

Planning Authority Monitoring Report

For period: 1st October 2013 to 30th September 2014



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1. Introduction

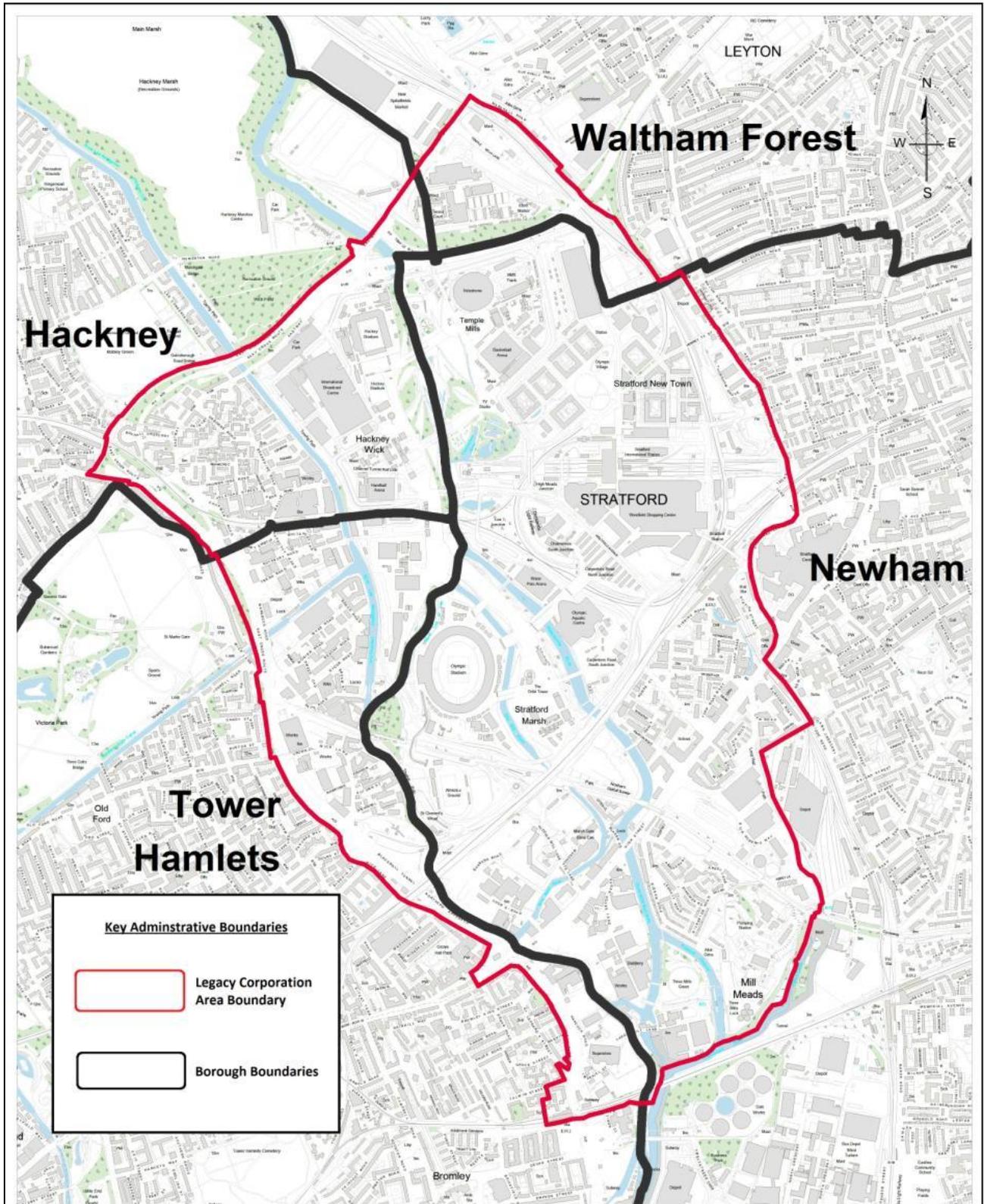
- 1.1 In 2012 the Mayor of London established the London Legacy Development Corporation. The purpose of the Legacy Corporation is: “To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”.
- 1.2 On 1st October 2012, the Legacy Corporation became the local planning authority for its area with responsibility for both planning decisions and the preparation of a Local Plan for its area. It is also able to and is preparing a Community Infrastructure Levy for its area.
- 1.3 The Planning and Compulsory Purchase Act (2004) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an “Authorities Monitoring Report” annually. This report must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area and, where a Local Plan has been adopted, include monitoring information for that plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/spent within that year.
- 1.4 This is the second annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. The Legacy Corporation is preparing a Local Plan and a Community Infrastructure Levy and this report sets out the progress to date for these. It also includes monitoring information in relation to S106 Legal Agreements and the associated financial contributions collected and allocated within the year.
- 1.5 Once the Local Plan is adopted and the Community Infrastructure Levy Charging Schedule is adopted and its CIL charges introduced, future reports will include monitoring information for receipt of CIL monies and its expenditure.
- 1.6 This report is for the period 1st October 2013 to 30th September 2014.
- 1.7 **Contacting the Planning Policy and Decisions Team:**

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Key Administrative Boundaries

- Legacy Corporation Area Boundary
- Borough Boundaries

General Map
Legacy Corporation Area and Borough Boundaries

Notes:

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Scale at page size:	Status:



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2. Progress towards adoption of the Local Plan

- 2.1 As a result of changes to the planning system, emphasis has been placed on the preparation of a single Local Plan rather than a number of individual Local Development Documents (LDD's), which will have Development Plan Document (DPD) status. The Legacy Corporation took on planning powers in October 2012 and is progressing the production of a single Local Plan for its area.
- 2.2 Whilst the Local Plan is under preparation, and for the period under review (1st October 2013 to 31st September 2014) the Development Plan for the area comprises of the following documents which are used to determine all planning applications within the area. It should be noted that any development plan documents adopted the boroughs after 30th September 2012 do not have effect within the Legacy Corporation Area.

