

# PLANNING AUTHORITY MONITORING REPORT (2017)

FEBRUARY 2018





Main Marsh

Kidney Marsh

LEYTON

Old Park

Hackney Wick

Temple Mills

Stratford New Town

STRATFORD

Stratford Marsh

Old Ford

Bow

Mill Meads

Bromley

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# 1. INTRODUCTION

## INTRODUCTION

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

This is the fourth AMR which covers the period from 1st January to 31st December 2017. The document sets out progress against the Local Plan Key Performance Indicators (KPIs), information on funds secured through Community Infrastructure Levy and Section 106 agreements. It also highlights progress and successes of the organisation with regard to the key aims of the Local Plan, the transformation of this part of east London and progression towards 'convergence'.

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

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

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

## THE LOCAL PLAN

The Legacy Corporation prepared its Local Plan in

accordance with its Local Development Scheme (LDS) and Statement of Community Involvement (SCI). Following the completion of the examination process, the Local Plan was adopted in July 2015. The Legacy Corporation has a continued duty to cooperate. This is complied with by engaging constructively on an on-going basis with other bodies in relation to cross-boundary issues, including senior officer-level meetings, the Planning Policy Forum with representatives from the four growth boroughs, the Greater London Authority, Transport for London (TfL) and the Lea Valley Regional Park Authority, and the Infrastructure Liaison Group.

The Legacy Corporation's decision-making processes for development management also reflect a formal process of cooperation, which includes elected councillors on the Planning Decisions Committee, formal borough and stakeholder consultation on planning and licensing applications, and regular officer contact. The community and other stakeholders have also continued to be given opportunities to get involved in planning matters, including consultations on a Local Plan Review.

The Greater Carpenters Neighbourhood Forum is the only such designation within the area.

## COMMUNITY INFRASTRUCTURE LEVY

The Legacy Corporation's charging Schedule came into effect on 6th April 2015. Chapter 9 and Appendix 3 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.

## THE LOCAL PLAN REVIEW

In 2017 the Legacy Corporation initiated a review of its Local Plan to respond to new evidence that is being prepared on key matters, as well as the changes that have occurred at local, London and national level since the Local Plan was adopted in 2015. The timetable for the Local Plan review has been set out within [a new LDS](#).

The Legacy Corporation is also carrying out a 'Call for Sites' consultation in order to take all potential sites and opportunities into account in reviewing its Local Plan.

The process of reviewing a local plan involves different stages, many of which require public consultation. For this reason, [a new SCI](#) was also prepared setting out how the Legacy Corporation as the Local Planning Authority will involve its communities and other stakeholders in the Local Plan Review process.

The first stage (Regulation 18) of public consultation on the scope of the Local Plan Review commenced in October 2017. During this stage, public and stakeholders' views have been sought on what parts of the Local Plan might need to be changed. The Legacy Corporation ensured that all interested parties were identified and engaged, adhering to and exceeding the obligations of the SCI.

As part of the consultation programme the Legacy Corporation conducted a number of consultation activities to facilitate an effective and efficient engagement throughout the process. The consultation programme included four workshops themed around the following topics: housing, infrastructure, environment and sustainability, and economy and employment. A variety of different mediums were used to promote the workshops which ensured that local residents and key

stakeholders were informed of the consultation events.

Throughout the Planning Policy Forum meetings, in accordance with the Duty to Cooperate, consultation was also carried out with the officers and representatives from the four Growth Boroughs, Transport for London and the Lee Valley Regional Park Authority. Throughout these meetings, four key themes were discussed in detail and key issues were raised and considered by the group.

A bespoke meetings and briefings were organised for the Legacy Corporation Board and Planning Committee members, the Park Panel group - a panel of representatives from local organisations, and the London Borough of Tower Hamlets ward councillors. A workshop was also organised for the Legacy Youth Voice group to enable young population to play a part in the Local Plan Review.

This consultation is accompanied by the use of an interactive on-line consultation platform to increase accessibility to the consultation process. All representations received are being collated and analysed and a summary of the consultation responses will be made available on the Legacy Corporation's website. A Consultation Report will also be prepared outlining further detail of the consultation results and how the Legacy Corporation has complied with the SCI.



# 2. LOCAL PLAN DELIVERY

## LOCAL PLAN VISION

The Local Plan set out a vision of how the area will look in 2031, and considerable progress has already been made towards achieving this vision. The first chapters highlight this progress covering the period from taking on planning powers in 2012. Further chapters include the information from the 2017 monitoring year as indicated.

**Over 93% of residents are satisfied with the local area**

On average, 93% of all residents are satisfied with the local area.

## SIGNIFICANT PROGRESS TO DATE

### The Economy

A significant progress has been made in terms of economic growth of the area. Unemployment rates continue to fall and average earnings are rising. With business start-ups rates surging, the area is becoming London's foremost start-up hub.

**87% of all businesses are SMEs**

Plexal, a new innovation centre, opened in Here East providing 6,317sqm for 300-350 co-working seats. In addition to the substantial proportion of already existing non-residential floorspace, permissions consented within this monitoring year will provide new 32,000sqm of non-residential floorspace to support the economic growth and contribute towards the successful formation of local centres.

### Housing

A new thriving, family-oriented, neighbourhood has been established at East Village and a significant progress has been made to deliver new residential schemes on other sites across the area. Around 6,500 homes have been completed since taking over the planning powers and there are currently over 4,200 homes under construction.

**4,200 homes under construction**

### Infrastructure

#### Connectivity enhancements

Progress has been made on improving connectivity and delivering new infrastructure within the area. The works are due to be completed on the improvement of Hackney Wick and Bromley-by-Bow stations. A permission granted within this monitoring year will provide a further 10,000sqm of educational floorspace.

**81% of residents use more sustainable modes of transport**

Majority of residents within the area use public transport, walking or cycling to go to work or study.

### Sustainability and the Environment

Local policies have been successful at securing the delivery of high quality, sustainable and inclusive environment through the approved schemes. A number of developments included urban greening such as planting of new trees or/and installation of green roofs, and improvements to the waterway environment.

#### Car-free developments

Car-free developments are strongly encouraged which resulted in an increasing number of schemes approved with a car-free agreement.

### Site allocations and sub area policies

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

**THE FOUR SUB AREAS ARE:**

**SUB AREA 1:**

HACKNEY WICK AND FISH ISLAND

**SUB AREA 2:**

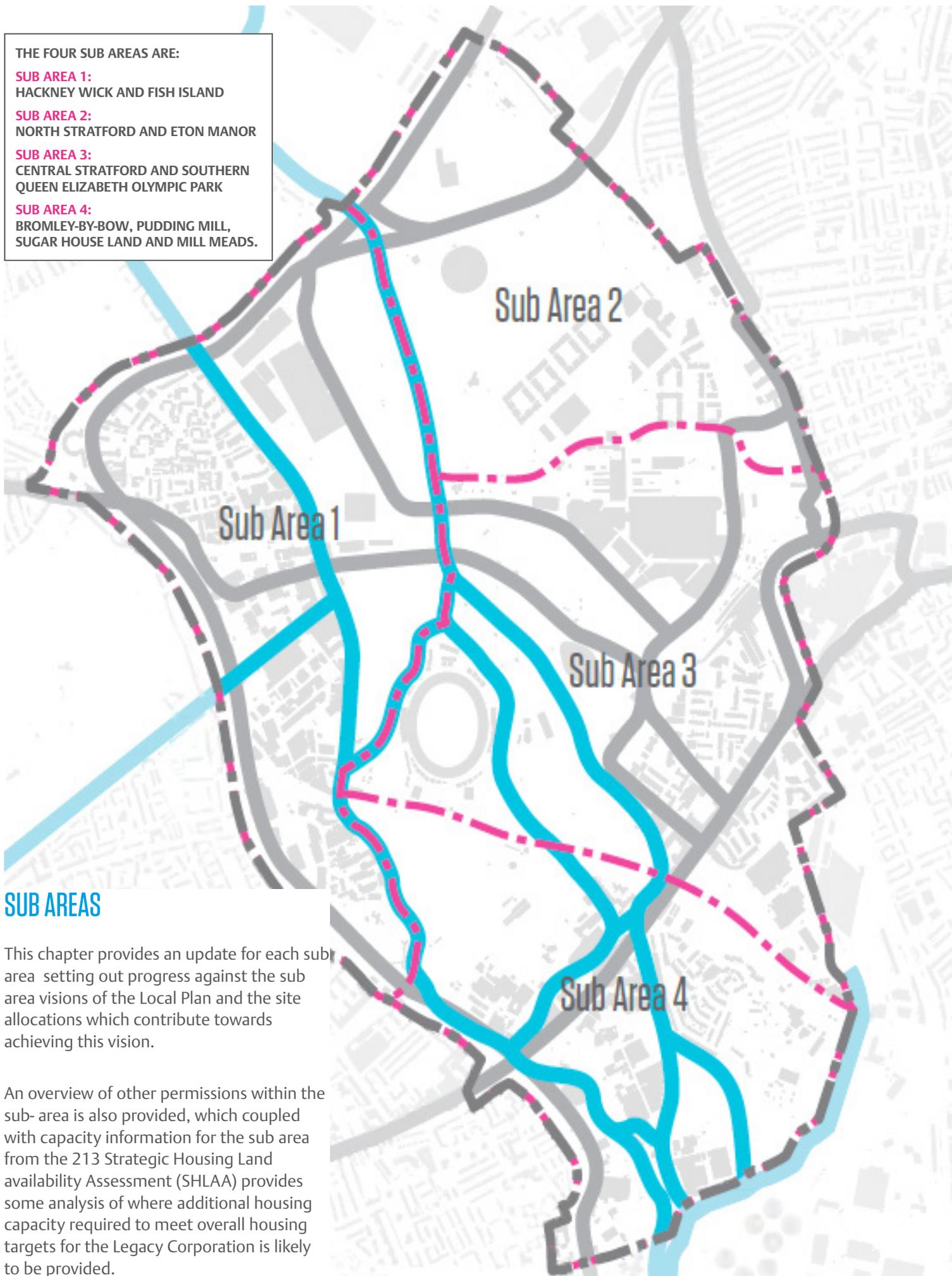
NORTH STRATFORD AND ETON MANOR

**SUB AREA 3:**

CENTRAL STRATFORD AND SOUTHERN  
QUEEN ELIZABETH OLYMPIC PARK

**SUB AREA 4:**

BROMLEY-BY-BOW, PUDDING MILL,  
SUGAR HOUSE LAND AND MILL MEADS.



## 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 213 Strategic Housing Land availability Assessment (SHLAA) provides some analysis of where additional housing capacity required to meet overall housing targets for the Legacy Corporation is likely to be provided.

# SUB AREA 1

## LOCAL PLAN VISION

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

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

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

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

### Emerging Neighbourhood Centre

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

Considerable new non-residential floorspace will also come forward within the centre in future years. The Hackney Wick Central Masterplan outline scheme (approved subject to S106) contributes around 38,000sqm of non-residential floorspace including up to 4,500sqm retail and leisure floorspace and around 9,000sqm of low cost workspace. A number of other full permissions covering some of the Masterplan plots have also been granted with over 6,000sqm of non-residential floorspace currently under construction, including around 800sqm of A class floorspace. These schemes will contribute to the gradual transformation of the neighbourhood centre over the coming years as well as significantly increased job density by creating an estimated 1,200 new full time equivalent jobs.

Here East is continuing to develop as a technology hub with Plexal taking on a considerable amount of floorspace in the monitoring year. Here East is now home to prominent businesses and educational organisations, such as UCL's robotics facility, Loughborough University's campus for digital, entrepreneurship and creative courses, and Studio Wayne McGregor providing three dance studios to offer a series of programmes in learning and engagement, technology and research. In 2017, Ford also opened a technology innovation hub focusing on smart mobility solutions. In combination, Here East provides B1 workspace, B8 data centre A class retail floorspace, D1 education uses and D2, conference facilities totalling 115,000sqm of floorspace, creating approximately 5,300 on site jobs when fully occupied.

The area is currently undergoing significant change with a considerable amount of development currently taking place. In Hackney Wick and Fish Island currently around 1,000 homes are under construction alongside approximate 60,000sqm of non-residential floorspace. Permissions granted to date over the remainder of Hackney Wick and Fish Island area will also deliver approximately 25,000sqm of non-residential uses creating an estimated 700 new jobs.

### 7,000 new jobs to be created

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

## 1,000 homes under construction

Permission has also been granted for another 100 homes which are not yet under construction. The Hackney Wick Central Masterplan (subject to S106) also provides the framework for the delivery of 874 homes, some of which however have already been accounted for through other separate permissions in the area.

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

## Connectivity enhancements

A significant progress has been made on the improvements to the Hackney Wick Station. The work is due to be completed in early 2018. The station will provide ground level north to south access below the existing railway line, and new pedestrian and cycle links. This will largely improve the connectivity across the area.

## PROGRESS ON SITES

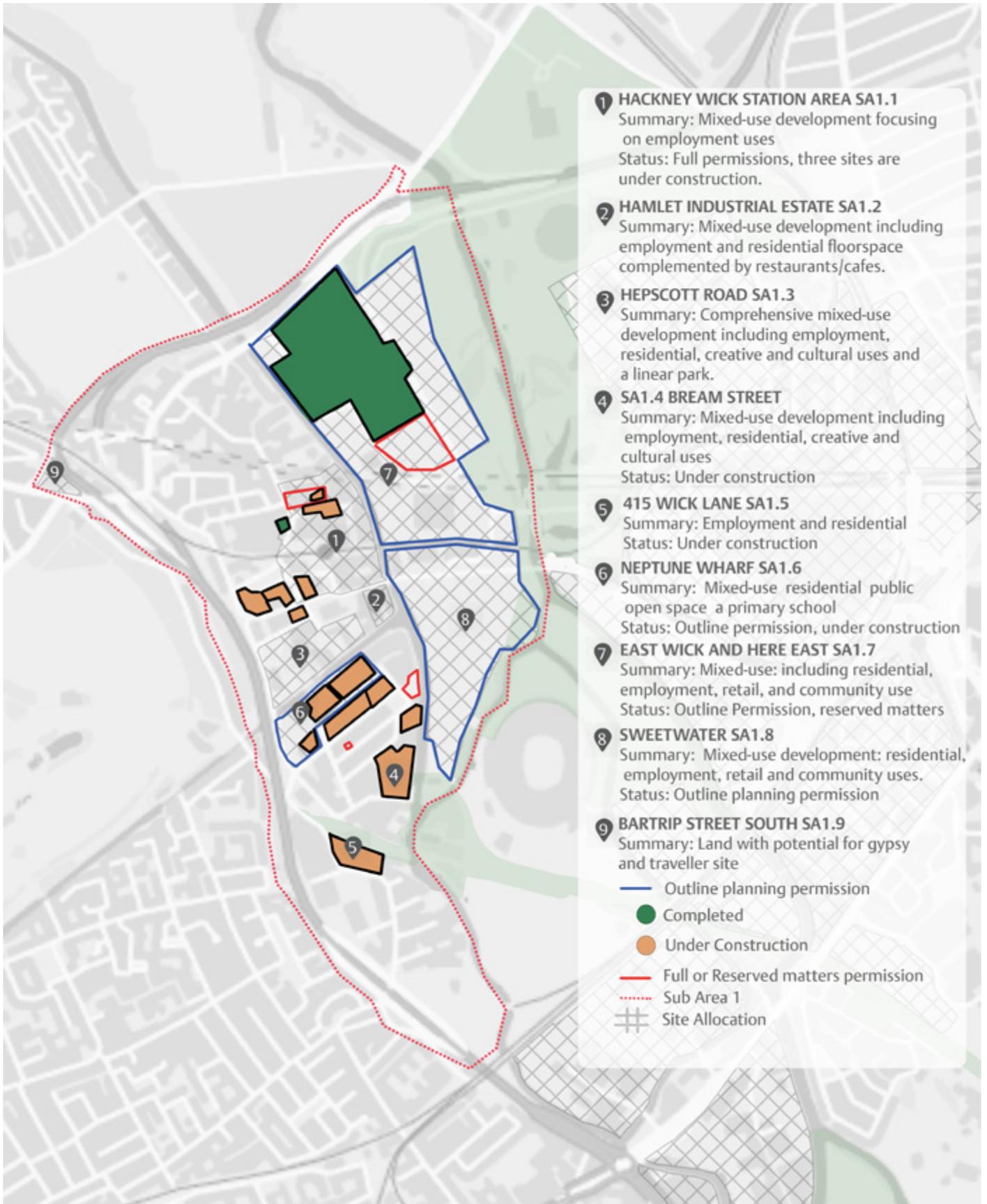
The information within Figure 1 overleaf shows that considerable progress has been made both inside and outside the site allocations of Sub Area 1 and since the production of the previous AMR over 500 homes have commenced.

