



**PLANNING AUTHORITY
MONITORING REPORT
AND INFRASTRUCTURE
FUNDING STATEMENT
(2021/2022)**

JULY 2022



BUSK ONE

COURT YARD

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1. INTRODUCTION

INTRODUCTION

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

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

Monitoring and analysis of the performance of the planning policies and progress on planning policy documents is published annually within the AMR. This is the eighth annual Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority. This AMR covers the financial year 2021/22.

The AMR sets out progress against the 20 Local Plan

Key Performance Indicators (KPIs), highlighting progress and successes of the organisation with regard to the key aims of the Local Plan, the transformation of this part of east London and progression towards 'convergence' and the progress of planning policy documents.

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

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

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

THE LOCAL PLAN

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

The Legacy Corporation as Local Planning Authority is a limited lifespan authority. It is anticipated that town planning powers will be returned to the four Boroughs by the end of 2024. The Local Plan 2020 will continue to serve as the Local Plan for the



purpose of all planning decisions within the Legacy Corporation area beyond this date until superseded by updated Borough Local Plans. The revised policies could also form the basis of the next stage of spatial policy development or local plan review of the respective boroughs and a commitment has been made to work to support the boroughs, with joint working where appropriate, in the period leading up to this transfer on any local plan reviews and other policy guidance development that is relevant to the Legacy Corporation area.

COMMUNITY INFRASTRUCTURE LEVY (CIL) AND NEIGHBOURHOOD FUND MONITORING

Changes to CIL legislation that came into force on 1st September 2019 now require local planning authorities to prepare an Infrastructure Funding Statement (IFS), which replaces the Regulation 62 report. For the monitoring years 2019/20 and 2020/21, the IFS was published as a stand-alone document. Both documents, as well as previous Regulation 62 reports, are available on the Legacy Corporation's website. For this monitoring year, the IFS is included as a section of the AMR (see Section 8), with the intention being to improve the

integration and accessibility of plan monitoring and planning obligations data.

The IFS records the collection, allocation and expenditure of the Community Infrastructure Levy (CIL) and Section 106 (S106) receipts during a given monitoring year. CIL and S106 (collectively known as 'planning obligations' or 'developer contributions') income is used to help fund the provision of infrastructure to support development and maximise the benefits and opportunities from growth in an area.

In accordance with the CIL Regulations 2010 (as amended), the LLDC ensures that 15% of CIL revenues are spent in consultation with the local community. This funding is allocated through the Neighbourhood Priorities Fund (NPF), for which bidding rounds are held regularly when funds permit. Details of NPF expenditure in the reporting year are available in the IFS.

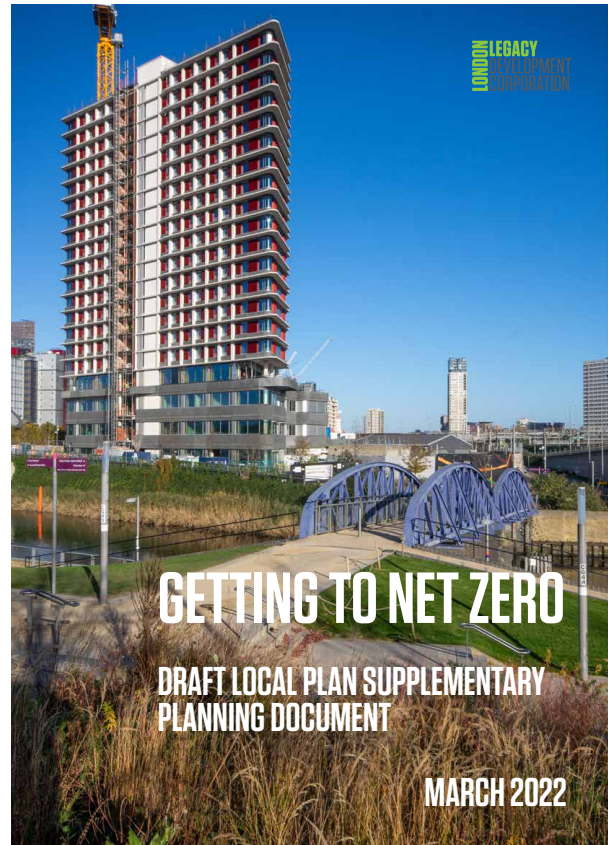
DUTY TO COOPERATE

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

SUPPLEMENTARY PLANNING DOCUMENTS

In July 2021 the Legacy Corporation adopted the Evening and Night time Economy SPD. The SPD was prepared to provide additional guidance on policies relating to cultural and night time economy uses contained within the adopted Local Plan 2020.

A revised programme has been put into place for the revision of the Planning Obligations SPD and Carbon Offset SPD. Drafts of the revised Supplementary Planning Documents have been completed, for reporting to the Planning Decisions Committee in



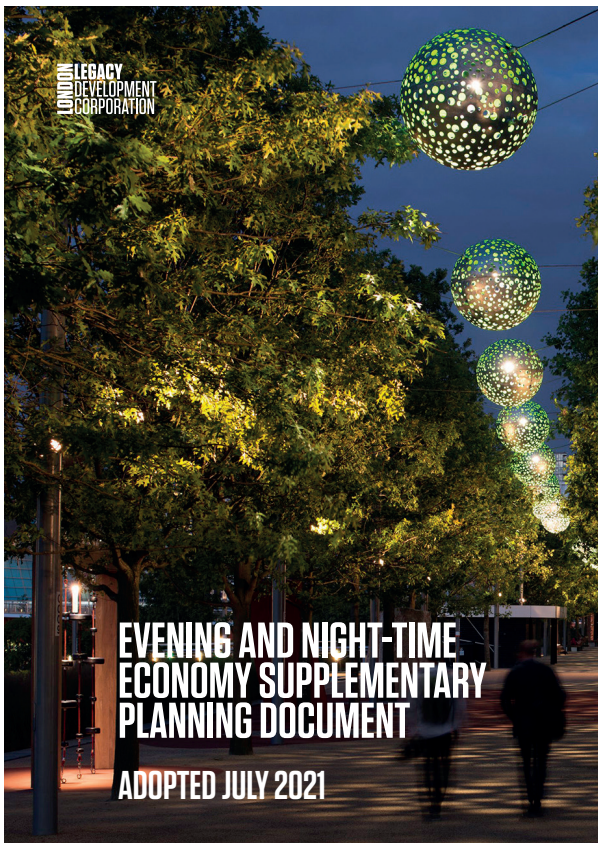
May 2022. It is anticipated that the formal consultation will commence in early summer 2022 with the adoption in autumn 2022.

NEIGHBOURHOOD PLANNING

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

The Neighbourhood Planning Regulations limit the life span of a designated Neighbourhood Forum to five years. This five-year period of the Greater Carpenters Neighbourhood Forum expired in July 2020.

No application to renew the designation of the Forum has been received to date. As such, currently there are no designated neighbourhood forums within the Legacy Corporation Area.





2. LOCAL PLAN DELIVERY

LOCAL PLAN VISION

The Local Plan set out a vision of how the area will look in 2036, and considerable progress has already been made towards achieving this vision. This chapter highlights this progress and covers the period from taking on planning powers in 2012. Further chapters include the information from the 2021/22 monitoring period.

SIGNIFICANT PROGRESS TO DATE

The Economy

Since 2012 approximately 22,500sqm of affordable workspace has been permitted in the Legacy Corporation area of which around 10,000sqm has been completed (including 871sqm of temporary affordable workspace) and around 1,798sqm is under construction. This includes permissions completed within this monitoring period that delivered 750sqm of new affordable and low-cost workspace within Hackney Wick and Fish Island area and 125sqm at Imperial Street site, Bromley-by-Bow.

Around 22,500 sqm of affordable workspace has been permitted in the Legacy Corporation area of which around 10,054 sqm has been completed

During 2021/22, the Legacy Corporation approved planning applications that when implemented would result in approximately 7,324sqm of new gross Commercial, Business and Service floorspace.

Housing

Currently, monitoring records identify a total of 11,242 new homes completed within the area since November 2012 and another 2,718 student bedrooms. Around 9,000 homes are currently in the pipeline with an outline or full planning permission, of which 2,623 homes are currently under construction and another 880 student bedrooms.

11,242 new homes completed since 2014; 9,400 homes in the pipeline

Infrastructure

Many transport infrastructure improvements are currently being planned or progressed, which will help to serve the connectivity needs of the existing and future population, as well as unlocking the potential for future development, as well as access to a network of green spaces within the wider area. The new route created through the improvements to the Hackney Wick station has opened allowing access to the station from Wallis Road via the station underpass.

New School opened in September 2021

A new school for a 420-pupil (1,146 sqm) completed and opened in this monitoring year within the Sugar House Island site.

A new healthcare facility of 1,200msqm was approved to be provided within Sweetwater Phase 5.

The Environment

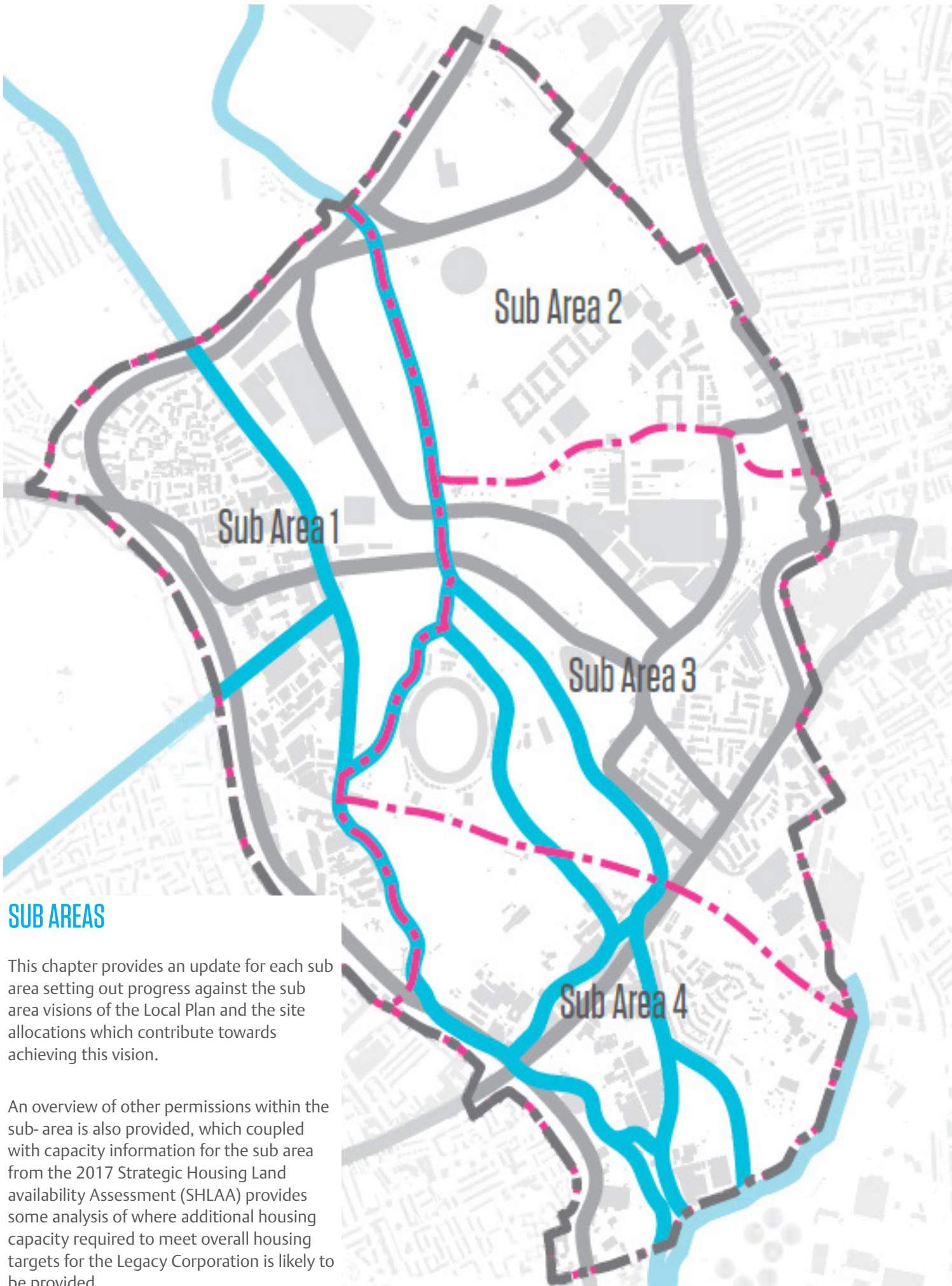
New developments are achieving significant on-site carbon reduction target

Monitoring data also shows that the majority of relevant developments are achieving significantly above the minimum London Plan on-site carbon reduction target of 35%, with an average of 57% reduction across residential schemes (both mixed-use and wholly residential).

Five major planning applications (reserved matters approvals) granted within this monitoring period will provide new public open realm and open space.

Site allocations and sub area policies

Considerable progress has been made on most of the site allocations. 17 out of the 21 allocations now have some form of planning permission, and 12 have parcels currently under construction.



SUB AREAS

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

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

SUB AREA 1

LOCAL PLAN VISION

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

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

The Local Plan states the aspiration for the area to become a more vibrant, diverse, and well-connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity. The aim is for the established residential areas in the north, historic character in the centre, and industrial areas in the south to be 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.

Given its unique industrial heritage as well as the capacity to grow, the area is identified as being able to accommodate a range of employment uses as well as number of new homes and community facilities. The Local Plan 2020 contains specific policies that support this vision, including those that require re-provision of commercial floorspace including affordable workspace. The Local Plan also recognises the importance of the concentration of the creative industries and therefore it requires retention and re-provision of affordable workspace. Monitoring data shows effectiveness of these policies, showing positive impact that the policies have on the local creative economy. The same approach will continue

to be implemented to support the existing and new creative enterprises within the area to help them to continue to grow and thrive.

The Local Plan also allocated seven strategic sites providing a significant potential for the delivery of new homes. It is estimated that the area in total has a capacity to deliver around 2,000 new homes across potential development sites within the next 15 years. This section sets out the progress against this vision.

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

Building social cohesion - 550 new homes under construction 49% of which are affordable across different tenures

The delivery of new homes is envisaged to come forward in a genuinely mixed-use environment, interlaid amongst business, retail and community uses and housing tenures. There are currently 880 new homes under construction of which 364 are affordable. Of the total affordable homes under construction, 202 homes are affordable, 120 social and 162 intermediate. The provision of a variety of different tenures will help to create a more diverse



Image: Phase 3 Fish Island Village (Neptune Wharf)

and cohesive community.

The creation of balanced and mix community will further be strengthened by the delivery of a purpose built student accommodation scheme that is currently underway. The development is under construction to deliver 330 student bedspaces, 35% of all bedrooms will be provided as affordable in line with the development policy. The student accommodation will be linked to the Higher Education Institutions (HEIs) located within the

Legacy Corporation area and thus directly meets genuine need of local student population.

The monitoring year has also seen delivery of new homes, 182 homes were completed in 2021/22 out of which 38 homes are affordable.

Table 1 references all schemes completed in 2020/21 and those under construction as at March 2022. This demonstrates the amount of development that was taking place providing both new residential and non-residential uses.

Table 1: Schemes under construction or completed in 2021/22 - Sub Area 1

Permission name and reference	Status	No. Units	Affordable total	Non- Residential
19/00030/REM Neptune Wharf Phase 3	Completed	68	0	417sqm of commercial floorspace retail and office
16/00462/FUL 1-7 Dace Road	Completed	110	38	6,307sqm commercial floorspace (E use class maximum of 2,300sqm of office; light industry, B2 and B8) of which 750sqm of affordable workspace
Rear of 59, Wallis Road	Completed	4	0	0
18/00325/FU, 90 Monier Road	Under Construction	148	49	3,761sqm of commercial space
18/00315/FUL Swan Wharf, 60 Dace Rd	Under Construction	42	4	762sqm flexible and affordable workspace of which 127sqm is to be provided as flexible workspace and/or restaurant/café /drinking establishment use
19/00185/FUL Former Truman Brewery	Under Construction	330 PBSA	82 PBSA	2,848sqm commercial floorspace light industry and office
17/00007/FUL (south) to 1-7 Dace Road	Under Construction	34	8	531sqm of light industrial floorspace
18/00095/FUL Iceland Wharf	Under Construction	120	120	3,871sqm of employment floorspace
17/00222/FUL, TSVC Building	Under Construction	145	50	2,214 employment, storage and industry (B2)
16/00560/FUL 1, Beachy Road	Under Construction	9	0	501sqm of light industrial floorspace, 279sqm of office
17/00225/FUL 25 Trego Road	Under Construction	52	18	1,915sqm of office floorspace
Total completed		182	38	6,724sqm
Total under contraction (conventional homes)		550	270	25,038sqm
Total under construction non-conventional – student accommodation		330	82	

East Wick and Sweetwater (EWSW) reserved matters approved for 1,557 new homes with 502 affordable dwellings

Development of East Wick and Sweetwater (EWSW) has been progressed with reserved matters for the next five phases (2-5 and 7) of EWSW were approved in this monitoring year. The approved phases will deliver a total of 1,557 new homes of which 502 will be delivered as affordable, the works are set to begin in 2022.

The first phase of a new neighbourhood has been completed, delivering new 302 homes. The development also provides a nursery and a Co-op branch and Clarnico Club, a multi-purpose marketing and social hub with a café and flexible event space. This new community is located between Hackney Wick and Stratford and is being built as a joint venture between development company Places for People and Balfour Beatty Investments on behalf of the Legacy Corporation.



Image: Illustration EWSW view towards the park edges



Image: Illustration EWSW View from internal green spaces



Image: EWSW Completed Phase 1

Delivery of new employment floorspace - 25,000sqm under construction, 6,724sqm completed in 2021/22

Local Plan Policy B.1 (Location and maintenance of employment uses) states that employment uses shall be focused within the identified Employment Clusters and District Centres where there is an expectation that new redevelopment should deliver a range of employment and business space in a range of sizes. Given the nature of Sub Area 1, further guidance on employment floorspace is provided within Policy 1.1 (Managing change in Hackney Wick & Fish Island). It emphasises the importance of managing change resultant from new development in the area and seeks to address this by stating that proposals will only be acceptable where they maintain the overall amount of existing employment floorspace.

Monitoring data shows that the planning policies continue to be successful at securing new non-residential floorspace in support of employment, community, leisure and retail uses that will cater for the need of both existing communities and business and new residents. 2021/22 has seen a delivery of 6,724sqm of non-residential employment floorspace (gross) across the sub area. A large proportion of this has been delivered within 1-7 Dace Road development, this floorspace is predominantly light industrial (6,308sqm total gross new floorspace), with an element of general industry (Use Class B2/ B8). The space is designed to accommodate existing tenants that might wish to rent the affordable workspace.

Given the character of the area, these developments take place as part of redevelopment of existing commercial blocks, these are often vacant or under used. Table 2 shows net change in employment and other non-residential floorspace that was a result of schemes completed in this monitoring year. Net gains were recorded across all types of non-residential, the largest net gain was seen in the delivery of new office floorspace. It is generally expected that outside of designated industrial land there is a shift away from traditional industrial employment and orientation more towards creative and knowledge driven activities.

Table 2: Non-residential uses delivered in 2021/22 (net change)

Non-residential (Former Use Class)	New floorspace (sqm)
E Use Class – retail	176
Community facilities	0
Total Retail and community uses	176
Change E (office)	2,936
Change E (light industry)	282
Change B2	436
Change B8	436
Change Employment E (office and light industry) and B2 and B8 Class	4,090



Image:57 Berkshire Road (ref: 16/00704/FUL), employment floorspace. Delivered in 2020/21



Image: The new route created through the improvements to the Hackney Wick station

Connectivity improvements

The new route created through the improvements to the Hackney Wick station has opened allowing access to the station from Wallis Road via the station underpass. The new route has significantly improved the ground level north to south access below the existing railway line, and thus created new pedestrian and cycle links. This has a significant impact on the improvement of the connectivity across the area and encourages sustainable, healthier, greener and environmentally friendly transport to and from the area.



Further significant connectivity improvements were achieved through opening of the Gainsborough Bridge to pedestrians and cyclists in November 2021. The opening of Gainsborough Bridge is part of the long-term aspiration to improve pedestrian and cycle routes in the area. It is intended to reduce the severance that the canal creates between Hackney Wick and the Queen Elizabeth Olympic Park, encouraging sustainable transport.



Image: Access to the station from Wallis Road

Images top and bottom: Pedestrians and Cyclists Gainsborough Bridge

Infrastructure improvements

Significant CIL and S106 funding has been allocated to, and spent on, social and community infrastructure in Sub Area 1. Notably, this includes an award of £1,500,000 for The Yard Theatre and Hub67's new premises at Queen's Yard, Hackney Wick. This is in addition to a previous CIL award of £1,000,000, as well as funding awarded by the GLA and other funders. A lease and affordable ground rent for the premises have been secured under the Queen's Yard redevelopment permission (16/00271/OUT) and reserved matters for the theatre and community space (22/00009/REM) received resolution to grant planning application, subject to signing S106 agreement, in March 2022.

The proposals will not only provide the Yard Theatre with a permanent, increased-capacity venue, but will also integrate the Hub67 community centre, which offers a free programme of arts and cultural activities for local residents and works closely with local schools.

In 2021/22, £540,440.30 in CIL and S106 was spent on community infrastructure in Hackney Wick and Fish Island. This included expenditure of £142,000 on the restoration of the Lord Napier Public House, a significant heritage asset within Hackney Wick. Its reinstatement is respectful of the social history of the area, which accords with the heritage-led approach to regeneration which the Local Plan envisages for Hackney Wick and Fish Island. The Lord Napier was in continuous use from the late

19th century to 1995, and its return to active use provides a meeting point for the community within Hackney Wick Neighbourhood Centre.

Table 3 does not include the new sports facility for young residents which the London Borough of Hackney opened at Eastway, Hackney Wick in February 2022. Funding for this project was provided by the London Borough of Hackney, the GLA and the LLDC from its CIL receipts. It is envisaged that the CIL funding will be drawn down in early 2022/23. Nevertheless, the premises are now operational, and include a new multi-use games area, as well as a new studio/classroom and ancillary office space. The project was informed by the Hackney Quest report Hackney Wick Through Young Eyes which drew on extensive engagement and research to identify young residents' main priorities.

Focusing investment on the delivery of community infrastructure reflects the Local Plan priorities for Hackney Wick and Fish Island, helping to deliver a mix of uses and enhanced community facilities. This is essential in creating and supporting a diverse and vital area.

£115,000 in CIL and Section 106 funding was also allocated to transport and public realm projects in Sub Area 1 during the monitoring year. In particular, £95,000 was allocated to progress Wick Lane public realm design work to RIBA stage 4. The proposed interventions will help to improve safety along Wick Lane, and to make the route more amenable for pedestrians and cyclists.