Greater London Authority	<ul style="list-style-type: none"> Revised Early Modifications to the London Plan (2013) The London Plan (2011)
London Borough of Hackney	<ul style="list-style-type: none"> Core Strategy (2010) Hackney Wick Area Action Plan Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Newham	<ul style="list-style-type: none"> Core Strategy (2012) Joint Waste DPD (2012) Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Tower Hamlets	<ul style="list-style-type: none"> Core Strategy (2010) Fish Island Area Action Plan (2012) Saved Unitary Development Plan Policies (prior to 1st October 2012)
London Borough of Waltham Forest	<ul style="list-style-type: none"> Core Strategy (2012) Saved Unitary Development Plan Policies (prior to 1st October 2012)

The Legacy Corporation Local Plan

- 2.3 The Local Plan for the area needs to be prepared in accordance with strict government guidance, Acts and Regulations but also in general conformity with the overarching spatial strategy of the London Plan.
- 2.4 The Local Plan will include or be accompanied by the following:
- An outline of the key issues facing the area (often referred to as a 'spatial portrait').
 - A vision for how the area should look in 2031, with strategic supporting objectives.
 - The strategic direction of future growth in the area, including the identification of strategic sites which are key to the delivery of the vision, and a suite of place-

based policies which will describe how key locations will be expected to change over time.

- A set of issues-based policies which will be used in the determination of planning applications, covering issues such as design and affordable housing requirements.
- A delivery and monitoring strategy which will address implementation as well as the Legacy Corporation's approach to managing risks and contingencies.

2.5 The Local Plan can only be adopted once it has been through a number of key processes. The Figure 1 below shows the key milestones in the preparation of the Local Plan, showing the requirements of the Town and Country Planning (Local Planning) (England) Regulations, 2012, known as 'the Regulations'. It shows that the Local Plan is expected to be adopted and in place by May 2015. Following adoption the Local Plan will replace the various DPDs and any remaining saved UDP policies of the four Growth Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest. At this point the Development Plan for the area will comprise the London Plan (and any amendments or alterations made to this) and the Legacy Corporation Local Plan with any associated London Plan Supplementary Planning Guidance or Local Planning Supplementary Planning Documents.

Progress to date

2.6 The Legacy Corporation has been preparing its Local Plan since it received its plan making powers in October 2012. Between **25th November 2012 and 31st January 2013** consultation took place for 6 weeks on the key matters and considerations for the Local Plan. Consultation on the Sustainability Appraisal Scoping Report took place between February 2013 and 4th March 2013.

2.7 Subsequently, an early and non-statutory draft of the Local Plan, titled the 'Draft Local Plan Consultation Document', was prepared and consultation carried out on this between **4th December 2013 and 7th February 2014**. A number of community and other consultation meetings were held alongside a formal opportunity to provide written comment on the document within the consultation period.

2.8 Once the consultation had closed a full review of the 'Local Plan Consultation Document' was undertaken. This took into account the presentation and style of the Local Plan in addition to the initial draft of its policy content in developing the Regulation 19 'Publication' version of the Plan, resulting in a significant level of change to the approach taken to many policies and the style and form of the document. This 'publication' version of the Local Plan represents what is considered by the Local Planning Authority to be a 'sound' plan. In addition to a range of evidence base reports and background papers, the Publication version of the Plan is also supported by a comprehensive consultation report summarising all representations made in response to the consultation on the 'Local Plan Consultation Document', summarising each representation and providing commentary on how the matter raised has been taken into account in drafting the latest version of the Plan. It also identified where the relevant policies and other elements of the Plan now sit within its new structure.

- 2.9 The formal public consultation required by Regulation 19 of the Local Plan Regulations (2012) was undertaken between 18th August and 6th October 2014. This consultation provides the opportunity for interested parties to comment on whether they consider that the Plan meets the requirements set out in the National Planning Policy Framework (2012), that it:
- Is Legally Compliant
 - Meets the test of soundness, and
 - Meets the requirements of the Duty to Cooperate
- 2.10 The Local Plan was submitted to the Secretary of State for the purpose of its Examination on 21st November 2014. The Planning Inspectorate has appointed an Inspector to hold the Examination with public hearings scheduled to begin in March 2015. Dependent on the outcome of the Examination, the Local Plan remains on course to be adopted in the late Spring/Summer of 2015.
- 2.11 All information relating to the Local Plan and the Local Plan Examination can be found on the Local Plan pages of the Legacy Corporation's Queen Elizabeth Olympic Park website [Local Plan pages](#).

Figure 1. Local Plan Milestones



3. Progress towards adoption of the Community Infrastructure Levy

- 3.1 The Legacy Corporation Community Infrastructure Levy is being prepared in accordance with the provisions of the Community Infrastructure Levy Regulations 2010 (as amended). The required stages of preparation of the CIL Charging Schedule are set out at Figure 2.1 below.
- 3.2 Preparation work has included the preparation of an Infrastructure Study and an area wide viability study as the required elements of evidence base. Consultation on the CIL Preliminary Draft Charging Schedule took place between 15th July and 9th September 2013.
- 3.3 Consultation on the CIL Draft Charging Schedule took place between 27th May and 8th July 2014. The Draft Charging Schedule was then submitted for Examination on 6th August 2014 and a Programme Officer and Examiner subsequently appointed.
- 3.4 One day of public hearings had been scheduled to take place on 22nd October 2014. However, all parties who requested to be heard at the hearing sessions confirmed in advance that they no longer wished to speak and as a result the Examiner cancelled the hearings and conducted the Examination based on the representations received and the documents submitted for the Examination. The Examiners Report has been received recommending that the CIL be approved. It is therefore planned, subject to receiving Board approval, that charging will commence from 1st April 2015. Subsequent Authorities Monitoring Reports will include information on the amounts of CIL monies received and spent within the previous monitoring year.
- 3.5 Information relating to the Community Infrastructure Levy and the CIL Charging Schedule can be found on the following pages of the Legacy Corporation's Queen Elizabeth Olympic Park website [CIL page](#).