The housing delivery within SA1.1 Hackney Wick Station area will benefit from outline permission once the Hackney Wick Masterplan application has been granted. Other plots within the area also already benefit from full permission amounting to almost 200 homes.

SA1.4 (Neptune Wharf), SA1.5 (415 Wick Lane) and SA1.6 (Bream Street) also have permissions covering a majority of the site areas amounting to over 900 homes. SA1.7 (East Wick) and SA1.8 (Sweetwater) both benefit from outline permission within the LCS scheme with one plot of SA1.7 also having secured reserved matters approval. The remaining three site allocations (SA1.2, SA1.3 and SA1.9) do not currently benefit from planning permission however a major scheme has been submitted for the whole of the SA1.3 Hepscott Road allocation.

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





## HACKNEY WICK AND FISH ISLAND SPD

The Legacy Corporation has also prepared a Supplementary Planning Document (SPD). This provides some additional guidance in relation to the interpretation of Local Plan policies for the sub area to enable new development to build on the historic character of the area while providing new homes and developing the employment base. The SPD is expected to be adopted in early 2018.



# 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.

## Thriving Community

Substantial progress has been made on all the three site allocations. Considerable progress has been made at East Village creating a thriving, family-oriented community that benefits from access to unrivalled transport infrastructure, community facilities, local shops, services, and the open green spaces and waterways of the Park. Chobham Manor and Chobham Farm developments are also starting to become occupied.

The household survey has shown the considerable change which has taken place in the area in recent years with the population now reaching around 8,000. The survey has also revealed a remarkably high overall level of residents' satisfaction with the local area.

## Over 97% of residents are satisfied with the local area

The developments of the remaining plots will continue to contribute toward the delivery of new housing and complementary non-residential floorspace across Sub Area 2. Housing delivery trends are expected to continue with 1,159 homes currently under construction within the area. The reserved matters planning permissions consented to date over the remainder of Chobham Manor and Chobham Farm sites, will also deliver approximately

800 new housing units.

## 1,159 new homes under construction

Retail and other non-residential floorspace have been well established at East Village forming the prominent Local Centre. Monitoring information showed that the vacancy rates have increased from the previous year, as observed, mainly resulting from units undergoing refurbishment. Nonetheless, a good proportion of A1 use class has been maintained allowing it to perform its primary retail function. An additional 1,493sqm of retail space is due to be delivered, which will also contribute to the viability of the local centre.

## PROGRESS ON SITES

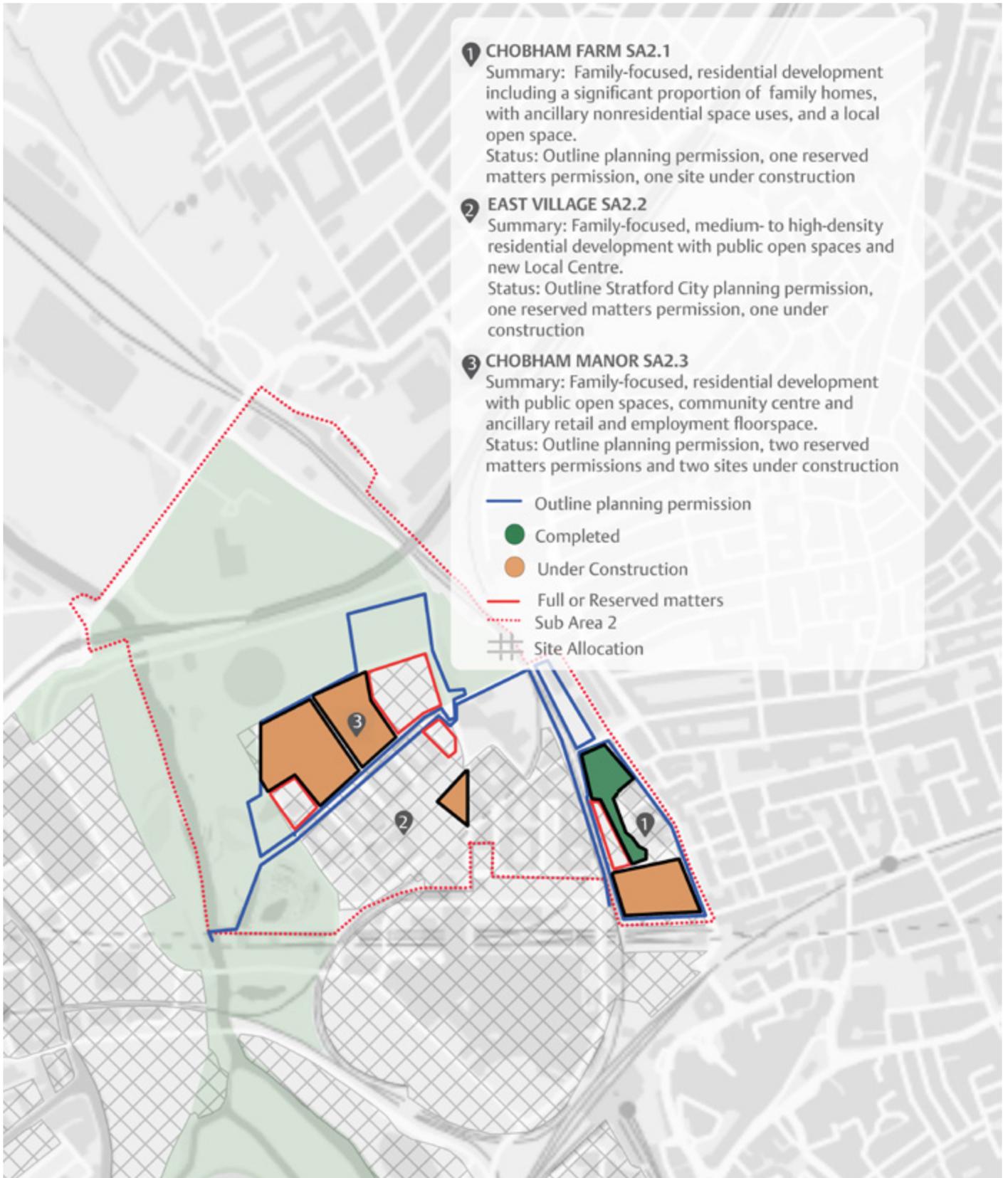
### Allocations

As shown in Figure 2 overleaf, the Sub Area comprises three site allocations which all benefit from planning permission in outline and are substantially completed or under construction.

SA2.1 Chobham Farm, Zone 1 is completed with 173 homes and approximately 1,100sqm of local retail units. Zone 4 is currently under construction, providing 471 homes and 944sqm of non-residential uses; with the central section yet to come forward.

As previously highlighted, East Village SA2.2, is largely developed with 481 currently under construction and a number yet to come forward which will deliver another 1,500 units.

SA2.3: Chobham Manor, Phase 1 is now complete with Phase 2 expected to complete in 2018. Phases 3 and 4 have secured reserved matters approval and these schemes will provide around 395 new homes.



# 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.

The 2014 Employment Land Review estimated that between 44- 47,000 new office-based jobs will be created in the whole LLDC area over the plan period to 2031, the scale dependent on the success of Stratford at creating a new office destination. As part of the Local Plan Review a new Combined Economy Study (CES) is being produced which will review these conclusions building upon the success of Stratford and International Quarter London (IQL) and consider the implications of Stratford Waterfront Culture and Education District (CED) proposals. It will develop more specific development scenarios for the area, the conclusions of which will influence the requirements for new and varied forms of office accommodation and workspace in particular within the Metropolitan Centre, which will need to be closely monitored. It is anticipated that the CES Report will be made available in Spring 2018.

### Stratford Metropolitan Centre

Stratford is continuing to develop and expand as a Metropolitan Centre. 2017 saw the occupation of the first office building within IQL with another scheduled for 2018. Other new office permissions currently under construction will contribute towards Stratford providing a more enhanced office location function in the future. The mixed of uses coming forward within the Centre also reflect the high profile and interest in the area with new recently opened hotels and restaurants expanding provision and two key schemes have also been granted (subject to S106) to provide around 23,000sqm of retail

floorspace (Cherry Park and Stratford Retail Extension).

The role of the Metropolitan Centre will also be further strengthened as proposals for the Culture and Education District at Stratford Waterfront develop. Much progress has already been made on the UCL East Campus, having secured a resolution to grant permission (Subject to S106) for academic and commercial research space alongside student residential accommodation. LLDC as an organisation is also preparing proposals for Stratford Waterfront likely to include a new arm of the Victoria and Albert Museum, Smithsonian Institute, London College of Fashion, BBC and Sadler's Wells. The new developments and high profile organisations will have major positive economic, education and cultural impacts for the area as a whole. As these schemes come forward the functions and scale of the Metropolitan Centre will also strengthen, with potential for International Centre designation as highlighted within the London Plan.

The current success of Stratford as a Metropolitan Centre can also be seen by increasing footfalls and retail vacancies consistently below London averages within the parts in the Legacy Corporation area. Stratford is also expected to build on its excellent connectivity and high PTAL levels to provide higher density development, with potential for taller buildings than elsewhere in the area.

### 4,000 new homes to be provided

Housing delivery within this sub area is contributing significantly towards housing targets. Delivery trends are expected to continue with almost 4,000 homes either complete or currently under construction. The UCL East scheme contains 1800 student bedrooms which will contribute towards student housing needs within the area. The information overleaf shows the amount of provision and status of housing permissions within the sub area. It is expected that up to 9,000 new homes will be delivered within this sub area throughout the Local Plan period.

## PROGRESS ON SITES

The information overlaid (Figure 3) shows that there are a number of permissions containing housing coming forward on sites in the sub area.

### Allocations

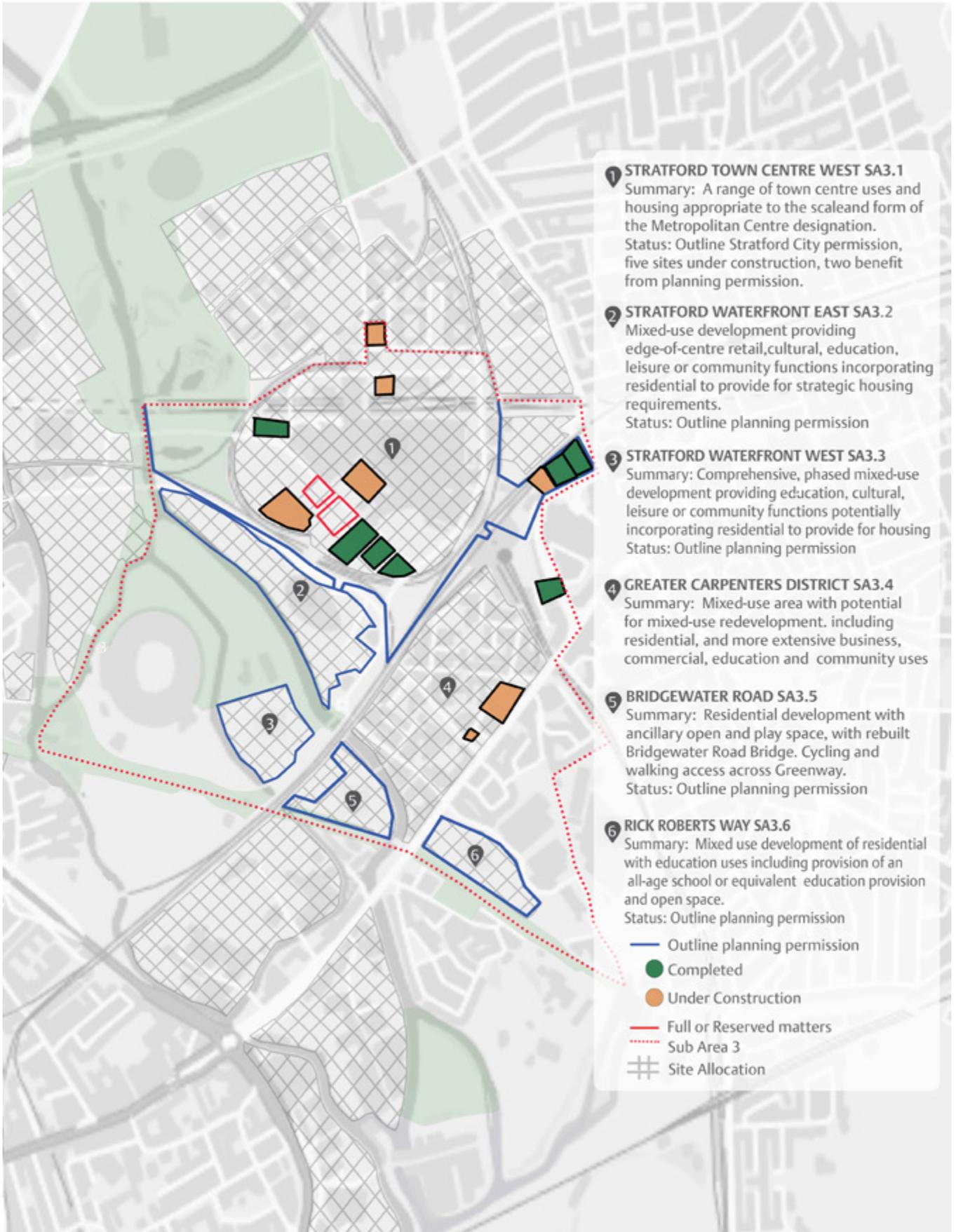
The delivery of SA3.1 Stratford Town Centre West relates to plots within the outline Stratford City permission, many of which are under construction and/or have detailed reserved matters. Permission has also been granted (subject to Section 106 Agreement) for a large retail department store with other supporting commercial uses alongside 1,224 homes. In contrast, although there are a number of sites with permission for new housing within SA3.4 Greater Carpenters relate to small plots, it is anticipated that further capacity is likely to come forward within this site allocation.

