the communal roof area of 140m2 area	
16/00685/FUL 415 Wick Lane	Public realm, open space and publicly accessible courtyards (0.39ha)	Dedicated Doorstep Play areas have been integrated within both private residential podium gardens as well as in the residential street of Wick Walk, providing a total of 241sq.m of play provision for 0-5 year old.	Proposed (the size not specified)
15/00278/FUL Bream Street	Canalside Public Realm (0.13)	233sqm private courtyard plays space and 37sqm of informal play.	Green roof proposed in Building G

Waterway Environment

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

Energy and environmental performance in buildings

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

Inclusive design and design quality

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



8. SECTION 106

USE OF S106 FUNDING

Many developments granted planning permission within the Legacy Corporation area are accompanied by a S106 legal agreement that includes specific obligations that are agreed with the developer. Some of those obligations include the payment of a specified amount of money to the local planning authority (currently the LLDC) to be applied for specific purposes. These can include contributions towards specified infrastructure (e.g. bridges, road, schools, open space improvements) or off-site provision of affordable housing. These sums are required to be spent in the way specified in that particular S106 Agreement.

On taking its planning powers, the Legacy Corporation became the successor in title to the Section 106 (S106) agreements entered into by the

LTGDC and ODA. Funds received by LTGDC and the ODA which had not been spent by 1st October 2012 within the Legacy Corporation area were passed to the Legacy Corporation.

At their meeting on the 24th June 2013 the Board agreed to establish and to delegate authority to the 'Project Proposals Group' (PPG) to allocate S106 and CIL monies received by the Legacy Corporation. The PPG monitors the progress of the projects that are funded through Section 106 and the Legacy Corporation CIL.

Where projects were allocated funding and the funding was spent prior to 2019 the allocations are not included below and this information can be found in previous AMRs. Where projects were allocated funding prior to this but the funds have not yet been spent they are included in Table 31.

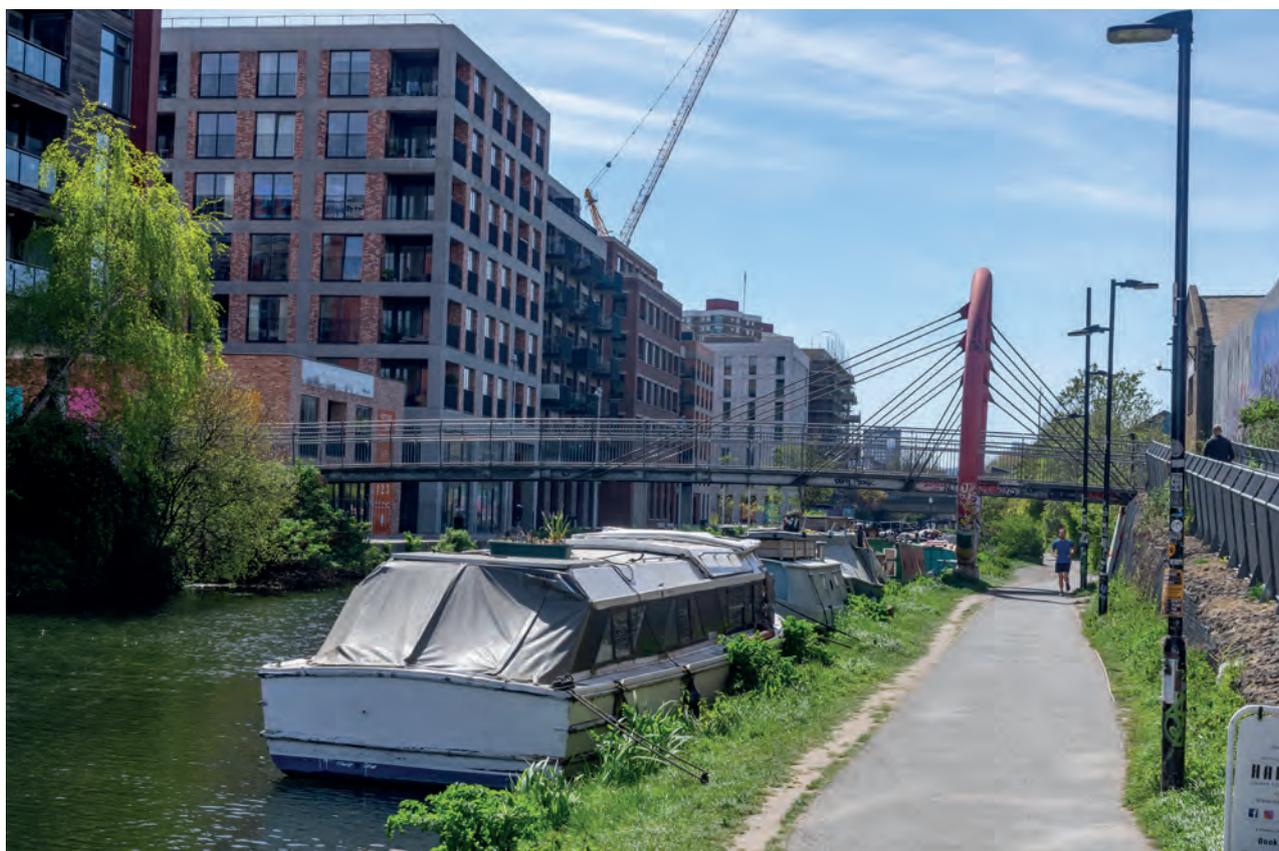


Table 31: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
April 2014 and December 2015 (and amended at Extraordinary PPG May 2016). Further funding agreed at January 2019 PPG meeting. PPG March 2020. Further S106 and CIL money agreed	LLDC/TfL	Stratford Station Access	£2,436,561.70 (with CIL money also awarded bring a total contribution of £3m)	Ring-fenced funding from section 106 agreements in the area that reference Stratford Station works		The project is a priority project for LLDC which will substantially improve accessibility from the Carpenter's Estate and recent developments on Stratford High Street to the Station. The project has planning permission and is currently undergoing final design prior to implementation.
30 June 2015	Building Crafts College	Alumno Building Crafts College Contributions for training and bursary	£45,000	13/00404/ FUM Alumno Section 106 Agreement - £45,000 received 2014/15 for training, a further £105,590 received 2018 towards bursaries		Building Crafts College liaising with the developer and Newham Workplace to deliver the training, yet to draw down training funds or bursary monies.