4. Duty to Cooperate

- 4.1 The Localism Act 2011 places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation relating to strategic cross boundary matters. The Legacy Corporation Local Plan, as with those of London Borough Council's, exist within a strategic development plan framework that is expressed by the Mayor of London within his London Plan. This sets out planning policy with respect to strategic and, within London, cross boundary matters. The Legacy corporation area is also part of the four borough areas each of which has currently adopted planning policy that applies in full or part to its area (see paragraph 2.2). The Legacy Corporation emerging Local Plan is being built upon this existing framework, through a process of review and updating, which will help set it within this wider strategic context.
- 4.2 The Legacy Corporations decisions making processes for both development management and policy matters reflect a formal process of cooperation. Five of the eleven Planning Decisions Committee members are elected councillors from the four boroughs, who meet to make decisions on non-delegated planning applications and also provide comment to the Board in respect of planning policy matters prior to their consideration by the Legacy Corporation Board. The elected Leader of London Borough of Waltham Forest and elected mayors of the other three boroughs are members of the LLDC Board. The Board make decisions on planning policy matters.
- 4.3 The Legacy Corporation works with each of the four boroughs both informally and through an on—going programme of coordination meetings that are formalised through a Memorandum of Understanding that addressed practical coordination matters and areas of cooperation. These include:
- **Planning Coordination Group:** meets every month to facilitate coordination of the local planning authority function as a whole with relevant authorities and provide updates on current and emerging planning matters within the Legacy Corporation area. The meetings are attended by senior planning officers from the four boroughs, the Greater London Authority and the Lea Valley Regional Park Authority. Individual 'catch-up' meetings with senior borough officers also occur on a regular basis.
 - **Planning Policy Forum:** meets at least every six weeks; its purpose is to facilitate discussion and cooperation in respect of development of the Legacy Corporation Local Plan its CIL Charging Schedule and other relevant planning policy matters and to allow discussion and update in respect of the borough Local Plans and other planning policy matters. The meetings are attended by officers from the four boroughs, the Greater London Authority (including Transport for London) and the Lea Valley Regional Park Authority.
- 4.4 The Duty to Cooperate has a significant influence on the approach taken in preparation of the Local Plan. A Duty to Cooperate Background Paper (August

2014) has been published that describes detailed areas of cooperation that are reflected in the emerging Plan and sets out the additional specific meetings and consultations that have taken place to facilitate this and provide all relevant bodies that are defined in the Town and Country Planning (Local Planning) (England) Regulations 2012. This also underlines the importance of cooperation on matters relating to infrastructure and infrastructure delivery, with a consultation being undertaken with relevant stakeholders as part of the 2014 review of the Infrastructure List within the Infrastructure Delivery Plan and an Infrastructure liaison group being set up to facilitate on-going coordination in relation to infrastructure.

- 4.5 The main areas identified as relevant to the Duty to Cooperate through development of the Local Plan are: housing, economic growth, infrastructure planning and delivery, waste and provision for Gypsies and Travellers. The Duty to Cooperate Background Paper can be found on the Local Plan web page at [Duty to Cooperate Background Paper](#).

5. Local Plan key performance indicators

5.1 As the Local Plan has yet to be adopted, this section outlines how performance will be measured and captured within future AMRs.

The Key Performance Indicators (KPI's) within Section 14 of the Local Plan can be broadly split into three main categories:

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

5.2 In combination with the KPIs below, progression towards convergence can be measured by comparing the data available at a given point in time and the baseline position prior to the adoption of the Local Plan. Some of this information relies on national or regional data sources, which may not be available or updateable on an annual basis. However, future AMRs may include proxy data, when and where available, to supplement national or regional data sources. Baseline information currently demonstrates that the Growth boroughs are both economically and socially deprived, however there is reasonable confidence that the investment and regeneration being pursued by the Legacy Corporation, the Growth Boroughs and their wider stakeholders will improve this situation and help to achieve 'convergence'.

KPI	Criteria	Baseline information
1- Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	At present, 8.9% of London's population is unemployed. As at 2012, 11.7% of the population of the four Growth boroughs were unemployed.
2- Creation of retail centres	Vacancy rates within the identified centres compared to the London average.	2014 vacancy rate within London at 8.1%. Within Stratford Town Centre boundary (within LLDC area) the vacancy is 8.0% ¹ .
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within Wards that fall within the Legacy Corporation area.	As at 2010, the borough of Hackney was the second most deprived Borough, followed by Newham and Tower Hamlets ranked third and seventh and Waltham Forest fifteenth
6-Improvements in health	Changes in health indicators for residents within Wards that fall within the Legacy Corporation area.	As at 2010, five out of the six wards within the area have higher than London averages of health limiting activities and all six have higher rates of very bad health

¹ It is understood that the current retail vacancy rate has been amplified by works to install a canopy over the area known as The Street. As a result interested parties may not be able to take up units at present. Hence, it is anticipated that the vacancy level is likely to be lower in future monitoring years.

5.3 Below is a list of the specific KPIs that are likely to be relevant to the majority of planning applications within the Legacy Corporation area, and which also link directly to the policy requirements of the Local Plan. Reporting on these will form the main body of future monitoring reports.

KPI 1- Growth in economic activity	Net gain/loss in employment floorspace (B Use Class); Number of jobs/local jobs/opportunities within employment training initiatives created.
KPI2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1–5, C1 and D2 Use Classes) within the identified centres
KPI3- Supply of housing	Number of homes permitted per annum Number of 'affordable' homes permitted per annum Number of homes completed per annum Number of 'affordable' homes completed per annum Average number of bedrooms per unit Number of one-, two- and three-bedroom plus units permitted per annum (% of total) Amount of accommodation provided for students, older persons and gypsies and travellers).
KPI5- Protecting heritage assets and improving design quality	Number of applications approved for development schemes (proposing residential use) that meet the 'Baseline' Quality and Design Standards outlined within Annex 1 of the Mayor's Housing SPG, or superseding guidance. Number of applications approved for development schemes (proposing residential use) that meet the Legacy Corporation's Inclusive Design Standards Number of applications approved for development schemes that meet 'Site layout planning for daylight and sunlight' (BRE, 2011) or superseding guidance
KPI12- Car Parking	Net gain/loss of car parking spaces
KPI13- Cycle Parking	Net gain/loss of cycle parking spaces.
KPI4- Provision and Protection of community facilities	Net gain/loss in community floorspace (D1 Use Class) On-site community infrastructure secured through S106 Agreement as part of large-scale development

5.4 The following KPIs will only be triggered when specific measures are included within applications, if a development is above a certain size threshold, or where an application affects a specific designation or asset. The AMR will set out the number of applications where these monitoring indicators are triggered and demonstrate the impacts of each.