The remaining site allocations for the sub area (SA3.2, SA3.3, SA3.5 and SA3.6) all have outline permission but no reserved matters. Amendments to the Legacy Communities Scheme (LCS) currently being worked up for Stratford Waterfront (SA3.2 and SA3.3) as well as the resolution to grant permission for UCL East at parts of SA3.2 and SA3.3 will have some implications for the planned delivery of housing within the Sub Area and are therefore likely to result in other amendments to the LCS as a whole.

### Additional capacity

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







# 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.

Housing continues to be brought forward in this area with large schemes, such as that at Sugar House Lane, on site and others, such as at Cooks Road, currently under construction. The permissions granted within the area continue to show new neighbourhoods emerging within Sub Area 4.

### Over 1,000 new homes to be provided

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

Connectivity continues to be enhanced with works near completion on Bromley-by-Bow station. This is an important step forward in the regeneration of the area and will support the growth and

development of new homes and a new District Centre planned for the area.

## Connectivity Enhancements

A range of other on-going connectivity projects have been identified within the area as it evolves to improve and ensure connections within the Sub Area. Transport for London have consulted on proposed junction improvements at Bromley-by-Bow which is aimed at improving both vehicular and pedestrian access around the area.

In 2017, the Legacy Corporation adopted the Bromley-by-Bow and Pudding Mill Supplementary Planning Documents. The SPDs were prepared to provide further guidance on the implementation of the local policies and how best development of these sites can be taken forward.

## PROGRESS ON SITES

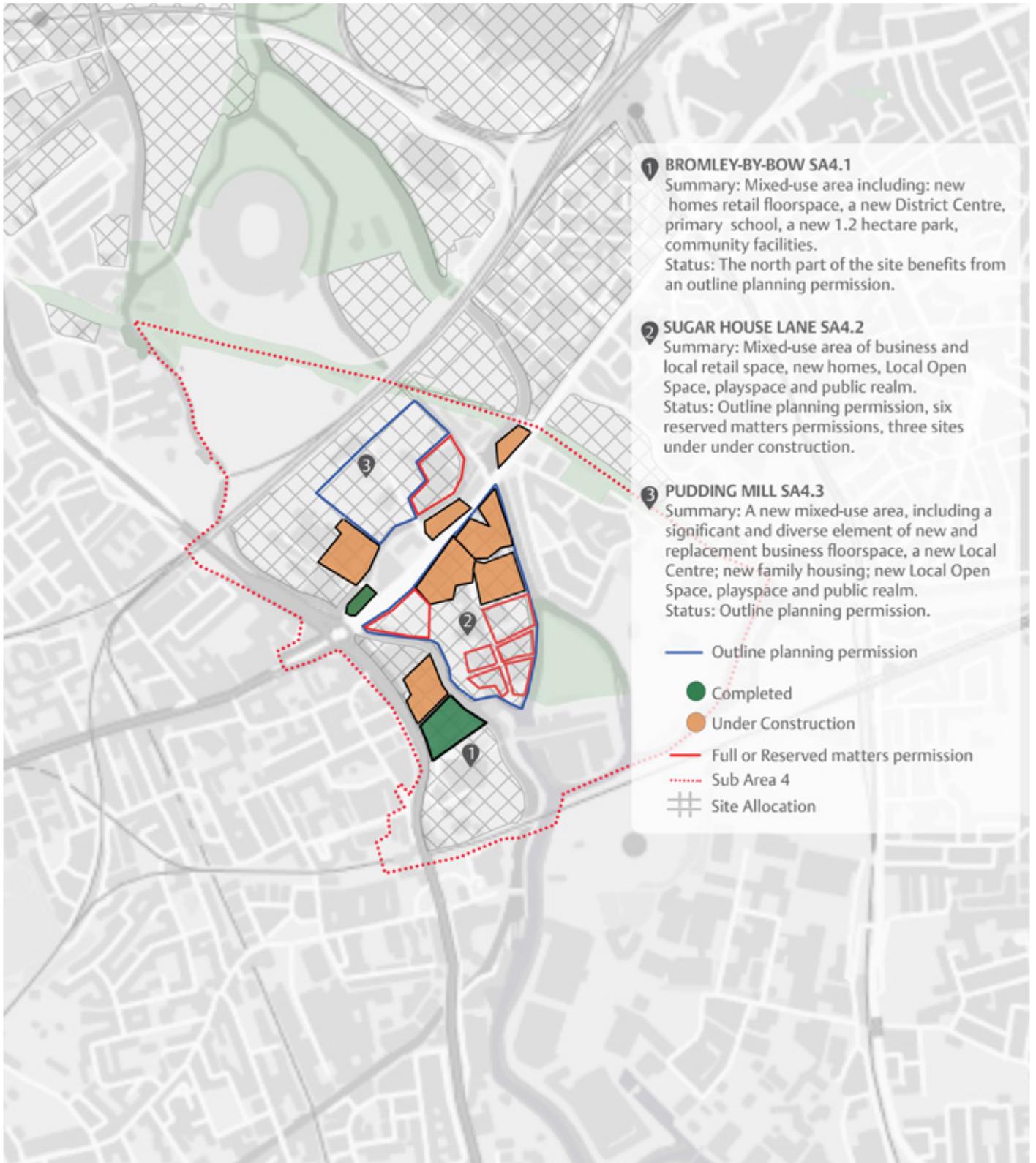
### Allocations

The information in Figure 4 overleaf shows that considerable progress has been made within the boundaries of the site allocation.

The north part of the Bromley-by-Bow site allocation (SA4.1) area has outline planning permission and the works have progressed significantly. However, the southern part of the site allocation remains undeveloped. The SPD has been produced to bring forward a comprehensive development at Bromley-by-Bow south. Danescroft and Land at Imperial Street schemes, providing 491 and 407 residential units, respectively, have now received the resolution to grant permission. The sites form part of the overall masterplan for Bromley-By-Bow south, which includes new homes and new commercial space.

The most significant progress has been made on the site allocation Sugar House Lane (SA4.2). Much of the site benefits from reserved matters permission and three plots are under construction. In total this will deliver 1,200 homes with significant employment and other commercial floorspace.

The Legacy Communities Scheme (LCS) planning consent, approved in September 2012, covers the site allocation at Pudding Mill (SA4.3). The scheme allowed for around 1,000 homes and a range of employment floorspace, retail units, community infrastructure facilities and open space. It is likely that in light of developing proposals at Stratford Waterfront elements of the LCS may be revisited.



## BROMLEY-BY-BOW SPD

The Bromley-by-Bow Supplementary Planning Document (SPD), was adopted by the Legacy Corporation in April 2017.

This SPD focuses on the area of Local Plan Site Allocation 4.1. The document has been prepared to provide further guidance on the implementation of policies within the Legacy Corporation Local Plan and how best development of Bromley-by-Bow site can be taken forward.



## PUDDING MILL SPD

The Pudding Mill Supplementary Planning Document was adopted by the Legacy Corporation in March 2017. The SPD has been prepared to provide further guidance in relation to the interpretation of Local Plan policies for Site Allocation 4.3. The purpose of this SPD is to help promote the comprehensive and coherent development of this area in relation to the employment policies, delivery of the new Local Centre and provision of housing.



# 3. 2017 MONITORING

## DEVELOPMENT MANAGEMENT

Over the period covered by this Monitoring Report, 620 planning applications were received. Within the same period, the Legacy Corporation determined 614 applications of all types. A breakdown of these applications is presented in the table below.

A total of 92% of all permitted applications were determined within the statutory time-frame or within the agreed time limit for Planning Performance agreement. The statutory time-frame is 13 weeks for major development applications and 8 weeks for all other types of development except where an application is subject to an Environmental Impact Assessment (EIA), in which case a 16-week limit applies.

Figures on S106 Legal Agreements associated with the developments consented planning permission within the monitoring period are presented within Chapter 8 of this report. The individual clauses contained within the S106 Legal Agreement completed within the monitoring year are shown in Appendix 2.

Information on CIL recipes within this monitoring year is shown within Chapter 9. Appendix 3 is the table of CIL receipts from the 2016/2017 financial year as required by Regulation 62 of the CIL Regulation 2010.

Permission	Permitted	Refused	Withdrawn
Full applications	60	5	3
Outline	0	0	0
Reserved Matters	20	0	0
Non-Material Amendments	56	0	1
Approval of Details	331	1	6
Variation of conditions (Section 73 applications)	7	1	4
Prior Notification for Change of Use	2	0	0
S106 details	66	0	8
Other (Demolition, Adverts, Listed Building Consent etc)	62	3	6
<b>TOTAL</b>	<b>604</b>	<b>10</b>	<b>28</b>

# 4. THE ECONOMY

## EMPLOYMENT DEMAND AND TRENDS

Economic activity data in Appendix 1 shows considerable changes in economic terms for the four growth boroughs and the Legacy Corporation area. The employment rates continue to increase along with the average wage, the business births are also rising at a higher level compared to the rest of London.

The most notable preliminary socioeconomic statistics from a recently conducted household survey are presented below in graphical format. It is anticipated that the full household survey report will be made available in early 2018. As shown, the largest proportion of all residents within the Legacy Corporation area are full-time employed. Nearly three-quarter (over 30%) of those employed residents work in Professional Occupations. The information also shows that 54% of the adult population of the Legacy Corporation area has a level four qualification (equivalent to a university degree), outperforming London (40.5%) and England (29.8%). It is also notable that 37% of households have incomes over £50k, ranging from 50% in Sub Area 2 to 25% in Sub Area 1. A breakdown of the average household income per sub area is shown in Figure 6.

To understand the extent of these changes and employment demand, the Legacy Corporation is also preparing a Combined Economy Study (CES). This

Figure 6- Household Income per Sub Area

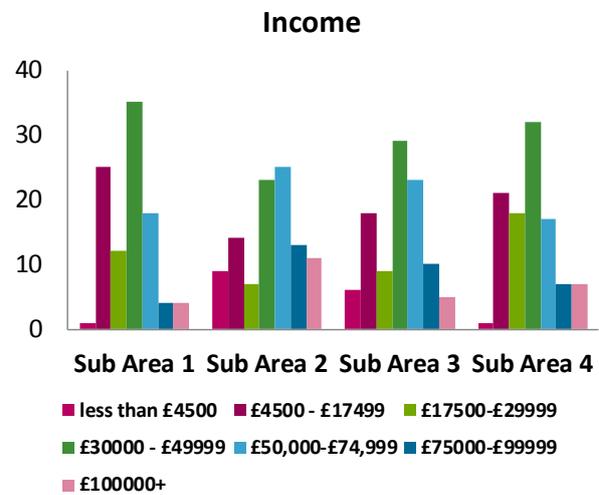


Figure 7- Employment groups

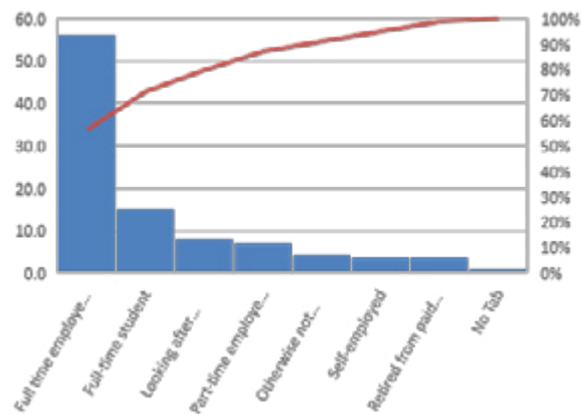
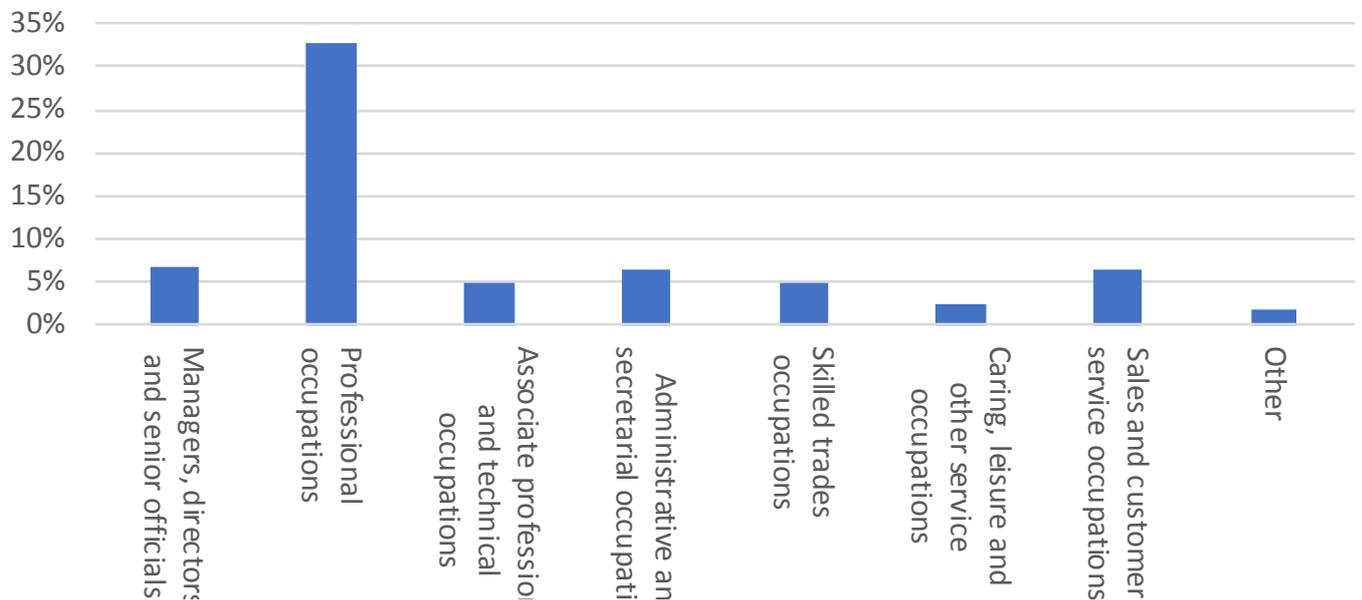


Figure 5- Occupation of employed residents



study will provide an update of economic, retail and leisure evidence as well as determine cultural and creative requirements within the area. The outcomes of which will determine the direction of future local plan policies that are currently being reviewed. It is anticipated that the full report will be made available in early 2018.

The preliminary results of the CES reveal some trends for the Legacy Corporation area. The overall employment rate increased 51% between 2011 and 2016. The highest rise recorded among hospitality and leisure, and retail sectors, followed by finance, IT and media, and the creative industry. The creative sector recorded a noticeable increase within the Legacy Corporation area (150%) since 2012, compared to a 51% and 81% increase across London and neighbouring boroughs respectively.

Notably, the study indicates that in 2017 nearly 87% of all businesses within the Legacy Corporation area are SMEs, employing between 1 to 4 people (micro-enterprises), this is an increase of 89% on 2012. Similarly, the Legacy Corporation has been observing an exponential rate of business births within its area. The signs indicate that the area is becoming the most prominent start-up hub in London.

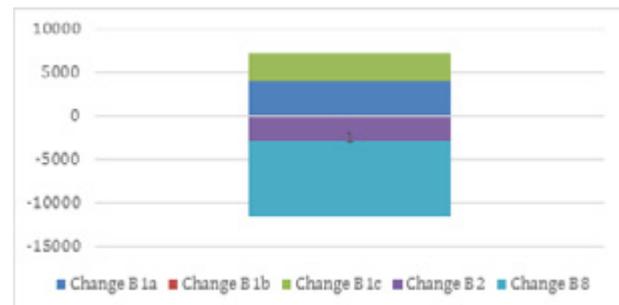
## EMPLOYMENT PROVISION

Monitoring of permitted schemes against the overall Local Plan objectives relating to the economy show that considerable economic change is occurring in the area. Over 120,000sqm of employment floorspace has been delivered at Here East and the International Quarter London with around a further 500,000sqm of B Class floorspace currently within the planning pipeline (including under construction) throughout the whole of the area.