Table 31: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
15 October 2014	LLDC / TfL	QEOP Visitor Experience enhancements: hoarding improvements	£125,000 (£60,000 previously allocated and drawn down)	14,00074/FUL The Street Wayfinding and public realm contributions	£35,656.35	Project continuing to be developed and implemented through hoardings group.
17 December 2015	TfL	Bromley by Bow Station	£198,794.92 approved in principle	PA/11/02423/LBTH, 11-070-FUL, 13/00176/VAR Bromley by Bow North ring fenced Funding	£198,794.92	Project near completion, funds transferred to TfL.
1 March 2016 December 2020	LLDC	Roach Point Bridge	Footbridge Contribution £268,292.68 allocated in principle to Roach Point Bridge Local Transport Contribution £354,146.34 in principle £100,000 should go towards CRT projects in the area. December 2020 PPG approval of a detail allocation of S106 and CIL money bringing total allocation toward bridge delivery to £989,558.75	Neptune Wharf, Fish Island 12/00210/OUT dated 27 March 2017	£37,608.75	Permission has been granted for Roach Point Bridge, with £37,608.75 already having been spent on the project, implementation and timings are still being finalised. CRT have proposals for their portion of the Local Transport Contribution which are being considered by PPG. January 2019 PPG detailed proposal was approved for tow path works to utilize the £100,000 that had previously been approved in principle to go towards CRT works.

Table 31: 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
January 2018	Lord Napier Landowner	Heritage Contribution funding ring-fenced for a period of 5 years for the purposes of carrying out works to Lord Napier Public House	£142,000	15/00446/ FUL1-2 Hepscott Road Section 106	£142,000	Works are under way enabling the funding to be drawn down.
September 2018n	LLDC	Cooks Road Public Realm Contribution	£200,000 allocated from a total obligation of £400,000	15/00392/FUL Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW Section 106		Improvements to public realm in the Pudding Mill area in line with the area specified in the Section 106 agreement.
September 2018	LLDC, TfL,	Westfield M7 transport and public realm contribution	£515,000 out of £2,000,000	Westfield M7 development		Approved for design fees in relation to Westfield Avenue works.
March 2019	LLDC	160-188 Stratford High Street Public Realm Contribution	£16,411.68	160-188 Stratford High Street Section 106	£16,411.68	Approved for tree movement to improve public realm on Stratford High Street at Rick Roberts Way site.

Table 31: 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
June 2019	LLDC, London Borough of Hackney	Cherry Park offsite affordable housing contribution	£2million out of £33,882,000	Cherry Park Section 106		Approved in principle towards the development of affordable housing in line with the Bartrip Street site allocation in the Legacy Corporation's Local Plan. This approval was for a year, to be drawn down by June 2020 but was extended by a year to June 2021 at the June 2020 PPG in order to enable further time for site investigations.
August 2019	LLDC and Chobham Manor development	Cherry Park offsite affordable housing contribution	£22,237,500 out of £33,882,000	Cherry Park Section 106	£22,237,500	Approved to support increased affordable housing delivery at the Chobham Manor development, monies drawn down and units from first phase already delivered.
December 2019	LLDC	UCL East 1st Connectivity Payment	£1,991,003.29	UCL East Section 106		Approved for Pool Street carriageway improvement and public realm creating project with match funding provided from CIL.
January 2020	LLDC and Guinness Partnership	Cherry Park offsite affordable housing contribution	£8,810,000 out of £33,882,000	Cherry Park Section 106		Approved to support improved affordable housing delivery at the Imperial Phase 2 development in Bromley-by-Bow.
March 2020	Yard Theatre, Hackney Wick	Permanent Theatre building provision at Queen's Yard	£1,000,000	CIL		Approved to support design development, planning process and construction

Table 31: Allocation of s106 funding (schemes where funds are still being spent)

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
March 2020	LLDC/TfL	Delivery of new junction and A12 crossings	£7,225,186.03	S106 monies from LTGDC standard charge, Bow River Village (PA/11/02423/LBTH), Imperial Street, Bromley-by-Bows (17/00344/FUL & 17/00364/FUL)		PA/11/02423?LBTH), Imperial Street, Bromley-by-Bows (17/00344/FUL & 17/00364/FUL)
June 2020	LB Hackney	Eastway Sports Hub	£246,189	CIL		Approved towards delivery of Sports Hub that will combine a multiuse classroom, office, W.C.s and storage for different sports, alongside a multi-use pitch. This will be situated at the back of the Eastway Baths building located at 80 Eastway, Hackney Wick, London E9 5JH.
September 2020	LLDC/TfL/ Network Rail	Stratford Station Improvements	£264,000	CIL		Approved towards development of Business Case for long term improvements to Stratford Station to meet strategic growth needs.
September 2020	LLDC	Canal Park Playground play equipment	£25,225.30	S106 Playspace Contribution form 15/00392/FUL Cooks Road		Approved towards extension of play equipment provision at the Canal Park on western edge of QEOP.
September 2020	LB Tower Hamlets	Wick Lane Public Realm Improvements	£39,999	S106 Public Realm and infrastructure Contribution, 4 Roach Road 13/00005/FUL		Approved towards development of a scheme of public realm improvements/enhancements to improve safety along Wick Lane.

Table 31: 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
September 2020	LLDC	Cycle infrastructure Improvements	£172,817	S106 – Here East Local Pedestrian and Cycle Contribution & S106 – Bream Street Wayfinding		Approved towards programme of small scale cycling infrastructure improvements across the QEOP area.
December 2020	East London Dance & Urban Development	The Talent House, 3 Sugar House Lane	£700,000	S106 (Education Contribution from Sugar House Island scheme part of total required contribution)		Approved towards fit out of specialist teaching facilities, dance studios and recording studios at 3 Sugar House Lane
March 2021	LLDC	Marshgate Lane to Greenway Link improvements	£1,863,000	CIL		Approved towards delivery of improved public realm and creation of better links to make route safer for existing users and more welcoming for the future users connecting to Pudding Mill Neighbourhood Centre to the South and the Park, venues and education facilities to the North.