KPI5- Protecting heritage assets and improving design quality	No loss of heritage assets
KPI6- Retaining open space	No net loss of designated open space
KPI7- Protecting biodiversity and habitat	No net loss of SINCS No net loss of trees Number of applications approved for development schemes including urban greening initiatives
KPI8- 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
KPI9- Managing transport impacts	Number of Travel Plans entered into through condition or S106 Agreement. Travel Plan reviews to monitor: trip generation rates, mode share and change in mode share over time, the effectiveness of the Travel Plan measures and the effectiveness of delivery and servicing strategies
KPI10- Reducing car use	Number of car club spaces approved
KPI11- Delivering electric charging infrastructure	Number of electric-charging points approved
KPI12- Car parking provision	Number of applications approved for car-free or car-capped developments Infrastructure provided on site as part of development – e.g. new junctions, new cycle paths, new footpaths
KPI17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 35% or greater improvement on 2013 Building Regulations Target Emission Rate, or from 2016 onwards achieve a Zero Carbon target (including any permitted allowable solutions). Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2013 Building Regulations TER, meet building regulations requirements from 2016 to 2019, or from 2019 onwards achieve a Zero Carbon target (including any permitted allowable solutions) Number of applications approved for major development schemes (proposing non-residential use) achieving a minimum of BREEAM 2011 'Very Good', while achieving a maximum score for water use (or an equivalent in any future nationally recognised assessment scheme)
KPI18- Water efficiency	Number of applications approved for major development schemes designed to achieve 105 litres of water use per person per day or less
KPI19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of additional trees
KPI20- Planning obligations	Financial and non-financial obligations secured through S106 Agreement

- 5.5 In combination the monitoring measures above will enable the Legacy Corporation to determine the success of the Local Plan. A review of the Local Plan as a whole or of specific policies, is likely to be triggered where monitoring shows, over a period of time, that those policies, or key elements of the Plan such as delivery against housing targets, would not be met to a significant or on-going extent.

6. Development monitoring

6.1 The table below outlines the number of dwellings approved by way of Decision Notice within the Legacy Corporation Area between October 1st 2013 and September 30th 2014:

SCHEME	UNITS
Stratford Central (13/00322/FUL)	181
Neptune Wharf (12/00210/OUT)	522
Monier Road (13/00204/FUM)	71
Chobham Farm (12/00146/FUM)	1036
Chobham Manor Phase 1 (13/00504/REM)	259
The International Quarter (13/00409/REM - Plots S7 and S8)	333
Plot N08, East Village (14/00034/REM)	481
Plot N05, East Village (14/00066/REM)	48
Plot N06, East Village (14/00185/REM)	422
Plot N16, East Village (14/00056/REM)	188
Plots N18/19, East Village (14/00141/REM)	710
206 – 214 High Street (13/00404/FUM)	431 Student Bed Spaces
72 High Street (14/00116/FUL)	8
Trafalgar Mews (14/00131/FUL)	1
Abbey Lane (13/00397/FUL)	5
4 Roach Road (13/00005/FUL)	8
417 Wick Lane (13/00605/PNCOU)	6
TOTAL	4710

6.2 In total over 20,000 residential units are consented (through either Full or Outline approvals) within the Legacy Corporation's boundary. As of October 2014, there were over 4,000 units under construction with the Legacy Corporation Area.

Legacy Communities Scheme:

- 6.3 This includes 259 units as part of the Legacy Communities Scheme (Chobham Manor Phase 1). Phase 1 of Chobham Manor provides 79 affordable homes, with the other phases providing around 159 additional affordable homes. In total 28% of units within Chobham Manor will to be provided as affordable housing, with 8.5% provided as social rented accommodation, 8.5% as affordable rented accommodation and 11% as intermediate accommodation.
- 6.4 Approximately 1530 units will be delivered in total across East Wick (880 units) and Sweetwater (650 units), with 30% of units (459 homes) within East Wick and Sweetwater being affordable. On August 11th 2014 an application was approved to vary the phasing of the original Legacy Communities Scheme outline planning permission. This means that homes within East Wick and Sweetwater will now be delivered ten years earlier than expected in order to meet local and regional housing needs, and will be fully occupied by 2021.
- 6.5 Overall the Legacy Communities Scheme LCS will deliver around 6729 units; 31% (2086 homes) will be affordable.

Stratford City:

- 6.6 The level of affordable housing provided within East Village and the International Quarter is in line with the approved Stratford City Housing Strategy (2014), which is to provide 29% affordable housing (14% social rent and 15% intermediate) across the scheme overall. The majority of the affordable homes within Stratford City have already been delivered through the transformation of East Village. In total, 1,379 affordable homes became available at East Village between April 2013 and February 2014. This consisted of:
- 675 social rented homes (all let at target rents)
 - 356 intermediate market rented homes (let at 80% of the market rent)
 - 269 shared ownership homes
 - 79 shared equity homes.
- 6.7 All of the affordable homes are owned by Triathlon Homes (a consortium between social housing providers East Thames Group and Southern Housing and developer First Base). The intermediate products are let or sold via the Mayor's FIRST STEPS programme. All of the 48 homes that will be delivered through the development of East Village Plot N05 will be affordable; all of which are proposed to be made available for social rent.

Other Schemes:

- 6.8 In light of the provision of a three-form entry primary school, the level of affordable housing attained as part of the Neptune Wharf scheme (11 affordable homes) represented the maximum achievable based on the viability position of the proposal at the time of consent (November 2013). Peabody has since acquired the site, and is likely to provide an increased level of affordable housing alongside the school.