Permissions granted within this reporting year will deliver around 20,000sqm of new employment B Class floorspace (excluding reserved matters). Although this is a net loss of 3,349sqm of B class floorspace it should be noted that around 1,315sqm is lost due to a change of use from office to residential under prior approval. Furthermore, around 600sqm of the lost floorspace has been vacant for over a year and over 3,000sqm has been unoccupied or derelict for over 5 years. This shows that although there was an overall loss of B class floorspace this has no significant impact on the overall jobs losses.

As it can be observed from Figure 8 which shows the net change in B use floorspace, the new schemes permitted will deliver 4,905sqm and 3,135sqm net gain of B1a and B1c class floorspace respectively, while the net losses are recorded in B8 and B2 uses. Consequently, this change will result in the replacement of low job density (B2 and B8 floorspace) with new office and light industrial space with a significantly higher job density.

Figure 8- Change in B Class Use



It is anticipated that these schemes, when implemented, could result in up to 1,000 new full-time on-site jobs. To use the opportunities presented by these developments to maximise local employment and training, a number of permissions were consented with a Section 106 Agreement (Section 106) securing training and local employment. Specific measures include provisions such as training, apprenticeships, and securing the London Living Wage. Full information of these conditions are detailed in Appendix 2.

There was no loss in supply of industrial land within the designated employment clusters -Strategic Industrial Locations (Industrial Business Park [IBP] and Preferred Industrial Location [PIL]), Locally Strategic Industrial Sites (LSIS) and Other Industrial Locations (OIL)

## RETAIL PROVISION

It is estimated that around 9,580sqm of retail floorspace is currently under construction. This includes a majority of the retail floorspace permitted within the previous monitoring year which will contribute to the further development of East Village and Hackney Wick centres. In addition to this and the substantial amount of already existing retail floorspace, planning permissions consented within 2017 will deliver an additional 1,331sqm of new retail

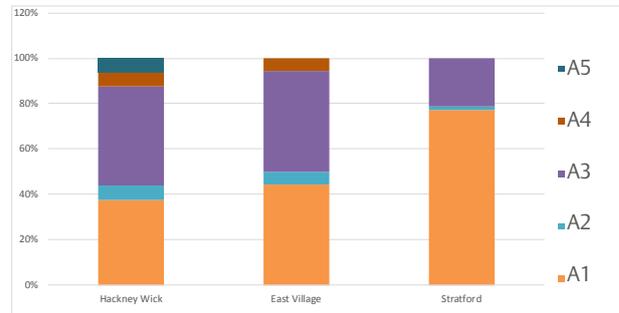
floorspace (A Class). The largest proportion of which 870sqm, will be provided within the Hackney Wick town centre boundary, this will additionally contribute to the enhancement of the centre. Results of the CES will determine the retail requirements for each centre over the plan period. No significant retail space has been lost within the monitoring period. One application within Hackney Wick centre was approved for a change of use from A1 to leisure D2 use with ancillary A1 floorspace. This amounts to a loss of less than 140sqm of A1 floorspace. A new 294-bed hotel has been completed and is already operating, and an additional 386 hotel rooms are currently under construction, located within the Stratford Metropolitan Centre. This will further contribute to the already existing leisure and night-time economy uses and will support retail, service and cultural attractions situated within the area.

Stratford Metropolitan centre and East Village Local centre continue to thrive, serving London-wide and local communities, and a new Hackney Wick Neighbourhood centre is also continuing to emerge. As shown in Figure 9, a recent survey has revealed that a good proportion of A1 use has been maintained within all existing centres allowing them to perform their primary retail function. This will continue to be monitored in the context of maintaining a thriving Centre.

New District and Local centres at Bromley-by-Bow and Pudding Mill will come forward through the comprehensive development and regeneration interventions planned for these areas. In 2017 the Legacy Corporation adopted the Pudding Mill and Bromley-by-Bow SPDs the latter including the

developer-led masterplan as an appendix. These documents provide guidance on how planning policy requirements can be met within each site.

Figure 9- Proportion of A Class uses



### Retail Vacancy

The annual retail vacancy survey for 2017 shows a further decrease in vacancy rate within Stratford Metropolitan centre, standing at 5.3%. This continues to be significantly below the London average of 7.5%. East Village has seen an increase of 3%, now standing at 18.8%. However, it should be noted that the units undergoing refurbishment were counted as vacant. With the rate of 10%, Hackney Wick is emerging as a Neighborhood Centre. The Hackney Wick Central Masterplan outline scheme (approved subject to Section 106) will deliver around 4,500sqm retail and leisure floorspace. These schemes will contribute to the development of the neighbourhood centre over the coming period. The Town Centre survey will continue to be monitored annually.

## CASE STUDY 1: HACKNEY WICK CENTRAL MASTERPLAN



Image from the Hackney Wick Central Masterplan 16/00166/OUT

The Hackney Wick Central Masterplan 16/00166/OUT (approved subject to Section 106) sets out the framework to deliver around 38,000sqm of non-residential floorspace including up to 4,500sqm retail and leisure floorspace, it will provide around 9,000sqm of low cost workspace and create new routes and public spaces to improve connectivity.

# 5. HOUSING DELIVERY

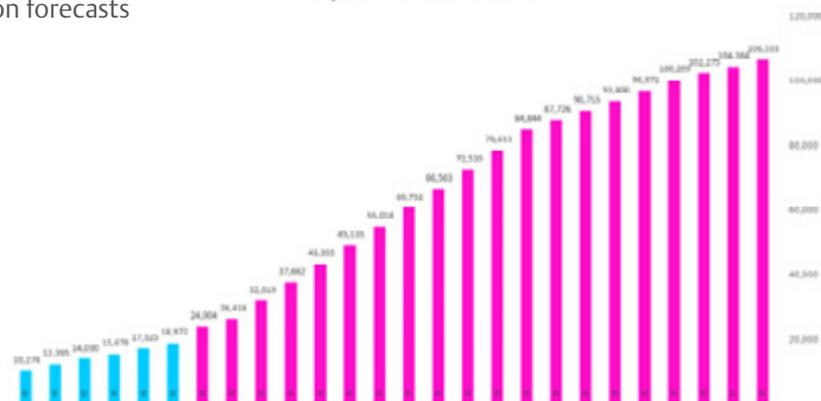
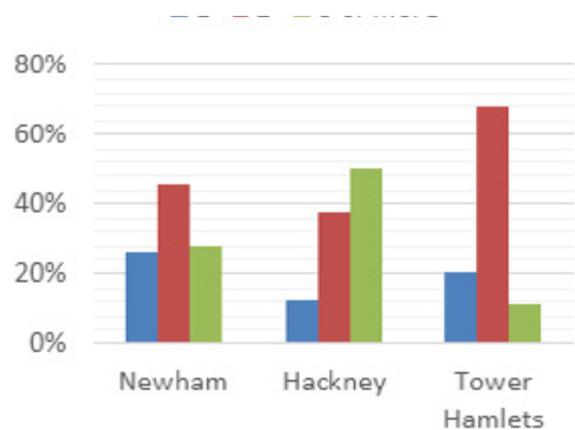
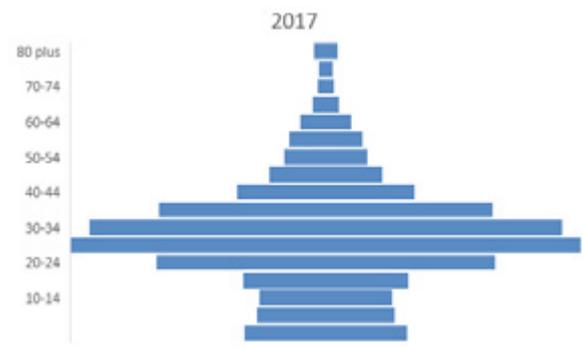
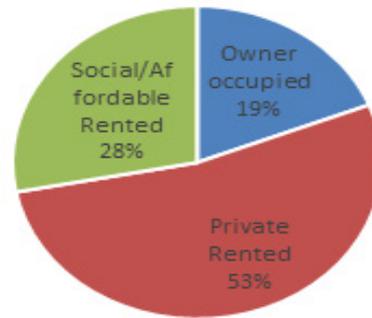
## HOUSING PROFILE AND TRENDS

As the Legacy Corporation planning area does not follow any other recognised ward or output area boundaries all previous versions of this AMR and key Local Plan statistics have used an amalgamation of ward and borough level data only (shown within Appendix 1). However in Summer 2017 the Legacy Corporation conducted an extensive household survey of its planning area achieving over 1,000 interviews which has provided extensive information on household profiles, work and lifestyle patterns, unique to the planning area. Therefore this version of the AMR is able to supplement the ward and borough level statistics with more fine-grained information.

A number of household survey key statistics are shown within Appendix 1, however as shown below in graphical format over half of households in the area are private rented and most are two beds. The information also shows that the population of the area is relatively young with over 60% being under 34 and only 4% over 65. It is also notable that 28% of households are families and around 20% are sharers.

This household survey information has also been used to model population projections over Local Plan period. These will be used to ensure that infrastructure and service delivery keeps pace with development. As shown within Figure 10, the projections estimate that the population of the area as at 2017 is around 24,000 up 14,000 from the 2013 base year. The forecasts anticipate that the population will increase to around 94,000 in 2031 and 106,000 in 2036.

Figure 10- Population forecasts



This shows that extensive population change has taken place over the recent years which will have a number of implications on infrastructure delivery. Therefore the Legacy Corporation will need to closely monitor and plan for demand arising over the Plan period.

The key outputs of the survey and the population projections will be inputted and reflected within new evidence base reports in support of the Local Plan Review. It is anticipated that the full population report will be made available in early 2018.

## HOUSING NUMBERS

### Permissions

Appendix 1 shows that during the 2017 monitoring year permission was granted for 522 additional new homes (Full Permission, Prior Notification Part O). The delivery of existing outline permissions was also progressed through reserved matters approvals for 1,829 homes. Although the number of new permissions is below the 1,471 annual target, including reserved matters approvals takes the total number of units granted to 2,351 new homes.

There are also a number of schemes with a resolution to grant subject to signing a Section 106 Agreement. Once these agreements have been signed permission will be granted for a further 2,487 (including outline permissions of 1,224 at Cherry

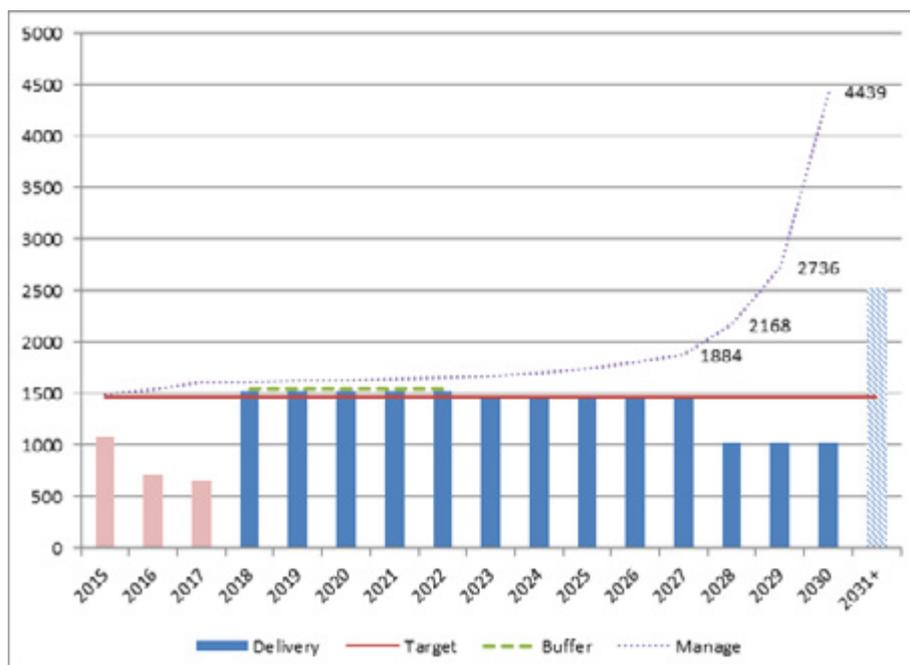
Park and 874 at Hackney Wick Masterplan which covers part of the area also benefitting from other full permissions). There are also a number of submitted schemes which, if permitted will deliver a significant proportion of housing. As at December 2017, there are around 1800 homes (full permissions) proposed within schemes submitted to the Legacy Corporation. In combination this means that there is potential for permissions granted within 2018 to be in excess of the annual housing target.

## HOUSING TRAJECTORY

Figure 11 shows the current housing trajectory, based upon permissions currently granted and further capacity identified against the Housing Target contained within the Local Plan of 1471 per annum. It demonstrates how the Legacy Corporation will meet the current target over the plan period, and the rolling five year housing land supply target. Although as shown within the graph, there is less certainty over delivery towards the latter part of the plan period it is likely that new permissions will be granted to fill any gaps in due course. It is also anticipated that delivery over the course of the current Local Plan period (2015-2031) will be in excess of 23,000 homes, and around 27,000 homes in the period 2013-2031.

Future versions of this monitoring report will report delivery against the new housing target identified within the draft London Plan of 2,161 per annum. This will need to demonstrate how the Legacy Corporation proposes to meet this target over the plan period, also reflecting the capacity identified

Figure 11- Housing trajectory



within the 2017 London Strategic Housing Land Availability Assessment (SHLAA) and new draft London Plan policies aimed at increasing and intensifying housing delivery on small sites, within town centres and in opportunity areas. In accordance with the draft London Plan, future versions of this AMR will also need to amend the way non-self contained residential accommodation is monitored, with student and shared living schemes monitored on a 3:1 basis.

### Under Construction

In addition, to potential permissions, at present there are over 4,200 homes currently under construction. It is anticipated that approximately 4,000 of these homes will be completed in 2018 therefore the housing target will be met in 2018 and the cumulative delivery target met by 2019. Table 2 below shows the location of the units under construction within the area. This includes 956 student units. Maps 1, 2, 3 and 4 also show progress for each sub area.

Sub Area	Under Construction
Sub Area 1	709
Sub Area 2	1,159
Sub Area 3	1,429
Sub Area 4	650
Total	4,226

### Completions

Table 3 shows the locations of the homes which were completed in 2017. Although this is below the housing target as above, it is anticipated that the completions for 2018 will be well in excess of the target and cumulative delivery reached by approximately 2019.

Glasshouse Gardens (S7)	219
Chobham Manor Phase 1 remainder	94
10/02291/FUL 2-12 High Street	191
16/00298/PNCOU Queensway House	35
15/00164/FUL The River House, 3, Blaker Road	7
06/90011/FUMODA Stratford Edge , 80-92 High Street	202
13/00397/FUL Abbey Lane	5
	753

There are currently also 956 student bedspaces under construction adding to the diversity of provision within the area.