9. COMMUNITY INFRASTRUCTURE LEVY

LEGACY CORPORATION CIL

The Legacy Corporation CIL came into effect on 6th April 2015. A report on Legacy Corporation CIL receipts and expenditure was prepared at the end of the financial year as required by Regulation 62 of the CIL Regulations 2010 (as amended). This is included within Appendix 3 to this report. From 2020 the Regulation 62 report will be replaced with an Infrastructure Funding Statement in line with the amended regulations. Table 32 shows the CIL that has been received up to the end of Quarter 4 20/2.

The Legacy Corporation publishes on its website an Infrastructure Funding Statement at the end of each calendar year, for the period of the previous financial

year, as required by the CIL Regulations. These reports set out CIL income and expenditure and that related to monies from S106 Agreements and how these have been used to fund infrastructure, in more detail than within these Annual Monitoring Reports.

MAYORAL CIL

The Legacy Corporation is a Collecting Authority for the Mayor of London's CIL under the CIL regulations 2010 (as amended). The Legacy Corporation became a collecting authority in April 2013. The Mayor of London as the charging authority prepares a report for the financial year in relation to the CIL that is collected on its behalf (as required by CIL regulations). Table 33 summarises the sums received and passed to TfL during the years 2017/18 through to 2020/21.

Table 32: CIL received up to end Quarter 4 2020/21

Year	Quarter	Sum received	5% admin retained	Amount available
2015/16	Q4	£0	£0	£0
2016/17	Q1	£687,886.00	£34,394.30	£653,491.70
	Q2	£378,450.12	£18,922.50	£359,527.62
	Q3	£753,970.99	£37,698.55	£716,272.44
	Q4	£1,462,915.54	£73,145.78	£1,389,769.76
2017/18	Q1	£251,178.41	£12,558.92	£238,619.49
	Q2	£906,563.72	£45,328.19	£861,235.53
	Q3	£1,059,244.10	£52,962.21	£1,006,281.90
	Q4	£588,220.39	£29,411.02	£558,809.37
2018/19	Q1	£259,600.38	£12,980.01	£246,620.37
	Q2	£0	£0	£0
	Q3	£0	£0	£0
	Q4	£538,785.89	£26,939.28	£511,846.61
2019/20	Q1	£1,296,919.88	£64,845.99	£1,232,073.89
	Q2	£5,869,427.85	£293,471.39	£5,575,956.46
	Q3	£1,296,919.88	£64,846.27	£1,232,073.88
	Q4	£5,790,021.33	£289,501.06	£5,500,520.27
2020/21	Q1	£932,960.03	£46,648.00	£886,312.03
	Q2	£932,960.03	£46,648.00	£886,312.03
	Q3	£267,188.62	£13,359.43	£253,829.19
	Q4	£51,987.44	£2,599.37	£49,388.07
Total		£23,325,200.13	£1,166,260.28	£22,158,940.61

Year	Quarter	Sum received	Sum paid to TfL	4% admin retained
2017/18	Q4	£469,105.01	£450,340.81	£18,764.20
2018/19	Q1	£102,066.03	£97,983.50	£4,082.64
	Q2	£0	£0	£0
	Q3	£839,699.31	£806,111.34	£33,587.97
	Q4	£238,759.25	£229,208.88	£9,550.37
2019/20	Q1	£1,578,221.51	£1,515,092.67	£62,128.83
	Q2	£2,275,765.56	£2,1847,34.95	£91,030.62
	Q3	£1,864,677.24	£1,790,090.13	£74,587.09
	Q4	£3,192,137.75	£3,064,452.24	£127,685.51
2020/21	Q1	£216,714.49	£208,045.91	£8,668.58
	Q2	£381,914.16	£366,637.59	£15,276.51
	Q3	£232,691.10	£223,383.46	£9,307.64
	Q4	£113,678.92	£109,131.76	£4,547.16

CIL NEIGHBOURHOOD PRIORITIES FUND

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

The Legacy Corporation has held three bidding rounds for the local community to come forward with projects that they have identified help to mitigate the impact of development people in the area. As part of the bidding round process the Legacy Corporation’s Park Panel, made up of representatives of local community groups, provide feedback as to which projects would have the most benefit for the area. So far, the Project Proposals Group have allocated funding for 22 projects within the Legacy Corporation’s planning area in 2020/21 with an overall value of £1,617,700. A bidding round has been run every year where CIL funds have been collected and a sufficient amount available to be allocated. The bidding round anticipated for 2021 has been rescheduled and will

commence in 2022.

All successful projects awarded to date can be found in Table 34.

CASE STUDY 3: SUSTAINABLE CYCLE PROGRAMME

‘Sustainable Cycles’ is a Work Based Learning programme delivered on the QEOP for KS3 and KS4 students. The fund was awarded in the last bidding round in 2019.

By the end of Year 1, fourteen students received work based learning skills, thirteen bikes were built, of which nine were built during ‘Sustainable Re engagement’. The four remaining bikes were built at the workshop from abandoned/stolen-recovered and donated sources (primarily Park HQ and Here East scrap) as per the original programme.