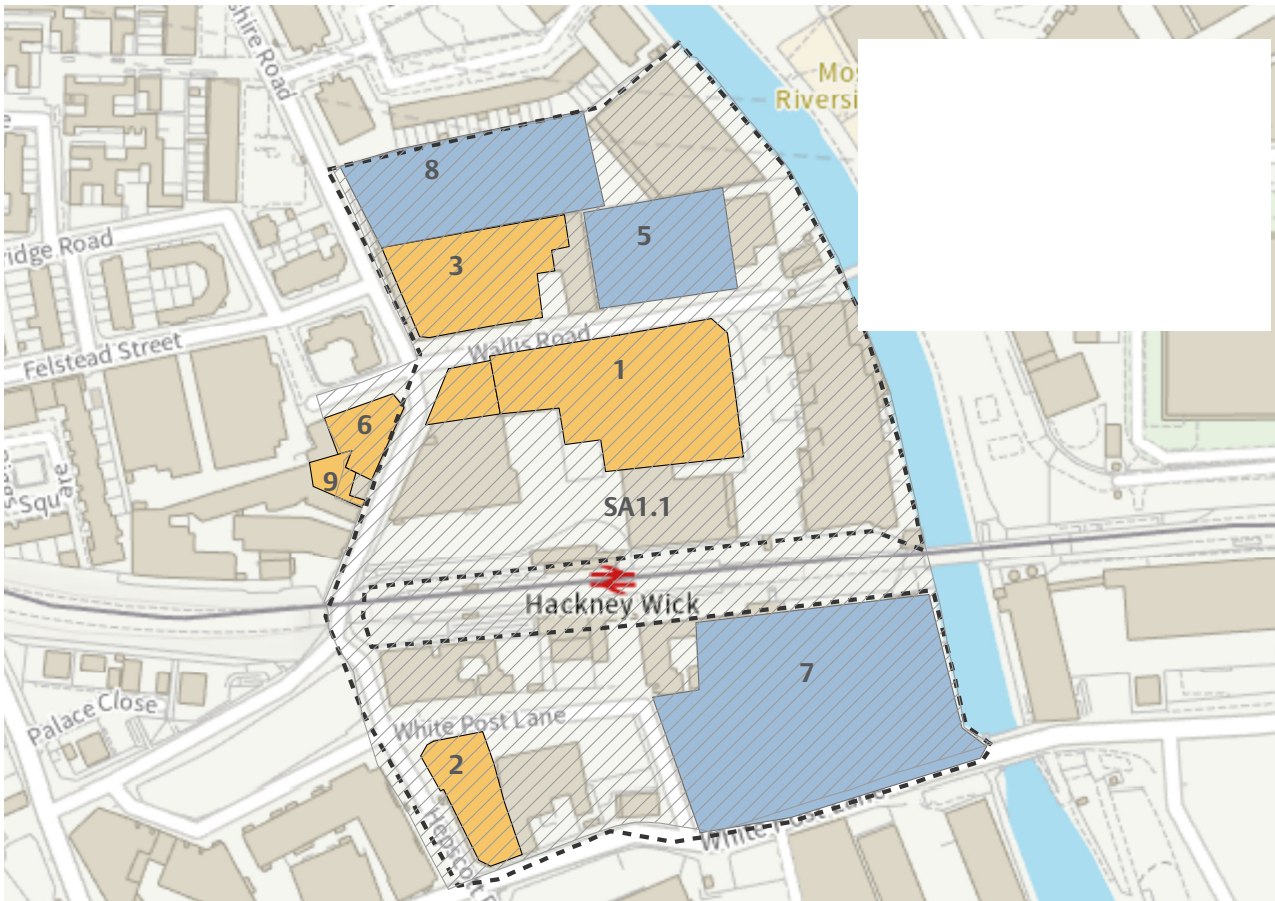
Table 3: Sub Area 1 - Infrastructure

	CIL/S106 Funding Allocated in 2021/22	CIL/S106 Expenditure in 2021/22
Hackney Wick School Street	£43,360.00	-
The Yard Theatre/Hub67: new premises	£1,500,000.00	-
Wick Lane Public Realm: design work to RIBA stage 4	£95,000.00	-
Marshgate Lane Schools Link: walking and cycling improvements to RIBA stage 2	£20,000.00	-
Lord Napier Public House restoration		£142,000.00
Gainsborough Primary School Playing Fields: new sporting hub		£248,000.00
Gainsborough Primary School: community training room		£150,440.30

PROGRESS ON SITES

Site Allocation 1.1 - Hackney Wick Station

Site Allocation benefits from the Hackney Wick Masterplan outline permission granted in 2019/20. The permission was approved for up to 78,931sqm of residential floorspace (approximately 877 units), a minimum of 29,908sqm of employment space (Formerly B1a and B1c Use Class), up to 4,493 sqm of retail uses (formerly A1-A4 Use Class), a minimum of 381sqm and up to 2,318sqm of community space, together with, public realm and playspace. As it can be observed from the map below, a number of detailed planning permissions have been issued and some are completed and currently under construction. It should be noted that the outline permission sets minimum figures and therefore it is possible for greater amounts of employment floorspace to be provided as a result of detailed proposals.



SA1.1 Progress on site (March 2022)

	Scheme	Reference number	No. of residential units	Non-Residential Former Use Classes (sqm)
	Hackney Wick Central Masterplan	16/00166/OUT	Approx. 874	34,400 (B1 a and c) 29,908sqm; A1-A4 of up to 4,493sqm; D1/D2 up to 2,318sqm)
1	80-84, 88, Wallis Road	14/00387/FUL	120	5,365 of flexible commercial floorspace (B1/A1/A2/A3/D1)
2	1-2 Hepscott Road	15/00446/FUL	30	922 (B1c)
3	75-89 Wallis Road & 59 Berkshire Road	15/00338/FUL	44	2951 sqm (GIA) of commercial space (B1, with up to 700sqm A1 and D1)
5	115 Wallis Road	19/00382/FUL	49	882 (A and B1a and B1c)
6	61 Wallis Road	13/00449/FUL	12	548 (A1)
7	Queens Yard	16/00271/OUT	143	4,430 (A, B1a, B1c, theatre SG)
8	57 Berkshire Road	16/00704/FUL	39	2,021 (B1 - min. of 1,072 B1c)

Site Allocation 1.2 - Hamlet Estate

There is no approved planning permission for redevelopment of the site allocation.

Site Allocation 1.3 - Hepscoth Road

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

A separate planning permission ref. 17/00225/FUL was granted in 2018, delivering 1,915sqm of office floorspace at the ground and lower ground floor level and 52 residential units (Use Class C3) on the upper floors, together with associated landscaped public open space. The construction on the site commenced in 2022.

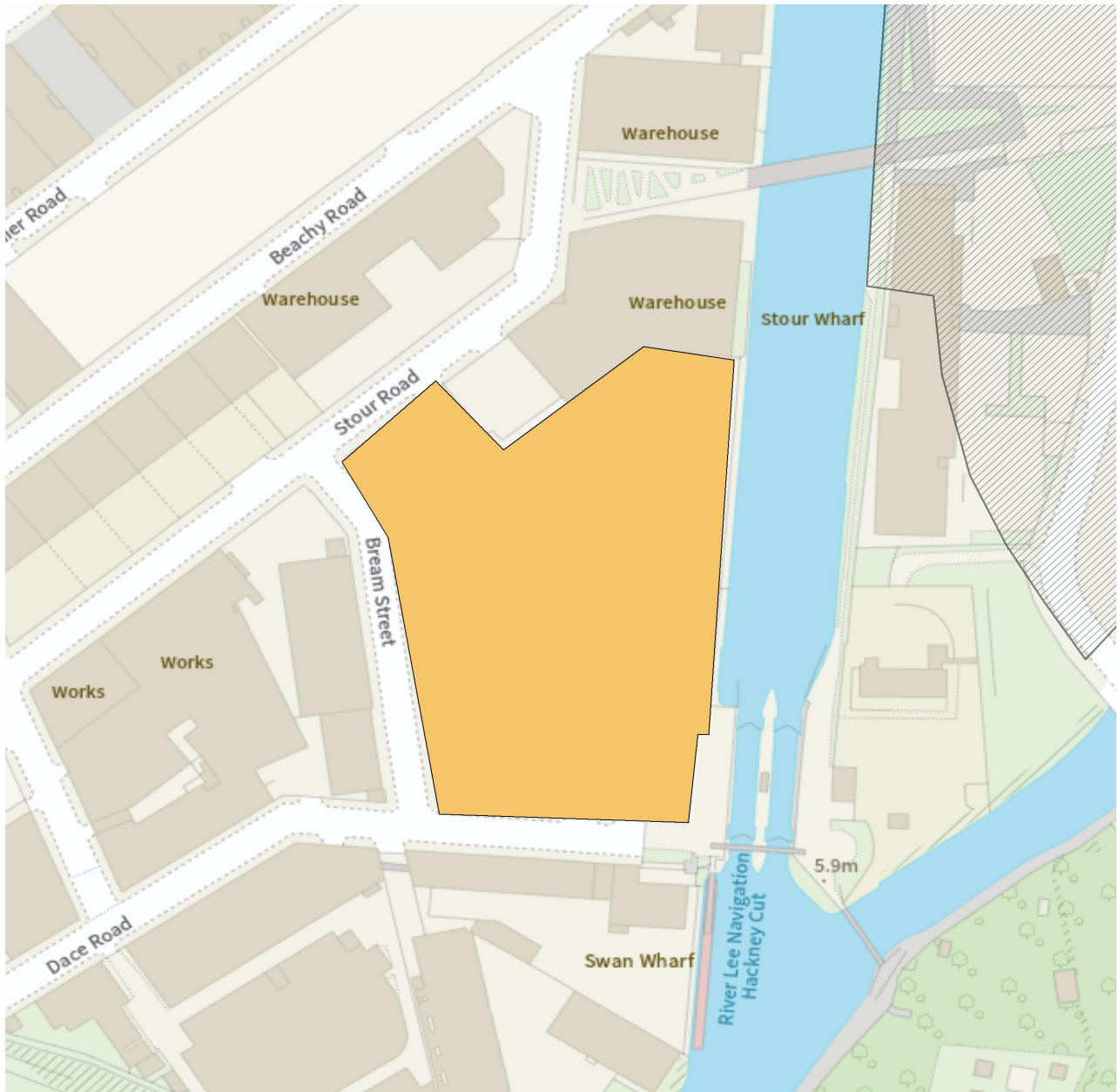


		December		units	(sqm)
1	25 Trego Road	Under Construction	17/00225/FUL	52	1,915 (B1)
2	McGrath Site, 3-13 Hepscoth Road (Subject to S106)	Permission granted in 2020	16/00451OUT	475	10,849 (A, B and D)

Bream Street

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

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



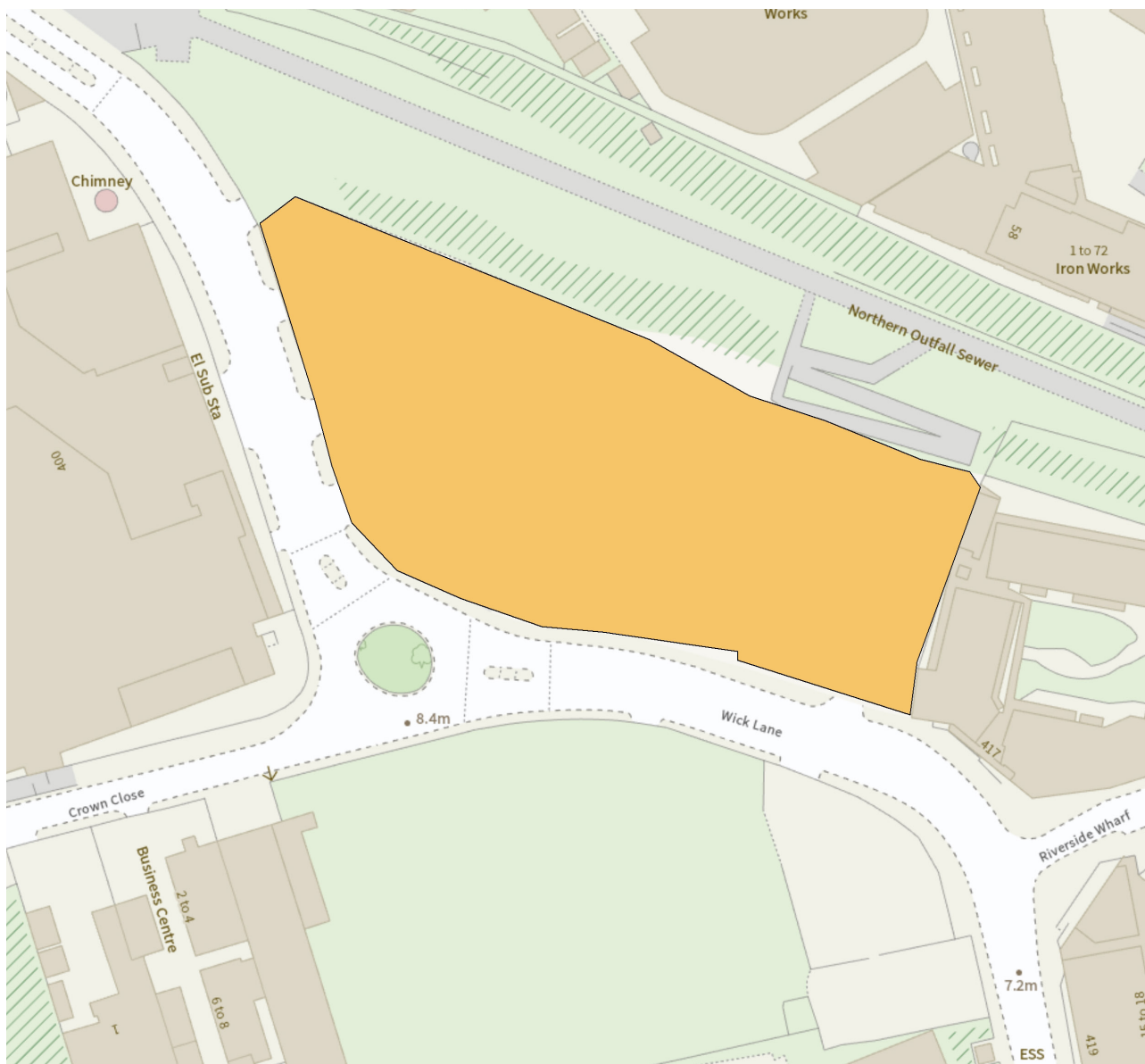
Formerly SA1.4 Progress on site

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

415 Wick Lane

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

Due to the level of progress made, this site allocation was removed within the Local Plan 2020.



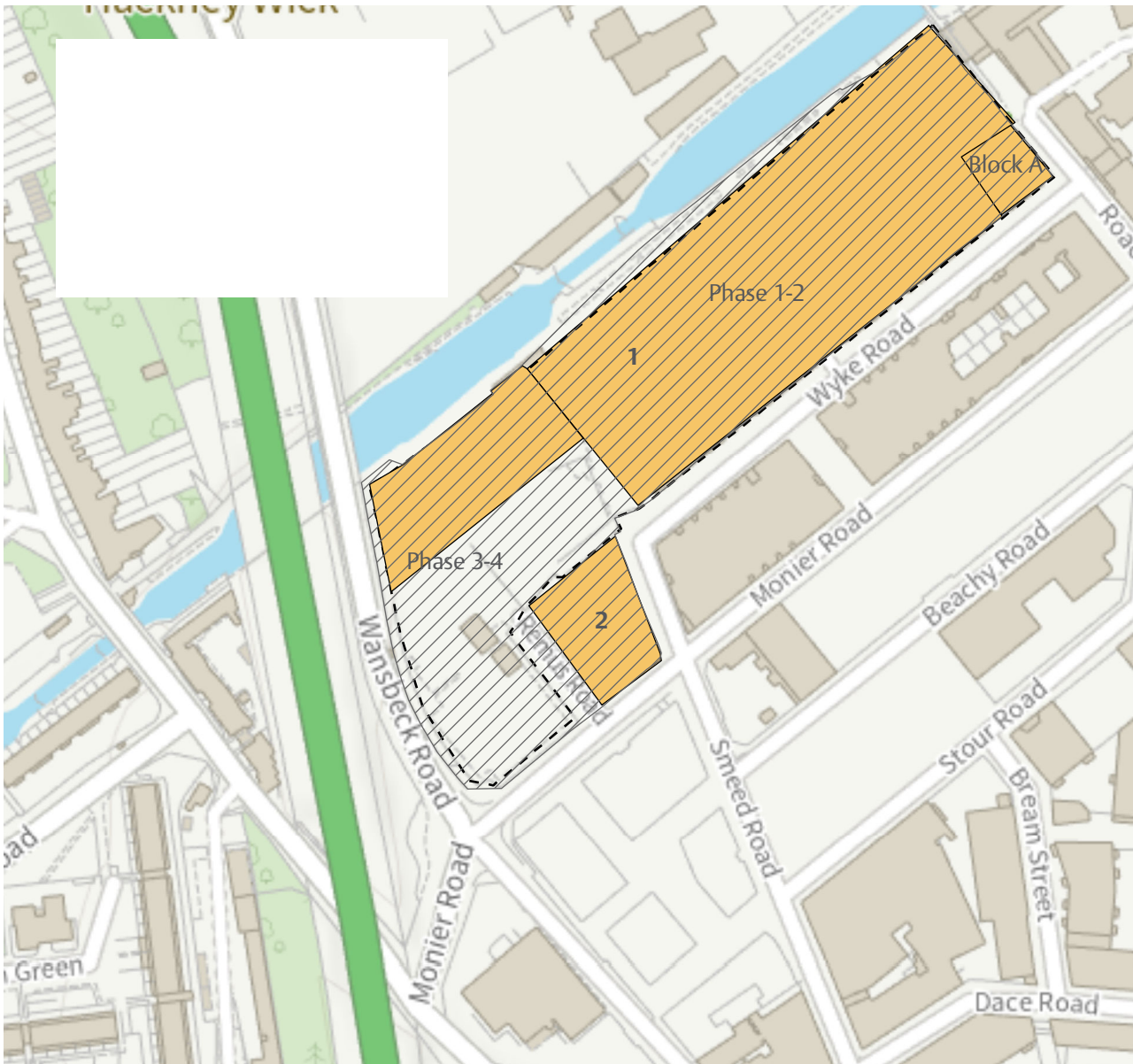
Formerly SA1.5 Progress on site

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

Site Allocation 1.4 - Neptune Wharf

In 2014 an outline planning permission (12/00210/OUT) was granted for comprehensive mixed-use redevelopment of the entire site. This is a phased development, delivering in total 524 residential units (as amended by 15/00337/VAR), 1,275sqm retail floorspace (A1-A4), around 2,839sqm of employment/office floorspace, including 314sqm of affordable workspace, 6,599sqm of community floorspace for a new school, and 8,780sqm of open space including 780sqm of play space. Block A was completed in 2018, comprising 16 dwellings and 300sqm commercial floorspace; and Phases 1 and 2 were completed in 2019/20 delivering around 408 dwellings and 3,048sqm Use Classes A, B and D. Phase 3 was completed in 2021/22.

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



SA1.4 Progress on site (March 2022)

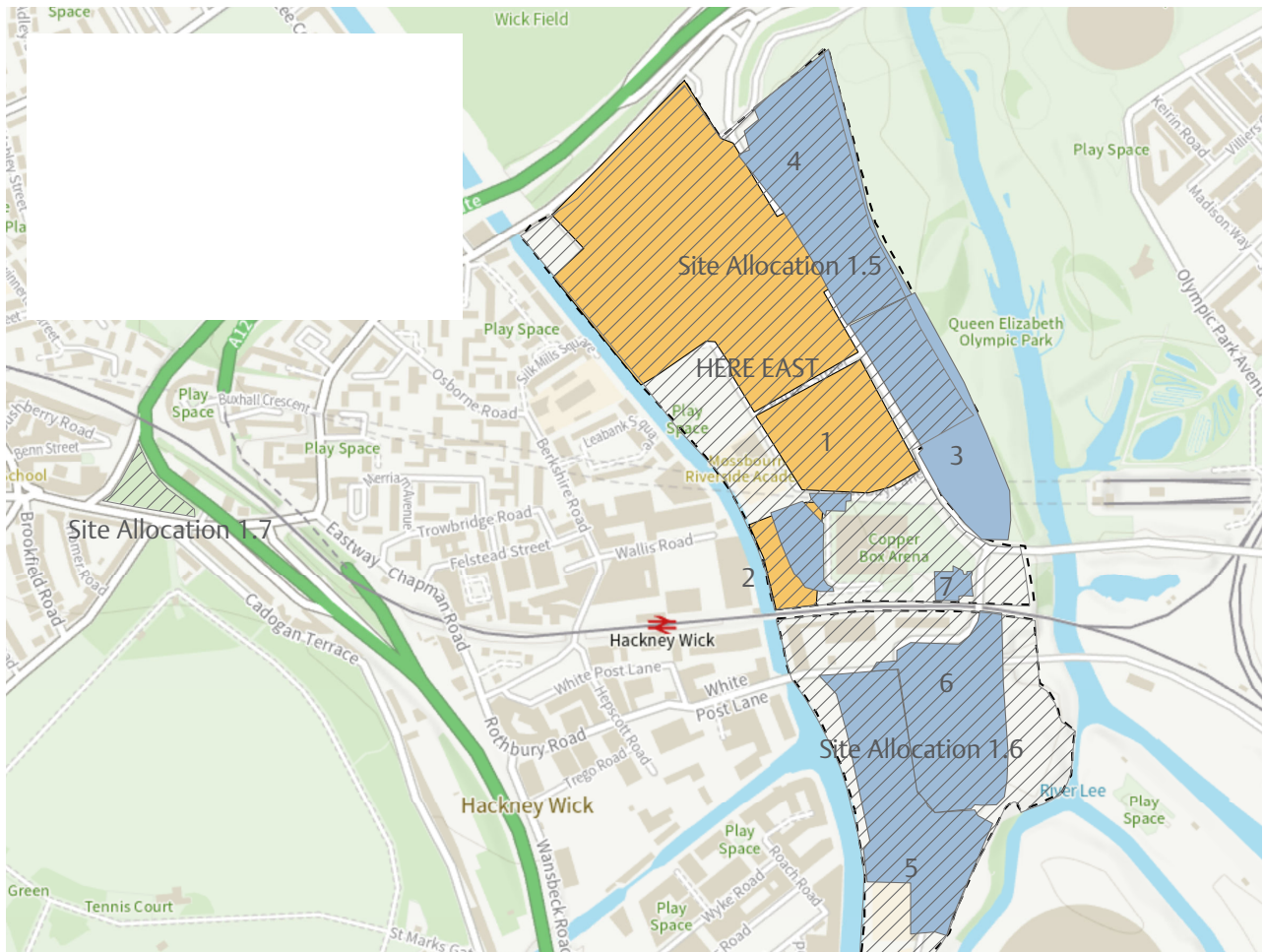
	Scheme	Reference number	No. Of residential units	Non- Residential (sqm)
1	Neptune Wharf	12/00210/OUT (15/00337/VAR)	524	10,713 (Use Classes A, B and D)
		Block A 16/00103/REM	(16)	(300)
		Phase 1-2	(422)	(3,048)
2	33-35 Monier Road	15/00212/FUL	45	667

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

SA1.7 East Wick and Here East and SA1.8 Sweetwater both benefit from outline permission within the LCS scheme. Here East development is now established as a prominent technology hub providing 115,000sqm of commercial floorspace. The new school at East Wick was completed in 2016. Phase 1 of the East Wick development for 302 dwellings and around 3,400sqm of non-residential uses completed in 2020/21. Development of East Wick and Sweetwater has been progressed with reserved matters for the next five phases (2-5 and 7) of East Wick and Sweetwater were approved in this monitoring year.