## HOUSING MIX

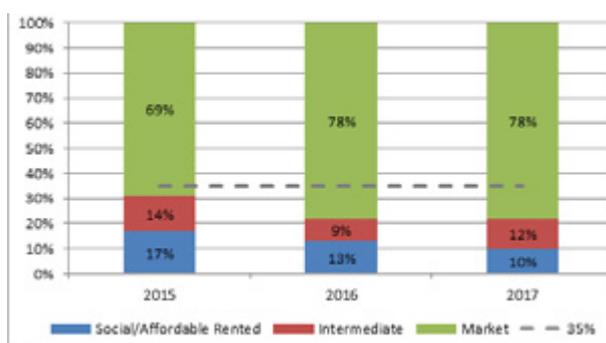
### Affordable housing

As highlighted in Appendix 1, permission was granted for 108 affordable homes in 2017. This is below the target set out within SP.2 of the Local Plan of 455 per annum.

The 108 affordable homes amount to approximately 20% for all housing permissions (excluding non self-contained accommodation), or 22% of applicable schemes (i.e. over 10 units), with a 46/53 social or affordable rented/intermediate mix. As identified within the appendix, 74 affordable homes were completed in 2017. Although it is recognised that delivery is currently falling short of target, as above in relation to housing in general it is expected that delivery will increase in pace and therefore the amount of affordable housing will also increase in future years, notably there are currently around 340 affordable units under construction, with other schemes contributing via commuted sums.

However, it is recognised that the need for affordable housing is more acute in the light of housing need generally and rising house price to earnings ratio. Therefore the Legacy Corporation will closely monitor delivery and utilise measures within the Mayor's Affordable Housing and Viability Supplementary Planning Guidance (SPG) to enhance delivery. It is envisaged that in time the expectation that sites should deliver 35% affordable housing across London will be reflected in the price paid for land, and delivery increase. There is already some evidence of these impacts being felt with a recently approved scheme achieving 35% affordable housing (57 Berkshire Road, approved subject to S106) and the self-contained units within the Duncan House scheme currently under construction providing 50% affordable housing.

Figure 12 - Proportion of affordable homes permitted in 2017



## Housing size and mix

Appendix 1 identifies the following size split for schemes permitted in 2017: 45% 1 bedroom, 35% two bedroom and 19% three bedroom or more. Local Plan policy H.1 sets out that there should be a balanced mix of dwelling sizes provided with at least 51% of units having more than two bedrooms.

Figure 13 shows that this requirement has been met for the period 2015-2017. Although the proportion of smaller homes has increased in time, provision is evenly balanced over the three year period shown with an average 37/35/28 split

The evidence supporting the adopted Local Plan identified a particular need for 1 bedroom properties within market and affordable/social rented sectors, 2 bedroom market properties and 3 bedroom or more particularly within all affordable tenures. The Legacy Corporation is in the process of reviewing this evidence in support of the Local Plan Review, and a new Housing Requirements Study will be made available in early 2018 providing detail on local and strategic housing requirements. Future policies within the Review will need to consider this evidence alongside the outputs of the 2017 London Strategic Housing Market Assessment (SHMA).

Table 4 shows the proportion of units permitted in 2017. This shows that much of the provision is closely reflecting the particular requirements of the area, specifically for one and two bedroom market properties, however provision of affordable/social rented properties will need to be monitored closely in future years to ensure supply more closely meets demand for these types of units.

Figure 13 - Size split for schemes permitted in 2017

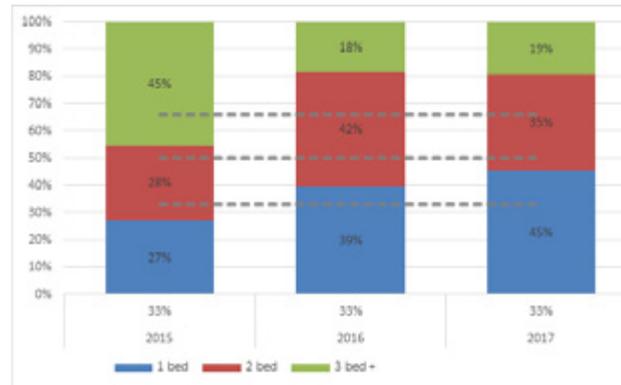


Table 4 - Proportion of units permitted in 2017 including reserved matters

Size bedrooms	Market	Social/affordable rented	Intermediate	Total
1	37%	3%	5%	45%
2	29%	3%	4%	35%
3 +	15%	3%	1%	19%
Total	80%	9%	11%	100%
			Total	4226

## CASE STUDY 2: HOUSING MIX

16/00441/FUL 25-37 Rothbury Road, Hackney Wick, London, E9 5EN This scheme will deliver a mix of 30% 1 beds, 48% 2 beds and 22% 3 beds. This meets Policy H1 requirements with regard to having more than half the units of 2 bedrooms or more, but also contributes towards the wider 'balanced mix' between all three dwelling sizes.



Image from permitted scheme (16/00441/FUL)

# 6. TRANSPORT AND INFRASTRUCTURE

## TRANSPORT

### Transport impact of development

A total of seven Green Travel Plans were entered into agreements made under Section 106 or planning conditions. The Travel Plans, required for all developments which generate significant amounts of movement, represent a way of assessing and mitigating the negative transport impacts of development in order to promote sustainable development.

### Car parking

Permitted developments included a net gain of 138 car parking spaces, of which 50 are blue badge. This figure remains below the maximum level of parking sought by the Local Plan Policy.

Seven of the consented developments were agreed to be car-free, this is a significant increase from the previous year. The increasing trend of car-free developments plays an important role in reducing

the level of air pollution from motor vehicles and encouraging more people to use more sustainable means of transport such as cycling or public transport.

Two electric charging points are approved within the monitoring year and an additional 48 charging spaces are gained through approval of reserved matters applications.

### Cycle parking

A total of 1,387 new cycle parking spaces are gained through permitted schemes. One Section 106 Agreement secured a financial contributions towards a 27 cycle hire docking station.

The positive results of such planning approach can be observed from the new household survey data that shows travel modes within the Legacy Corporation area. The data shows a high use of public transport; it was also found that 26% of all residents own a car and only 19% of those use this for travel to work or study.

### Innovating Technology for Sustainable Transport

The Legacy Corporation is leading the way towards advanced and sustainable mobility solutions. In 2017, an all-electric autonomous shuttle bus was trialled on the Park in response to the increasing demand for smart mobility concepts for urban areas. This trial is the first in a programme of initiatives that will lead to the testing of fully autonomous, road-worthy vehicles on the Park by 2019.



# INFRASTRUCTURE

## Community Infrastructure

### Transport Infrastructure

Work on the new Hackney Wick Station is well underway and due to be completed in early 2018. The works will transform Hackney Wick Overground station and deliver major improvements for the communities and businesses in the surrounding area, it will support regeneration and boost economic growth. The works will improve connections by delivering a new subway running north to south beneath the existing railway line, opening up new pedestrian and cycle links.

The work on the improvements of Bromley-by-Bow Station will be completed in 2018. This much-needed upgrade of the station will improve accessibility for the residents and visitors. The project also represents an important step forward in the regeneration of the area.

A range of minor highway improvements has also been secured through Section 106 Planning Obligations. The details of these are contained in Appendix 2.

The Legacy Corporation continues to provide a significant amount of new infrastructure to meet the development trends and demands of the growing population. Permissions granted in 2017 will deliver more than 10,485sqm (net) of new D1 floorspace.

The major proportion of this floorspace comes from an application (16/00035/FUL) granted for the erection of a six-storey building at Stadium Island to provide a Six Form entry secondary school. The development will provide approximately 10,045sqm of D1 floorspace which will result in up to 1,140 new school places. This site is currently under construction and works are due to be completed in 2018.

Sweetwater Primary School building is now completed as part of the Bobby Moore Academy. The academy welcomed its first Reception and Year 7 students in this building in September 2017.

The Legacy Corporation is currently revising its Infrastructure Delivery Plan to support the review of the Local Plan (IDP). The revised IDP will help to identify and prioritise infrastructure provisions to support population change, housing and employment growth over the plan period.



School at Stadium Island

# 7. SUSTAINABILITY AND THE ENVIRONMENT

This section provides a summary of the monitoring information in respect to measuring the effectiveness of the local policies which aim to achieve a sustainable and high-quality built and natural environment. All the information for this reporting year measured against the Key Performance Indicators is presented within Appendix 1 of this document.

It should be noted that it has not been possible to source new data to monitor quality of life indicators 15 and 16, as it relies on national data sources, which are not updated on an annual basis.

## OPEN SPACE AND URBAN GREENING

The Legacy Corporation area is home to a wide array of wildlife and a significant quantity of green and blue infrastructure, and high-quality public open spaces. The local policies have been successful at securing the protection of designated open spaces. There have been no losses of open space to development within the monitoring year.

Nevertheless, it worth highlighting that one application consented within this monitoring year (16/00685/FUL) will provide a new public realm of over 1,900sqm, including urban greening, two publicly accessible courtyards, and a new pedestrian/cycle link. This will make a positive contribution to the existing network of open space. Furthermore, it should be recognised that a number of open spaces will be delivered as part of new development in the future. The Legacy Corporation is finalising an Open Space and Play Space Assessment. This document will be part of the evidence base for open space policies in the Local Plan and it will provide recommendations for the future provision and enhancement of open spaces. The report will be made available in early 2018.

Two applications approved within the monitoring period included improvement to the environment of the waterways.

A number of approved schemes include planting of new trees or/and installation of green roofs.



## INNOVATIVE TECHNOLOGY : SMART DETECTORS

The Legacy Corporation is committed to protecting and improving the quality of the environment of the Queen Elizabeth Olympic Park. In 2017, smart detectors were installed to monitor the activity of urban bats within the Park. This is a pioneering project whereby an innovative technology has been used to capture data that can be used to monitor the health of the species living on the Park and the environment.

## 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. A building's rating against the BREEAM standard reflects high performance on a range of sustainable design parameters, including biodiversity, water use, carbon dioxide emissions and sustainable materials. All approved major schemes have also demonstrated that they will achieve the standard in reduction of carbon emissions, in accordance with the London Plan and the Local Plan energy performance standards.

## INCLUSIVE DESIGN

The majority of relevant applications complied fully with the Legacy Corporation's Inclusive Design Standard that requires development to give regard to inclusive design standards and requirements. Alongside this, the schemes consented planning permission have also met further design standards set out in the local policies, including the Nationally Described Space Standards, the Mayor of London's supplementary 'baseline standards' and the accessibility and adaptability M4(2) Requirement.

### CASE STUDY 3 : OPEN SPACE AND URBAN GREENING

16/00685/FUL, 411- 415 Wick Lane, E3 2JG

The development includes a new public realm (over 1,900sqm) that will open the site up and create new routes and spaces that connect to the existing urban fabric and street network, including a new link to The Greenway. Urban greening will include planning of new trees, and green roofs will be installed to provide natural cooling to the building in the summer and natural insulation to the building in the winter. They will also help boost local ecology and wildlife.



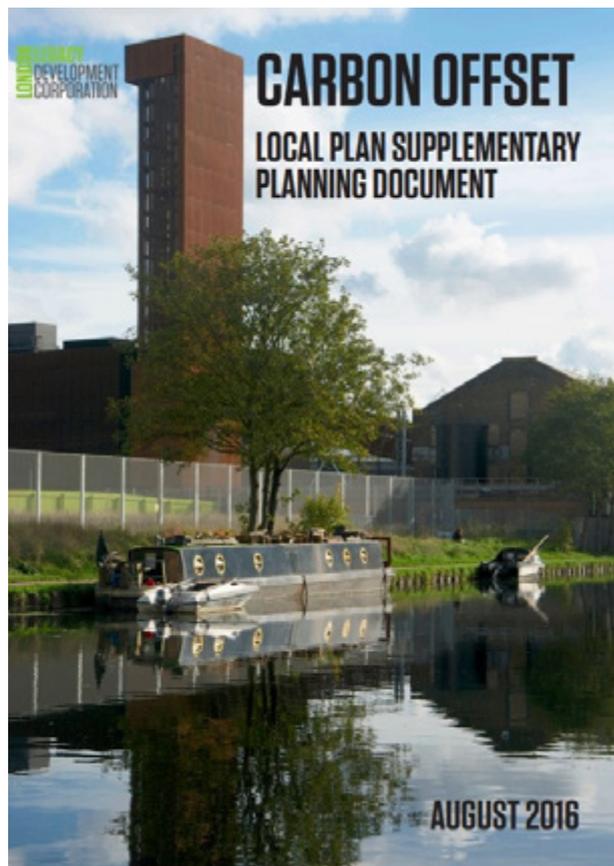
Illustrations from the approved application - 16/00685/FUL



## CARBON OFFSETTING - THE CARBON OFFSET SPD AND FUND

The Legacy Corporation Carbon Offset SPD was adopted in August 2016, the SPD sets out the detailed approach to offsetting carbon emission from new development once building and other on-site carbon reduction measures have been taken into account. The SPD provides further guidance to the principles of carbon offsetting established in Local Plan Policy S.2 'Energy in new development'. As part of this process the Legacy Corporation Board has also agreed to the establishment of a Carbon Offset Fund for those offset monies secured through Section 106 Planning Obligations that require carbon offsetting payments for specific development schemes. The guidance provided with the SPD includes the process for making a bid for carbon offset monies towards offsetting carbon schemes and also the necessary forms.

Offset monies have been received in 2017/18, a breakdown of which is set out in the table below. Once sufficient funds have been received an initial bidding round will be advertised and reported on in future Authority Monitoring Reports.



Application number	Location	Full description	Carbon Offsetting Monies Received
15/00416/FUL	52-54 White Post Lane, London, E9 5EN	Application for full planning permission for mixed use redevelopment comprising: Demolition of existing buildings and structures and erection of a five (5) to six (6) storey building to provide 2367sqm (GIA) of commercial space (use class B1c) with commercial yard area for servicing, 55 residential dwellings, upper level amenity areas, cycle parking and refuse/recycling stores.	£80,100.00
15/00212/FUL	33-35 Monier Road, London, E3 2PR	Mixed use 6 storey redevelopment incorporating 675m2 of commercial workspace (B1 and sui generis use class) at ground level; along with 45 residential units at levels one to five; new public realm, landscaped amenity space and associated works.	£13,212.00
		Total	<b>£93,312.00</b>

# 8. S106 AGREEMENTS

## DEVELOPMENT SCHEMES WITH S106 LEGAL AGREEMENTS

Appendix 2 provides a breakdown of these agreements by individual obligation.

Within the reporting year, seven schemes were granted planning permission with a Section 106 Agreement. The details of these developments are set out in Table 6.