Table 34: List of NCIL Successful Projects

Project Name	Brief description	Bidding round year	Funding Amount
Ambition, Aspire, Achieve	Ambition, Aspire, Achieve (AAA) is a children and young people's specific charity focused on intervening early to support disadvantaged, disabled, vulnerable and at risk children and young people to overcome their problems and difficulties and to move forward positively. This project was to create an accessible garden to support AAA's activities.	2018	£38,000
Bike it	Bike it is a partnership between the Bobby Moor Academy, Poplar HARCA and Sustrans to embed a cycling culture at the Academy, working with the entire school community to deliver a behaviour change project called Bike It.	2018	£29,934
Inner World Arts	This project would provide free bouldering sessions at Hackney Wick Boulder Project for those suffering from mental health issues.	2018	£8,075
St Mary of Eaton and Wickers	This is a partnership between The Wickers and St Mary of Eton, who are committed to offering young people (6-18) in Hackney Wick a space; activities and role models to enable them to find and develop their gifts.	2018	£20,000
The Queen Elizabeth Olympic Park Society	THE OLYMPIC PARK SOCIETY (OPS) is an innovative new project to ignite an explosion in locally-led sustainable community participatory activity in and around the Olympic Park.	2018	£176,500
Trowbridge Garden	Trowbridge Gardens is a group of individuals from Hackney Wick whose aim is to create a sustainable community garden in the area.	2018	£29,923
View Tube Community Outreach	The proposal enhances existing routes to QEOP and builds on the Viewtube informal/ community character to trial new activities to attract old and new communities and mix them, and deliver celebration, arts or wellbeing activities.	2018	£24,090
XLP	The XLP Olympic Park Project has been piloted since May 2018, and its success to date has led the charity to seek funding to appoint a full-time youth worker to oversee its continuation and further development.	2018	£116,521
Studio Wayne McGregor	This project builds on existing partnerships and previous pilot projects with the Garden School for young people with autism, Ickburgh Special School and Headway East. The aim is to develop a range of dance projects for the local community.	2018	£29,600
Ambition, Aspire, Achieve	The project seeks to extend the Abbey children's and young people's hub - offering year-round fully inclusive opportunities, activities and services for children, young people and families living in the Three Mills Estate.	2019	£129,000
Ride Side by Side	The project aims to enable residents within the area to make short trips on a Side-By-Side cycle. The project targets people over 60, people with an issue of mobility and visually impaired people.	2019	£30,000

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

Project Name	Brief description	Bidding round year	Funding Amount
Architecture Apprenticeship Accelerator Program	D-Lab – a3 Architecture Apprenticeship Accelerator Programme aims to promote socio-economic diversity in the design & architectural profession through accessibility in E20. Offering an alternative route to architecture by raising awareness in school leavers to access to the Level 6 Apprenticeship Scheme; providing mentoring, design skills and soft skills, facilitating introductions to those Architecture Practices trailblazing apprenticeships; providing accessibility for all.	2020	£135,332
Gainsborough Playing Field	Badu Community would like to develop Gainsborough playing fields to create a sporting hub offering weekly activities for hard to reach young people. The hub will focus on engaging young BAME people from low socioeconomic backgrounds in sport as a way of conducting them to Queen Elizabeth Olympic Park.	2020	£248,000
Badu Café Badu Sports	BADU Cafe is a project to provide a thriving community hub in a cafe, which would be set up in the commercial space in Hackney Bridge The project addresses some of the challenges posed by an area that has undergone significant change in recent years and continues to go through development.	2020	£249,000
Carpenter's Estate Community Archive	This is a Recreational/Cultural/Creative Project in line with the Priority Fund original consultation. We want to enable the setting up a Community Archive for the Carpenters Estate and Neighbourhood. The archive will gather together a range of stories from existing and former residents to create an oral, digital and written record of what home has meant, what it should mean and what the people's history of Carpenters is.	2020	£19,120
Change Please Foundation	This project seeks to open a café that allows people to meet and work, sourcing local products, promote community activity and use as a community space.	2020	£125,000
Creative Courts	This project will focus on 2 basketball courts and internal wall of the basketball court	2020	£29,884
Creative Courts Cultivating Communities	The user-led programme will provide learning and development opportunities for local community members to share the skills they have and develop new skills on their doorstep.	2020	£23,360
Disability Sports Program	This project seeks to deliver two sports clubs so disabled residents in the local community can enjoy regular sports activities	2020	£28,349
Football Unites Community Football	Football Unites is project offering local residents of all ages FREE football and family sport programmes within 1-mile radius of the Olympic Park.	2020	£15,135
Gainsborough School Community Training Room	The aim of the project is to improve the community training room within Gainsborough Primary School, to enhance the provision of skills development training for parents and adults from the local community.	2020	£150,440
Grow Hackney	Over the course of 12 months, we will engage with at least 2280 people who either live or/and work in the LLDC are (18+) by running varies community creative workshops/programmes.	2020	£81,470
Our Park Life Community Conservation	This project seeks to bring people together who are interested in conservation, horticulture and planting in a supported, social and friendly programme of activities.	2020	£29,650

Project Name	Brief description	Bidding round year	Funding Amount
Nature on The Line	The Line is seeking support for Nature on The Line a series of initiatives to further enhance public spaces in the LLDC area and to promote health and wellbeing. The programme will feature an outdoor exhibition of works by Madge Gill and the installation of two loaned sculptures to connect to schools and local communities.	2020	£131,589
Our Park Life QEOP Archive	This project aims to capture the fascinating memories and experiences of the people that worked, volunteered, lived around and were in some way affected or involved in the development of the Stratford area and Queen Elizabeth Olympic Park.	2020	£16,300
Ride Side by Side	The Ride Side by Side project aims to enable local residents within the LLDC area to make short trips, to keep appointments, visit the shops or make social visits on a Side-By-Side cycle, accompanied by a trained rider.	2020	£28,625
Social Ark	Social Ark is an East London charity that works with 18–30-year-olds from disadvantaged backgrounds across the Olympic boroughs. All experience poverty, and a combination of the following: lack of education, disability, homelessness, addiction or/and the criminal justice system.	2020	£30,000
Skaped Let's Talk Gender Equality	The 'Let's Talk Gender Equality' programme is to be delivered over 14-weeks. We'll deliver twice weekly virtual 2-hour workshops working with 30 beneficiaries from hard to reach East-London boroughs	2020	10,100
Stour Trust CIC	This project seeks to develop the skills and leadership attributes of local artists, creative business owners, residents and social enterprise businesses from under-represented backgrounds; particularly black, Asian, traveller and minority individuals. It will enable them to take lead on projects, engage in high level decision making and represent their priorities for the area.	2020	£28,500
The Abbey Wood	Ambition, Aspire, Achieve (AAA) is a children and young people specific charity focused on intervening early to support disadvantaged, disabled, vulnerable and at risk children and young people to overcome their problems, difficulties and challenges and having done so, to follow positive pathways forward to achieving their full potential personally, socially and educationally.	2020	23,000
The Palace Club	The Palace Club is our supportive social hub for local Elders aged 65+ years, focusing on south Hackney with a specific remit to engage residents in Hackney Wick (LB Hackney & Tower Hamlets). It is one element of our larger programme, which reaches out and enables local people to improve their own health and wellbeing while also playing an active part in their community.	2020	45,000
UnAge	UnAge is a non-profit organisation running intergenerational start-up acceleration programs, matching under 25-year olds with over 55 year old East Londoners, from ethnic minorities, to share skills and experience to start up food businesses together.	2020	19,400
YouMeUs FC	YouMeUs Football Club is an exciting community, sports, personal and economic development project. The project was designed after extensive consultation with the local community for young people (16-25 yrs old) from the LLDC Queen Elizabeth Olympic Park area.	2020	150,456