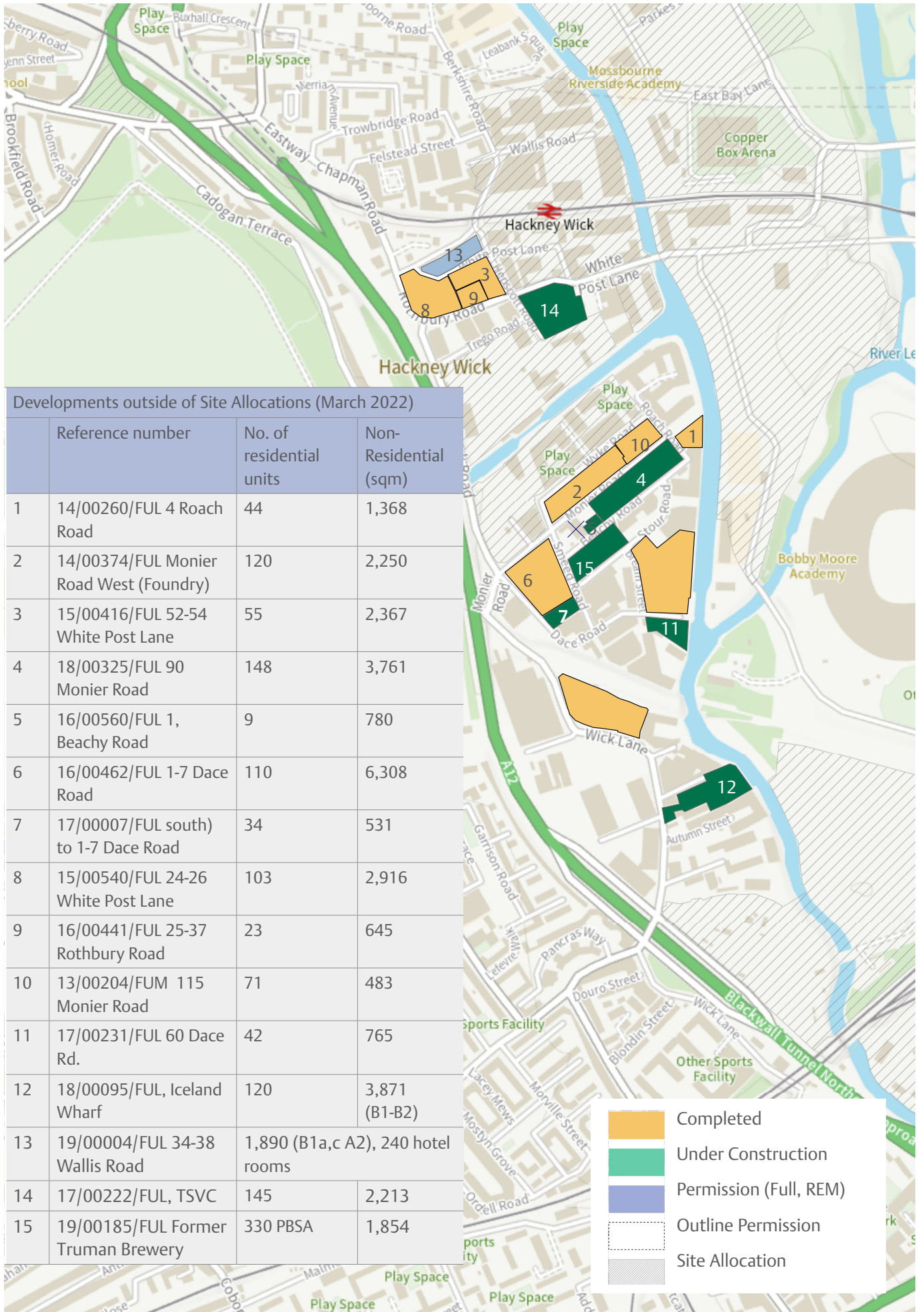
Site Allocation 1.7 -Bartrip Street

This site does not currently benefit from planning permission. However the Legacy Corporation is working together with London Borough of Hackney and other relevant stakeholders to bring forward delivery.



SA1.5 Progress on site (March 2022)

	Scheme	Reference number	No. Of residential units	Non- Residential (sqm)
1	Eastwick Phase 1	16/00520/REM	302	3,400 (1,773 retail ; 1,215 employment; and 410 nursery)
2	Hackney Bridge (7 years temporary use)	18/00171/FUL	-	2,900
3	East Wick Phase 2	20/00482/REM	210	0
4	East Wick Phase 3	21/00032/REM	411	0
5	Sweetwater Phase 4	21/00069/REM	373	1,678 (retail, nursery, library, employment)
6	Sweetwater Phase 5	21/00042/REM	399	2,113 (retail, employment, health centre)
7	East Wick Phase 7	21/00070/REM	164	998 E use Class and 158 Sui Generis



Developments outside of Site Allocations (March 2022)

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

NB: The map only includes major developments

HACKNEY WICK AND FISH ISLAND SPD

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



SUB AREA 2

LOCAL PLAN VISION

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

5,340 new homes completed, 254 under construction and another 1,292 yet to come forward within the Plan period (2036) for the whole Sub Area

Sub Area 2 has become an area of new high-quality, family-oriented, housing with around 5,340 new residential units completed and occupied in the past 6 years, providing a home to over 6,500 people. 816 new homes were completed in this monitoring year. Housing delivery trends are expected to continue with around 228 residential units currently under construction. Excluding the sites under construction, it is estimated that the site allocations within this sub area have a capacity to deliver around 1,290 new residential units over the plan period, as shown in table 4.

Table 5 overleaf also indicate development that have completed or are under construction in this monitoring year, showing 816 homes completed and 254 under construction.

East Village N06 plot completed - the latest addition to the neighbourhood is the provision of 524 new build-to-rent homes including 1,600sqm of complementary retail and leisure floorspace

All new homes have been built to high design and

Table 4: Sub Area 2 housing delivery

Site Allocation	Delivered to date	Under Construction	Remaining capacity
SA2.1	798	36	202
SA2.2	3,823	48	cc. 890
SA2.3	719	161	0
SA2.4	0	0	cc. 200
Total	5,340	245	1,292

environmental standards and are located in close proximity to the parklands, which include generous open and play spaces for local families. The area is also well served by local schools, a health centre and a good transport infrastructure. Residents are also catered for with shops, cafes, services and other community facilities, concentrated with the East Village local centre.

N05 East Village plot under construction delivering 48 social rent homes

N05 East Village plot commenced on site to deliver a seven storey building to accommodate 48 affordable residential units. All of the units are proposed to be made available for social rent of these 6 are designed to be wheelchair adaptable. In addition to the residential units proposed, there are 7 car parking spaces to be provided, all blue badge bays, complementary retail use and community use at ground floor, as well as a new public open space to form a Neighbourhood Equipped Area of Play.



Image: East Village N05 progress

115 affordable homes completed in 2021/22 of which 61 affordable homes delivered across phases 2 and 3 at Chobham Manor

£23m of the Cherry Park off-site affordable housing Section 106 monies have been made available to support the purchase of 61 private residential units for conversion to affordable units at Chobham Manor. This has increased the overall level of affordable housing at Chobham Manor from 28% to 35%. The new homes provide as a mix of London Living Rent, London Affordable Rent and Shared Ownership (additional 27 LAR, 16 LLR and 18 Shared Ownership). These homes are delivered across phases 2 and 3, both phases are now completed and occupied. 54 affordable homes were also delivered within Chobham Farm Zone 2 development.

2,700sqm non-residential uses completed in 2021/22 including retail, office and community facility space

2,780sqm non-residential uses completed including retail, office and community facility uses. 1,600sqm

of which is provided as retail and leisure floorspace within the East Village neighbourhood centre which will future enrich its function and retail and leisure offer and contribute to the viability and of the local centre.

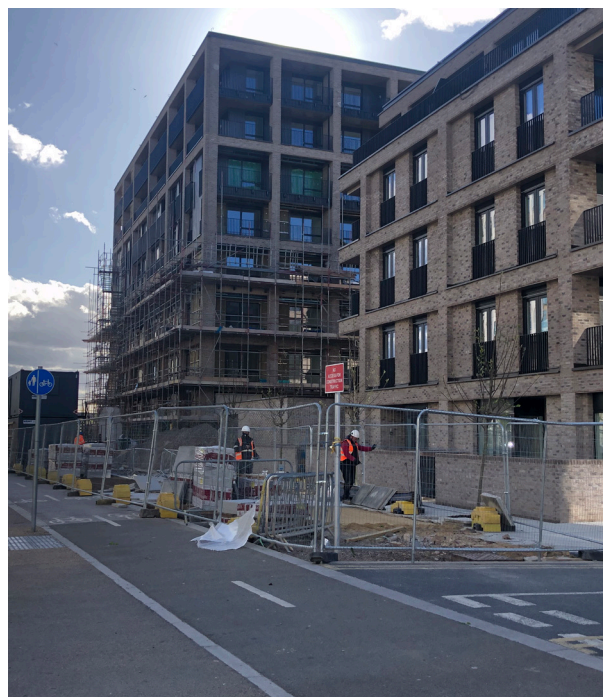


Image: Chobham Manor, Phase 4

Table 5: Schemes under construction or completed (March 2022) - Sub Area 2

Permission name and reference	Status	No. Units	Affordable No. Units	Non- Residential (sqm)
N06 East Village, 17/00045/REM	Completed	524	0 (AF delivered in earlier phases)	1,603 retail
Chobham Manor Phase 3, 16/00510/REM	115 completed in 2020/21; 138 in 2021/22	138	n/a	533 retail
S106 affordable homes off-site for the purchase of 61 private residential units for conversion to affordable units at Chobham Manor phases 2 and 3	Conversion from market to affordable completed in 2021	n/a	61*	-
Chobham Manor phase 4, 16/00518/REM and 19/00335/NMA	Under construction	161	0 (AF delivered in earlier phases)	298 retail and office
Chobham Farm 2, 17/00175/REM	Completed	154	54	-
Chobham Farm Zone 3, Sub-Zone 3D1 19/00473/REM	Under construction	36	13	0
N05 East Village 14/00066/REM	Under construction	48	48	140 retail

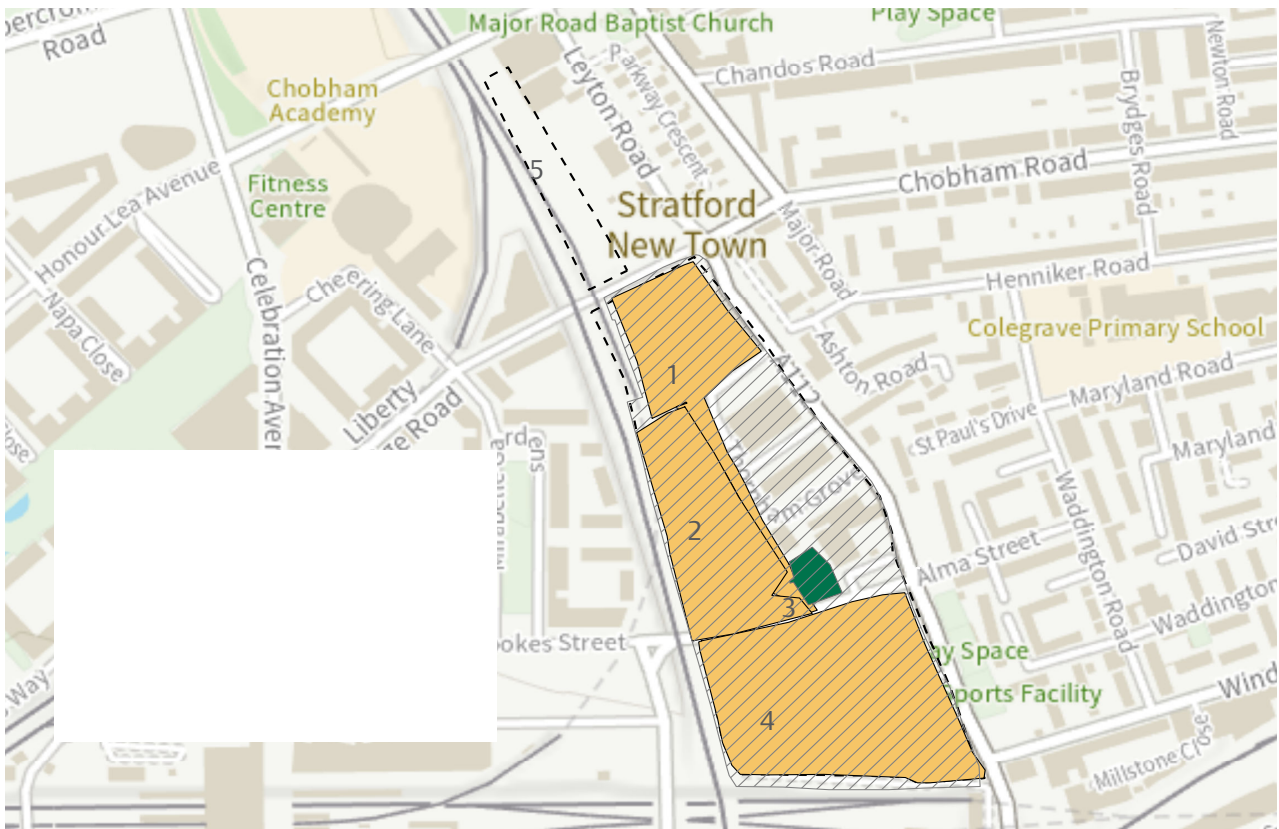
PROGRESS ON SITES

Site Allocation 2.1 - Chobham Farm

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

Site Allocation 2.4 - Chobham Farm North

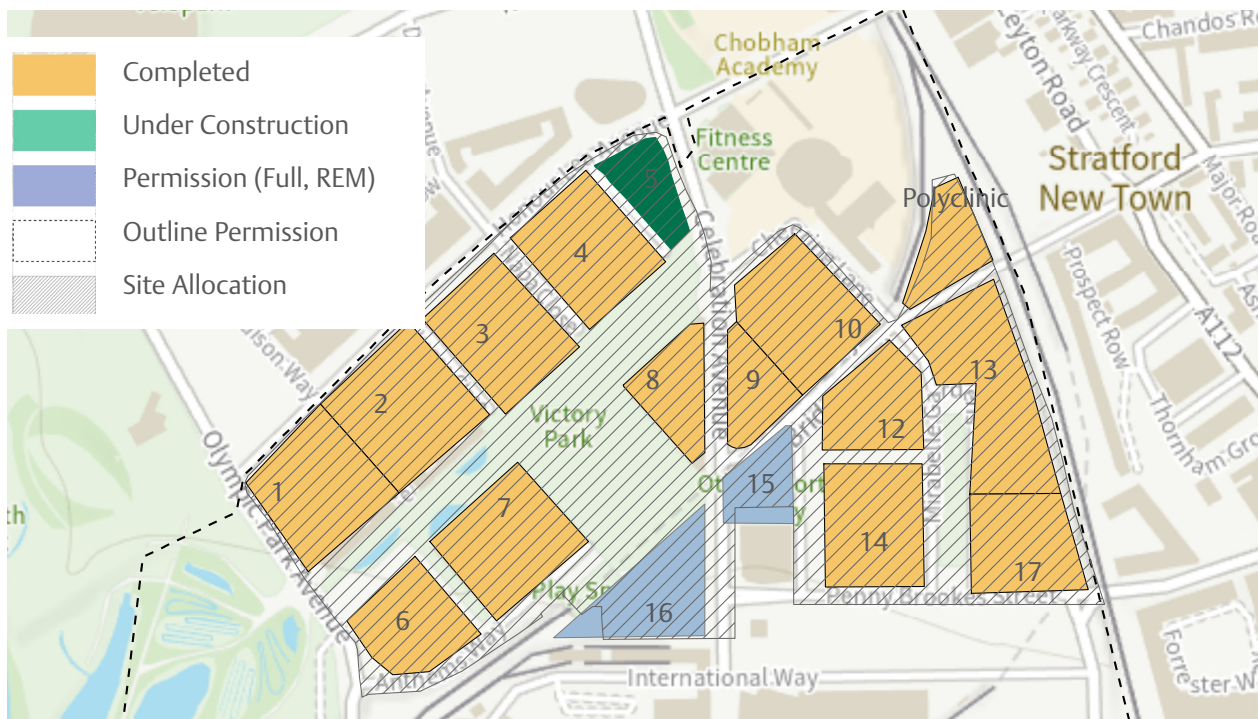
The Local Plan 2020 allocates Chobham Farm North site for a mixed-use development, including family housing, external private or shared amenity space and provision of a link through the site into the Chobham Farm public open space to the south of Henrietta Street. Delivery on site is expected in three phases from 2023 onwards. A narrow strip of land alongside the western part of the site forms a part of hybrid planning permission for Chobham Farm redevelopment scheme (Zone 5, ref: 12/00146/FUM) with the permitted industrial use.



SA.2.1 Progress on Site (March 2022)					
	Name	Reference Number	Status	Residential Units	Non-residential floorspace (sqm)
1	Zone 1	12/00146/FUM	Completed (2016)	173	1,161 (A1-A3, B1, D1 and D2)
2	Zone 2	17/00175/REM	Completed (2021/22)	154	298 (B1 and A1-A3)
3	Zone 3	19/00473/REM REM permission for Sub-Zone 3D1 of Zone 3	Under Construction	Max 238 (36 approved)	748 (A1, A2/3 and B1a)
4	Zone 4	15/00266/REM	Completed (2019/20)	471	944 (A1-A3/B1 and nursery D1)
5	Zone 5	(Part of SA2.4)	No REM permission	-	-
Total Completed				798	2,400
Total Under Construction				36	0

SA 2.2 East Village

The site is part of the Stratford City Outline Planning Permission (07/90023/VARODA). Majority of the site is substantially complete; the first 2,818 residential units were built prior to the 2012 Olympic Games. After the Games, the units were fitted out in their final form, and the first flats occupied in early 2014. In December 2018 construction started on development plot N06, the site was completed in March 2022 delivering 524 new built to rent homes and further retail and commercial space. N05 delivering 48 social rented dwellings commenced on site in 2021. There are two remaining development plots, N16 and N18/19 expected to yield approximately 860 new homes.

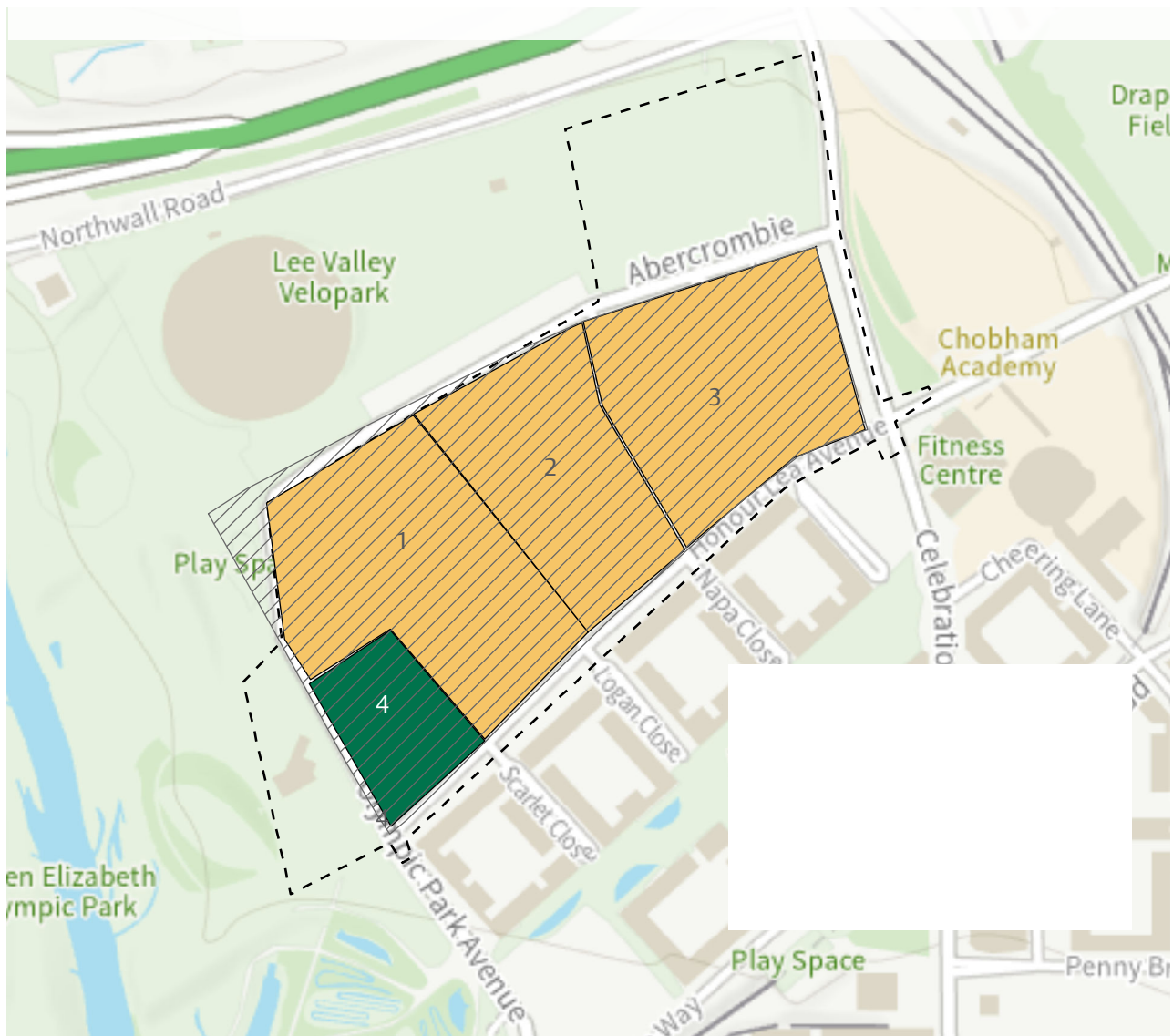


SA2.2 Progress on Site (March 2021)