- 6.9 Chobham Farm was a hybrid planning application, which meant only 173 residential units were approved in full (including 37 affordable homes). Of the remaining 863 units given outline approval, a minimum of 129 affordable homes must be provided (assuming no grant funding), subject to a commitment to use reasonable endeavours to secure grant funding and to increase the affordable provision if sales values are higher than assumed up to 339 units overall.
- 6.10 Monier Road and Telford Tower will provide 39 affordable homes in total, with the latter also providing £2,337,666 towards affordable housing provision in Newham. Abbey Lane is wholly affordable, and will provide five, 3 bedroom, family homes.
- 6.11 There were a number of additional planning approvals granted between October 1st 2013 and September 30th 2014 that this Monitoring Report does not include. These are approvals granted subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990. Upon completion of a Section 106 Agreement, Decision Notices are issued, and approvals can be recorded as formal consents.
- 6.12 More notably planning permission has been granted for the upgrade of Hackney Wick Station and the creation of Here East during the last twelve months. The Hackney Wick Station upgrade proposals include the relocation of the station entrance and ticket hall facilities to street level, new lifts and stairs, a new pedestrian route through the embankment to allow north – south access for both station and non-station users, and public realm improvements on land adjacent to the station. Here East is a new digital campus that will transform the former Press and Broadcast Centres into a new digital quarter for east London that combines business, technology, media, education and data. Tenants including Loughborough University, Hackney Community College and Infinity SDC will be based there from 2015 onwards, providing more than 7,500 jobs on site and in the local community. In addition to their residential components, Neptune Wharf, Monier Road, and Chobham Farm will also collectively provide over 18,000 sq m of non-residential floorspace.

London Development Database:

- 6.13 The London Development Database (LDD) is the key data source for monitoring planning approvals and completions in London. Permissions are entered by each of the local planning authorities.
- 6.14 The LDD contains information on all Full or Outline planning permissions granted in London that propose:
- Any new build residential units or any loss or gain of residential units through change of use or conversion of existing dwellings
 - Seven or more new bedrooms for hotels, hostels, student housing or residential homes

- 1,000m² or more of floor space changing from one use class to another or created through new build or extension in all other non-residential use classes (A1-A5, B1-B8, C2, D1, D2, SG)
- Loss, gain or change of use of open space

6.15 The Database monitors each planning permission from approval through to completion or expiry.

6.16 Upon becoming the Local Planning Authority for its area, 49 permissions were recorded on the London Development Database for land falling within the London Legacy Development Corporation's boundary. The current status of each of those permissions has been investigated by the LLDC, and of the original 49 permissions, 28 are now complete, 7 have lapsed, and a further 7 are being implemented. The Legacy Corporation will continue to record permissions on the LDD that meet the criteria outlined above.

7. Development schemes with s106 legal agreements

7.1 Between 1st October 2013 and 30th September 2014 the following schemes were granted planning permission with a section 106 agreement.

Application number	Application type	Decision date	Location	Full development description	Committee date
14/00035/AOD	Approval of details (conditions)	11/08/2014	Land Within PDZ 4 (Sweetwater/Fish Island East) & PDZ 5 (East Wick/Hackney Wick), Queen Elizabeth Olympic Park, London Bound By The Eastway To The North, The Lee Navigation To The West, Old Ford Cottage To The South And Parkland To The East	Application for Approval of Details pursuant to Conditions LCS0.49 (Outline Site Wide Phasing Plan) of outline planning permission 11/90621/OUTODA.	22/04/2014
14/00036/VAR	Variation of conditions (Section 73 applications)	11/08/2014	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At Bridgewater Road And Land At Rick Roberts Way.	The comprehensive, phased, mixed use development within the Queen Elizabeth Olympic Park, as set out in the Revised Development Specification and Framework (document LCS-GLB-APP-DSF-0045 dated February 2014). The development comprises up to 641,817 sq m of residential (C3) uses, including up to 4,000 sq m of Sheltered Accommodation (C3); up to 14,500 sq m of hotel (C1) accommodation; up to 30,369 sq m (B1a) and up to 15,770 sq m (B1b/B1c) business and employment uses; up to 25,987 sq m (A1-A5) shopping, food and drink and financial and professional services; up to 3,606 sq m (D2) leisure space and up to 31,451sq m (D1) community, health, cultural, assembly and educational facilities, including two primary schools and one secondary school;	22/04/2014

				<p>new streets and other means of access and circulation, construction of open and covered car parking; landscaping including laying out of open space with provision for natural habitats and play space; new and replacement bridge crossings, re-profiling of site levels, demolition and breaking out of roads and hardstanding, utilities diversions and connections; and other supporting infrastructure works and facilities as permitted by permission reference 11/90621/OUTODA and subject to the conditions set out in that permission but without complying with the following conditions:</p> <p>Condition LCS0.290 – To be removed Notwithstanding the details in the Parameter Plans for SPDZ 5B and the design code for PDZ 5, the building line of the ground and upper floors along the eastern edge of SPDZ 5B shall be set back by not less than 15 metres from that shown on the drawings submitted. Reason: To ensure that the loss of parkland in PDZ 5 is minimised.</p> <p>Condition LCS0.41 – To be removed Notwithstanding the Approved Plans for PDZ5 and the Revised Development Specification and Framework, no Development shall be Commenced until the Approved Plans for PDZ5 and the Revised Development Specification and Framework have been amended to reflect Condition LCS0.290 and approved by the Local Planning Authority. Reason: To ensure that the Approved Plans and Revised Development Specification and Framework are amended to reflect Condition LCS0.290.</p>
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				<p>Condition LCS0.39 – To be removed Notwithstanding the Planning Delivery Zone Design Codes submitted for PDZ5 as part of the Application, no character area Design Guide for PDZ5 or the ZMP for PDZ5 shall be submitted to the Local Planning Authority for approval until the Local Planning Authority has approved the revised Planning Delivery Zone Design Codes for PDZ5. Reason: To ensure that the Planning Delivery Zone Design Guides for PDZ5 are amended as a result of the setback required pursuant to Condition LCS0.290 and to accord with in accordance with London Plan policy 7.1; London Borough of Hackney Core Strategy policy 24; London Borough of Tower Hamlets Core Strategy policies SO1, SO2, SO22 and SO23 and London Borough of Newham Core Strategy policies SP3 and SP4.</p>	
14/00170/106	Section 106 Details	31/07/2014	Unite Student Housing, Plot S25, Zone 1, Stratford City	<p>Application under Section 106A to modify a legal agreement and amend Schedule 1, Part 1, clause 4 (use of student accommodation) of the S106 associated with planning permission ref: 11/90618/FUMODA dated 29/03/2012 (as modified by consent for non-material amendment (12/00175/NMA) and subsequent planning permission ref: 12/00224/FUL dated 12/07/2013) to allow the grant of an Assured Shorthold Tenancy to an individual student of an individual unit forming part of the Student Accommodation.</p>	
13/00404/FUM	Full Major Application	29/07/2014	206-214 High Street, Stratford, London, E15 2JA	<p>Redevelopment of the site to provide a 26 storey tower comprising student accommodation (sui-generis), together with ground floor cafe (Class A3) and artist studios (Class B1) over ground, first and second floor and associated public realm, servicing and access</p>	25/02/2014