APPENDIX 1- MONITORING TABLE

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

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<p>Unemployment levels</p> <p>In June 2020, the average unemployment rate (the number of unemployed people as a percentage of the labour force) across the four boroughs was 5.33, 0.43 percent up on previous year. The unemployment remains above the London average of 4.7 for the same period. The unemployment level across Newham, Waltham Forest and Hackney were at a similar level (5.7, 5.2 and 5.6 respectively), the lowest level was in Tower Hamlets at 4.8.</p> <p>As the Legacy Corporation area does not correspond directly with any other administrative boundary such as a ward or super-output area, the usual sources of data to estimate year-on-year unemployment levels are not available. The latest information on the unemployment level dates from 2018 where it stood at 1.9 per cent across the Legacy Corporation administrative area. This is significantly below the four boroughs average and London.</p> <p>This data may not reflect the impact of Covid-19 yet for two main reasons. Firstly, due to the complexity and riches of the data and data collection process it is not always possible to capture rapid or fluctuating changes in a timely manner. The second reason is linked to the ONS methodology that counts furloughed or who are self-employed but temporarily not in work but who have a reasonable expectation of returning to their jobs after a temporary period of absence as employed.</p>	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21							Change	
		As at September 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average	Legacy Corporation	—
		2012	10.3	13.7	12.7	11.5	12.1	9.5	no data	
		2015	7.3	7.8	8.9	7.5	7.9	6.5	no data	
		2016	8.0	7.6	7.2	6.4	7.3	6.1	no data	
		2017	5.6	5.8	8.2	5.8	6.4	5.8	1.9	
		2018	5.7	5.7	7.2	4.5	5.7	5.1	no data	
		2019	4.5	4.8	5.1	5.0	4.9	4.6	no data	
		2020	5.6	5.7	4.8	5.2	5.3	4.7	no data	
		Total Change	4.7	8	7.9	6.3	6.8	4.8		
		Source: Office for National Statistics (ONS)								
		Job Seekers Allowance (JSA) Claimants								—
		The Claimant Count is the number of people claiming benefit principally for the reason of being unemployed.								
		The JSA rate rose by 184 per cent to stand at 9.67 per cent of the working population of the four London boroughs were claiming JSA - higher than the London increase (167 per cent). The figures on the number claiming unemployment benefit suggest the economic impact of the pandemic.								
		Source: ONS claimant count by sex and age								
		Note: % is number of claimants as a proportion of resident population of area aged 16-64								

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change												
		<p>Average earnings in 2020/21</p> <p>The mean household income in the three boroughs was £38,568 and the upper quartile income £51,259.</p> <table border="1" data-bbox="656 316 1641 486"> <thead> <tr> <th>2020/21 Household Income</th> <th>Mean Income</th> <th>Upper Quartile Income</th> </tr> </thead> <tbody> <tr> <td>Newham</td> <td>£36,584</td> <td>£48,780</td> </tr> <tr> <td>Tower Hamlets</td> <td>£41,104</td> <td>£54,349</td> </tr> <tr> <td>Hackney</td> <td>£38,017</td> <td>£50,649</td> </tr> </tbody> </table> <p>Source: CACI Paycheck Report</p>	2020/21 Household Income	Mean Income	Upper Quartile Income	Newham	£36,584	£48,780	Tower Hamlets	£41,104	£54,349	Hackney	£38,017	£50,649	—
2020/21 Household Income	Mean Income	Upper Quartile Income													
Newham	£36,584	£48,780													
Tower Hamlets	£41,104	£54,349													
Hackney	£38,017	£50,649													
		<p>Job density</p> <p>Job density is defined as the number of jobs in an area divided by the population aged 16-64 in that area and includes employees, self-employed, government-supported trainees and HM forces. Higher job density often would represent an employment centre, it can also be an indicator of more people working locally.</p> <p>The latest available ONS information is for the year 2018 where the highest job density was recorded in Tower Hamlets at 1.43 and the lowest was in Waltham Forest at 0.47. A subtle increase was recorded both in Newham and Hackney.</p> <p>The data is not available for the Legacy Corporation administrative area; however, it can be assumed that new employment workspace, that has been approved and under construction will contribute to the further growth of the job densities within the area patriarchy within Newham and Hackney where the majority of new workspace is located.</p>	—												