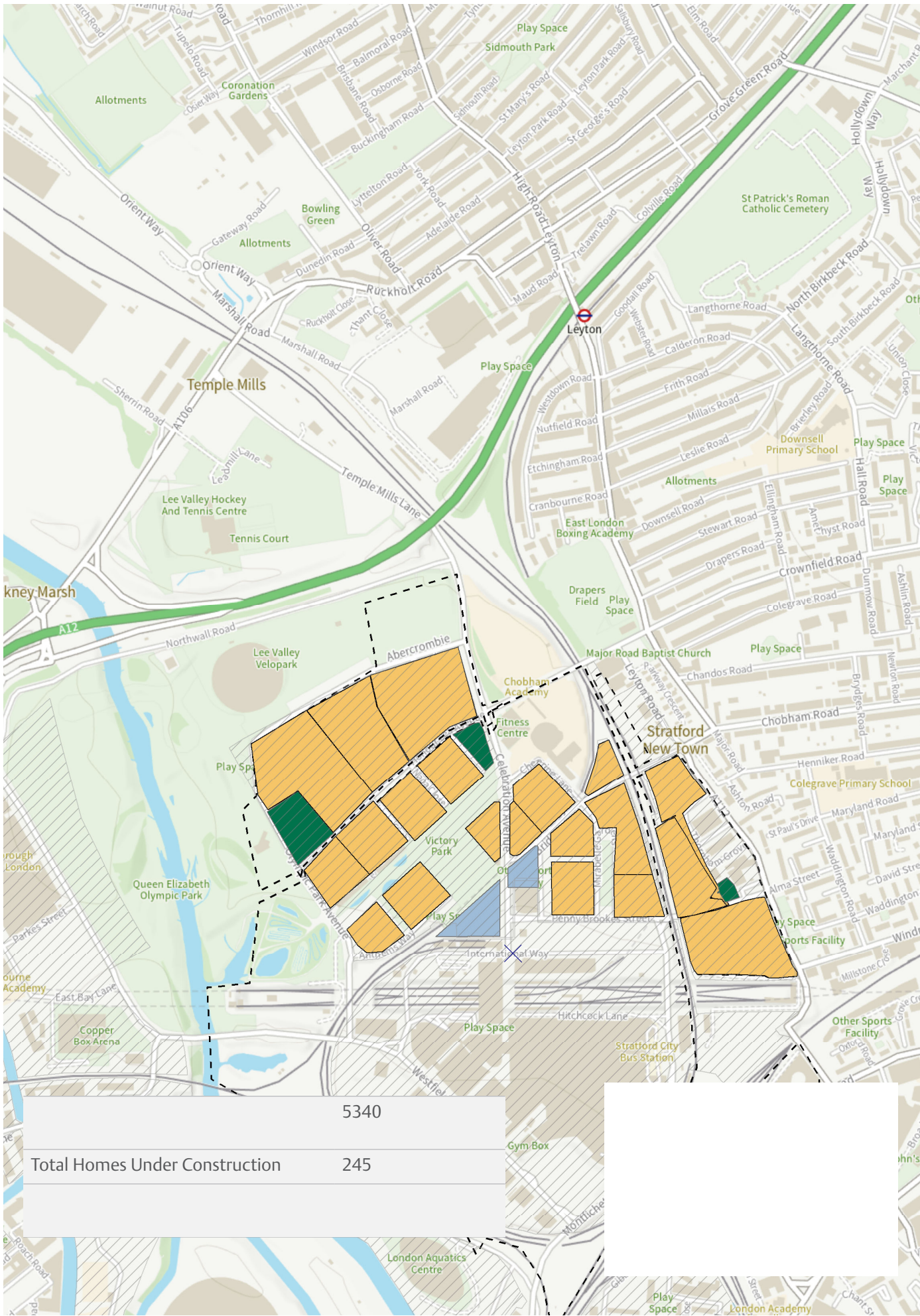
	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	N01	08/90234	Completed (2013-2014)	288	452
2	N02	08/90211	Completed (2013-2014)	298	203
3	N03	09/90084	Completed (2013-2014)	297	663
4	N04	09/90083	Completed (2013-2014)	290	663
5	N05	14/00066/REM	Under Construction	48	140
6	N06	17/00045/REM	Completed (2021-2022)	524	1,603 (A1-A5)
7	N07	09/90082	Completed (2013-2014)	318	-
8	N08	14/00034/REM	Completed in 2019	481	2,966 (A1-A5, D1/D2)
9	N09	08/90361	Completed (2013-2014)	120	988
10	N10	09/0176	Completed (2013-2014)	281	364
11	N11	09/90403	Polyclinic (2013-2014)		
12	N13	09/90076	Completed (2013-2014)	185	-
13	N14	10/90242	Completed (2013-2014)	201	-
14	N15	09/90081	Completed (2013-2014)	298	231
15	N16	14/00056/REM	Permission	188	649
16	N18 & N19	14/00141/REM	Permission	710	3,465
17	N26	09/90065	Completed (2013-2014)	242	-

SA2.3: Chobham Manor

The site is part of the Legacy Community Scheme planning permission (11/90621/OUTODA), with approved Zonal Masterplan for Planning Delivery Zone 6 (Chobham Manor), and four detailed approvals for all Phases. Phases 1, 2 and 3 have completed delivering 466 homes. Phase 3 delivered 138 units in 2021/22 with the remaining and phase 4 underway for completion in 2022/24.



SA2.3 Progress on Site (March 2022)						
	Name	Reference Number	Status	Residential Units	Non-residential (sqm)	
1	Phase 1	13/00504/REM	Completed (2017)	259	-	
2	Phase 2	14/00356/REM	Completed (2019)	207	533 (A1 to A5, and B1)	
3	Phase 3	16/00510/REM	115 units completed in 2020/21; 138 completed in 2021/22	253	883 (D1 including ancillary A3)	
Total Complete				719	1,416	
Total Under Construction				161	98	
The remaining site capacity				0	0	





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.

Stratford as a Metropolitan Centre

The Central Stratford and Southern Queen Elizabeth Olympic Park sub-area is experiencing significant inward investment with new homes, grade A offices, hotels and a new cultural and education hub at East Bank, alongside a popular shopping destination, Westfield Stratford City which welcomes millions annual customer visits.

In recent years Stratford as a Metropolitan Centre, with the derivatively of around 180,000sqm office workspace, has become an Innovation District and a home to global leaders from the corporate world, education, technology and culture. The office

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

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 promoted as having the potential to be a future International Centre with support in policy 3.1 given to Stratford as a location for large scale town centre uses and for the support and enhancement of cultural and night time economy uses. The delivery of retail, assembly and leisure uses (see table 6, overleaf), as well as new visitors accommodation, many of which operate in evening and night time hours given will help to accelerate the transformation of the designated Metropolitan Centre.



Table 6: Major developments completed or under construction within the Stratford Metropolitan Centre

Name and Ref No.	Homes (units)	Total Retail	Total Office	Community	Student	Assembly, Leisure	C1 Hotel bedrooms
One Stratford 10/90182/REMODA	-	-	12,227	-	-	-	-
Unite Plot S25 11/90618/FUMODA	-	-	-	-	-	-	-
Unite Plot S25 12/00224/FUL	-	-	-	-	-	-	-
Plot M7 16/00653/REM	0	706	42,000	-	-	-	-
Cherry Park 15/00358/OUT	1,224	10,188	1,100	1,100	-	-	-
Plots S7 S8 13/00409/REM and 13/00409/REM	330	-	-	-	-	-	-
S4 18/00354/REM	-	825	44,916	-	-	1170	-
S5 15/00002/REM	-	891	60409	-	-	0	-
S6 15/00003/REM	-	561	32139	-	-	0	-
S9 16/00672/REM	-	595	34915	-	-	0	-
The Pavilion 18/00252/REM	-	1,343	-	-	-	0	-
Unite 12/00221/FUM	-	450	150	150	759	150	-
Telford Homes 13/00322/FUL	182	-	-	-	-	-	-
Moxy Hotel 14/00310/FUL	-	-	-	-	-	-	279
Unite Student Westfield Avenue 12/00224/FUL, 11/90618/FUMODA	-	-	-	-	1,001	1,800	-
Plot N17 15/00041/REM	-	887	-	-	-	-	386
N24 Manhattan Lofts 10/90285/FUMODA	248	222	-	-	-	-	155
Westfield Plots (M2-M6 and M8) 09/90439/REMODA, 08/90253/FULODA, 08/90252/REMODA	-	95,938	-	100	-	26,715	-
Total	1,984	113,706	186,956	2,450	1,760	29,835	820

Housing Delivery

The development of Cherry Park providing 1,224 private rented homes (PRs) homes is well progressed. The scheme comprises of one, two, three and four-bedroom homes across a range of towers and mansion blocks, complemented with residents' gym, swimming pool and workspace. It will also feature welcoming public realm and open spaces, including play areas within Cherry Park lane and Cherry Park's square, and pedestrian connections throughout. This is a phased development, and the first housing completion is expected post 2022.

As it can be observed from Table 7, overleaf, no new homes were completed within this motoring year.



Image: Cherry Park progress on site (December 2021)

Table 7: Schemes under construction or completed (March 2022) - Sub Area 3

Permission name and reference	Status	No. Units		Non- Residential (sqm)
18/00252/REM The Pavilion	Completed	-	-	1,343
15/00358/OUT Cherry Park	Under Construction	1,224	0 (off-site)	13,478sqm (retail)
20/00310/FUL Poland House	Permission issued in 2021/22	282 PBSA	-	0
18/00425/REM UCL Pool Street West	Under Construction	524 BPSA	-	-
Marshgate Plot 1 – 18/00424/REM	Under Construction	-	-	34,680 D1 Academic, 320 retail
Stratford Waterfront, 2018/00470/OUT	Under Construction	-	-	72,899sqm of non-residential institutional use
Total completed		0	0	0
Total under contraction		1,224	0	2,883
Total under contraction non conventional homes		525 PBSA	-	121,057
Total permitted in 2021/22		0	0	0

CASE STUDY 1: EAST BANK



The place-making centrepiece of regeneration activities in the area is the East Bank project. East Bank will be a powerhouse for innovation, creativity and learning on Queen Elizabeth Olympic Park. It is a unique collaboration between world-leading universities, arts and culture institution that opens up opportunities for everyone who visits, lives and works in east London. The development will deliver new sites on the Park for Sadler’s Wells, BBC Music, the V&A, University of the Arts London (collectively known as ‘Stratford Waterfront’) and University College London. Construction work has continued to progress in line with the programme and the four building structures are now well above ground and the topping out of the UAL building took place in this period. Construction of the public realm is also underway.

It is anticipated that East Bank will create more than 2,500 jobs and other employment and training opportunities, and an estimated £1.5 billion for the local economy. This will bring significant economic, educational and cultural benefits to Stratford and East London.

Infrastructure Improvements

Significant CIL and S106 funding has been allocated to, and spent on, transport and public realm improvements within Sub Area 3. Two major allocations were made for such improvements in Central Stratford and Southern Queen Elizabeth Olympic Park during the monitoring year.

£1,902,985 in CIL and S106 was allocated to the rebalancing of Westfield Avenue by converting the road from a dual to single two-way carriageway and re-purposing the residual space, thereby supporting sustainable modal shift. This funding is additional to a previous Legacy Corporation allocation of £2,000,000 in Section 106 funding, as well as a contribution from the London Borough of Newham. The project is currently in the early phases of RIBA Stage 4, technical design.

£4,510,000 in CIL funding was allocated to the significant public realm upgrades at Stratford Walk. The intention is to create a more accommodating

pedestrian environment, as well as a sense of arrival to Queen Elizabeth Olympic Park (QEOP) from the east, and a variety of green infrastructure. This will be integrated with the public realm around the emerging East Bank development. During the year, expenditure was incurred in progressing several connectivity projects. These included: the development of a strategic case for investment in the long-term upgrade of Stratford Regional Station; design work for the re-balancing of Pool Street and Thornton Street for walking, cycling and public transport; and the design of a safe pedestrian connection at the convergent point of Sidings Street and Montfichet Road.

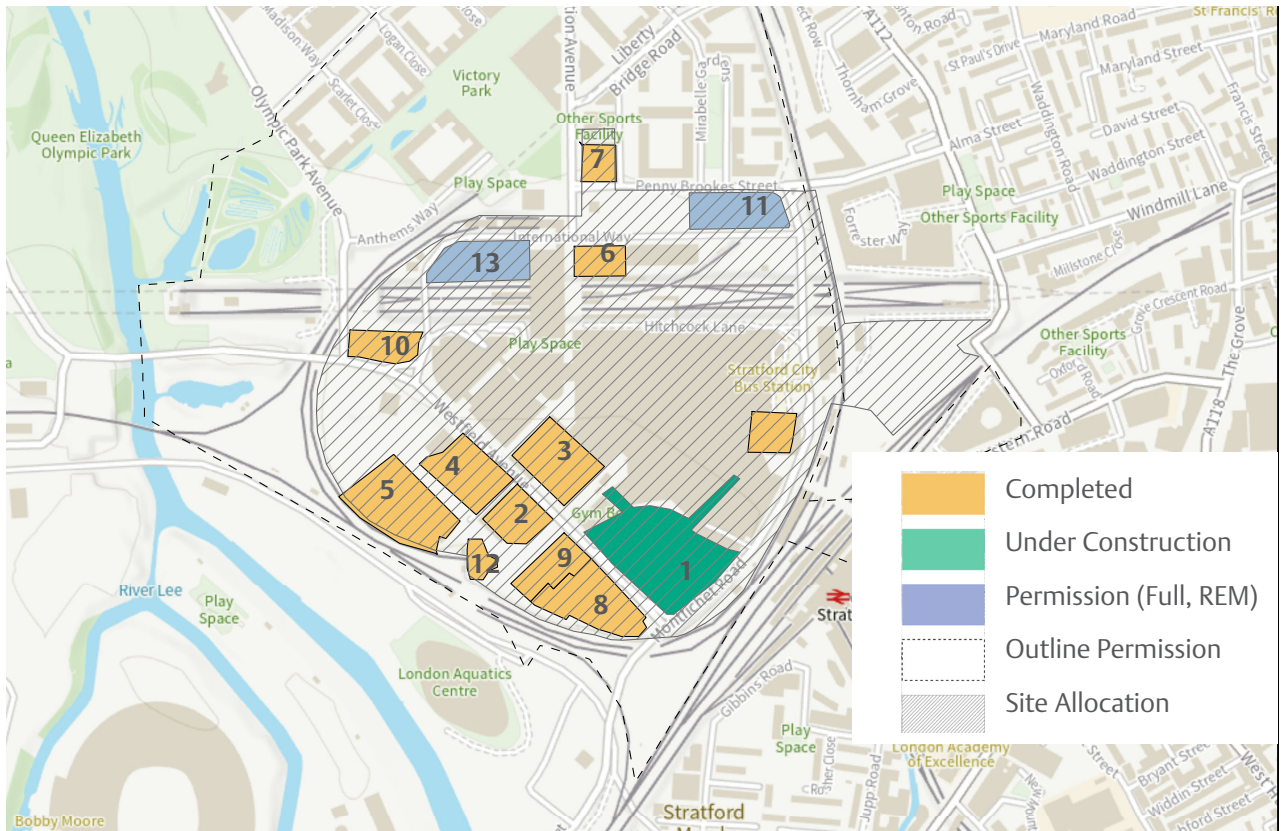
Focusing infrastructure investment on public realm and transport improvements in Sub Area 3 coheres with the area priorities set out in the Local Plan, particularly the enhancement of pedestrian and cycle connections and the achievement of high quality public spaces.

Table 8: Sub Area 3 - Infrastructure

	CIL/S106 Funding Allocated in 2021/22	CIL/S106 Expenditure in 2021/22
Westfield Avenue: rebalancing carriageway for walking and cycling	£1,902,985.00	-
Stratford Walk: Public realm and green infrastructure	£4,510,000.00	-
Southern Connectivity: RIBA stage 3 designs for walking and cycling improvements	£168,829.00	-
Rick Roberts Way tree relocation	-	£16,411.68
Stratford Station Outline Strategic Business Case	-	£176,020.00
Sidings Street Intersection	-	£207,900.00
Pool Street Carriageway Improvement and Public Realm Creation	-	£190,805.78
Mary Ward Settlement: welcome area for information and signposting	-	£95,000.00

Site Allocation 3.1 - Stratford Town Centre West

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

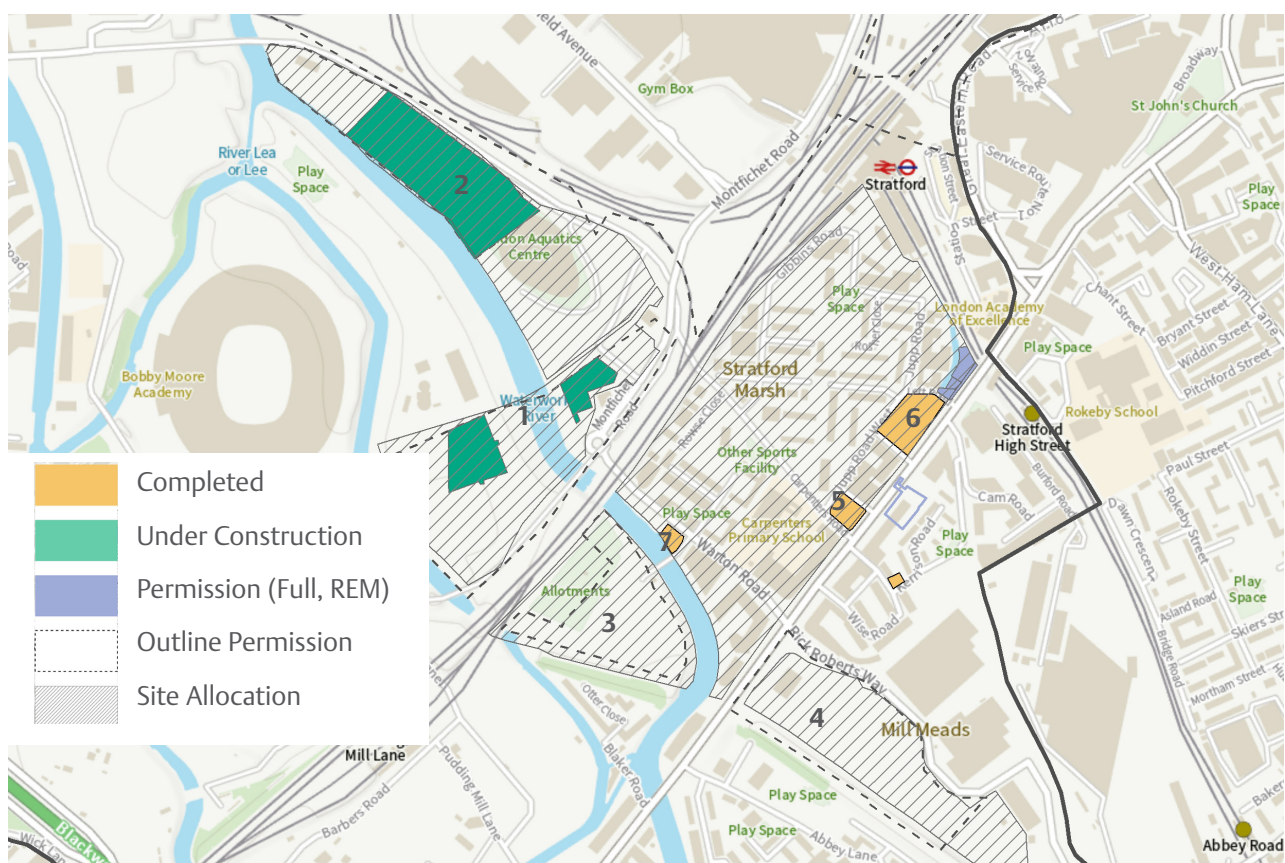


SA 3.1 Progress Site (March 2022)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	Cherry Park	15/00358/OUT	Under Construction	1,224	12,388
2	S5 FCA	15/00002/REM	Completed (2018)	-	62,191
3	Plot M7	16/00653/REM	Completed (2019/20)	-	78,616
4	S4	18/00354/REM	Completed	-	44,000
5	S9	16/00672/REM	Completed	-	35,129
6	N24 Manhattan Lofts	10/90285/FUMODA	Completed (part in 2018 and 2019)	248 (50 units completed in 2018)	786, 150 bedroom hotel
7	N17	15/00041/REM	Completed (2020/21)	-	385-bedroom hotel
8	Glasshouse Gardens	13/00409/REM	Completed (2017)	333	-
9	S6 TfL	15/00003/REM	Completed (2017)	-	32,700 (B1)
10	Unite	12/00224/FUL	Completed (2014)	1,051 (student bedrooms)	-
11	Plot N22	17/00050/REM	Permission	-	37,058 (B1)

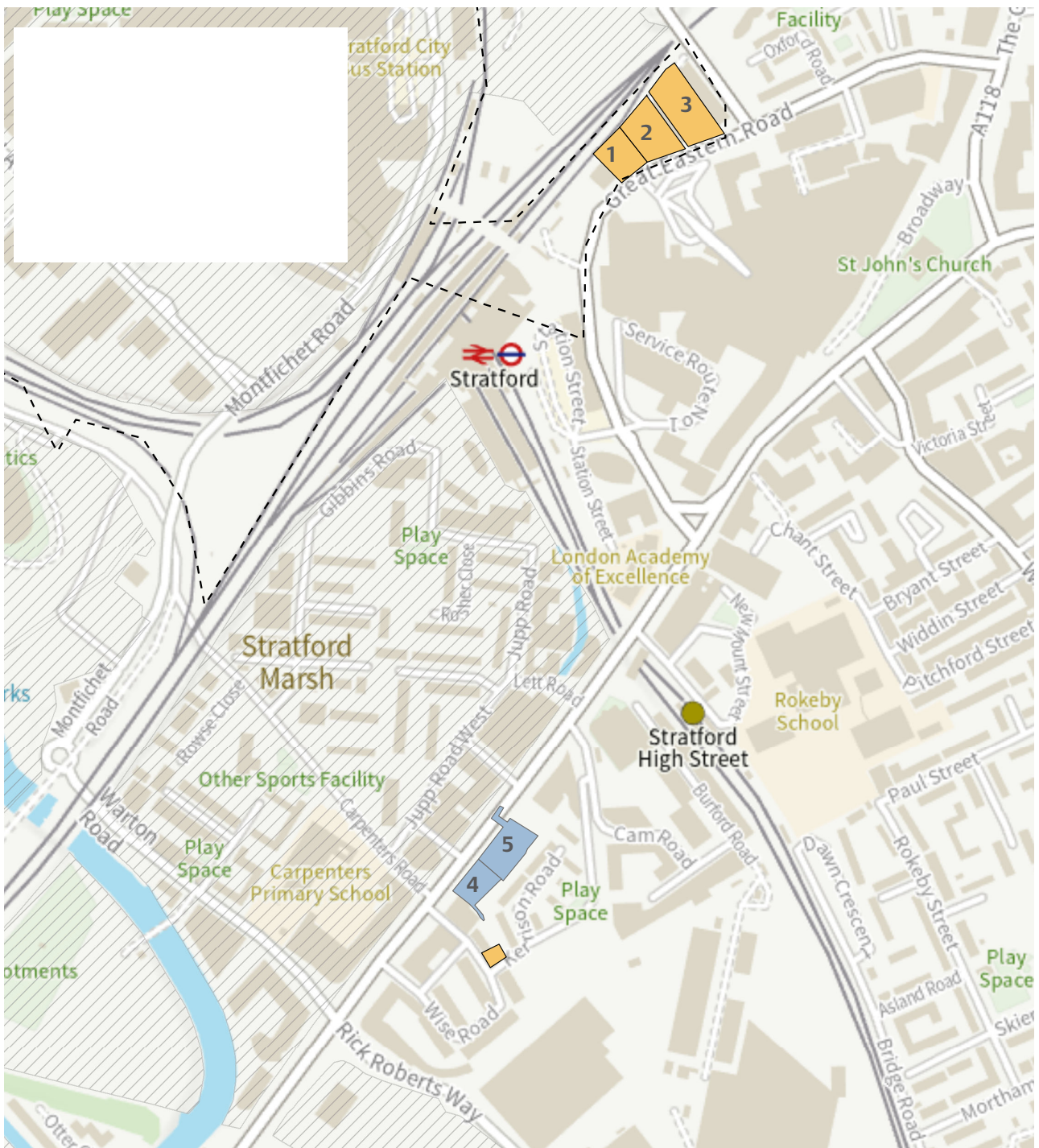
A hybrid planning application was approved in 2019 for Stratford Waterfront development ([Site Allocation 3.2](#)). It comprises a detailed consent for 72,899sqm of non-residential institutional use, including: 41,965sqm of educational space and ancillary uses (including catering and retail); 8,144sqm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

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



Site Allocations 3.2-3.6 Progress on site (March 2022)

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



1	Telford Tower	13/00322/FUL	Completed 2018/19	181	-
2	Moxy Hotel	14/00310/FUL	Completed 2017/18	279 bed hotel	-
3	Unite STUDENT	12/00221/FUM	Completed	759 PBSA	600 retail and community
4	Queensway House	20/00112/FUL	Permission	-	Change of use from office to education centre
5	Poland House	20/00310/FUL	Permission	282 PBSA	160 community

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.