13/00444/FUL	Full planning application	18/06/2014	Eton Manor	Full planning application for the creation of informal new meadow open space as well as the creation of a gateway pedestrian entrance to Eton Manor (development to replace previously approved allotments at Eton Manor).	25/03/2014
14/00043/VAR	Variation of conditions (Section 73 applications)	01/05/2014	80-92 High Street, Stratford	Application for minor material amendments under s73 of TCPA to vary condition 2 'Drawing numbers' of planning permission 06/90011/FUMODA (dated 30-10-2006) for: omission of winter gardens and inclusion of open balconies; facade external materials changed; realignment of facade; apartment areas increased in line with LHDG minimums (no increase in overall internal gross area); west end of building shortened and overhang reduced; canopy over 6th floor omitted; shape of tower revised; and other external design changes	
13/00322/FUL	Full planning application	24/04/2014	Land On The Northern Side Of Great Eastern Road, Zone 1, Stratford City, London	Application for full planning permission for the erection of a building of up to 33 storeys to provide 181 residential units in a mix of 1, 2 and 3 bedroom dwellings with ancillary gym at mezzanine floor level; integral Blue Badge car parking spaces and cycle parking spaces; refuse facilities and plant rooms together with formation of a new access road from Great Eastern Road; removal of 7 trees and provision of hard and soft landscaping and works to the adjacent public realm.	28/01/2014
12/00210/OUT	Outline planning application with some / all matters reserved	27/03/2014	'Neptune Wharf' Site Comprising Land Bounded: To The North By Hertford Union Canal; To The East By Roach Road, Roach Point Footbridge, Omega Wharf; To The South By Wyke Road, Remus Road, Monier Road; And To The	For Full Description please refer to the Development Specification (October 2013). Summary Description - 'Outline planning application for comprehensive mixed use redevelopment of the site known as 'Neptune Wharf', as set out in the Development Specification (October 2013), in up to 4 phases / zones containing up to 18 buildings to provide for a mix of land uses: Phases/Zones	

			West By Wansbeck Road	<p>1 and 2 comprising: Application for outline permission (all matters reserved) for 1 No. Building (Block A); and Application for outline permission (landscaping reserved) for 13 No. Buildings (Blocks B-N) including: Residential floorspace (Use Class C3) comprising 422 dwellings (37,440sqm GIA); Non-residential floorspace (Use Classes A, B and D) comprising 3,348sqm GIA; Phases/Zones 3 and 4 Application for outline planning permission (with all matters reserved except access) to provide 4 Buildings (Blocks O, P, Q and R) including development comprising: Residential floorspace (Use Class C3) providing up to 7,691sqm GIA or up to 100 dwellings; Non-residential floorspace (Use Classes A, B and D1) providing up to 6,255sqm to include: Local retail, service, and food and drink uses (Use Classes A1-A4); Business premises (Use Classes B1); and 3 Form Entry Primary School (Use Class D1). All Phases: Associated external play areas; Provision of new site access points for pedestrians and vehicles with new internal access routes/streets and means of access and circulation; highway surface improvements and associated surface and undercroft parking for cars and cycles; Provision of new open spaces, including private amenity, communal amenity and public realm areas and associated landscaping works; Associated site works including excavation and re-grading of site levels including utility diversions, upgrades and new connections and other supporting infrastructure and engineering works. This planning application is accompanied by an Environmental Statement.</p>	
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13/00534/FUM	Full Major Application	20/03/2014	Site Comprising The International Broadcast Centre (IBC), Main Media Conference Room (MMCR), Multi Storey Car Park (MSCP) And Adjoining Land Within The North Western Part Of PDZ 5: South Of Eastway And West Of Waterden Road In LB Hackney	Modification and changes of use to the International Broadcast Centre (IBC) (including retention of the Gantry on Waterden Road) to provide flexible business/studio floorspace (Class B1), data centre (Class B8), education space (Class D1); creation of new floorspace in the Gantry for flexible uses (Classes B1/A1, A3, A4, A5); creation of mezzanines (Classes B1 and B8); retention of the Main Media Conference Room (MMCR) to provide a conference space (Class D2); retention of bridge structures; external alterations to the buildings; use of up to 307 spaces in the Multi Storey Car Park (MSCP) to serve the IBC and MMCR; cycle parking; landscape and public realm; use of central open space, including events; pedestrian and vehicular access; servicing; minor highway works within the application boundary; installation of plant and equipment; and associated works. Application for Full permission	25/02/2014
13/00535/AOD	Approval of details (conditions)	20/03/2014	Main Press Centre (MPC) Within The North Western Part Of Planning Delivery Zone 5 East Of River Lee Navigation In The London Borough Of Hackney.	Submission of details pursuant to condition LTD.8 of planning permission 07/90010/OUMODA to confirm use of the MPC for business floorspace (Class B1). Application for Approval of Details	25/02/2014
13/00536/COU	Change of use applications	20/03/2014	Main Press Centre (MPC) Within The North Western Part Of Planning Delivery Zone 5 East Of River Lee Navigation In The London Borough Of Hackney.	Modification of the Main Press Centre comprising: external alterations to the building; introduction of retail canopies; changes of use of parts of the building from use classes B1(a), B1(b), B1(c), B2 or B8 to conference space (Class D2) and for retail uses (Class A1, A3, A4, A5); servicing, pedestrian and vehicular access; and associated works. Application for Full permission	25/02/2014