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change																																																
		<p>Change in job sectors</p> <table border="1"> <thead> <tr> <th>% of total employee jobs 2019</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>Four Boroughs average</th> <th>Change from 2017</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>Manufacturing (C)</td> <td>2.3</td> <td>4</td> <td>1</td> <td>4.1</td> <td>2.85</td> <td>+0.1</td> <td>2.3</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.5</td> <td>1.5</td> <td>0.2</td> <td>0.8</td> <td>0.8</td> <td>+0.03</td> <td>0.5</td> </tr> <tr> <td>Construction (F)</td> <td>3.1</td> <td>6.2</td> <td>2</td> <td>6.2</td> <td>6.2</td> <td>+0.13</td> <td>4.9</td> </tr> <tr> <td>Services (G-S)</td> <td>94.5</td> <td>88.1</td> <td>96.5</td> <td>87.3</td> <td>91.6</td> <td>-1.53</td> <td>92.3</td> </tr> </tbody> </table> <p>Source: ONS</p> <p>The table above shows the most recent ONS estimates of jobs per industry for 2019 for four boroughs and London. As can be seen from the table, similar to London as whole, service sector represents the key employment sector within the four boroughs with on average 91.6 per cent of all employment working within this sector. A small increase has been recorded within the construction sector across all boroughs.</p> <p>The Legacy Corporation Household Survey (2018) revealed that residents of the area are more likely to work in professional occupations at almost 50% than within the four boroughs. This is a significant change from the baseline of 2014 where around 23% of the four boroughs worked in professional occupations which was also below the London average of 25%.</p>	% of total employee jobs 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 2017	London	Primary Services (A-B)	0	0.0	0.0	0.0	0	0.0	0	Manufacturing (C)	2.3	4	1	4.1	2.85	+0.1	2.3	Energy and Water (D-E)	0.5	1.5	0.2	0.8	0.8	+0.03	0.5	Construction (F)	3.1	6.2	2	6.2	6.2	+0.13	4.9	Services (G-S)	94.5	88.1	96.5	87.3	91.6	-1.53	92.3	—
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	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	During this monitoring period, the Legacy Corporation approved planning applications that when implemented would result in approximately 15,170sqm of new gross employment (B Class) floorspace, this is a net increase of 9,236sqm of additional employment floorspace with the area.	▲																																																
	Amount of low cost business space and affordable workspace permitted	Since 2012, the Legacy Corporation has approved in total 21,718 sqm of affordable/low-cost workspace. Five planning permission were granted within this monitoring period that would deliver another 1,164sqm (GIA) floorspace, 927sqm will be delivered in Hackney Wick and Fish Island and 324 in Sub Area 3. Reserved matters permissions were also granted for 452sqm. This brings the total of affordable workspace to 22,882sqm of which 8,308sqm have already been delivered; 3,244sqm was delivered within this monitoring period.																																																	

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change																																																																																																			
	Number of new business start-ups compared to closures in the Growth boroughs	<p>Monitoring the rate of enterprise deaths per year helps the understanding of the impact of economic cycles on entrepreneurship. This information comes from the ONS, the latest available date is for the period until 31 December 2019 therefore this does not cover the period following Brexit and during the coronavirus pandemic. The Legacy Corporation will continue to closely monitor the trends to understand the economic impact of the pandemic on the local enterprises.</p> <p>The latest ONS data is now available for the count of all business deaths (Q4 2020). This shows that businesses across London have seen a 30% increase in business deaths comparing to the same period 2019.</p> <p>Newham has seen a considerable decrease in enterprise death rates,</p> <p>Enterprise deaths per year</p> <table border="1" data-bbox="660 587 1966 801"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>10.4</td> <td>8.9</td> <td>9.6</td> <td>10.9</td> <td>10.5</td> <td>13.2</td> <td>12.8</td> <td>13.5</td> </tr> <tr> <td>Newham</td> <td>14.0</td> <td>13.3</td> <td>12.9</td> <td>13.1</td> <td>12.2</td> <td>13.9</td> <td>14.3</td> <td>8.1</td> </tr> <tr> <td>Tower Hamlets</td> <td>12.2</td> <td>11.4</td> <td>11.8</td> <td>13.3</td> <td>13.1</td> <td>15.2</td> <td>14.3</td> <td>10.6</td> </tr> <tr> <td>Waltham Forest</td> <td>13.2</td> <td>12.4</td> <td>12.3</td> <td>12.0</td> <td>11.8</td> <td>14.6</td> <td>12.6</td> <td>12</td> </tr> </tbody> </table> <p>The number of active businesses continues to increase from 72,4210 in 2018 to 78,245 in 2019, this is an increase of 5,43%. This is higher than an increase rate recorded across London (3,46%).</p> <p>Active Enterprises</p> <table border="1" data-bbox="660 1002 1966 1264"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>12,980</td> <td>14,180</td> <td>16,095</td> <td>18,510</td> <td>21,660</td> <td>23,535</td> <td>24,620</td> <td>26,785</td> </tr> <tr> <td>Newham</td> <td>7,750</td> <td>8,540</td> <td>9,645</td> <td>11,055</td> <td>13,685</td> <td>14,570</td> <td>15,235</td> <td>16,145</td> </tr> <tr> <td>Tower Hamlets</td> <td>13,740</td> <td>15,030</td> <td>16,545</td> <td>18,390</td> <td>20,025</td> <td>20,545</td> <td>20,795</td> <td>21,325</td> </tr> <tr> <td>Waltham Forest</td> <td>8,265</td> <td>8,970</td> <td>9,875</td> <td>11,020</td> <td>12,310</td> <td>12,755</td> <td>13,560</td> <td>13,990</td> </tr> <tr> <td>Total for all four boroughs</td> <td>42,735</td> <td>46,720</td> <td>52,160</td> <td>58,975</td> <td>67,680</td> <td>71,405</td> <td>74,210</td> <td>78,245</td> </tr> </tbody> </table>	Area	2012	2013	2014	2015	2016	2017	2018	2019	Hackney	10.4	8.9	9.6	10.9	10.5	13.2	12.8	13.5	Newham	14.0	13.3	12.9	13.1	12.2	13.9	14.3	8.1	Tower Hamlets	12.2	11.4	11.8	13.3	13.1	15.2	14.3	10.6	Waltham Forest	13.2	12.4	12.3	12.0	11.8	14.6	12.6	12	Area	2012	2013	2014	2015	2016	2017	2018	2019	Hackney	12,980	14,180	16,095	18,510	21,660	23,535	24,620	26,785	Newham	7,750	8,540	9,645	11,055	13,685	14,570	15,235	16,145	Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	20,795	21,325	Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	13,560	13,990	Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	74,210	78,245	▲
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	Number of jobs/local jobs/opportunities within employment training initiatives created	Based on the Homes and Communities Agency Employment Densities Guide (3rd Edition from 2015), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented the proposals graded within this monitoring period could generate an estimated of 442 direct full-time equivalent jobs within the area.	▲																																																																																																			