Sub Area 4 has contributed with over 1,400 new homes, additional 300 homes currently under construction

Table 9 below monitors delivery of homes from sites across Sub Area 4. It shows sites currently under construction and those completed within this monitoring period, indicating that the vision of new neighbourhoods is emerging within the area.

Site Allocation	Delivered to date	Under Construction	Pipeline	Remaining capacity
SA4.1	831	144	321	1,753
SA4.2	380	165	655	0
SA4.3	268	0	1,545	508
SA4.4	0	0	0	100
SA4.5	0	0	0	0
Total	1,479	309	2,521	2,261



Image: New homes completed at Imperial Street site

500 new homes completed delivering 235 affordable units; 144 affordable rented homes, including London Living Rent, under construction

Imperial Street Phase 1 development has completed. The site is the entirety of the former Danescroft consent (ref: 17/00364/FUL) comprising of 500 residential units and 3,570sqm of flexible community, commercial and retail floorspace. Work on this phase commenced in 2019 and the building completed in 2022. It is anticipated that building will start to become occupied in mid to late-2022. The phase has delivered 235 affordable/intermediate (shared ownership units), of which 60% are delivered as family homes 2 plus bedrooms.

Imperial Street Phase 2 commenced on site in 2021. The site falls within the former Lindhill consent (ref: 17/00344/FUL). This is a 'mansion block' typology and it will deliver 144 London Living Rent units. Guinness have committed to increasing affordable housing across the entire Imperial Street site. As part of their strategy to achieve this, they worked with Legacy Corporation's Project Proposal Group (PPG) for the use of s106 monies that have been collected for the use of providing off-site affordable housing. In January 2020, Guinness made an application for £8.81 million in order to allow them to deliver 100% LAR housing within Phase 2.

No other sites were progressed in this monitoring year on Bromley-by-Bow Site Allocation (SA4.1). PA/11/02423/LBTH Bromley-by-Bow North has lapsed and remaining two sites will be brought forward through a separate planning application.

Table 10: Schemes under construction or completed (March 2022) - Sub Area 4

Scheme	Status	Homes (units)	Affordable No. Units	Non- residential (sqm)
68-70 High Street, 11/90619/FUMODA	Under construction	173	30	731 (A, D1, D2 and B1)
Land at Marshgate Lane, 14/00422/FUL	Phase 1 completed	72	- (later phases)	5,472 (office)
Imperial 1, 17/00364/FUL, 18/00575/NMA	Completed	500	235	3,570 (retail, office and community)
16/00412/REM R3	Under Construction	156	0	-
MU2 19/00392/REM	Under Construction	-	-	29,545 sqm (GIA) - 26,700sqm B1a and 2,845 sqm flexible A1-A5, D1, D2.
Phase 2, the Guinness site 17/00344/FUL	Under Construction	144	144	0
MU 1 –19/00571/FUL School 21	Completed	n/a	n/a	420 pupils
Plot R3	Under Construction	165	-	-
Total Under Construction		309	173	29,54sqm
Completed		572	235	9,042sqm

Sugar House Island emerging as a new neighbourhood - 29,545 sqm of office floorspace under construction along the High Street

The development of Sugar House Island scheme (SA4.2) continues on the largest phase (MU2) of commercial and latest residential phase with imminent improvements to the Islands connectivity. MU2 comprises three office buildings set along

Stratford High Street. This development when completed will help to animate this part of the Stratford High Street. At pedestrian level the buildings will provide a number of retail, café and restaurant spaces, with the upper floors offering approximately 29,000sqm of office space. Construction of MU2 started in late 2020, and good progress is being made.

A new school opened with a capacity to accommodate 420 pupils.



Images, left and right: New homes completed at Sugar House Island

CASE STUDY 2: ABBA STUDIO – ACTIVATION OF STRATEGIC SITES THROUGH TEMPORARY USES

Interim uses are supported within the Local Plan through Policy B.3 which states that where land has been allocated for longer term development, interim uses which provide leisure uses will be supported provided that they can demonstrate they will not impact upon the deliverability of site allocations.

In March 2020 the London Legacy Development Corporation gave its approval for the pop-up arena to stay on the plot for five years. The 6,710sqm venue has been designed to be demountable and re-usable. The works completed in 2021 and the venue is now in use. The proposal consists of a temporary main auditorium building accommodating 3,000 people (1,647 seated and 1,353 standing).

The proposal creates vitality through a temporary use, whilst not impacting the deliverability of the site allocation. The scheme is considered to represent a sustainable interim use, which would support London's visitor economy and stimulate its growth. The development, alongside the adjacent temporary hotel that recently opened, will also create more active, attractive and safer environment for local residents who are starting to occupy first phases of Marshgate. The Legacy Corporation have been supporting the interim uses in order to animate the area before construction of phased mixed-used development commences on the central part of the site



Improving connectivity

A new pedestrian bridge named Matilda's Bridge has been installed on Sugar House Island, connecting the homes and offices on the east of the Island to the Three Mills Green. This will provide the new neighbourhood that is envisaged to deliver in total 1,200 homes the access to the local open space as Three Mills Lane. A new link in this location would add a valuable connection to the Leaway, and Lower Lea Valley walks which extend to the north and south of the Sugar House Island masterplan.

Infrastructure improvements

During the monitoring year, two CIL allocations have been made in Sub Area 4. The first is for interim public realm improvements at Pudding Mill Lane. Under site allocation SA4.3, Pudding Mill is allocated for comprehensive mixed-use development, however the policy allows for the introduction of appropriate interim uses. To support these uses, a suite of temporary public realm upgrades have been proposed, with a view to making a more accommodating and safe pedestrian environment

serving the increased footfall resulting from temporary activation. Proposed upgrades include a range of measures such as a review of existing traffic speeds, temporary footway widening, and parking controls.

£1,760,000 has been allocated to a range of improvements at Three Mills, within site allocation SA4.4. This includes renovation and restoration work

on Grade II listed buildings to support the existing education use at East London Science School, access improvements as well as digital and electrical infrastructure upgrades.

Infrastructure investment in Sub Area 4 coheres with the Local Plan priorities for the area, namely the improvement of connectivity and the preservation and enhancement of heritage assets.

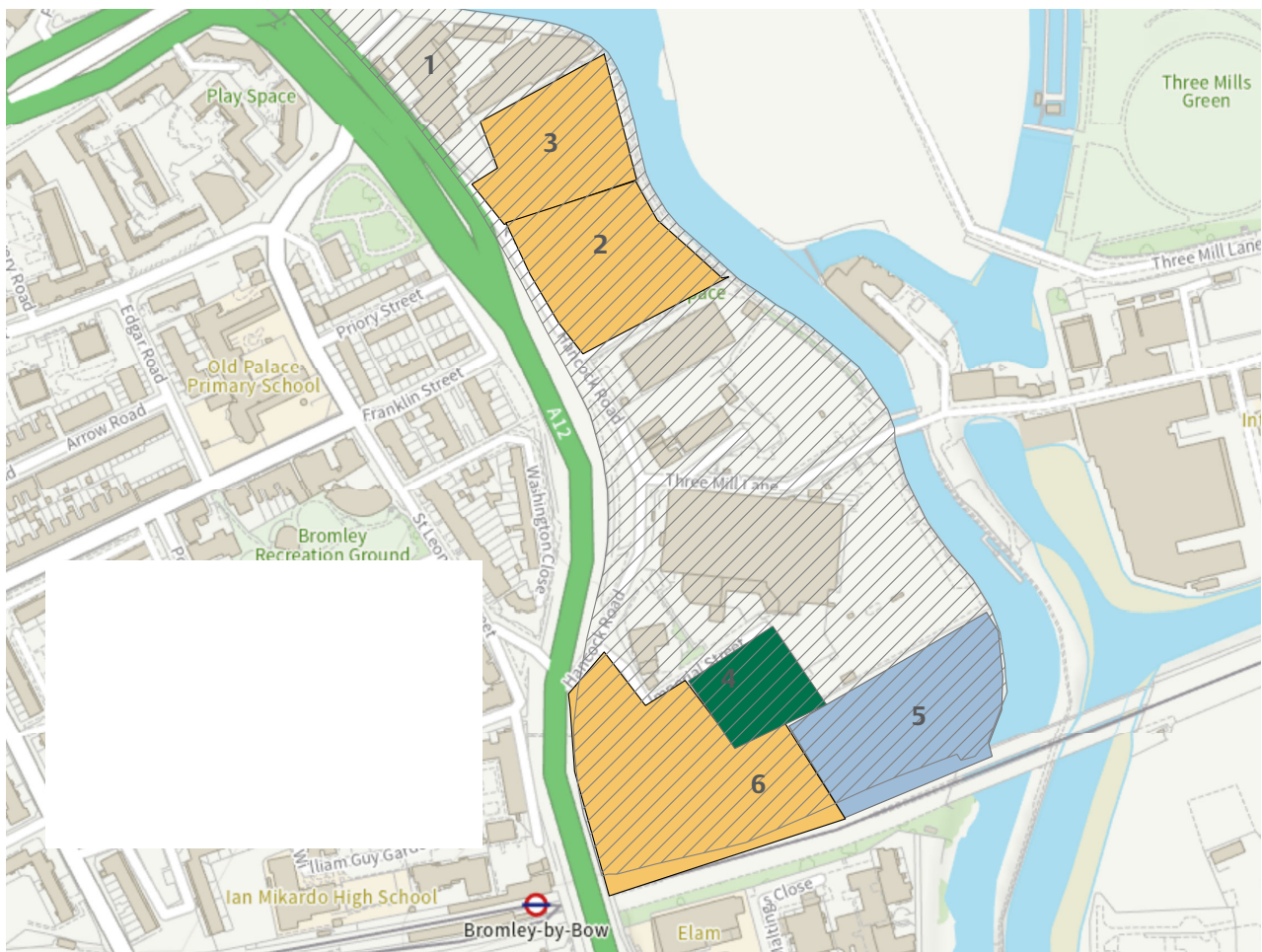
Table 11: Sub Area 4 - Infrastructure

	CIL/S106 Funding Allocated in 2021/22	CIL/S106 Expenditure in 2021/22
Pudding Mill Lane: Interim public realm improvements	£260,000.00	-
Three Mills: Improvements to enable community, cultural and business development	£1,760,000.00	-

Site Allocation 4.1: Bromley-by-Bow

Planning permission (PA/11/02423/LBTH) for the delivery of Bow River Village schemes was granted in 2012 for a comprehensive mixed-use development on the northern part of the Site Allocation, two phases delivering in total 331 homes have been completed and occupied. The outline planning permission has now lapsed. Two planning permissions have been granted for redevelopment of the southern part of the site allocation to deliver around 956 homes. The part of this site known as Imperial 1, providing 500 units, completed in 2022. Section 106 obligations which have been secured in relation to these developments will support significant infrastructure improvements in the area. Phase 2 delivering 144 affordable (LAR) units is currently on site.

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

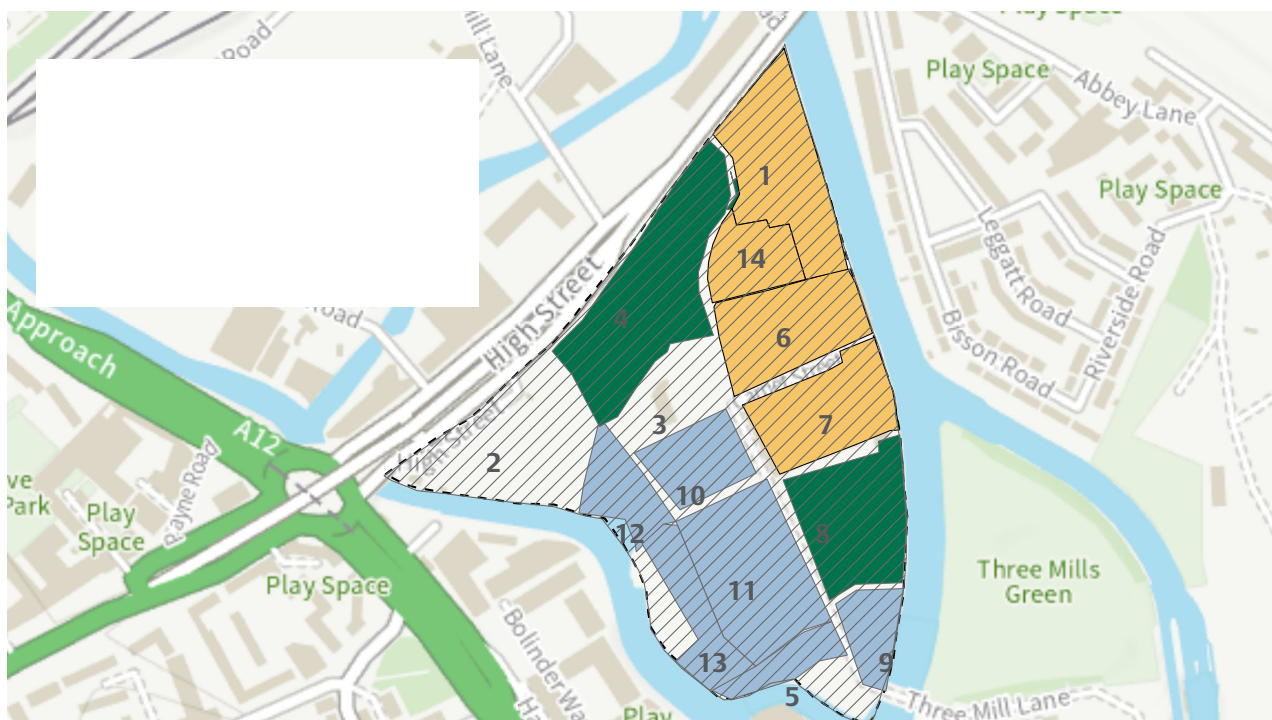


SA4.1 Progress on Site (March 2022)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
1	Bromley-by-Bow North	PA/11/02423/LBTH - this OUT application has lapsed			
2		Phase 1	Completed (2016)	219	1,021
3		Phase 2, 15/00476/REM	Completed (2019)	112	-
4,5&6	Guinness Housing Trust (Imperial 1&2)	17/00364/FUL, 18/00572/NMA, 17/00344/FUL 19/00555/NMA, 20/00004/DOV	Phase 1 completed 2021/22; Phase 2 Under Construction	965	4,000

Site Allocation 4.2: Sugar House Lane

Significant progress continues to be made on the site allocation Sugar House Lane (SA4.2), three plots were completed in 2020/21 and several other progressed on site in 2021/22. Over the next five years, this site allocation will deliver a total of approximately 50,000sqm employment floorspace, 1,200 homes, 13,000sqm flexible floorspace and a 350-bed hotel. It is projected that this scheme will bring 2,500 jobs to the area as well as including 1.2ha of open space, which will include a riverside park.

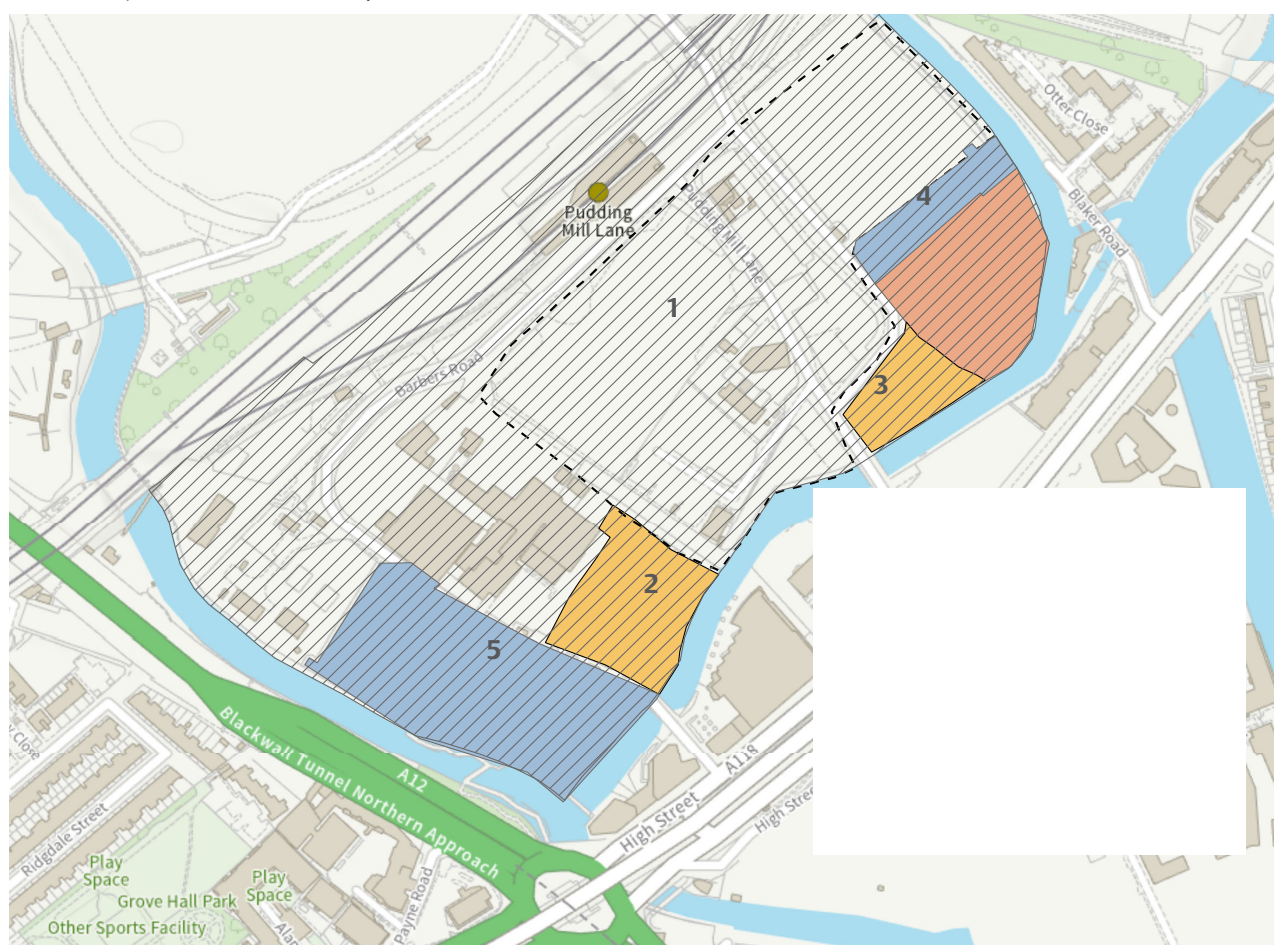


SA4.2 Progress on Site (March 2022)

	Name	Reference Number	Status	Residential Units	Non-residential (sqm)
Strand East (Sugar House Lane), 12/00336/LTGOUT - Outline permission for 1200 residential units and around 56,000sqm of non-residential uses.					
1	North East Quarter (NEQ)	12/00336/LTGOUT	Completed (2020/21)	8	11,590
2	MU3	15/00481/REM	Pending Consideration	-	-
3	MU4	19/00417/REM	Pending Consideration	-	-
4	MU2	15/00250/REM	Under Construction	0	27,000
5	Plot MU5	15/00359/REM	Permission	42	391
6	Plot R1	16/00223/REM	Completed (2020/21)	161	627
7	Plot R2	16/00440/REM	Completed (2020/21)	211	70
8	Plot R3	16/00412/REM	Under Construction	156	0
9	Plot R4	15/00327/REM	Permission	89	661
10	Plot R5	17/00348/REM	Permission	86	80
11	Plot R6	15/00435/REM	Permission	103	0
12	Plot R7	17/00369/REM	Permission	82	330
13	Plot R8	15/00384/REM	Permission	116	0
14	Plot MU1 - Resi and Primary School	19/00571/FUL	Completed (2021/22)	Primary School - 420 pupils	

Site Allocation 4.3 Pudding Mill

The Legacy Communities Scheme (LCS) outline planning consent, approved in September 2012, covers the central part of this site allocation at Pudding Mill (SA4.3). The outline scheme allowed for 1,000 plus homes and a range of employment floorspace, retail units, community infrastructure facilities and open space. A new outline planning application has been submitted for this area, that, if permitted, would replace this part of the Legacy Communities Scheme A planning application for a temporary use was granted in 2019 for 918sqm/74-bedroom hotel. Significant progress has been made on the remainder of this site allocation. The Phase 1 of application 15/00392/FUL on Cooks Road has been completed and occupied. The Marshgate development is in the pipeline for a major regeneration that will provide a significant amount of new housing (including affordable and family housing) as well as commercial floorspace. The commercial element comprising approximately 5,472sqm floorspace, as amended 17/00669/VAR, of the approved development that sits within the Marshgate Business Centre has commenced on site. Vulcan Wharf application was permitted in this monitoring period for a co-location of industrial and residential uses, providing 457 new homes (35% affordable) and around 9,000sqm industrial uses.