13/00537/FUL	Full planning application	20/03/2014	Main Press Centre (MPC) And Multi Storey Car Park (MSCP) Within The North Western Part Of Planning Delivery Zone 5 East Of River Lee Navigation In The London Borough Of Hackney.	Use of up to 182 car spaces in the MSCP for use in connection with business use of the Main Press Centre. Application for Full permission	25/02/2014
12/00146/FUM	Full Major Application	27/02/2014	Site Known As Chobham Farm Comprising Land Bounded To The East By Leyton Road, To The West By Lea Valley Railway Line, To The South By Channel Tunnel Rail Link Box And To The North By Temple Mills Lane.	<p>Zone 1 (first detailed phase) land bounded by Leyton Road and Henrietta Street and including Wheelers Public House.</p> <p>Application for full planning permission for mixed use development: six buildings between three and ten storeys providing 173 residential units (Use Class C3) and 1,161 sq m of commercial floorspace (Use Class A1-A3, B1, D1 and D2) plus car and cycle parking and temporary vehicle access and including all related ancillary facilities (storage, management facilities and plant), access, open space and landscaping, infrastructure and engineering works.</p> <p>Zones 2-5:</p> <p>Application for outline permission (all matters reserved) for mixed use development providing up to 863 residential units (equating to up to 112,800 sq m of residential floorspace) (Use Class C3) and up to 6900 sq m of commercial floorspace (Use Class A1-A3, B1, D1, D2) with open space and landscaping, ancillary facilities, related infrastructure and engineering works and vehicle access from Alma Street, Leyton Road and Henrietta Street.</p>	23/07/2013

13/00401/FUL	Full planning application	29/01/2014	1st Floor And Roof Level Above Existing Restaurant At Chestnut Plaza, Stratford City, Zone 1, Westfield Shopping Centre, Stratford, E20 1GL	Full application for the creation of single storey building at 'Level 2' (27.7m AOD) to be situated above existing retail and restaurant units at Chestnut Plaza, Stratford City Zone 1, to provide 1,911sqm of leisure floorspace (Use Class D2), 720sqm of which is to be implemented pursuant to existing planning permission (10/90540/FULODA) (On Level 1). Level 2 to be accessed and operated in conjunction with existing lobby entrance at ground floor (14.5m AOD) as well as Level 1 (19.9m AOD) pursuant to planning permission (10/90540/FULODA). (All floorspace to be implemented by a single operator).	
13/00275/VAR	Variation of conditions (Section 73 applications)	17/10/2013	Cherry Park/Angel Lane,Zone 1,Stratford City,Stratford,London	<p>Application under s73 of the Town and Country Planning Act 1990 (as amended) relating to an outline application (with access, appearance, landscaping, layout and scale reserved) for 99,870sqm of residential floorspace (approximately 1,224 dwelling units) to be located within the areas know as Cherry Park and Angel Lane; 3,158sqm of (B1) business space within Cherry Park (Development Block 7); 6,311sqm of (C1) hotel floorspace within Cherry Park (Development Block 6); and 865sqm of (D2) leisure floorspace within the building Plot M8 (Development Block 1) (10/90061/OUTODA).</p> <p>Application under section 73 to vary the parameter plans fixed pursuant to condition D2, and to amend conditions T1 and U1 of outline planning permission 10/900061/OUTODA to redistribute residential floorspace from Angel Lane to Cherry Park; increase housing density; and revise residential maximum parking standards.</p>	24/09/2013

7.2 Between 1st October 2013 and 30th September 2014 the following schemes were granted planning permission subject to completion of a section 106 agreement, but were either completed after 1 October 2014 or have not yet been completed.

Application number	Application type	Decision date	Location	Full development description	Committee date
14/00063/FUL	Full planning application	14/11/2014	1 William Guy Gardens, Bromley-by-Bow, E3 3LE	Demolition of 17 affordable residential units for older persons and redevelopment to provide 45 residential units within a part 6 and part 7 storey building with associated highway and landscaping works.	22/07/2014
14/00074/FUL	Full planning application	15/10/2014	The Street, Westfield Shopping Mall, Zone 1, Stratford City	Construction of a glazed roof canopy over 'The Street' (the 24 hour external pedestrian route between Stratford Regional Station/Town Centre Link Bridge and Westfield Avenue).	24/06/2014

7.3 The Legacy Corporation inherited a number of planning obligations from its predecessor organisations, the Olympic Delivery Authority (ODA) and the London Thames Gateway Development Corporation (LTGDC). The most significant of these is the 'Legacy Communities Scheme' planning permission, which permits development of the development platform areas within the Queen Elizabeth Olympic Park and some other adjacent locations that were utilised for delivery of the 2012 Games. A Zonal masterplan has been approved for PDZ6 (Chobham Manor). Reserved matters approval has been given for Phases 1 and 2. Zonal masterplan submissions for PDZ4 and PDZ5 are expected in summer 2015. Approval of details and variations to conditions that were agreed in the year are shown in the table above (s106 agreements dated 11/08/2014).

7.4 The Stratford City planning permission, originally granted in 2005 and varied by the ODA in 2007 continues to be built out. Most of the infrastructure secured through the obligations within this s106 agreement have now been provided.

7.5 Other significant sites with section 106 agreements inherited from LTGDC are at Sugar House Lane and Bromley by Bow North. The Sugar House Lane scheme is likely to be implemented in the near future and the first phase of the Bromley by Bow north scheme has recently been implemented.

App No.	Site	Proposal	Valid Date	Decision	Decision Issued
PA/11/02423 /LBTH	Hancock Road, Three Mills Lane, Bromley By Bow, London, E3	Hybrid planning application for mixed use development comprising 741 residential units (C3 Use Class), flexible office space (B1 Use Class) car dealership (Sui Generis), and a bar/restaurant (A3/A4 use class), associated infrastructure including new access/egress, basement level parking, public open space, landscaping and upgrade works to existing towpath adjacent to River Lea.	12 Sept 2011	12 July 2012	27 Sept 2012
12/00336/LT GOUT/LBNM	Land to the South of High Street, Stratford. East of the River Lee Navigation Channel	Hybrid planning application for comprehensive mixed use development comprising: Outline element: All matters reserved except access; demolition of buildings where stated; 1192 residential units (C3) of which 10% of properties wheelchair accessible; 12,593sqm flexible uses including retail (A1), financial and professional services (A2), restaurants, cafes and bars (A3/4), offices and workshops (B1), non-residential institution (D1) and assembly and leisure (D2); 33,950sqm offices and works shops (B1); 350 bed hotel (C1); pedestrian bridge across Three Mills River; a riverside park; car, motorcycle and bicycle parking; servicing and ancillary works. Detailed elements: Demolition of existing buildings where stated; 8 residential units (C3) within Sugar House only; 300sqm financial and professional services (A2); 500sqm public house/bar (A4); 2,620sqm office and workshops/non-residential institution (B1/D1); 8,170sqm offices (B1); public square; access including limited emergency services access along Three Mills Wall River and east-west along Sugar House Lane; 28 parking spaces; hard and soft landscaping.	28 February 2012	12 July 2012	27 September 2012
11/90621/OU TODA	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At Bridgewater Road And Land At Rick Roberts Way.	Comprehensive, phased, mixed use development within the future Queen Elizabeth Olympic Park, as set out in the Revised Development Specification & Framework (LCS-GLB-APP-DSF-002). The development comprises up to 641,817 sqm of residential (C3) uses, including up to 4,000 sqm of Sheltered Accommodation (C3); up to 14,500sqm of hotel (C1) accommodation; up to 30,369 sqm (B1a) and up to 15,770 sqm (B1b/B1c) business and employment uses; up to 25,987 sqm (A1-A5) shopping, food and drink and financial and professional services; up to 3,606 sqm (D2) leisure space and up to 31,451sqm (D1) community, health, cultural,	05 October 2011	26 June 2012	28 September 2012