Application number	Location	Full description	Application type	S106 date
16/00035/FUL	Land south of City Mill River and the Olympic Stadium	Application for full planning permission for the erection of a six storey building (maximum height +30.2m AOD) to provide a six form entry secondary school (up to 1,140 pupils) including sixth form (maximum 10,045sqm GEA floorspace), with associated highways and landscaping works.	Full	27/01/2017
16/00003/FUL	99 Wallis Road, Hackney, E9 5LN	Application for the change of use from Class B8 Storage and Distribution to a mix of uses including bar/ microbrewery (use Class A4) at ground floor level (24 hours operation) and office floorspace (use Class B1) at first, second and third floors; including external alterations to the façade and installation of plant and extract flues, including a new recessed plant area inserted into the existing roof.	Full	04/01/2017
14/00422/FUL	Land at Marshgate Lane, Pudding Mill, Stratford, E15 2NH	Planning application for demolition of existing buildings, and the erection of 8 buildings ranging from 3 to 12 storeys in height, comprising a total of 254 residential dwellings and 4,257m <sup>2</sup> Gross Internal Area (GIA) of B1 (business) floorspace, together with basement, access, servicing, car parking, cycle parking, cycle storage, plant, open space and landscaping.	Full	05/052017
16/00653/REM	Plot M7, Zone 1, Stratford City	Application for the approval of reserved matters for the construction of two commercial office buildings comprising 78,616.8sqm office floorspace and 706.3sqm of retail floorspace for Plot M7 Submitted pursuant to condition B8 of Outline Planning Permission 10/90641/EXTODA in respect of the siting of the buildings; design of the buildings; external appearance, means of access and landscaping.	REM	13/07/ 2017
15/00338/FUL	75-89 Wallis Road and 59 Berk shire Road, Hackney Wick, E9 5LN	Application for full planning permission for mixed use redevelopment comprising: Demolition of some existing buildings, extension and alteration of buildings retained, and erection of new four (4) and five (5) storey buildings with a maximum parapet height of 21.8m AOD to provide 2951 sqm (GIA) of commercial space (use class B1, with up to 700sqm A1 and D1 use) with yard area, 44 residential dwellings (4 X studio units, 15 x 1 bed, 15 x 2 bed and 10 x 3 bed), upper level amenity areas, cycle parking and refuse/ recycling stores.	Full	16/08/2017

Table 6- Development Schemes with Section 106 legal agreements (2017)

Application number	Location	Full description	Application type	S106 date
16/00685/ FUL	415, Wick Lane, E3 2JG	Demolition of 1,187.5sqm GIA of existing buildings and yard space comprising 278.2sqm Class B1, 220.4sqm Class B2 and 688.9sqm Sui Generis. Redevelopment of a mixed use scheme totalling 18,329sqm GIA floorspace comprising 175 residential units (14,848sqm) (Class C3), 2,503sqm employment space comprising 1,648sqm Class B1, 221sqm Class B2, and 345sqm commercial use (Class A1/A3) plus 289sqm of ancillary spaces, 660sqm on plot lower ground floor parking alongside 3,951sqm public realm, open space and associated vehicular access.	Full	12/09/ 2017
16/00441/FUL	25-37 Rothbury Road, Hackney Wick, London, E9 5EN	Application for full planning permission for mixed use redevelopment comprising: construction of a new 6 storey building to provide 645 sqm (GIA) of commercial space (use class B1) with yard area, 23 residential dwellings (7 x 1 bed, 11 x 2 bed and 5 x 3 bed), amenity areas, cycle parking and refuse/recycling stores.	Full	12/12/2017

## OTHER PREVIOUS SIGNIFICANT S106 AGREEMENTS

The Legacy Corporation inherited a number of planning obligations from its predecessor organisations, the Olympic Delivery Authority (ODA) and the London Thames Gateway Development Corporation (LTGDC). A list of these schemes is set out in Table 7. The full details are provided in the 2016 AMR.

Table 7 - Section 106 Legal agreements for significant schemes permitted by previous local planning authorities

Application number	Location
PA/11/ 02423/LBTH	Hancock Road, Three Mills Lane, Bromley By Bow, London, E3
12/00336/LTGOUT/LBNM	Land to the South of High Street, Stratford. East of the River Lee Navigation Channel
11/90621/OUTODA	Land Within The Olympic Park And Land At Pudding Mill Lane, Land At Bridgewater Road And Land At Rick Roberts Way.
07/90023/VARODA	Stratford City Development, Stratford Rail Lands,E15 2NQ

## USE OF S106 FUNDING

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

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

The Section 106 contributions secured through the Section 106 transferred from LTGDC were either "ring-fenced funds" i.e. for a specified purpose, e.g. affordable housing or public realm improvements, but often not specifying a specific project; or they are "pooled funds" which can be spent on any infrastructure project identified in the LTGDC's Lower Lea Valley Public Sector Investment Plan (PSIP). In

both cases the PPG is the mechanism by which the Legacy Corporation allocates funds to appropriate projects.

The Section 106 funding that has been allocated and spent on projects since the Authorities Monitoring Report for 2016 was published are set out overleaf. In total, since its inception, the PPG has now allocated £15,734,055.

Where projects were allocated funding and the funding spent prior to 2017 the allocations are not included below but information is available from the 2016 AMR. Where projects were allocated funding prior to 2017 but the funds have not yet been spent they are included in the table below. During 2017 significant Section 106 contributions have been drawn down and spent on the new Hackney Wick Station which is due to be delivered in 2018.

Table 8- Allocation of Section 106 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)	LLDC/TfL	Stratford Southern Access Project	£539,009	Ring-fenced funding from section 106 agreements in the area		The project is a priority project for LLDC which will substantially improve accessibility from the Carpenter's Estate and recent developments on Stratford High Street to the Station. Planning permission has been granted. Options of delivery currently being considered.
April 2014	LLDC / TfL	Hackney Wick Station	£400,000	Lower Lea Valley Pooled Fund	£400,000	The project is currently being implemented. Completion is expected in late 2017 / early 2018
June 2015 (in principle) and December 2015 full approval	LLDC / TfL	Hackney Wick Station	£1,008,000 - £200,000 approved in 2015 – the balance, £808,000 approved June 2017	Lower Lea Valley Pooled Fund (Unex Tower s106 monies)	£200,000	The project is currently being implemented. Completion is expected in 2018. Remaining balance yet to be transferred.
December 2016	LLDC / TfL	Hackney Wick Station	£1,000,000 CIL	Formal allocation of CIL received which was agreed in principle July 2015		The project is currently being implemented. Completion is expected in 2018

Table 8- Allocation of Section 106 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 2015	LLDC / TfL	Hackney Wick Station	£2,500,000 – additional £500,000 given approval given by PPG January 2018 – bringing total to £4,000,000.	In principle future CIL income up to £2.5 million (as £1,000,000 CIL fully approved Dec 2016)		The project is currently being implemented. Completion is expected in 2018. Funds yet to be transferred
June 2017	LLDC/TfL	Hackney Wick Station	£5,130,045	Hackney Wick S106 Contribution	£5,130,045	The project is currently being implemented. Completion is expected in 2018. Funds transferred
30 June 2015	Building Crafts College	Alumno Building Crafts College Contribution	£45,000	13/00404/ FUM Alumno section 106 agreement		Building Crafts College currently liaising with developer and Newham Workplace to deliver the training.
15 October 2014	LLDC	QEOP Visitor Experience enhancements: hoarding improvements	£185,000 - £60,000 previously approved and transferred, balance approved by PPG in March 2017	14/00074/FUL The Street Wayfinding and public realm contribution	£60,000	Project continuing to be developed through hoardings group.
17 December 2015	TfL	Bromley by Bow Station	£198,794.92, balance yet to be received approved in principle	PA/11/02423/ LBTH, 11-070- FUL, 13/00176/ VAR Bromley by Bow North ring fenced funding		Currently liaising with TfL regarding transfer of funds.

Table 8- Allocation of Section 106 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
1 March 2016	TfL	Bow Vision Interim	£36,460.03	Hancock Road, Three Mills Lane, Bromley by Bow, London E3 (Bromley by Bow North) PA/11/02423/LBTH dated 27 September 2012		TfL need to claim funding.
1 March 2016	LLDC	Roach Point Bridge - Hackney Wick and Fish Island Connectivity Projects	Footbridge Contribution £268,292.68 Local Transport Contribution £254,146.34	Neptune Wharf, Fish Island 12/00210/OUT dated 27 March 2014		LLDC progressing detailed planning application and carrying out feasibility of reuse of H14 pedestrian and cycle bridge. LLDC working with developers in the area to tie in the bridge proposal to emerging developments in the area. Submission of planning application for bridge programmed for end of March 2017. NB It was agreed at PPG that £100k of the Neptune Wharf Local Transport Contribution be reserved to Canals and Rivers Trust but as yet no bid has been received from CRT for the allocation of the £100k.
1 March 2016	TfL	Olympic Park Cycle Hire Docking Station Project	£200,000 plus indexation	13/00534/ FUM Here East ring fenced s106 funding	£156,370.66	Money paid directly to TfL. Docking Station will be constructed by end of financial year 2016/17. Further £50k plus index linking needs to be paid by the developer to TfL on request by LLDC.
8 December 2016	Newham	Stratford Gyrotory – December 2016-2	£102,985.07 Public realm and wayfinding £25,000.00 walking and cycling facilities	14/00310/FUL Moxy Hotel		Works programmed to start in summer 2017 and complete in 2019

Date Entered Into / Agreed by PPG	Parties	Description	Amount Allocated	Funded From	Amount Spent	Notes on progress
January 2018	LLDC/ Developer	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/FUL 1-2 Hepscott Road S106		Due to commence on site early 2018
October 2017	LLDC/ Tower Hamlets	4 Roach Road S106 Public Realm and Local Infrastructure Contribution	£118,138.11 - £39,999.50 applied for design work for improvements to Wick Lane public realm and approved in principle at October 2017 PPG	13/00005/FUL 4 Roach Road S106		Design work currently being undertaken, delivery of future works to be undertaken by Tower Hamlets
Agreed at PPG February 2017	LLDC	Our Living Art	£100,000 for the whole program	Chobham Manor S106	£100,000	Our Living Art Program completed within 2017, all monies transferred over.
27 January 2017	LLDC/ Canals and Rivers Trust	Stadium Island Secondary School S106 Reed Bed Contribution	Up to £60,000 to be spent on Compensatory Reed Bed Habitat	16/00035/FUL Stadium Island Secondary School S106		Project was completed within 2017 with funds waiting to be drawn down.
27 January 2017	LLDC/ Canals and Rivers Trust	Stadium Island Secondary School S106 Reed Bed Contribution	Up to £60,000 to be spent on Compensatory Reed Bed Habitat	16/00035/FUL Stadium Island Secondary School S106		Project was completed within 2017 with funds waiting to be drawn down.

# 9. COMMUNITY INFRASTRUCTURE LEVY

## LEGACY CORPORATION CIL

The Legacy Corporation CIL came into effect on 6th April 2015 and Legacy Corporation CIL began to be collected during the 2016/17 financial year. A report on CIL receipts and expenditure is prepared at the end of each financial year as required by Regulation 62 of the CIL Regulations 2010. This is included within Appendix 3 to this report.

Table 9 shows the CIL that has been received up to the end of Quarter 3 2017/18.

## MAYORAL CIL

The Legacy Corporation is a collecting authority for the Mayor of London's CIL under the CIL regulations 2010 (as amended). The Legacy Corporation became a collecting authority in April 2013, prior to this the boroughs that fall within the Legacy Corporation area were the collecting authorities. The Mayor of London, as the charging authority, prepares a report for the financial year in relation to the CIL that is collected on their behalf (as required by CIL regulation 62 reporting).

Table 10 summarises the sums received by the Legacy Corporation and passed to TfL for each quarter in 2016, for information only.

Table 9 - CIL received up to end Quarter 3 2017/18

Year	Quarter	Sum received	5% admin retained	Amount available to be spent on infrastructure
2016/17	Q1	£687,886.00	£34,394.30	£653,491.70
	Q2	£378,450.12	£18,922.51	£359,527.61
	Q3	£753,970.99	£37,698.55	£716,272.44
	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
<b>Total</b>		<b>£5,500,208.88</b>	<b>£275,010.46</b>	<b>£5,225,198.43</b>

Table 10 - Mayor of London CIL Collection

Year	Quarter	Sum received	Sum paid to TfL	4% admin retained
2016/17	Q4	£1,632,360.55	£1,567,066.13	£65,294.42
2016/17	Q1	£500,000.00	£480,000.00	£20,000.00
	Q2	£282,777.16	£271,466.08	£11,311.08
	Q3	£1,154,424.74	£1,108,247.72	£46,177.02
<b>Total</b>		<b>£3,569,562.45</b>	<b>£3,426,779.93</b>	<b>£142,783.22</b>

# 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	2017 Monitoring Information	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<b>Unemployment levels</b> As at June 2017, the average level of unemployment within the four growth boroughs fell by 0.95%, bringing the unemployment down to 6.35% from 7.3% in June 2016. While the decrease was somewhat greater than across the rest of London, the unemployment remains 0.45% higher than the London average. The highest change and the lowest rate was recorded in Hackney, where unemployment fell by 2.4% to stand at 5.6%. The highest unemployment rate and an increase of 1% were recorded in Tower Hamlets now standing at 8%. The current employment rate is 1.9% across the whole of the Legacy Corporation (LLDC) area which is below borough averages.	▼
		<b>Job Seekers Allowance (JSA) Claimants</b> In October 2017, the number of the working age population of the four-growth boroughs claiming JSA remains unchanged since the same period a year before, and it is currently at 2.3%. This is moderately above the London average (2%).	—