SA4.3 Progress on Site (March 2021)

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

3. 2021/22 MONITORING

DEVELOPMENT MANAGEMENT

As the local planning authority, the Legacy Corporation is responsible for determining planning applications within its area.

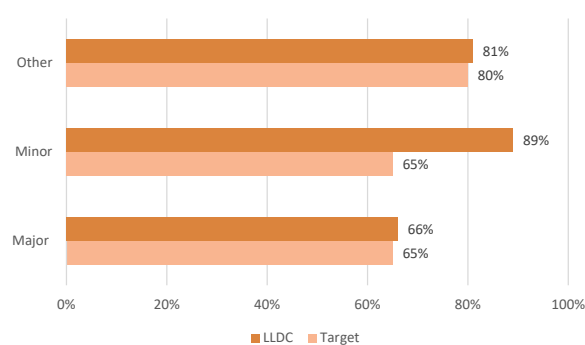
In 2021/22, the Legacy Corporation received 495 planning applications for consideration, of all types. Within the same period, the Legacy Corporation determined 477 applications and 17 where withdrawn. Of these, 13 were classified as Major Applications. A breakdown of these applications is presented in Table 12 below.

A total of 81% of all applications were determined within the statutory 8, 13 or 16 weeks timeframe, or within an extended period as has been agreed in writing between the applicant and the local planning authority (Planning Performance Agreement). All major planning applications were determined in time. This exceeds the government’s target for processing

planning applications.

The statutory timeframes are 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, in which case a 16-week limit applies.

Figure 1: Targets Achieved for Processing Planning Applications



Permission	Permitted	Refused	Withdrawn
Full applications	56	4	4
Outline	1	0	0
Reserved Matters	5	0	0
Non-Material Amendments	36	0	1
Approval of Details	241	0	4
Variation of conditions (Section 73 applications)	5	0	1
Prior Notification	1	0	0
S106 details	68	0	3
Other (Demolition, Adverts, Listed Building Consent etc.)	57	3	5
TOTAL	470	7	18

4. THE ECONOMY

IMPACT OF THE COVID-19 PANDEMIC ON THE LOCAL ECONOMY

While restrictions have now been lifted the impacts and changes that have resulted from the Covid 19 pandemic continue to be felt and the subsequent economic recovery is also being affected by wider international economic circumstances.

However, the full impact of the pandemic on different industries can now be better observed. The latest data published in December 2021 within the GLA's Forecast report indicates some level of economic recovery. This shows that industries such as accommodation and food services sector recovered strongly over the last quarter of 2021 to stand at its pre-pandemic level of output. While others, such as scientific and technical, information have even recorded a growth. While this is also true of much of the rest of the economy, there were other parts which were still struggling. The most relevant of those to the Legacy Corporation area are arts, entertainment and recreation services which were still around 20% below their pre-pandemic levels of output.

Arts and culture businesses are the 4th largest part of the local economy (Combined Economy Study, Part A, 2018). The majority of these businesses are smaller-scale SMEs or individual artists/makers, many of whom are located across managed studio workspaces in Hackney Wick and Fish Island. The Legacy Corporation Local Plan recognises the importance that these businesses bring to the local economy but also the issues that, even in times not impacted by the crisis, these business face. These businesses have historically relied on the availability of affordable workspace and are a key contributor to the local economy and success of the regeneration of the area. Securing affordable and low-cost workspace is essential to support the needs of SMEs and start-ups along with cultural and creative enterprises such as artists' studios and designer-maker spaces, as well as charities and social enterprises. Such space has become increasingly important to these sectors in the post-pandemic recovery.

The Legacy Corporation will continue to secure new affordable workspace through s106 agreements where appropriate, seek to ensure that they are

designed to meet the needs of local enterprises and are offered at genuinely affordable rents.

On the other hand, the GLA report has also found that the professional and scientific/technical activities, and Information and communication activities all registered either a relatively small decline or growth in output in Q1 2021 compared with Q1 2020. These services, professional, scientific and technical, information and communication and business administration are the most strongly represented sector across the Legacy Corporation area (Combined Economy Study 2018).

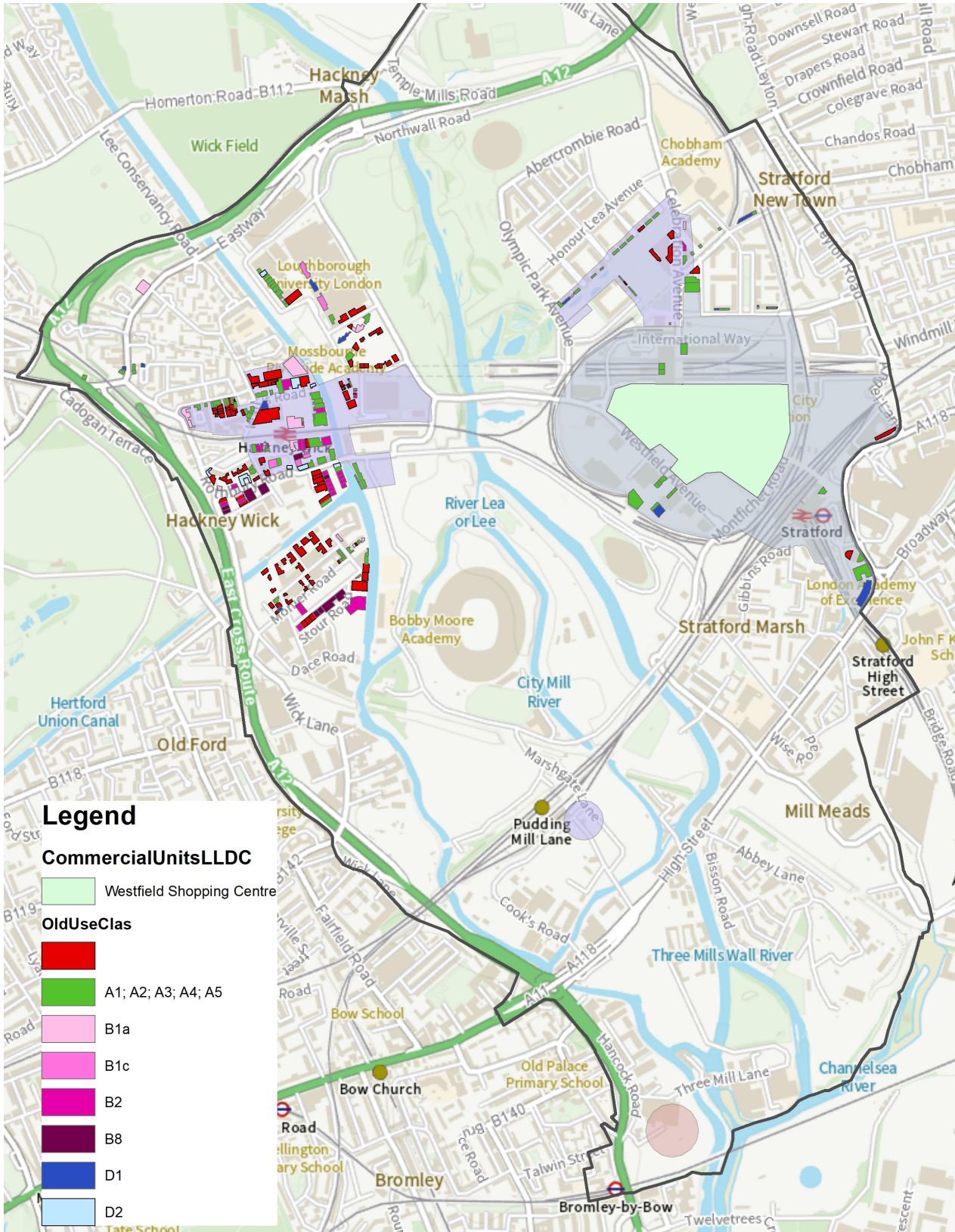
The previous AMR outlined the accelerating changes to town centres that are a result of a shift to on-line shopping and a more experience-based retail experience in larger centres. This also outlined the increase in economic activity in small local centres serving immediate local needs. Alongside this, the introduction of a new E class use that incorporates the previous retail and office uses, through the changes to Use Class Order (UCO), have made it possible to change between these type of use without the need for planning permission. This flexibility is likely to be an important influence on the nature and character of town centres and their future form and economic profile.

There were four planning applications approved in this monitoring year to a more flexible E Use Class order. This shows that overall there is an appetite for more flexibility in how space can be used to respond better to the changing needs of the local economy. The Legacy Corporation recognises that the modern town centres will have to adapt to provide a wider range of facilities and services, including new emerging uses that will attract people and make Centres viable now and in the future. It also, in principle, supports the opportunity for the premises to be used flexibly, supporting innovative ways of using spaces, such as the concurrent operation of compatible uses that can also help the local area to be viable and vibrant both during the daytime and evening and night time.

The Legacy Corporation also maintains a GIS-generated database of all commercial premises within each town centre to monitor ongoing changes as well as clusters of activities comparing it to the 2021 baseline. The database includes name

and type of business, use class, vacancy and opening hours. The snapshot of the 2021/22 data is shown in Figure 2. There were no significant changes observed to the baseline from 2020/21.

Figure 2: Ground Floor commercial uses within designated town centers



2021/22 Employment Provision

Permissions

The new Use Classes Order removed classes A, D and B1 as separate use classes and amalgamated them into one use class E - Commercial, Business and Service. It is therefore not possible, in many circumstances, to precisely distinguish or even estimate the quantum of approved floorspace between retail, office, light industry and other uses that now all fall within the same E Use Class. Where a proposal has been clearly designed to fill one function, for example an A grade large purposely built office space, this will be reported separately.

During this monitoring period, the Legacy Corporation approved planning applications that when implemented would result in approximately 7,324sqm of new gross Commercial, Business and Service (E Use Class) floorspace, this is a marginal net decrease of 800sqm of E Use Class floorspace within the area. However, a planning application was granted for redevelopment of Queensway House that would result in the loss of 1,723sqm (net) of office floorspace (formerly B1a). The proposal will deliver instead 2,826sqm of education floorspace and 66sqm of flexible retail and community floorspace. The proposal re-provides some element of office floorspace (551sqm GIA) which would be

dedicated to the Mary Ward Centre and its legal support services. Furthermore, it should be noted that the building has been vacant for a number of years providing no employment or economic benefit to the area.

Additional loss of office/employment floorspace (formerly B1a) was a result of the approval of the application for change of use related to 1,752sqm of office floorspace within the Broadcast Centre (Here East), to Use Class E(g) or F1(a). This is due to the expansion of the Staffordshire University to take Business Units 4 and 12, providing space for its new digital based courses and enabling its growth within the Here East campus. A key objective of Here East is to combine the fresh perspectives and innovation from universities with companies and startups exploring pioneering new technologies – the concept that innovation starts with education and leads to enterprise. The proposed expansion of Staffordshire University’s digitally relevant courses will align with the objectives of Here East and will complement the carefully curated occupiers within the campus.

No application resulted in loss in supply of industrial land within the designated employment clusters -Strategic Industrial Locations, Locally Strategic Industrial Sites (LSIS) and Other Industrial Locations (OIL).



Image: Here East

Completions

Table 13 shows schemes completed this monitoring year that delivered gross new employment space. This shows a gain of 12,00sqm of new employment floorspace (office, light industry, B2 and B8) of which

the majority is delivered as an office floorspace (E Use Class). The majority of this comes from two sites – 4,257 at Marshgate site in Sub Area 4 and 6,300sqm was delivered as part of 1-7 Dace Road redevelopment in Sub Area 1.

App no	Development	Retail	Office	Light Industry	B2	B8
14/00422/FUL	Marshgate (phase 1)	-	4,257	0	-	-
	0	-	-	621	-	-
17/00045/REM, 17/00047/NMA	N06 East Village	1,603	-	-	-	-
17/00175/REM	Chobham Farm 2	171	126	-	-	-
16/00462/FUL	1-7 Dace Road	-	2,500	1,269	1,269	1,269
18/00101/DEM	Rear of 59, Wallis Road	-	195	-	-	-
17/00364/FUL, 18/00572/NMA	Phase 1 - Imperial Street	2,380	595	-	-	-
19/00030/REM	Neptune Wharf Phase 3	176	241	-	-	-
		4,330	7,914	1,890	1,269	1,269



Image: New employment floorspace at Marshgate

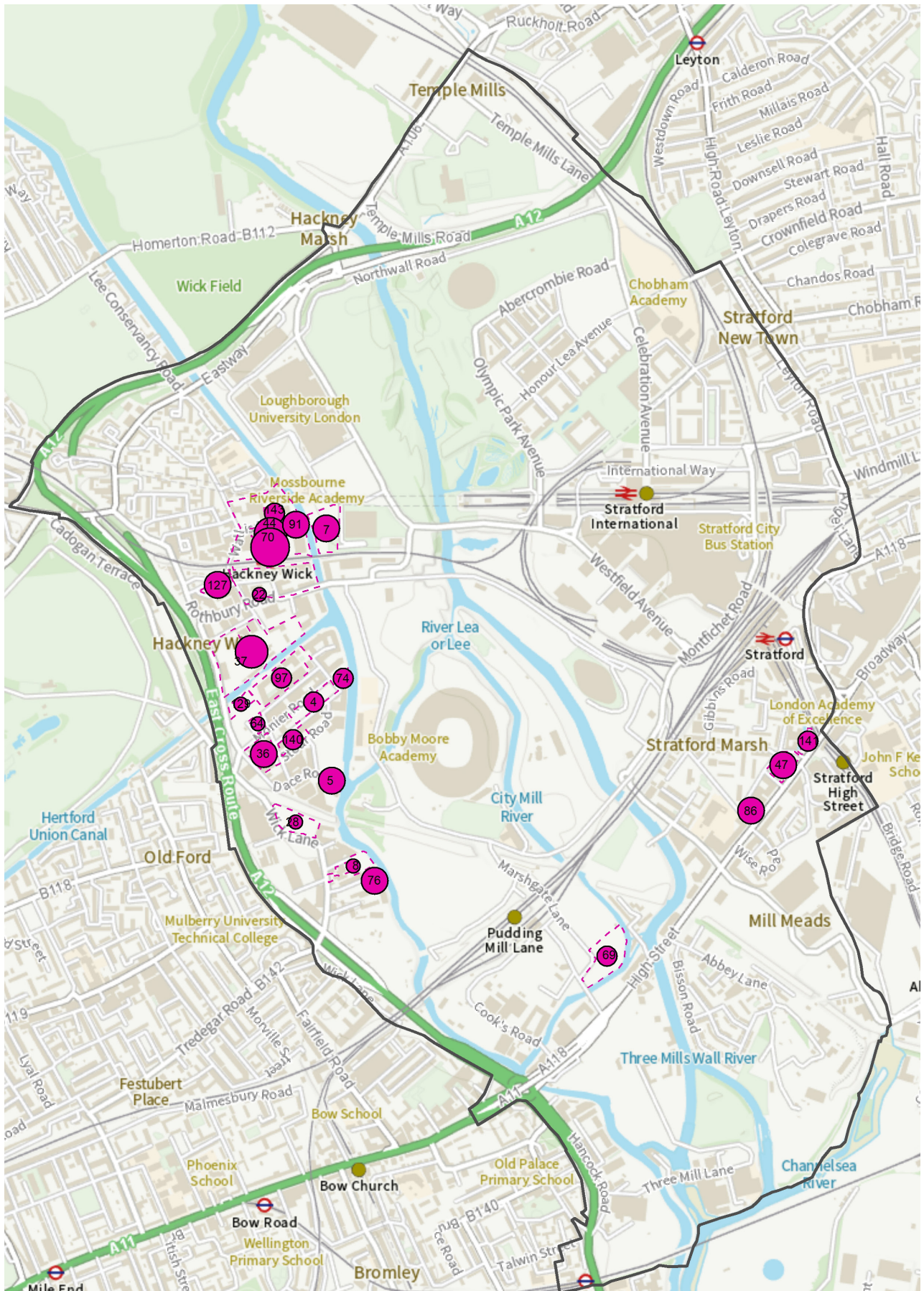
Affordable and low-cost workspace

Since 2012 approximately 22,500 sqm of affordable workspace has been permitted in the Legacy Corporation area of which around 10,054 sqm has been completed (including 871sqm of temporary affordable workspace) and around 1,798 sqm is under construction (see Table 14). This includes permissions completed within this monitoring period that delivered 750sqm of new affordable and low-cost workspace within Hackney Wick and Fish Island area and 125sqm at the Imperial Street site, Bromley-by-Bow.

Figure 3 shows that the new affordable and low-cost is strong and mainly centred around Hackney Wick and Fish Island. Hackney Wick and Fish Island is recognised as one of London’s most successful and thriving creative communities where there are specific policies that support provision of replacement affordable workspace which has helped the creative economy to continue to grow and thrive. However new spaces are consented and also coming forward in other parts of the area including Pudding Mill and Stratford High Street. This shows that the policies have been effective in providing new and/or retaining the affordable workspace in locations where a clear demand exist.

Permission name and reference number	Floorspace (sqm)	Status
Legacy Communities Scheme 11/90621/OUTODA	930	Outline
90 Main Yard 13/00130/COU	922	Completed
Neptune Wharf 12/00210/OUT	314	Completed
Here East 13/00534/FUM; 13/00536/COU	1,000	Completed
Alumno, 206-214 High Street 13/00404/FUM	1034	Completed
4 Roach Road, Fish Island, London, E3 2PA 14/00260/FUL	395	Completed
Unit 3, 39 Autumn Street Studios, Fish Island 14/00123/COU	697	Completed
33-35 Monier Road 15/00212/FUL	68	Completed
80-84 & 88, Wallis Road 14/00387/FUL	3023	Completed
Duncan House, 17/00629/NMA; 15/00598/FUL	634	Completed
Marshgate, Land at Marshgate Lane, Pudding Mill 14/00422/FUL	450	Permission
415 Wick Lane 16/00685/FUL	221	Completed
1-7 Dace Road 16/00462/FUL	750	Completed
Danescroft 17/00364/FUL	125	Under Construction
55-69 Rothbury Road 17/00112/FUL	107	Permission
Clarnico Quay 18/00171/FUL	871	Completed
Hackney Wick Central Masterplan 16/00166/OUT	5416	Outline
18/00095/FUL Iceland Wharf	190	Under Construction
Imperial 1 18/00572/NMA	127	Completed
34-38 Wallis Road 19/00004/FUL	1376	Permission
90 Monier Road 18/00325/FUL	370	Under Construction
Units 1 and 2, Autumn Yard, Autumn Street 18/00492/FUL	250	Permission
Mc Grath 16/00451/OUT	1810	Permission
Swan Wharf, 60 Dace Rd 18/00315/FUL	638	Under Construction
Former Truman Brewery 19/00185/FUL	475	Under Construction
19/00291/FUL 304-308, High Street	324	Permission
Completed	10,506	
Under Construction	1,789	

Figure 3: Distribution of Low Cost and Affordable workspace



Retail Provision

There were no permissions granted this year that will result in a significant uplift of purposely built retail floorspace within the area. It should be noted, however, that any floorspace permitted within the new E Use Class can be used for retail purposes. During this period planning applications were approved that when implemented would result in approximately 7,324sqm of new gross Commercial, Business and Service (E Use Class) floorspace element of this will be used as retail floorspace.

The schemes completed within this period delivered around 4,330sqm of new retail floorspace (formerly A1-A5 Use Class) of which nearly all (4,000sqm) was delivered within the designated Centres.

The Legacy Corporation has mapped all commercial use within the Centres boundary recording the current uses, function, occupier and hour of opening. The monitoring will help to understand what consequences the changes to the UCO will have on the functions of the Centres.

Retail Vacancies

Town centre monitoring takes place annually, showing vacancy rates within its designated town centres. The results of the 2022 town centre monitoring show that on average the vacancy rates across the area are starting to steadily go down from the previous 9% to 8% across the whole area. This is also lower than the London average where the vacancy rates in H4 2021 were at 10%.

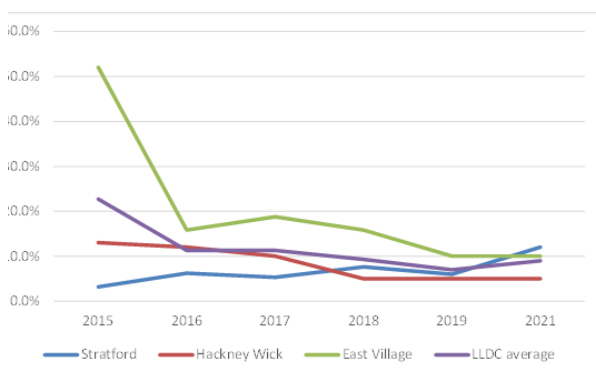
The part of Stratford Metropolitan Centre within the Legacy Corporation boundary has seen the biggest decrease of 2% in vacancies from the previous 12%

to now stand at 10%. This however is still higher than the pre pandemic level when the vacancy across Stratford Metropolitan Centre were significantly below this level. The vacant units have only been recorded within the Westfield Shopping Centre while the units within the IQL development remained occupied by the same retailers. The most recent Local Data Company¹ (LDC) analysis continues to show the similar trends on a national level. The data collected for H2 2021 on a national level shows that the shopping centres continue to have the high percentage of vacant units at 7.3%.

On the other hand, the LDC have found that the community shopping centres, many of which are anchored by a food retailer, have been less exposed to the challenges of the larger, more fashion and casual dining-focused schemes and are performing well. Similarly, the vacancy rates have further decreased within East Village to stand at 6.5% and Hackney Wick town centre has seen a slight increase in vacancy rate from 5% to now stand at 8%.

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

Figure 4: Vacancy rates year on year





EVENING AND NIGHT-TIME ECONOMY SPD

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

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

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

5. HOUSING DELIVERY

This section provides information about housing delivery and housing permissions granted in the time that LLD has been the Local Planning Authority for its area. The monitoring data presented in this chapter includes figures for the monitoring period (2021/22) and also cumulative figures for homes completed, under construction and permitted and provides the latest update on the housing trajectory. It also provides details of homes within the pipeline and their location. Information also includes a breakdown of size and tenure.

The monitoring period is aligned to the Government's Housing Delivery Test (HDT) which monitors housing delivery on a financial year basis.