App No.	Site	Proposal	Valid Date	Decision	Decision Issued
		assembly and education facilities, including two primary schools and one secondary school; new streets and other means of access and circulation, construction of open and covered car parking; landscaping including laying out of open space with provision for natural habitats and play space; new and replacement bridge crossings, re-profiling of site levels, demolition and breaking out of roads and hardstanding, utilities diversions and connections; and other supporting infrastructure works and facilities.			
07/90023/VA RODA	Stratford City Development, Stratford Rail Lands, London, E15 2NQ	The approval of the Stratford City development but with variations to Conditions T4 (Street block size), K2(g) (no visible plumes from CCHP), and P11 (no visible plumes from all plant equipment) of consent ref. P/03/0607 and the consent to be granted pursuant to application ref. 06/90017/VARODA.	15 March 2007	13 November 2007	13 November 2007

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8. Use of section 106 funding

- 8.1 On taking its planning powers the Legacy Corporation became the successor in title to the section 106 agreements entered into by the LTGDC and ODA. Funds received by LTGDC and the ODA which had not been spent by 1st October 2012 within the Legacy Corporation area were passed to the Legacy Corporation. LTGDC had also entered into a number of grant agreements which set out how some section 106 funds would be spent on projects, and these also passed to LLDC. The grant agreements are set out below. The figures shown are the total value of the grant agreements. Some of this money has already been spent on the agreed projects.

Existing Grant Agreements (inherited from LTGDC)

Bromley-by-Bow station	£500k
Stratford Station Access	£210k (project completed under budget, underspend reallocated in April 2014)
Lea River Park	£141k

- 8.2 At their meeting on the 24th June 2013 the Board agreed to establish and to delegate to the 'Project Proposals Group' the authority to allocate section 106 monies, and future CIL monies, received. The Project Proposals Group monitors the progress of the projects with existing grant agreements inherited from LTGDC (as set out above).
- 8.3 The S106 contributions secured through the S106 agreements transferred from LTGDC are either "ring-fenced funds" i.e. for a specified purpose, e.g. affordable housing or public realm improvements, but often not specifying a specific project; or they are "pooled funds" which can be spent on any infrastructure project identified in the LTGDC's Lower Lea Valley Public Sector Investment Plan (PSIP). In both cases the Project Proposals Group is the mechanism by which the Legacy Corporation will allocate funds to appropriate projects. The ring fenced funding that has been received and allocated since the Legacy Corporation received its planning powers is set out below.

Ring Fenced Funds Received and to be allocated

Site Address	Purpose	Contribution Received	Allocation
Rick Roberts Way	Transport	£50,000	Stratford Station Access Project
Rick Roberts Way	Health	£150,000	Allocated to NHS property services to help fit out new GP premises on Stratford High Street
160-188 High Street	Public Realm (Open Space)	£25,000	Part allocation towards new pocket park in Tramway Avenue
	DLR Daisy	£22,958.64	tbc
	CPZ contribution	£7805.96	tbc
1-4 Park Lane	Public Transport	£20,000	Stratford Station Access Project
	CPZ	£15,000	tbc
	Skills Training	£30,876	Newham Workplace
Unex Tower/Station Street	Affordable Housing	£825,000	tbc
1A Lett Road	Affordable Housing	£384,626	tbc
Total		£1,531,267	

8.4 The table below shows pooled funds that have been received since the Legacy Corporation received its planning powers.

Pooled funds Received 2012-2014

Site Address and Planning Reference Number	Contribution Received	Comments
150 High Street 09/01507/LBNM	£916,882 £257,500 £540,000 £380,000	Circa £40,000 outstanding
Unex Tower/Station Street 11/01655/VARDWG/LBN	£275,000	Further funding due on occupation
160-188 High Street 07/01390/LTGDC/LBNM	£381,437.26	All monies now received
Total	£2,750,819	

8.5 In early 2014 officers wrote to the four boroughs seeking their views on suggested priority projects for allocation of the pooled funds. Following responses from the boroughs, the Project Proposals Group agreed the allocation of funding as set out below. These allocations were supported by the boroughs and were in accordance with the relevant section 106 agreements and the PSIP.

Pooled Fund Allocation – PPG April 2014	
Hackney Wick Station	£400,000
Hackney Wick Community Project	£100,000
Stratford Station Access	£2.7 Million (incorporating £170k ring fenced funding, interest and underspend on previous grant agreement and £280k future CIL or s106 pooled fund income)

Pooled funds not yet received

Site Address and Planning Reference Number	Contribution Due	Comments
150 High Street 09/01507/LBNM	£40,000	Due
Unex Tower/Station Street 11/01655/VARDWG/LBN	£825,000	Due when development occupied
Total	£865,000	

9. Collection of Mayoral CIL

9.1 The Legacy Corporation is a Collecting Authority for the Mayor of London's CIL under the CIL regulations 2010 (as amended). The Corporation became a collecting authority in April 2013. Prior to this the boroughs were the collecting authority. The Mayor of London as the charging authority prepares a report for the financial year in relation to the CIL that is collected on its behalf (as required by CIL regulation 62 Reporting). Therefore, this Monitoring Report does not cover the Mayor's CIL as this information is reported separately to the Mayor on a quarterly basis.