KPI	Monitoring Criteria	2017 Monitoring Information	Change																																										
		<p><b>Average earnings in 2017</b></p> <p>Average gross annual earnings for full-time employees across the four boroughs rose by 5.3%, which was a 1.1% increase from the previous year, while London average salaries rose by 9.5%.</p> <table border="1"> <thead> <tr> <th></th> <th>Gross weekly pay 2017</th> <th>Hourly pay (exc. Overtime) 2017</th> <th>Change from 2016</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>£651.10</td> <td>£15.98</td> <td>£37.8</td> </tr> <tr> <td>Newham</td> <td>£568.30</td> <td>£14.96</td> <td>£41.1</td> </tr> <tr> <td>Tower Hamlets</td> <td>£718.80</td> <td>£19.25</td> <td>£49.9</td> </tr> <tr> <td>Waltham Forest</td> <td>£574.90</td> <td>£15.10</td> <td>- £3.1</td> </tr> <tr> <td>Four borough average</td> <td>£628.28</td> <td>£16.32</td> <td>£31.4</td> </tr> <tr> <td>London</td> <td>£692.50</td> <td>£18.24</td> <td>£60.1</td> </tr> </tbody> </table>		Gross weekly pay 2017	Hourly pay (exc. Overtime) 2017	Change from 2016	Hackney	£651.10	£15.98	£37.8	Newham	£568.30	£14.96	£41.1	Tower Hamlets	£718.80	£19.25	£49.9	Waltham Forest	£574.90	£15.10	- £3.1	Four borough average	£628.28	£16.32	£31.4	London	£692.50	£18.24	£60.1	▲														
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		<p><b>Job density</b></p> <p>Job density represents the ratio between the total number of jobs to the working-age population including employees, self-employed, government-supported trainees and HM Forces. Higher job density could be seen as an indicator of more people working locally. In 2015 the average job density was at the same level as in 2014 (0.75), it remains lower than the London density of 0.98.</p>	—																																										
		<p><b>Change in job sectors</b></p> <table border="1"> <thead> <tr> <th>2016</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>4 boroughs average</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0.2</td> </tr> <tr> <td>Manufacturing (C)</td> <td>2.2</td> <td>3.4</td> <td>1.3</td> <td>5</td> <td>3.0</td> <td>8.1</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.4</td> <td>2.3</td> <td>0.2</td> <td>0.9</td> <td>1.0</td> <td>0.5</td> </tr> <tr> <td>Construction (F)</td> <td>3</td> <td>5.8</td> <td>2.2</td> <td>5.7</td> <td>4.2</td> <td>3.6</td> </tr> <tr> <td>Services (G-S)</td> <td>94.4</td> <td>88.5</td> <td>96.3</td> <td>88.4</td> <td>91.9</td> <td>87.6</td> </tr> </tbody> </table> <p>Information collected by the Office for National Statistics for 2016 found that the average number of all employment (91.9%) within the four boroughs remains dominated predominantly by the service economy with a moderate increase in the construction sector and a slight decrease in manufacturing and energy, and water economy, in comparison to 2015. In contrast to this, the manufacturing sector in London expanded by 5.8 % during the year of 2016.</p>	2016	Hackney	Newham	Tower Hamlets	Waltham Forest	4 boroughs average	London	Primary Services (A-B)	0	0	0	0	0	0.2	Manufacturing (C)	2.2	3.4	1.3	5	3.0	8.1	Energy and Water (D-E)	0.4	2.3	0.2	0.9	1.0	0.5	Construction (F)	3	5.8	2.2	5.7	4.2	3.6	Services (G-S)	94.4	88.5	96.3	88.4	91.9	87.6	—
2016	Hackney	Newham	Tower Hamlets	Waltham Forest	4 boroughs average	London																																							
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KPI	Monitoring Criteria	2017 Monitoring Information	Change
	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	Approximately 20,000sqm of employment (B Class) floorspace was permitted within the monitoring year, this resulted in a net loss of 3,449sqm B use space. However, it should be noted that 1,315sqm of lost space was due to a change of use prior approvals from the office to residential, 636sqm was vacant for over a year, and 3,054sqm was unoccupied for over 5 years.	▲
	Number of new business start-ups compared to closures in the Growth boroughs	The number of business births within the four boroughs continued to increase from 11,170 to 15,085 between 2014 and 2016, this is a birth rate of 22.7% compared with a rate of 21.7% in 2014.  Newham and Hackney had the highest start-ups birth rates 29.6% and 21.6% respectively, compared to 17% in London as a whole. The lowest birth and the highest business death rates were seen in Tower Hamlets.  In total, there were 67,680 active businesses within the four boroughs in 2016, which represent an increase of 30% from 2014.	▲
	Number of jobs/local jobs/opportunities within employment training initiatives created	Permissions granted within 2017 could result in between minimum 900 and 1,000 new directly created full-time jobs.  Six Section 106 Agreements signed within this monitoring year included contributions to ensure that developments complement and benefit the local labour market and economy, by raising skills and enabling local people to compete for the jobs generated. These measures included apprenticeships, maximising recruitment of local residents and secure the London Living Wage.	▲
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres	Permissions granted within 2017 will deliver a total of 1331sqm of A Class floorspace, this is a net gain of 924sqm. Of the total new A class floorspace 891sqm is within the Centres.  A new 294-bed hotel located in the Stratford Metropolitan Centre within the Legacy Corporation boundary has been completed and is already operating and an additional 386 hotel rooms are currently under construction.	▲
	Vacancy rates within the identified centres compared to the London average	Looking at 2017 against the same period a year before, the average vacancy levels across the LLDC are in designated centres increased moderately from 11% to 11.3%. Vacancy rates within Stratford was standing at 5.3%, East Village recorded an increase of 3% in comparison to the previous year standing at 18.8, and Hackney Wick was at 10%. Vacancy rates across Greater London were at 7.5%.	▼
	New retail floorspace permitted outside the Centres (units and quantum)	Approximately 440sqm of new retail space was permitted outside of designated centres.	▼

KPI	Monitoring Criteria	2017 Monitoring Information	Change								
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	One application was approved for a change of use from A1 to D2 Use Class – a yoga studio with ancillary A1 Class/cafe space, in Hackney Wick Centre. This amounts to a total loss of less than 140sqm of retail floorspace. This represents 100% of relevant applications approved.	▼								
3- Supply of housing	Number of homes permitted per annum	The number of new homes permitted within the reporting year was 552 units. This is below the target of 1,471 per annum and lower than the previous year. Eleven reserved matters planning permissions were granted within the monitoring period for 1,829 housing units.	▼								
	Number of affordable homes permitted per annum by tenure	The number of new affordable homes permitted within 2017 was 108, this is below the target of 455 per annum. Out of eleven schemes proposing residential units only four were applicable, i.e. reached the threshold which triggers the requirement for affordable housing (schemes over 10 units, conventional housing). Therefore, the total number of consented affordable housing amounts to 22% of all applicable schemes proposed, or 20% of all permitted housing.	▼								
	Number of homes completed per annum	In 2017, the net number of housing completions recorded on the database was 753 units. This figure is below the target of 1,471 per annum. Currently, there are 4,226 dwellings under constructions, a large number of which is expected to be completed in the following year.	▼								
	Number of affordable homes completed per annum by tenure	The number of affordable housing completed was 74 dwellings, accounting for about 10% of the applicable completed developments in 2017. This is below the target of 455 per annum.	▼								
	Average number of bedrooms per unit	The overall average number of bedrooms per new permitted dwelling of all tenures is 1.7	▲								
	Number of homes permitted per annum by unit size	<table border="1"> <tbody> <tr> <td>1 bed</td> <td>250</td> <td>45%</td> </tr> <tr> <td>2 bed</td> <td>195</td> <td>35%</td> </tr> <tr> <td>3 bed +</td> <td>107</td> <td>19%</td> </tr> </tbody> </table> <p>Two-bedroom plus flats dominated delivery of permitted housing, accounting for over half of all tenure. This aligns with the mix sought by policy.</p> <p>NB- This figure does not sum due to rounding.</p>	1 bed	250	45%	2 bed	195	35%	3 bed +	107	19%
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2 bed	195	35%									
3 bed +	107	19%									

KPI	Monitoring Criteria	2017 Monitoring Information	Change
	Amount of specialist housing provided	No specialist housing was granted permission within the monitoring year.	—
	Changes in resident population and household profile	<b>Population change</b> A population projections study commissioned to inform the Local Plan review, revealed that in 2017 the population within the Legacy Development administrative area was 24,004. This is an increase of 140% from 2012 when the estimated population within the area was 10,000. The study also shows that the population of the area is relatively young with over 60% being under 34 and only 4% over 65.	▲
		<b>Housing stock</b> According to the latest ONS estimates, in 2016 there were approximately 432,290 dwelling within the four boroughs. 67% of all dwellings were the private market; Hackney had the lowest portion of private ownership at 57%, whereas Waltham Forest had the highest (78%). Local Authority stock across the boroughs decreased by approximately 1.4% from 2011 and in 2016 was accounted for 14% of all housing. The highest proportion being within Hackney and the lowest within Tower Hamlets and Waltham Forest equally at 10%. Registered Social Landlord stock accounted for 18% of the total, remaining highest in Tower Hamlets at 28%. The Household Survey revealed that within the LLDC area 53% of all dwellings are private rented, 19% owner occupied and 28% Social/Affordable rented.	▲
		<b>House price to earnings ratio</b> The latest data available on borough level dates from 2015, these figures were analysed in the previous AMR. The analysis revealed that in 2015 mean house price to earning rations stood at an average of 11.8 across the four boroughs. This was above the London average (11.3). Tower Hamlets showed the lowest ratio of 9.00 and the lowest within Waltham Forest of 13.0.	—
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	Permissions granted in 2017 will deliver over 10,485sqm (net) of new community floorspace (D1 Use Class). The significant proportion comes from a development at Stadium Island to provide a Six Form entry secondary school.	▲
	On site community infrastructure secured through S.106 Agreement as part of large scale development	No on site community infrastructure was secured through Section 106 as part of large scale development in this monitoring year.	—

KPI	Monitoring Criteria	2017 Monitoring Information	Change
	Number of new school places delivered/granted permission	<p>Application (16/00035/FUL) was granted for the erection of a six-storey building at Stadium Island to provide a Six Form entry secondary school. The application will provide 1,045sqm of D1 floorspace and up to new 1,140 new school places.</p> <p>Sweetwater Primary School building is now completed as part of the Bobby Moore Academy. The academy welcomed its first Reception and Year 7 students in this building in September 2017.</p>	▲
	Number and capacity of new health facilities granted planning permission	No new health facilities were granted permission within the monitoring year.	—
5- Protecting heritage assets and improving design quality	Loss of heritage assets	<p>No permissions were granted within the monitoring year involving the loss of heritage assets.</p> <p>The requirement for improvements to the non-designated heritage asset was secured through a Section 106 Agreement.</p>	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	<p>There were eight relevant approved applications within the monitoring period, seven of which met the 'Baseline' standard.</p> <p>It was noted that the one application that did not meet the standard related to conversion of one dwelling house into two, where only one unit fell short of the minimum standard. On balance, this was acceptable as overall the unit would provide a high standard of accommodation.</p>	▲
	Proportion of relevant applications approved for development schemes (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards	There were eight relevant applications, five of which complied fully with the LLDC's Inclusive Design Standards, in accordance with Policy BN.5 of the Local Plan, the three other approved applications were not referenced.	▲

KPI	Monitoring Criteria	2017 Monitoring Information	Change
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	There were eight relevant applications, six of which complied with the requirements M4 (2). The two residential developments that did not meet the standard relate to prior approval change of use from office to residential.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	There were eight relevant applications all of which included compliance with the nationally described space standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	The Legacy Corporation assessed seven out of eight relevant application against daylight and sunlight criteria. The one that was not assessed relates to prior approval change of use. All major developments were accessed and regarded as acceptable.	▲
6- Amount of open space	Quantum of open space gained or lost through development	No new Local Open Space has been lost within the monitoring period.	—
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss)	During the monitoring year there has been no net loss of SINCS.	—
	Number of applications approved for development schemes including urban greening initiatives	A number of permitted schemes included urban greening initiatives.	▲

KPI	Monitoring Criteria	2017 Monitoring Information	Change
8- Improving the waterway environment	Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network	Two applications included improvements to the environment of the Blue Ribbon Network. This included wildflower planting and shrubs; house sparrow terraces as well as Sand Martin nest boxes along the Bow Back River wall, and the enhancement of reed bed. For full information see Appendix 2.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Seven Green Travel Plans were entered into Section 106 Agreements or secured through planning conditions.	▲
10- Reducing car use	Number of car club spaces approved	Two club spaces were approved within the monitoring period.	▲
11- Delivering electric charging infrastructure	Number of electric charging points approved	Two electric charging points were approved within the monitoring year. An additional 48 charging spaces were gained through reserved matters applications.	▲
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	Seven schemes were permitted for car-free development, this is a significant increase from the previous year.	▲
	Net gain/loss of car parking spaces	Permitted developments included a net gain of 138 parking spaces of which 50 spaces of the total are blue badge parking, and 84 spaces will be provided off-street. This figure remains below the maximum level of parking sought by the Local Plan Policy.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	1,387 new cycle parking spaces were gained through permitted schemes.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	A number of permitted schemes secure minor highway improvements.	?

KPI	Monitoring Criteria	2017 Monitoring Information	Change
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. It was then noted that the four boroughs' overall score had improved; consequently, Hackney, Tower Hamlets, and Newham were no longer in the top twenty most deprived boroughs. However, Tower Hamlets was the most deprived regarding income deprivation among both children and older people. For full information see the 2016 AMR.	—
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 2016 AMR.	—
	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 2016 AMR.	—
	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 2016 AMR.	—
17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations	There were two major schemes applications and both achieved the standard.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations	All three relevant applications achieved a 35% or greater improvement against 2013 Building Regulations Target Emission Rate.	▲

KPI	Monitoring Criteria	2017 Monitoring Information	Change
	Number of applications approved for major development schemes (proposing non- residential use) that achieve a minimum of BREEAM 'Very Good'	All three permitted major schemes achieved the minimum rating of 'very good' according to BREEAM environmental performance standard.	▲
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	Two out of three relevant applications met this standard, the one was not referenced. The Legacy Corporation will investigate additional ways to collect data in order to monitor this indicator more effectively in the future.	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	In total four schemes included planting of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	Five applications included green roofs.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	See Appendix 2.	—

# APPENDIX 2- SECTION 106 MONITORING

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00035/ FUL Land south of City Mill River and the Olympic Stadium	Use of Community Facilities	See agreement for full details.	Community Uses
	Electric Vehicle Charging Points	Prior to the commencement of development and prior to occupation of the development.	Parking Traffic Management
	Reed Bed Enhancement	Prior to commencement of development the developer shall pay agreed sum to the LPA and the LPA shall transfer the Reed Bed Contribution to the Park Operation Team.	Open Space/Blue Ribbon Improvement
	Safety Review	The Development shall not be occupied until the review Scope has been submitted to and approved by the LPA.	Design detail

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00003/ FUL 99 Wallis Road, Hackney, London, E9 5LN	Sustainable Transport/Blue Badge Space	Prior to the occupation of the development the developer shall submit a scheme to be approved by the LPA for the provision of blue badge space on site and/or secure blue badge space off site.	Parking Traffic Management
	Travel Plan	Development shall not be occupied until a travel plan has been submitted to and approved by the LPA.	Green Travel Plan
	Employment and Training	No development shall be commenced until employment and skills plan has been submitted. Various provisions relating to employment and skills and local labour. No financial contribution.	Local Labour / Employment and Skills
	Heritage - for improvement of the Non-Designated Heritage Asset and Yard	Prior to the commencement of development the Heritage Scope of Works shall be submitted to the LPA for approval and all works carried out in accordance with the approved Scope and Strategy.	Design detail
	Sustainability/district heating network and reduction of energy demand	Use reasonable endeavours to extend or procure the extension of the District Energy Network to the site and thereafter connect all Blocks to the District Energy Network. Written report to be provided prior to the occupation outlining steps developer has taken to satisfy obligation.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
14/00422/FUL Land at Marshgate Lane, Pudding Mill, Stratford, London E15 2NH	Affordable Housing	Various provisions relating to affordable housing. Minimum number etc to be provided.	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 21 months of date of the Planning Permission.	Viability / Reappraisal
	Employment workspace	No residential units shall be occupied until all of the workspace has been completed to shell and core.	Affordable Workspace
	Sustainable transport - car club	Procure 2 car club parking spaces within the development and there shall be no occupation of the development until provided and demarcated as 'car club only'. Developer to procure a car club operator to provide 2 car club vehicles in the car club parking spaces from first occupation and operate those car club vehicles for the life of the development commencing on First Occupation. Free membership for one year for residents.	Parking Traffic Management
	Sustainable transport - TFL Cycle Docking Station	The applicant shall reserve and following a request made by either the Legacy Corporation or TfL shall make available at no cost provision of 27 cycle docking stations.	Parking Traffic Management
	Transport - Bridge Road Link	No part of building 3 shall be occupied until the works have been completed to an adoptable standard, including the landscape works.	Highways works
	Public Realm and Access Route	No development shall be commenced until the Delivery Plan has been submitted and approved to the LPA.	Public Realm