Data on housing delivery by location and against individual strategic sites (site allocations) can be seen in Section 2 of this report.

HOUSING DELIVERY

Cumulative Housing Delivery, permissions and current housing development pipeline

The Legacy Corporation adopted its revised Local Plan in July 2020. The adopted Local Plan set the new housing target of 2,154 homes per annum. This supersedes the previous housing figure of 1,471 homes per year for the period 2015 to 2020, the target set in the previous version of the Local Plan in 2015. Therefore, the delivery and permissions within this AMR are monitored against the new adopted target from the 2015/16 year onward. Table 15 has included the 1,471 target figure for the period at which the LLDC became the Local Planning Authority to and including the year 2014/15 for comparison purposes.

As presented in Table 15, monitoring records show that between 1st October 2012 to 31st March 2022, when the Legacy Corporation received the planning powers, a total of 11,380 net conventional C3 homes were completed across the area. Within the same period, the area has also seen the delivery of 2,718 purpose-built student accommodation (PBSA) bedrooms. This is

92% of the cumulative housing target for all years (82% of the target if the previous non-target years are excluded). Student accommodation contributes to the overall housing target by taking pressure off the private rented sector, particularly larger family units, and increasing the overall housing stock. PBSA delivered prior to the adoption of the London Plan in 2021, was counted on a 1:1 basis towards the total cumulative housing target; PBSA delivered after this period will be monitored on a 1:2.5 basis as per the London Plan. In addition to homes completed there are currently 9,429 homes in the pipeline, see Table 16.

In this AMR the housing data is presented by financial year rather than by calendar year and so the data will not be directly comparable to that presented in AMR's for previous years. It also includes all years from the date at which the LLDC became the Local Planning Authority (October 2012). This ensures data is presented in a way that aligns with the Government's Housing Delivery test.

Cumulative affordable housing delivery since 2012

Of all conventional homes delivered since 2012, 3,376 are affordable with 46% social/affordable rent and 54% intermediate tenure split. This represents 30% of all completed homes, including minor developments. This is below the target of 35%.

Although PBSA contributes to the overall housing target and the London Plan and the Local Plan require PBSA developments to deliver 35% affordable student bedrooms on-site, the affordable student homes do not contribute to meeting the conventional affordable housing need, therefore, the completion of student accommodation is reported separately.

Not all residential schemes are required to provide affordable housing. This applies to minor development (delivering less than 10 homes), change of use, or conversions. Given the small number of homes within the Legacy Corporation area that fall within these categories, these have not been subtracted from the grand total for the purpose of calculating the total percentage of affordable homes.

FY	Homes delivered	PBSA (student housing)	Housing Target (inc. PBSA)	% of Housing Target	Affordable (AF) Homes Tenure				AF %**
					Social	AF Rented	Inter-mediate	Total AF	
1st October to 2012 31st March 2014	703	0	2207* (1.5 years)	32%	0	138	91	229	33%
2014/15	2931	951	1471*	264%	675	0	704	1379	47%
2015/16	277	809	1471	74%	0	0	22	22	9%
2016/17	772	0	1471	52%	16	136	94	246	32%
2017/18	1002	0	1471	68%	113	5	78	196	20%
2018/19	1074	445	1471	103%	3	103	138	244	24%
2019/20	1643	513	1471	147%	109	53	113	275	17%
2020/21	1408	0	2,154	65%	9	138	223	370	27%
2021/22	1570	0	2,154	73%	32	12	283	327	21%
2021/22 off-site affordable housing delivery					0	27	61	88	-
Total	11,380	2,718	15,341	92%	957	612	1,807	3,376	30%

*LLDC housing target only in place from adoption of Local Plan in 2015, target for previous years applied for comparison purposes

**Percentage of affordable homes of applicable schemes (major applications and excluding PBSA, student housing)

Housing Pipeline

Table 16 overleaf provides a list of all planning approvals in the pipeline, including information about the status of each development plot.

This shows that the total number of extant dwellings (those with planning permission either under construction or not started) is 9,429. This extant dwelling figure is derived from permissions with either full or outline planning approval. Of the total number, only 1,851 homes currently consent in outline with no reserved matters. Out of 7,587 homes, those with full and detailed planning permissions, 1,812 are affordable (1,094 social/affordable and 718 intermediate), this is 24% of all homes in the pipeline. Due to the complexity of land ownership, the pipeline figure does not include Hackney Wick Masterplan Outline Permission; developments approved and delivered within the boundary of this site will only be monitored through the approval of individual planning permissions, either reserved matters of full planning applications.

Table 16 also shows that there are 2,312 PBSA in the

pipeline of which 35% are affordable student bedrooms.

It is recognised that the total number of affordable homes both in the pipeline and homes delivered is falling short of the target (35%). The Legacy Corporation will continue to closely monitor affordable housing delivery and to utilise measures within the Mayor's Affordable Housing and Viability SPG to enhance delivery. This approach is now reflected in the London Plan 2021 and in the Local Plan with a 35% threshold below which schemes require justification and detailed scrutiny through viability testing, with this threshold being 50% on publicly owned land. The application of this policy requirement has already resulted in a growing trend in permissions achieving the affordable housing target. Individual schemes recently permitted have achieved greater levels, depending on their specific circumstances (Iceland Wharf 18/00095/FUL 34% (now 100% social rented); Mc Grath, Hepscott Road 16/00451OUT 35%, Vulcan Wharf 20/00307/FUL 35%, Stratford International Bus Layover 35% - by unit), see Table 16.

Table 16:Housing Pipeline (March 2022)						
Permission	Total C3 Homes	Social /AF Rented	Inter-mediate	Total AF	AF %	Status
LCS Sites (as amended by 17/00235 and 18/00470/OUT /OUT) remained units	1649	tbc	tbc	tbc	50%	Outline
21/00070/REM East Wick Phase 7	164	59	8	67	41%	Approval
20/00482/REM East Wick Phase 2	210	45	0	45	21%	Approval
21/00069/REM Sweetwater Phase 4	373	75	36	111	30%	Approval
21/00042/REM Sweetwater Phase 5	399	119	41	160	40%	Approval
21/00032/REM East Wick Phase 3	411	111	8	119	29%	Approval
18/00470/OUT Stratford Waterfront	600	0	210	210	35%	Outline
Stratford City Outline Permission, remained units	0	0	0	0	0%	Outline
14/00066/REM N05 East Village	48	48	0	48	100%	Under Construction
14/00141/REM, N18/N19East Village	710	0	0	0	0%	Approval
14/00056/REM N16 East Village	188	0	0	0	0%	Approval
15/00358/OUT Cherry Park	1224	0	0	0	off site contribution	Under Construction
Strand East OUT 12/00336/LTGOUT remained units	21	0	0	0	0%	Outline
16/00412/REM Sugar House Lane R3	156	0	0	0	0%	Under Construction
15/00327/REM Plot R4	89	0	0	0	0%	Approval
17/00348/REM Plot R5	86	8	0	8	9%	Approval
17/00369/REM Plot R7	82	0	0	0	0%	Approval
Sugar House Lane Plot R8	116	0	0	0	0%	Approval
15/00359/REM	42	0	0	0	0%	Approval
15/00435/REM	103	8	0	8	8%	Approval
Chobham Farm OUT 12/00146/FUM remained units	202	tbc	tbc	tbc	tbc	Outline
16/00560/FUL 1, Beachy Road	9	0	0	0	0%	Under Construction
19/00473/REM Chobham Farm Zone 3D	36	8	5	13	36%	Under Construction
17/00225/FUL 25 Trego Road	52	6	12	18	35%	Under Construction
11/90619/FUMODA 68-70 High Street	173	30	0	30	17%	Under Construction

Table 16 (Continued): Housing Pipeline (March 2022)

Permission	Total C3 Homes	Social /AF Rented	Inter-mediate	Total AF	AF %	Status
17/00007/FUL Land adjacent (south) to 1-7 Dace Road	34	3	5	8	24%	Under Construction
18/00095/FUL Iceland Wharf	120	120	0	120	100%	Under Construction
18/00493/FUL 14 Marsh-gate Lane	89	19	12	31	35%	Approval/Part Delivered
14/00422/FUL, 17/00669/VAR Marsh-gate Lane	188	24	1	25	13%	Approval
16/00462/FUL 1-7 Dace Road	110	12	26	38	35%	Under Construction
Imperial Phases 2 and 3, (19/00554/FUL)	465	144	68	212	46%	Under Construction
18/00101/DEM Rear of 59 Wallis Road	5	0	0	0	0%	Under Construction
20/00307/FUL Vulcan Wharf, Cook's Road	457	80	61	141	31%	Approval
19/00391/FUL Stratford International Bus Layover	380	79	54	133	35%	Approval
18/00325/FUL 90 Monier Road	148	24	24	48	32%	Approval
16/00451OUT Mc Grath	475	48	117	165	35%	Under Construction
18/00315/FUL Swan Wharf, 60 Dace Rd	42	1	3	4	10%	Under Construction
17/00222/FUL TSVC Building	145	23	27	50	34%	Under Construction
20/00264/FUL 61-63, Wallis Road	4	0	0	0	0%	Under Construction
21/00374/FUL The Lock Building	1	0	0	0	0%	Approval
21/00328/PRNSDB Az-ura Court, 48, Warton Road	12	0	0	0	0%	Approval
21/00172/PRNSDB Odel-ia Court, 1B	22	0	0	0	0%	Approval
19/00185/FUL Former Truman Brewery	330 PBSA	-	-	116	35%	Under Construction
17/00235/OUT UCL East	1800 PBSA	-	-	630	35%	Part Under Construction
20/00310/FUL Poland House	182 PBSA	-	-	99	35%	Approval
Grand Total C3	9,429					
In Outline	1,851	tbc	tbc	tbc	tbc	
Detailed and Full approvals	7,578	1,094	718	1,812	24%	
Total PBSA	2,312 PBSA	n/a	n/a	840	35%	



Image: Guinness Site Phases 1 and 2

Homes permitted since 2012

Approach to calculating the cumulative number of homes permitted within the area

Given the nature of the Legacy Corporation area, it should be noted that there is a level of complexity when looking at the cumulative number of homes permitted against the housing target.

The majority of development sites within the area are large brownfield sites, delivered in multiple phases and throughout many years. It is not unusual that these developments can take a decade to start delivering their later phases. These large developments usually receive an outline planning permission with the submission of the outstanding reserved matters applications for the scheme in later years. There is usually a 3-year period allowed for this process, however, given the size and significance of some strategic development sites within the Legacy Corporation area, some outline permis-

sions have much longer timeframe for submission of reserved matters applications; for example, 10 years or more in case of the Stratford City and LSC outline permissions. This means that sometimes these developments can see many changes, for examples 'slotting out' of some development plots, resulting in the delivery of different level of floorspace and/or uses to that secured originally within the outline permission.

Furthermore, to account for the changes in land value over the course of years that it can take for the permission to be fully implemented, major developments are subject to a review mechanism which is a re-run of a viability appraisal post-permission. Review mechanisms provide a balance between ensuring a scheme is viable and deliverable at the early stage and ensuring if the scheme's viability improves then any uplift in value is correctly captured at the late stage. This can also result in a scheme eventually delivering a different level of affordable homes through the approval of reserve matter than secured originally within the outline permission.

It should also be noted that if unimplemented, planning permission will expire after a certain time period, normally three years from the date consent is granted. A recent study has shown that it can be expected that 3% to 5% of homes granted permission will lapse or stall and 10% to 15% of homes granted permission will be superseded at a later date by a fresh permission. In instances where planning permission has lapsed and a fresh application is subsequently granted, the new application will be recorded under new homes permitted for the given year, but the lapsed permission cannot be retrospectively subtracted from the housing figure. However, any such changes would be reflected within the pipeline which always presents a more accurate picture of understanding the anticipated homes to be delivered within the area

To address the above issues and to avoid double counting, Table 17 includes reserved matter planning approvals but excludes homes approved in outline.



FY	Homes	Homes approved (Minor, Cou, Change of Use)	PBSA	Affordable (AF) Homes Tenure				Off-site AF	AF Target (35%)*
					AF Rented	Inter-	Total AF		
1st Nov. to 31st March 2013	114	0	0	0	0	0	0	£557,324	n/a
2013/14	1242	10	809	74	97	119	290	0	23%
2014/15	1843	24	445	64	0	59	123	0	7%
2015/16	693	11	0	0	0	22	22	£4.3mil	3%
2016/17	1676	87	513	37	110	186	333	0	20%
2017/18	3201	17	0	32	135	171	171	0	5%
2018/19	1,268	49	1,800	8	50	199	257	£30mil. (equate to ap-prox. 233 units)	20%
2019/20	969	4	0	0	131	212	343	0	35%
2020/21	1,158	4	512	8	185	129	322	0	28%
2021/22	1,557	38	0	195	214	93	502	0	32%
Total	13,721	244	4,079	418	922	1,190	2,363	0	17%

*Off-site housing contribution shows the amount as entered in a S106 legal Agreement. These sums are subject to indexation.

HOUSING DELIVERY FOR THE REPORTING YEAR

Housing Completions and affordable housing delivery in 2021/22

Table 18 below shows that there were 1,570 new homes completed within the monitoring period, this is 73% of the housing target (2,154). Nonetheless, as presented in Figure 4 – Housing Trajectory demonstrates that the Legacy Corporation will also meet its projected cumulative 5-year housing target.

A total of 415 affordable units were delivered within the area in 2021/22. As presented in Table 20, 327 affordable homes were completed within this monitoring period and additional 88 affordable homes were delivered including the purchase of 61 private residential units for conversion to affordable units at Chobham Manor funded from the Cherry Park off-site affordable housing S106 monies and 27 affordable units were delivered on the Bream Street site by conversion from market homes to affordable (see Table 19 overleaf). This represented 26% of all homes completed, which is below target of 35%.

Planning application ref. number		Affordable Homes Tenure Split								Total AF	AF %
			AF	LAR	Total Social/AF	LLR		Shared Ownership	Total		
14/00422/FUL Marsh-gate Lane Blocks 1 and 2	72	0	0	0	0	0	0	0	0	0	0
17/00045/REM, 17/00047/NMA N06 East Village	524	0	0	0	0	0	0	0	0	0	0
16/00510/REM Chobham Manor Phase 3	138	Phase 3 delivered 115 homes in 2020/19 including all affordable homes(140 units)									
17/00175/REM Chobham Farm 2	154	32	0	0	0	0	0	22	22	54	35%
16/00462/FUL 1-7 Dace Road	110	0	12	0	12	0	26	0	26	38	35%
18/00101/DEM Rear of 59, Wal-lis Road, Hack-ney	4	0	0	0	0	0	0	0	0	0	0
17/00364/FUL, 18/00572/NMA Phase 1 - Imperial Street	500	0	0	0	0	0	0	235	235	235	47%
19/00030/REM Neptune Wharf Phase 3	68	0	0	0	0	0	0	0	0	0	0

Table 19: Additional Affordable homes delivery - financial contributions via S106 Agreement and conversion from market homes to affordable

Planning application ref. number	Affordable Homes Tenure Split								Total AF
	Social	AF Rented	LAR	Total Social/ AF	LLR	Interm. Rented	Shared Ownership	Total Interm.	
14/00356/REM Chobham Manor Phase 2	0	0	27	27	16	0	18	34	61
15/00278/FUL Bream Street	0	0	0	0	0	27	0	27	27
Total	0	0	27	27	16	27	18	61	88

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

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

The Legacy Corporation has continued to work with the developers and landowners to increase the level of affordable housing through the use of the S106 funding for off-site affordable housing contributions.

Two adjacent development schemes (application numbers 17/00344/FUL and 17/00364/FUL) at Imperial Street, Bromley-by-Bow were acquired by the affordable housing provider Guinness Partnership, with development of these two schemes now well advanced. Having acquired the sites, two subsequent planning applications were approved in March 2020 that has enabled Guinness Partnership to increase the level of affordable housing from the 27% in the original schemes to 46% per units (49% hab. room), of the 965 homes permitted (447 affordable and 518 market sale) across Phases 1 & 2.

The increase in the proportion of London Affordable Rent homes has now been further revised through the investment of £8.81m of of-site affordable housing contribution money collected by the Legacy Corporation along with an additional amount provided by the GLA, enabling what would have

been 74 shared ownership units to be delivered as a London Affordable Rent product, meaning that Phase 2 of the scheme is now being delivered as 100% London Affordable Rent. Overall, this has further increased the amount of LAR homes in the project from 70 to 144 which is 32% of all homes across three phases, with a significant uplift in family (3 bed) units in the LAR tenure (to 37 from the 5 previously permitted). Phase 1 completed in 2021/22 and additional units delivered in this year were counted within cumulative affordable homes delivered in this financial year. To avoid double-counting, the additional affordable homes to be delivered in Phase 2 will only be counted against the housing completions in the subsequent years.

Furthermore, £23m of the Cherry Park off-site affordable housing S106 monies have been made available to support the purchase of 61 private residential units for conversion to affordable units at Chobham Manor. This has increased the overall level of affordable housing at Chobham Manor from 28% to 35%. The new homes provide as a mix of London Living Rent, London Affordable Rent and Shared Ownership) as shown in Table 20. These homes are delivered across phases 2 and 3, both phases are now completed and occupied.

Table 20: Chobham Manor phases 2 and 3 S106 off-site contribution toward the affordable homes uplift

Tenure	1 bed	2 bed	3 bed	Total
LAR	6	3	18	27
LLR	0	0	16	16
SO	0	0	18	18
Total	6	3	52	61

Affordable Housing uplift by conversion from market homes to affordable

The housing association L&Q’s Bream Street scheme (application ref: 15/00278/FUL), completed in the last financial year, and it has confirmed that it has increased the number of affordable homes by 27, in addition to those secured in the S106 agreement, converting market units to affordable. All 27 homes have been disposed of on Shared Ownership Terms. This is in addition to 50 affordable units as secured through the s106 Agreement Additional Affordable Housing Mix as set out in Table 21.

The planning permission for the Iceland Wharf site (18/00095/FUL) has originally secured 34% affordable housing through its s106 Agreement, which secures 41 affordable homes (15 shared ownership units, 13 LAR units, and 13 London Living Rent units). However, the housing provider has confirmed that they are intending to provide all 120 homes as social rented units. The scheme is currently under construction and the additional affordable homes will only be counted against the housing completions in the subsequent years when the construction is completed.

Table 21: Bream Street (application ref: 15/00278/FUL) Additional Affordable Housing Mix

Tenure	1 bed	2 bed	3 bed	Total
Shared Ownership	8	13	6	27

Permissions and affordable housing permissions in 2021/22

Tables 22 and 23 show full and reserved matters planning permission granted in this monitoring period, respectively. This shows that in 2021/22 the Legacy Corporation granted in total 1,595 (net) new homes, of which 38 net units were granted by approval of full planning permissions and 1,557 were gained through approval of reserved matters applications.

One application resulted in an overall decrease in the total number of homes to the full planning permission (currently under construction) related to the development of Phase 2 Imperial Street (reference number 17/00344/FUL) to reduce the number of homes from 152 to 144 dwellings. However, the approval also resulted in an increase of family homes (3 bed units). A planning application was granted for the Guinness site, Phase 3 (formerly Imperial 1, Plot A), Land at Imperial Street, this supersedes the previous permission granted in 2018/19. The full planning permission was granted for a redesign of Plot A, now known as Phase 3. The redesigned scheme will provide 321 residential units. The scheme also makes a welcome improvement to affordable housing in comparison to the extant permissions. To avoid double-counting the new housing figures will be reported against the housing completion in the subsequent years.



Although, new full permissions will contribute only 38 (net) new units to the housing pipeline, this shortfall is expected and does not negatively impact the overall housing delivery.

No major full or outline planning permissions were granted this year. Three major schemes (Poland House, Stratford Bus Layover and Vulcan Wharf) received planning permission in 2021/22 however these proposals received the resolution to grant in the last financial year and these units were counted as permitted in 2020/21 and reported within the

last AMR (2020/21).

Reserved planning permissions granted for the delivery of East Wick and Sweetwater phases 2-5 and 7 will deliver a total of 1,557 new homes of which 32% per unit will be affordable. Of the total affordable 81% will be delivered as social affordable and 19% intermediate. This is in total 502 affordable units to be delivered across a range of different tenures, as outlined in Table 23.

Planning application ref. number	Homes Units	Total AF	AF %
20/00490/FUL 180, High Street, Stratford	7	n/a	0
21/00374/FUL The Lock Building, 72	1	n/a	0
20/00264/FUL 61-63, Wallis Road	4	n/a	0
21/00328/PRNSDB Azura Court, 48, Warton Road	12	n/a	0
21/00172/PRNSDB Odelia Court, 1B, Biggerstaff Road	22	n/a	0
19/00555/NMA Land at Imperial Street	-8	n/a	0
Total	38		

Planning application ref. number		Affordable Homes Tenure Split								Total AF	AF %
			AF	LAR	Total Social/AF	LLR		Shared Ownership	Total		
21/00070/REM East Wick Phase 7	164	32	23	4	27	0	8	0	8	67	41%
20/00482/REM East Wick Phase 2	210	0	0	45	45	0	0	0	0	45	21%
21/00069/REM Sweetwater Phase 4	373	51	24	0	24	0	36	0	36	111	30%
21/00042/REM Sweetwater Phase 5	399	42	75	2	77	0	41	0	41	160	40%
21/00032/REM East Wick Phase 3	411	70	36	5	41	0	8	0	8	119	29%
Total	1557	195	158	56	214	0	93	0	93	502	32%

Homes and affordable homes under construction in 2021/22

As shown in Table 24 there are currently 2,623 conventional C3 units under construction within and 880 student bedrooms under construction within the Legacy Corporation area of which 541 are affordable, this is 20% of all homes. There are

currently also 99 affordable student bedrooms under construction. The level of affordable homes is lower in comparison to the target due to the delivery of later phases of large, multi-phased developments that have already delivered affordable homes in their earlier phases (such as the Stratford City outline permission that includes East Village and the Chobham Manor scheme Phase 4).