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres	Applications granted in 2020/21 when implemented will deliver around 1,400 sqm of new retail floorspace (formerly A1-5 Use Class), of which around 1,189sqm gross/1000sqm net will be provided within the Centres boundary. This will be delivered across six schemes all of which will be delivered as mix-use with commercial units on the ground floor.	▲
	Vacancy rates within the identified centres compared to the London average	Due to the social distancing measures, travel restrictions and closures of non-essential stores, it was not possible to carry out the monitoring of vacancies within Centre in December as usual. Instead, the monitoring was carried out as soon as the pandemic restrictions were eased in April 2021. At the time of the survey, the social distancing measures were still in place restricting some uses, such as bars and restaurants, to only operate takeaways and outdoor seating areas. Therefore, it was taken into account that some units may have been temporarily closed at the time of the survey, waiting to reopen at the later date when the restrictions were further eased. For this reason, the collected data from the site was further crossed-checked via desktop survey to identify only vacant units and not those that are temporarily closed due to the pandemic measures. The results show that on average the vacancy rates across the area increase by 2%. However, the current figures show that the part of Stratford Metropolitan Centre within the LLDC boundary has been the only one with the increased vacancy rate from the previous 6% to now stand at 12%, East Village and Hackney Wick centres have maintained the same level of vacancy rate of 10% and 5% respectively. This indicates that different profiles of centres have been impacted in different ways.	▲
	New retail floorspace permitted outside the Centres (units and quantum)	Approximately 200sqm of new retail space was permitted outside of designated centres.	▼
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	A planning permission was granted to change the use of the 280 sqm unit from a complimentary flexible retail use (Use Class A1-A5) to a creche (Use Class D1) within the new development (N08) in East Village. The proposed use would cater for a maximum of 30 children aged 1-5 years. It should be noted that the new UCO now permits changes of uses from retail to office and other uses that fall within the new Use Class E.	—

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
3- Supply of housing	Number of homes permitted per annum	Permissions granted full planning permission in this monitoring period provide a net gain of 1,045 new homes and non-conventional accommodation. This is 49% of the target. This shortfall will not impact the housing delivery as the majority of the homes are expected to come forward from the large sites that already have planning permission.	▼
	Number of affordable homes permitted per annum by tenure	<p>Permissions were granted for 359 affordable homes in this monitoring period including the PBSA affordable units (counted on a 1:2.5 basis). This is 34% of all homes permitted within this monitoring period.</p> <p>To avoid double counting, the total excludes two permissions granted within the Hackney Wick Masterplan (HWM) boundary that would additionally deliver 35 affordable units.</p> <p>Of 359 affordable homes, 159 units are social/affordable rent and 115 intermediate units (split of 62% social/affordable 38% intermediate), and 85 are affordable PBSA. The split is broadly in line with the policy requirements. The total number of social/affordable homes permitted is an increase on previous years</p>	▲
	Number of homes completed per annum	There were 1,408 new homes completed within the monitoring period. This is below the 2,154 target.	▼
	Number of affordable homes completed per annum by tenure	345 affordable homes were completed within this monitoring period. This represented 23% of all homes completed, which is below the 35% target.	▼
	Average number of bedrooms per unit	<p>Average number of bedrooms per unit for all consented residential dwellings in 2020/21 was 1.8.</p> <p>NB: calculated using 1, 2 and 3+bed figures.</p>	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change						
	Number of homes permitted per annum by unit size	<table border="1"> <tr> <td>1 bed</td> <td>36%</td> </tr> <tr> <td>2 bed</td> <td>40%</td> </tr> <tr> <td>3 bed +</td> <td>24%</td> </tr> </table> <p>Two-bed plus continues to be accounted for over half of all permitted tenures.</p>	1 bed	36%	2 bed	40%	3 bed +	24%	▲
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	Amount of specialist housing provided	<p>Two planning proposals received a resolution to grant planning application subject to S106 agreement being completed that when implement will deliver a total of 412 net purpose built student accommodation bedrooms.</p> <p>No other specialist housing was granted permission within the monitoring year.</p>	▲						
	Number of specialist older persons unit/bedspaces	There were no specialist older persons unit/bedspaces permitted or completed within this monitoring period.	▼						
	Changes in resident population and household profile	<p>Population change</p> <p>The population of the Legacy Corporation area in 2017 was approximately 26,000. Between 2017 and 2036 it is projected that the population of the LLDC Planning Area will increase to 109,000.</p> <p>The population of the area is relatively young with over 60% being under 34 and only 4% over 65. The Legacy Corporation has a higher proportion of young adults aged 25-34 (33%) than London and the rest of the country (17% and 14% respectively).</p> <p>Source: LLDC The Population Review Report (2018)</p>	▲						

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
		<p>House price to earnings ratio</p> <p>As at 2019 the average median house price to median gross annual ration across the four boroughs stood at 14.05, ranging from 11.51 in Tower Hamlets to 16.14 in Hackney. This is an increase of 1.22 on 2015.</p>	—
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	A total of 2,346 sqm of community floorspace (formerly D1 Use Class) was approved within 2020/21 financial year. This includes planning permission for Sugar House Island site MU2 that will deliver 1,146 sqm school with the total capacity of up to 240 pupils. One permission for change of use to Dental Clinic (668 sqm) was approved within Stratford.	▲
	On site community infrastructure secured through S.106 Agreement as part of large scale development	Two on-site play areas were secured through S.106 Agreement within the monitoring year.	▲
	Number of new school places delivered/granted permission	One permission for Sugar House Island site MU2 that will deliver 1,146 sqm school with the total capacity of up to 240 pupils was granted within this monitoring period.	▲
	Number and capacity of new health facilities granted planning permission	No new health facilities were granted permission within the monitoring year.	—