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Waterway Survey	Prior to commencement of development until the applicant has carried out, submitted and obtained the LPA's approval to the Waterway Survey. The Applicant shall use all reasonable endeavours to use the waterway for transport of construction waste and materials.	Sustainability
	Sustainable transport/ Restriction on on-street parking permits and electric charging point provision	Developer to service notice on occupiers that such a person not entitled to a residents parking permit. Electric charging point provision 20% of the residential parking spaces in the development to have electric Charging point provision	Parking Traffic Management
	Employment and Training	The applicant shall use reasonable endeavours to ensure all jobs are advertised locally the recruitment of persons living in the growth boroughs area account for a total of 25-85% and are pay the London Living Wage	Local Labour / Employment and Skills
	Travel Plan	Development shall not be occupied until a travel plan has been submitted to and approved by the LPA.	Green Travel Plan
	Sustainability/district heating network and reduction of energy demand	Use reasonable endeavours to extend or procure the extension of the District Energy Network to the site and thereafter connect all Blocks to the District Energy Network. Written report to be provided prior to the occupation outlining steps developer has taken to satisfy obligation.	Carbon Offset / Sustainability
	Design Monitoring	The applicant shall specify the retained design team in the Design Team statement every 6 months until its completion.	Design detail

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00653/REM Plot M7, Zone 1, Stratford City	Design monitoring contribution £25,000 to be paid if original architects and landscape designers not retained	Provide evidence that architect retained to oversee the delivery of the development or pay first instalment of design monitoring costs prior to commencement of development.	Design detail
	Public open space and play space - delivery, public access, management and maintenance	Delivery plan for public open space and play areas to be approved prior to erection of the superstructure or within 12 months of commencement of development. No more than 50% of the private residential units occupied before PAOS has been completed and opened.	Open Space / Playspace
	Transport - highway works contribution up to £2,000,000	Prior to Commencement of Development, the Developer shall pay to the Local Planning Authority the Highway Works Contribution.	Financial other
	Design monitoring - costs not exceeding £100,000	A design statement shall be submitted to the Local Planning Authority specifying the design team retained in connection with the Development upon Commencement of the Development and every six months during the construction of the Development until its Completion. If at any point the Architect is not retained to oversee the delivery of the design quality shall notify the LPA and propose alternative firm. Where the developer does not propose or the LPA does not approve then the Developer shall pay to the Local Planning Authority within 10 Working Days a fee.	Design detail/ Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
15/00338/FUL 75-89 Wallis Road and 59 Berkshire Road, Hackney Wick, London, E9 5LN	Affordable Housing	Various provision relating to affordable housing. See section 106 agreement for full details.	Affordable Housing
	Viability review	Viability review to be undertaken if substantial commencement not undertaken within 15 months of date of agreement.	Viability / Reappraisal
	Sustainable transport - Travel Plan	Developer shall not commence the erection of the superstructure or within 12 months of the commencement of the development a travel plan has been submitted to and approved by the LPA and the developer has appointed a Travel Plan Monitoring Officer and notified the LPA of the name and contact details of such officer.	Green Travel Plan
	Employment and training	Prior to commencement of the development the developer shall submit and obtain LPA's approval to the Workspace Strategy. Various provisions relating to employment and skills and local labour and securing the London Living Wage.	Local Labour / Employment and Skills
	Sustainability/district heating network and reduction of energy demand	Prior to erection of the superstructure the developer shall use reasonable endeavours to extend or procure the extension of the District Energy Network and provide in written report to the LPA prior to the erection of the superstructure or within 12 months of the commencement.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design monitoring - costs not exceeding £50,000	A design statement shall be submitted to the Local Planning Authority specifying the design team retained in connection with the Development upon Commencement of the Development and every six months during the construction of the Development until its Completion. If at any point the Architect is not retained to oversee the delivery of the design quality shall notify the LPA and propose alternative firm. Where the developer does not propose or the LPA does not approve then the Developer shall pay to the Local Planning Authority within 10 Working Days a fee.	Design detail/ Financial other
	Estate Management	The development shall not be occupied until an Estate Management strategy has been submitted to the LPA for approval. The Strategy shall set detailed proposal for the management and maintenance of the common areas, publicly accessible open space and SUDS infrastructure.	Public Realm
	Public Open Space and Play Space	The development shall not be occupied until the delivery plan has been submitted to and approved by the LPA and implemented as approved. The developer shall permit the general public to have continues access on foot and by bicycle to and over the public space at all times free of charge. The developer shall manage and maintain the open and play space for the life of the development.	Public Realm - Open Space and Play Space

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Employment and training - commercial unit strategy	The developer shall within 6 months of any development above the super structure submit and obtain the LPAs approval to the commercial unit strategy. From date of approval to date 90% of commercial units occupied, developer to review effectiveness of the strategy.	Affordable Workspace
	Local labour and local business	Use reasonable endeavours to advertise jobs locally and ensure local businesses benefit from commercial opportunities arising from the development.	Local Labour / Employment and Skills
	Sustainability: District heating network, Reduction of energy demand	Use reasonable endeavours to extend the district energy network to the site and thereafter connect all buildings to the District Energy Network. Provide a written report to the LPA prior to any development above the superstructure outlining steps developer has taken to satisfy the obligation.	Carbon Offset / Sustainability
	Public Open Space and Play Space	Developer shall not submit any development above the superstructure until the Delivery plan has been submitted to and approved by the LPA. Public access to publicly accessible open space should be provided at all times free of charge, except for permitted closures between 12pm and 6am of the East West Route. Areas should be maintained for the life of the development in accordance with estate management strategy.	Open Space / Playspace
	Contribution £6,000 indexed toward monitoring of the Schedule of Works	To be paid to the LPA prior to commencement of development	Financial other

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
16/00685/FUL 415, Wick Lane, London, E3 2JG	Affordable Housing	Various provision relating to affordable housing. See section 106 agreement for full details.	Affordable Housing
	Viability review in event of delayed commencement	Viability review to be undertaken if substantial commencement not undertaken within 18 months of date of Planning Permission. See section 106 agreement for full details.	Viability / Reappraisal
	Sustainable transport - Blue badge spaces provision	Prior to the commencement of the development the developer shall submit a scheme to be approved by the LPA for the provision of the 17 blue badge spaces on site.	Parking Traffic Management
	Sustainable transport - Car Club	The developer shall provide the first households to the occupy each residential unit with free membership for a period of 2 years for the use of a car club scheme in the vicinity of the development .	Parking Traffic Management
	Sustainable transport - Travel Plan	Following the commencement date developer shall submit a Travel Plan to the LPA and secure the LPA's approval to the same and shall appoint a Travel Plan Monitoring Officer. Development shall not be occupied until both of above have been done. The developer shall implement the approved travel plan during the life of the development.	Green Travel Plan
	Affordable Workspace - 221 square meters at an average of £12,80 per sq foot for a period of 7 years.	Prior to the commencement of the development the developer shall submit and obtain the LPA's approval for affordable workspace. No residential units shall be occupied until he workspace has been completed to shell and core.	Affordable Workspace

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Employment and training	Prior to commencement of the development the developer shall submit and obtain LPA's approval to the Workspace Strategy. Various provisions relating to employment and skills and local labour and securing the London Living Wage.	Local Labour / Employment and Skills
	Design monitoring - costs not exceeding £100,000 (indexed)	A design statement shall be submitted to the Local Planning Authority specifying the design team retained in connection with the Development upon Commencement of the Development and every six months during the construction of the Development until its Completion. dRmm Architects need to be retained otherwise design monitoring costs to be paid.	Design detail/ Financial other
	Estate Management	The development shall not be occupied until an Estate Management strategy has been submitted to the LPA for approval. The Strategy shall set detailed proposal for the management and maintenance of the common areas, publicly accessible open space and SUDS infrastructure	Public Realm
	Public Open Space and Play Space	The development shall not commence until the delivery plan has been submitted to and approved by the LPA. The developer shall permit the general public to have continuous access on foot and by bicycle to and over the public space at all times free of charge. The developer shall manage and maintain the open and play space for the life of the development.	Public Open Space and Play Space

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Construction	The developer shall carry the development in accordance with the national considerate construction scheme.	Construction
	Greenway Link	Prior to the commencement of development the developer shall submit to the LPA for approval the Greenway link scheme and not allow commencement to occur until the LPA has approved it.	Public realm
16/00441/FUL 25-37 Rothbury Road, Hackney Wick, London, E9 5EN	Affordable Housing	Various provision relating to affordable housing. See section 106 agreement for full details.	Affordable Housing
	Viability review in event of delayed commencement	Upon the occurrence of Substantial Commencement within 15 months of the date of the date of grant of the planning permission, the developer shall submit to the LPA written evidence of the events which amount to substantial commencement including the construction contract and the obligation certificate. Viability review to be undertaken if substantial commencement not undertaken within 15 months of date of Planning Permission.	Viability Review
	Sustainable Transport/Car Club	The Developer shall provide the first occupy each residential unit and the first occupiers of each commercial unit with free membership for a period of 1 year for use of a car club/van share in the vicinity of the development.	Parking Traffic Management

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Sustainable Transport/Off Site Blue Badge Space	Prior to the commencement of the development the developer shall submit a scheme for securing the off site blue badge space.	Parking Traffic Management
	Sustainable transport - Travel Plan	Within 6 months following the commencement date developer shall submit a Travel Plan to the LPA and secure the LPA's approval to the same and shall appoint a Travel Plan Monitoring Officer. Development shall not be occupied until both of above have been done. The developer shall implement the approved travel plan during the life of the development.	Green Travel Plan
	Employment and training	Within 3 months of the commencement the developer shall submit and obtain the LPA's approval for the workspace strategy. The developer shall use reasonable endeavours to ensure all jobs are advertised locally the recruitment of persons living in the growth boroughs area account for a total of 25-85% and are pay the London Living Wage	Local Labour / Employment and Skills
	Sustainability/Carbon Offsetting	The developer shall use reasonable endeavours to connect the building to the District Energy Network to the development or pay the relevant carbon offsetting contribution. No building occupied until provision met. Developer shall use reasonable endeavours to encourage occupiers of the development to reduce their energy usage.	Carbon Offset / Sustainability

Planning application reference, address and date signed	Clause Description	Trigger	Workstream
	Design monitoring contribution not exceeding £25,000 to be paid if original architects not retained	A design statement shall be submitted to the Local Planning Authority specifying the design team retained upon Commencement of the Development and every six months during the construction of the Development until its Completion. If at any point the Architect is not retained to oversee the delivery of the design quality shall notify the LPA and propose alternative firm. Where the developer does not propose or the LPA does not approve then the Developer shall pay to the LPA a fee.	Design detail/ Financial other

# APPENDIX 3- CIL REPORTING

Requirements of regulation 62: Reporting	Legacy Corporation CIL Financial Year 2016/17
Total CIL receipts for year	<b>£3,284,253.12</b>
Total CIL expenditure for year	<b>£0</b>
Summary details of CIL expenditure during year including:	
The items of infrastructure to which CIL has been applied	No CIL money has been applied during the year, although £1 million of the money received as been allocated to the Hackney Wick Station Project and is due to be paid early in the 2017/18 year.
The amount of CIL expenditure on each item	Not applicable
The amount of CIL applied to repay borrowed money	Not relevant
The amount of CIL applied to administrative expenses pursuant to regulation 61 and that amount as expressed a percentage of CIL	<b>£164,212.66</b> <b>5%</b>
Summary details of the receipt and expenditure of CIL to which regulations 59E and F have been applied [i.e. the neighbourhood portion]	The process for allocating CIL neighbourhood funds was agreed by Board in March 2016. Consultation on local priorities for the Neighbourhood Portion of CIL between 9th September and 15th November 2016. As Legacy Corporation CIL payments have been received 15% of the sums received have been placed within the Neighbourhood CIL Priorities Fund so that these funds can be allocated at a later date through the bidding process agreed by the Legacy Corporation Board.
The total CIL receipts that 59E and F applied to	<b>£492,367.97</b>
The items to which the CIL receipts to which regulations 59E and 59F applied have been applied	No CIL receipts were applied during this period under the terms of Regulations 59E or 59F.
The amount of expenditure on each item	Not applicable
CIL receipts for the reported year retained at the end of the reported year	£3,284,253.12
The CIL receipts from previous years retained at the end of the reported year (excluding neighbourhood portion)	Not applicable
Neighbourhood portion CIL receipts for reported year retained at the end of reported year	<b>£492,367.97</b>
Neighbourhood portion CIL receipts for previous years retained at the end of reported year	Not applicable
In relation to any infrastructure payments accepted by the charging authority	No infrastructure payments have been accepted
Items of infrastructure	Not applicable
The amount of CIL to which each item of infrastructure relates	Not applicable as no infrastructure payments have been accepted

# APPENDIX 4- LIST OF RELEVANT APPLICATIONS

Application reference	Address
16/00003/FUL	99 Wallis Road, Hackney, London, E9 5LN
16/00377/PNCOU	Site at Ground Floor, Central House, 32-66 High Street, Stratford, London, E15 2PF
16/00035/FUL	Land south of City Mill River and the Olympic Stadium
16/00678/FUL	Ground Floor, 117, Wallis Road, Hackney E9 5LN
16/00412/REM	Land to the south of High Street Stratford and east of Sugar House Lane, Stratford, E15
16/00470/FUL	Unit 125, 125a And 126 Omega Works, 4 Roach Road, London, E3 2PF
16/00615/NMA	Here East, Waterden Road, Queen Elizabeth Olympic Park, London, E20 3BS
16/00560/FUL	1, Beachy Road, London, E3 2ND
14/00422/FUL	Marshgate
15/00387/PNCOU	Wingate House, 51 Warton Road, Stratford, London, E15 2JY
16/00520/REM	Eastwick Phase 1, Development Parcels 5.5 and 5.9, Planning Delivery Zone 5
16/00672/REM	Plot S9, The International Quarter London, South, adjacent to Westfield Av. Zone 2
16/00513/FUL	6, Brinkworth Way, Hackney, LONDON, E9 5JX
17/00080/PNCOU	Unit C2, 417, Wick Lane, London, E3 2JG
17/00058/FUL	Units 123, 123a and 124 Omega Works, Roach Road, London, E3 2PF
16/00653/REM	Plot M7, Zone 1, Stratford City
15/00327/REM	Land to the south of High Street Stratford, east of Sugar House Lane
16/00440/REM	Sugar House Lane Plot R2
16/00518/REM	Chobham Manor Phase 4
17/00050/REM	Plot N22 Montfichet Road and Celebration Avenue, Stratford, London, E20
17/00045/REM	Plot N06, Stratford City, Zone 5, London
16/00510/REM	Chobham Manor Phase 3, Development Parcel 6.3, PDZ 6
17/00047/NMA	Plot N06, Stratford City, Zone 5, London
17/00012/FUL	East Wick Development Parcel 5.3, PDZ 5, Queen Elizabeth Olympic Park
15/00338/FUL	75-89 Wallis Road and 59 Berkshire Road, Hackney, London, E9 5LN
17/00126/FUL	Land at Rick Roberts Way, Stratford, London, E15 2LH
16/00685/FUL	415, Wick Lane, London, E3 2JG
17/00175/REM	Zone 2, Chobham Farm Development, Thornham Grove, Penny Brookes Street
17/00231/FUL	1 Dye House Lane, London, E3 2TB
17/00233/FUL	Land adjacent to Rick Roberts Way, Stratford High Street, London, E15 2LH
17/00291/FUL	Old Ford Trading Estate, Maverton Road, London, E3 2JE
17/00391/FUL	68 Wallis Road, London, E9 5LH
16/00441/FUL	25-37 Rothbury Road, Hackney Wick, London, E9 5EN
17/00368/FUL	11, Burford Road, Stratford, E15 2ST
17/00390/FUL	Floating Church, East Bay Lane, Hackney Wick, London
17/00376/FUL	Unit 1, 61 Wallis Road, Hackney, London, E9 5LH