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
5- Protecting heritage assets and improving design quality	Loss of heritage assets	No permissions were granted within the monitoring year involving the loss of heritage assets.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	There were seven major applications proposing residential or elements of residential use, all applications met the baseline standards.	▲
	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 seven major applications proposing residential or elements of residential use, four met the elements of the Legacy Corporation Design Standard. Other application did not include reference to this.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	All seven relevant planning applications provided 90% of dwellings in accordance with M4 (2)	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	All relevant planning applications met the Nationally Described Space Standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	All planning applications proposing residential use met daylight and sunlight guidance.	▲
6- Amount of open space	Quantum of open space gained or lost through development	<p>One planning application received resolution to grant planning permission subject to a S106 agreement being completed that when completed will deliver around 5,272sqm of public realm and a new park. Two other applications would when implemented deliver cc.663sqm of public realm and open space.</p> <p>No approval resulted in a loss of open space.</p>	▲
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss)	There was no loss of SINCS within the monitoring period.	▲
	Number of applications approved for development schemes including urban greening initiatives	In accordance with the London Plan and Local Plan, the developments are required to meet the appropriate Urban Greening Factor target, as set in the London Plan. Out of 6 relevant schemes, four met and slightly exceeded the target (0.4 for residential and 0.3 for commercial buildings), one application received resolution to grant approval prior to the introduction of this requirement.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	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	There were two applications approved adjacent to the waterway. One scheme proposes to deliver enhancement works to Channelsea River basin.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Eight Green Travel Plans were entered into through either condition or S106 Agreement.	▲
10- Reducing car use	Number of car club spaces approved	Two car club spaces were approved. Three relevant applications are yet to have their S106 agreements finalised and signed.	▲
11- Delivering electric charging infrastructure	Number of electric charging points approved	Four schemes included a requirement for the provision of electric charging points.	▲
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	All 11 major development were approved as car-free developments.	▲
	Net gain/loss of car parking spaces	There was a net loss of 28 parking spaces. All major developments approved within this monitoring period were car-free, excluding the provision of accessible and servicing spaces, blue badge and car club spaces. There were 39 blue badge car parking spaces approved.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	Permitted schemes included a net gain of approximately 2,916 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	Monitoring Information for 2020/21	Change
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	The Indices of Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas in England. They replace and update the Indices of Deprivation 2015. Tower Hamlets, Hackney, and Waltham Forest have seen large decreases in the proportion of their neighbourhoods that are highly deprived. In Tower Hamlets, there was a reduction of 22 percentage points between the proportion of LSOA's present in a local authority area which is ranked in the most deprived 10 percent nationally from the IMD2015 to the IMD2019. However, parts of Wick Ward in Hackney continue to fall within the 10% most deprived areas in England, and Hackney overall continues to be within the top 20 most income deprived local authorities in England and Tower Hamlets within the top 20 in terms of the Income deprivation affecting children.	▲
16- Improvements in health	Changes in health indicators for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the 2016 AMR.	—
	Changes in life expectancy for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Physically active children	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Personal well-being by Borough	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations	The energy statements confirmed that the seven out of eight applications for mayor development have followed the GLA's Energy Hierarchy and would achieve a minimum of 35% improvement in CO2 emissions over the Building Regulations Part L 2013 Target Emissions Rate. Two schemes did not meet the zero- carbon emissions target as set out within the Local Plan and would produce residual CO2 emissions. In accordance with the Local Plan and the LLDC Carbon Emissions SPD, this triggers a Carbon Offset payment which were secured through the s106 Agreement.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations	All eight applications approved for major development achieved a 40% or greater improvement on 2010 Building Regulations.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a minimum of BREEAM 'Very Good'	Within this monitoring period, all of the new major developments (8 – including mixed use development that will provide more than 500 sqm of non-residential uses) met their targets for sustainable design and construction. All of the permitted schemes, proposing an element of non-residential use, that would result in a net increase of 500 sqm or more non-residential floorspace included a BREEAM 'Very Good' rating within their overall sustainability assessment.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	All eleven applications approved for major development, including the schemes that received a resolution to grant planning permission, achieved 110 litres of water use per person	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Six approved permissions for major development within this monitoring period included landscaping measures involving the provision of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	Seven permissions for major development included green roofs and one included a green wall.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	Changes to CIL legislation that came into force on 1st September 2019, now requires local planning authorities to prepare an Infrastructure Funding Statement (IFS) that replaces the Regulation 62 report. Due to this change, going forward, developer contributions will be reported on annual basis within IFS instead within the AMR and Regulation 62 report. The Legacy Corporation's latest IFS for 2019/20 is available on the website.	—

APPENDIX 2- LIST OF RELEVANT APPLICATIONS

Application reference	Address	Date Approved
19/00030/REM	Neptune Wharf Phase 3	02-Apr-20
19/00473/REM	Chobham Farm Zone 3	03-Jun-20
19/00571/FUL	MU1	04-Jun-20
19/00583/FUL	Unit 3, 1 Dye House Lane	01-May-20
19/00185/FUL	Former Truman Brewery	27-Aug-20
19/00291/FUL	304-308, High Street	30-Jun-20
20/00003/PNCOU	Rear of Ground Floor Unit, 192 High Street	21-Aug-20
19/00392/REM	Plot MU2	08-Jul-20
18/00513/FUL	80 (The Old Baths) and 80A (The Depot)	03-Aug-20
19/00575/FUL	80Z Eastway	07-Apr-20
19/00274/FUL	Unit 14 To 15, Trafalgar Mews	01-Apr-20
20/00138/FUL	221 , High Street	24-Jul-20
20/00204/FUL	8, Endeavour Square	27-Aug-20
20/00050/FUL	Here East	15-Apr-20
20/00220/FUL	Unit 8.3, Victory Plaza, 1 Fortunes Walk, Stratford, London, E20 1JJ	21-Aug-20
19/00585/FUL	Unit NR6, Block 2A-A, Honour Lea Avenue, Chobham Manor, E20 1HH	09-Apr-20
20/00324/FUL	4, Cam Road, Fourth Floor, Blackrock Workspace Property	06-Nov-20
19/00592/FUL	PDZ8	10-Sep-20
19/00266/FUL	14-16, Abbey Lane	08-Oct-20
16/00271/OUT	Queen's Yard	22-Jan-21
20/00307/FUL	Vulcan Wharf, Cook's Road	Resolution to grant
19/00382/FUL	115-117 Wallis Road	Resolution to grant
19/00391/FUL	Stratford International Bus Layover	Resolution to grant
20/00335/FUL	429-431 Wick Lane	02-Sep-2020
20/00310/FUL	Poland House	Resolution to grant