Permissions	Total C3 Homes	Social / Affordable	Intermedi-ate	Total Afford-able	Affordable %
14/00066/REM N05 East Village	48	48	0	48	100%
15/00358/OUT Cherry Park	1224	0	0	0	off site contibu-tion
16/00412/REM Sugar House Lane R3	156	0	0	0	0%
19/00473/REM Chobham Farm Zone 3D	36	8	5	13	36%
16/00560/FUL 1, Beachy Road	9	0	0	0	0%
17/00225/FUL 25 Trego Road	52	6	12	18	35%
11/90619/FUMODA 68-70 High Street	173	30	0	30	17%
17/00007/FUL Land adjacent (south) to 1-7 Dace Road	34	3	5	8	24%
18/00095/FUL Iceland Wharf	120	120	0	120	100%
16/00462/FUL 1-7 Dace Road	110	12	26	38	35%
Imperial Phases 2 and 3, (19/00554/FU	465	144	68	212	46%
18/00101/DEM Rear of 59 Wallis Road	5	0	0	0	0%
18/00315/FUL Swan Wharf, 60 Dace Rd	42	1	3	4	10%
17/00222/FUL TSVC Building	145	23	27	50	34%
20/00264/FUL 61-63, Wallis Road	4	0	0	0	0%
19/00185/FUL Former Tru-man Brewery	330PBSA	/	/	/	35%
UCL East 17/00235/OUT	530 PBSA	/	/	/	35%
Total PBSA	830	/	/	/	35%
TOTAL C3	2,623	395	146	541	21%

Permitted and completed non-conventional homes

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

Since 2012, the Legacy Corporation has seen the delivery of 2,716 PBSA within its area and another 2,130 bedspaces are currently in the pipeline of which around 880 are under construction. No other types of non-conventional homes were completed or permitted within this monitoring period.

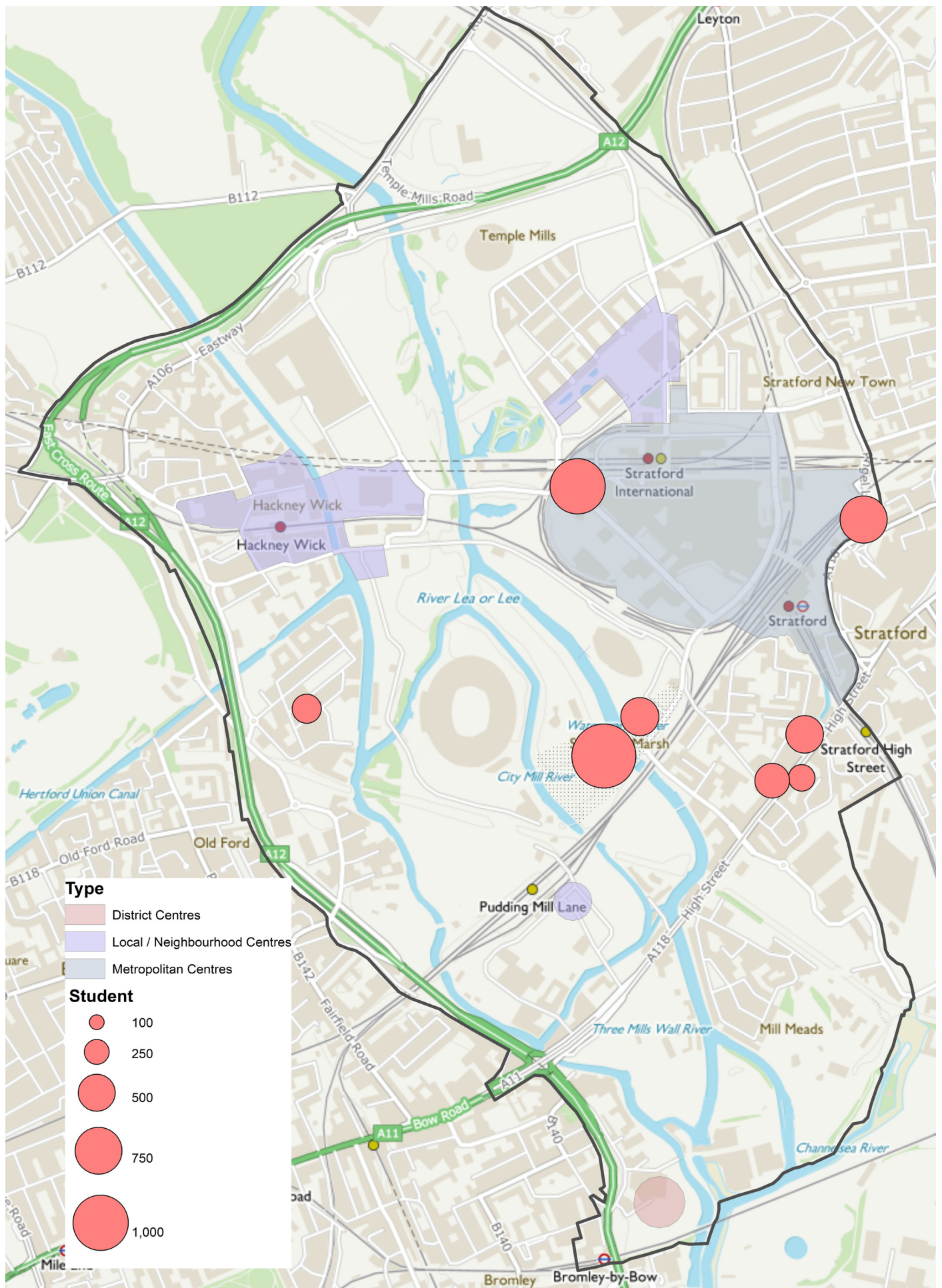
Table 25 provides a schedule of PBSA bedrooms completed and permitted within the area and Figure 6 overleaf shows geographical distribution of existing and planned student accommodation schemes.

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



Image: East Bank, Stratford Waterfront and surroundings

Figure 6: Geographical distribution of existing and planned student accommodation schemes (March 2021)



HOUSING TRAJECTORY

Figure 4 shows the Housing Trajectory that sets out the estimated trajectory for future housing completions up to the end of the Plan period 2036. This demonstrates how the Legacy Corporation will meet the new target over the plan period, and the rolling five-year housing land supply target. The Trajectory consists of specific sites that are deliverable or developable.

As shown in Table 16, there is currently a pipeline of around 9,400 homes. The majority of the sites identified already have planning permission (44%) while it is expected that another 28% will be delivered from site allocations that have a strong chance of being granted planning permission. Projected housing delivery is largely based on information received from developers and agents, discussions with Development Management officers and planning status. The trajectory places no reliance on unidentified windfall sites as a source of housing supply in the first five years of the trajectory and focuses solely on the implementation of sites assessed as deliverable under the national planning guidance. However, monitoring data shows that windfall sites have been contributing on average 22 homes per year therefore housing trajectory

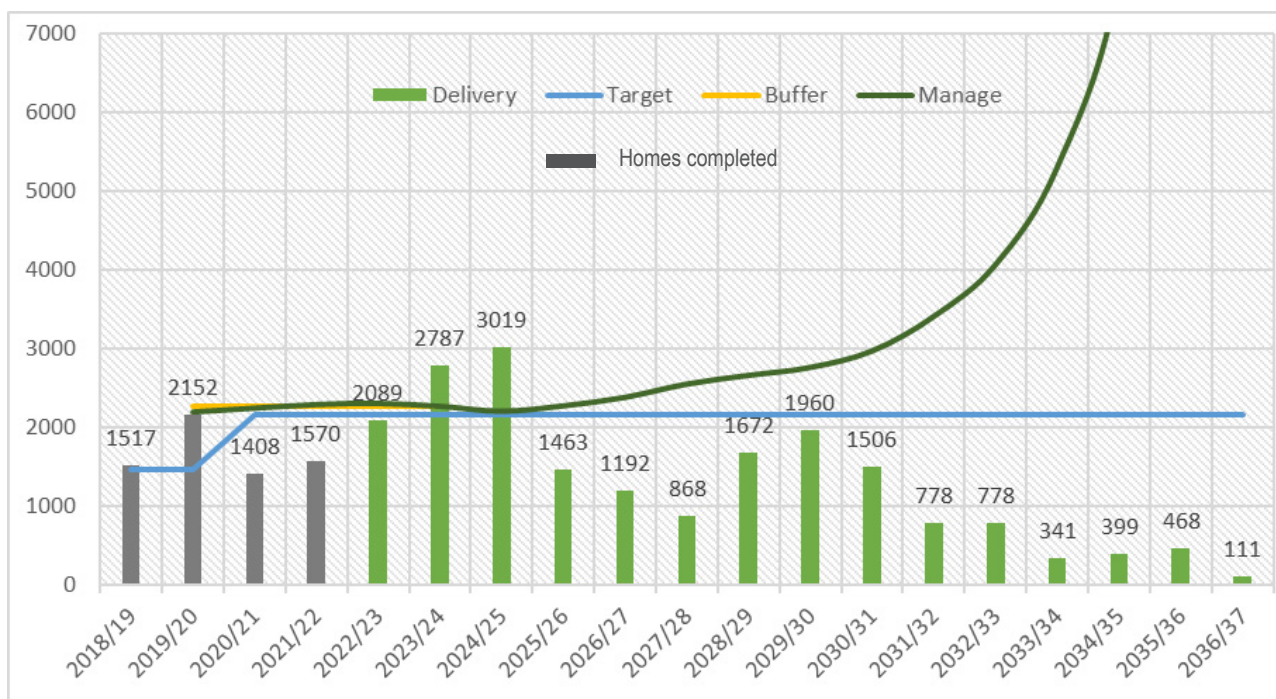
accounts for this number past the year 2025/26.

The housing trajectory monitors the delivery on a financial year basis. In summary, the housing trajectory shows that delivery trends are anticipated to remain above the cumulative targets around 2029/30, however in the latter part of the plan period, post 2029/30 the target will be subject to future Local Plan reviews by the relevant future Local Planning Authority to take account of the relevant housing capacity and needs evidence at that time.

As schemes continue to evolve they will continue to be monitored for their progress as it is recognised that in the real world intended timescales may change, there could be unexpected delays or delivery may be more 'lumpy' than originally intended.

As it can be observed from the housing trajectory, it is generally expected that housing delivery will fluctuate from year to year. The 'lumpy' delivery of homes in Legacy Corporation area is a result of the size of the sites. The majority of the sites within the pipeline relate to medium to large sites. On average, large sites take longer to plan, start on site and start to deliver their first homes due to their complexity and phasing. This creates peaks in the delivery if looked at year on year. For instance, the fall in completions shown from 2016 to 2017 reflects that 2014 and 2015 saw the delivery of 2,818 new homes

Figure 4: Housing Trajectory updated March 2022



within East Village, this also indicates that many approved outline schemes were at their early stage of delivery. The progress of the delivery of the existing outline permissions and other major developments approved in recent years again culminated in 2020/21 increasing the delivery to 146% of the year's target. As a result, fewer completions were recorded within the following monitoring years. The current sites in the pipeline, particularly those under construction, are expected to deliver new homes exceeding the annual target in 2023/24 and 2024/25 after which period the delivery is expected to slow down.

Given that a large number of homes to be delivered in the next 5 years are currently under construction, it is not expected that any substantive issues will arise in the short to medium term as to the delivery of the anticipated 5 year housing supply.

Small sites delivery

The London Plan 2021 also identifies potential capacity for additional housing on sites of less than 0.25 hectares in size. These are known as small sites. The London Plan states that Legacy Corporation has potential capacity to deliver a minimum of 73 units per annum over the 10 year period. This small site capacity figure is not a separate target and is part of, not additional to, the 10 year target for net housing completions. Given the nature of the of the Legacy Corporation area, the target of 73 units has been assumed to start coming forward from 2025 onwards to the end of the plan period (2036), this is

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

Table 26 below shows delivery from small sites. This shows on average 52 homes delivered per annum from conversions, changes of use or small sites under 0.25ha. As it can be observed, the majority of small sites relate to conversion and change of use. The new housing target includes a target of 73 homes to come forward from small sites. The proportion of completions on small sites is likely to vary significantly from year to year.

Implementation of permissions

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

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

Table 26: Small sites delivery

Financial Year	Conversion	Change of Use	Sites under 0.25ha	Total
2013/14	1	0	0	1
2014/15	0	2	0	2
2015/16	2	18	0	20
2016/17	114	35	12	161
2017/18	0	0	12	12
2018/19	4	35	172	211
2019/20	0	3	23	26
2020/21	0	26	0	26
2021/22	0	0	3	3
Average				52

Optimising housing capacity

Local Plan Policy H1 expects all proposals to optimise housing delivery on deliverable sites, when considering the appropriate density. Policy D3 of the London Plan encourages the optimisation of site capacity through a design-led approach and sets policy guidance to shape the form and layout, experience, quality and character of the new development. The Legacy Corporation recently prepared a Density Study to provide a guide on how to achieve appropriate densities and aid housing delivery, while sustaining appropriate residential quality and accessibility in developments within the area.

In recent times, the area has seen a couple of successful cases where appropriate design solutions were applied to increase the residential density and thus optimise the site capacity while meeting all policy requirements and achieving the high quality design of homes and places. These trends will continue to be monitored to understand the effectiveness of policies ‘aimed at increasing housing delivery through optimising densities while achieving high quality design.

This does not imply that the average increase is the optimal one as the densities should not be applied mechanically but should be a result of a design-led approach that meets policy requirements and takes into consideration individual site circumstances, site constraints and opportunities. Therefore, the purpose of this monitoring is not to encourage simple increases of densities across sites but to help

ensure site densities are optimised in an appropriate way. It should also be noted that the Legacy Corporation’s housing target is a capacity base target and as an Opportunity Area, the SHLAA already sets and expectation of achieving higher densities.

The increase to the density is calculated against the anticipated number of units based on the SHLAA 2017 site capacity for each site. The total figure includes approved reserved matters applications for the given year.

In 2021/22 the total increase of 21% is a result of reserved matter approvals for East Wick and Sweetwater phases 2 to 5 and 7. These proposals would provide in total 1,557 homes out of the total 1,200 homes proposed in the new East Wick neighbourhood and result in a net increase in housing of approximately 300 homes; these phases would make a significant contribution to meeting policy objectives for housing delivery in the area through the intensification of land use achieved through design led approach. This is in addition to the 302 homes delivered as part of Phase 1.

Table 27: Average increase/decrease of approved residential densities

Year	Average increase/decrease of approved residential densities (against the anticipated 2017 SHLAA density)
2020/21	+35%
2021/22	+21%



Image: East Wick and Sweetwater Illustration

HOUSING MIX

Housing size and mix

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

The following size split for schemes permitted in this monitoring period of all tenures is as following: 36% one-bedroom, 40% two-bedroom and 24% three-bedroom or more.

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

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

Figure 7: Mix of dwelling sizes – permitted since 2015

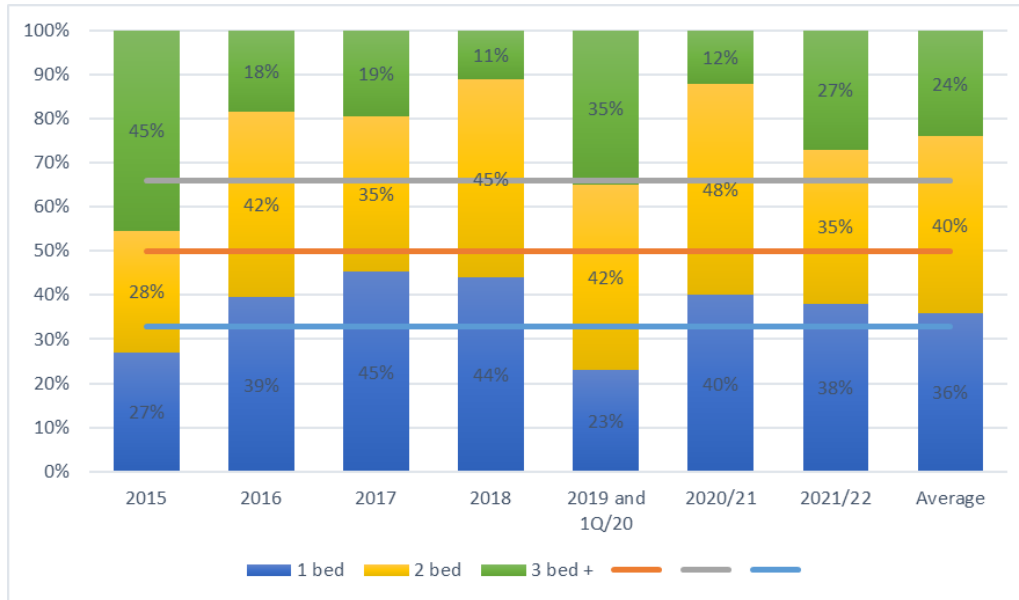
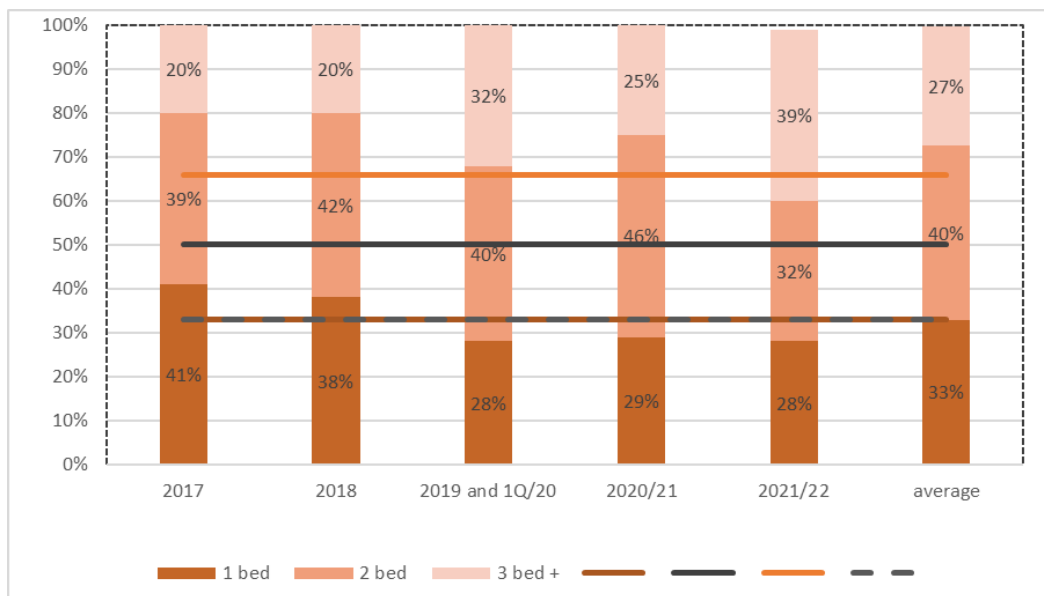


Figure 8: Mix of dwelling sizes –affordable homes permitted since 2017



HOUSING DELIVERY TEST ACTION PLAN

In January 2022, the Government published their fourth Housing Delivery Test (HDT) results that measure net additional dwellings provided in a local planning authority area against the homes required. The HDT 2021 looks at the cumulative housing target achieved for the three-year period of 2018/19 to 2020/21. The results of the test show that the Legacy Corporation has achieved 106% of its cumulative target for the same period (see Table 28). This shows that the Legacy Corporation has passed the test.

It should be noted that the 2021 measurement, there is a reduction in period for measuring total homes required – usually this would be measured over a 3-year period, but an 8-month period has been used for the 2020/21 monitoring year. For LLDC this means that instead of being measured against the 2,152 annual target for 2021 a lower number (an 8 month period) of 1,434 was used. This is to account for the considerable variations in levels of housing delivery as local planning authorities and construction industry faced disruption on a national, regional, and local level due to the Pandemic. Additionally, an 11-month period has been used for the 2019/20 monitoring year. This was to account for disruption to housing delivery and monitoring caused by the first national lockdown in March 2020.

Table 29 shows anticipated delivery rates and the estimated housing delivery test results going forward. This shows that the Legacy Corporation will be meeting its cumulative housing target. However, as discussed previously, the delivery year on year is fluctuating and therefore there will be instances where a new Action Plan will have to be prepared. This data however provides evidence that there are no records of, or indications of any future, persistent under-delivery of homes within the area.

Table 29: Anticipated Delivery Against the adopted Local Plan housing target

			Anticipated Housing Delivery Test measurements and consequences (cumulative for 3-year rolling period)
2021/22	1,570	2154	97% (none)
2022/23	2,089	2,154	90% (Action Plan)
2023/24	2,787	2,154	97% (none)
2024/25	3,019	2,154	118% (none)
2025/26	1,463	2,154	112% (none)

The past two HDT results, for 2018 and 2019, showed that the Legacy achieved 69% and 52% respectively. Consequently, two Housing Delivery Test Action Plans (Action Plan) were prepared to identify any causes of under-delivery and set out the actions to address them. The first Action Plan identifies a number of actions to aid housing delivery. The latest progress of those actions was reported in the 2019/20 Action Plan and a new action was set. Despite that there is no need for the Legacy Corporation to produce another Action Plan for 2020/21, the identified actions will continue to be progressed and new ones identified where data shows that a certain action should be set to address new identified issues. The progress of the actions is reported in Table 30 overleaf.

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

Table 28: Housing Delivery Test 2021 results (2018/19 – 2020-21)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2021 measurement	Housing Delivery Test: 2021 consequence
2017-18	2018-19	2019-20	2017/18 - 2019/20	2017-18	2018-19	2019-20			
1,471	1,346	1,434	4,252	1,290	1,818	1,408	4,516	106%	None

Table 30: HDT Action Plan Progress			
Action	Detail	Timescale	Progress
	Monitor Local Plan Key Performance Indicators	On-going	This is the eight annual AMR due to be published in July 2021.
	Monitoring from small sites	On-going	This AMR provides information on the delivery of small sites.
Further engagement with key stakeholders and developers	To determine:	On-going (Completed for 2020/21)	In summer 2020, the Legacy Corporation engaged with the developers of key sites to identify their timescales and confirm the expected site yield. This process was repeated in early 2021 to understand the progress on site and whether there any issues arising as a consequence of the COVID-19 health crisis. Summary of results is shown in AMR 2020/21.
	Development timescales generally		
	Reasons why allocated sites not come forward as applications		
	Reasons why permitted sites not commenced		
	Identify any area-wide issues, viability concerns		
Brownfield Register	Update and maintain register	Annually	The register has been updated. No new sites were proposed for the consideration for the inclusion on the Register
	Carry out periodic 'Call for Sites' to take all potentially deliverable sites into account	Annually	The Call for Sites remains open throughout the year allowing anyone who considers that there are additional sites to be included on the Brownfield Register. No new sites have been proposed since 2018.
Review of Conditions	Carry out review of standard conditions and informatives	On-going	The conditions continue to be reviewed on an on-going basis. The Legacy Corporation continue to follow best practice and proactively engage with developers on draft conditions to ensure that these are structured to help enable commencement
Website in-formation	Update to cover post-permission phases	2019/2020	The Legacy Corporation continues to maintain its planning webpages and regularly updates them with all relevant planning information
Review of application validation requirements	Carry out review of application requirements	2019/2020	The application validation requirements list continues to be under review
Update Development Management Manual	Formalise monitoring process between teams to improve monitoring identify problems/issues that may be hindering delivery	2019/2020	The DMM is a live document that is kept under constant review. Its review has been set as an objective for principle planning officers
Site promotion	Continue to promote the LLDC - owned sites and work with delivery partners	2019/2020	Many of the LLDC owned sites are starting to come forward. Details of the progress are set out earlier in this section
Optimise site capacity	Monitor permitted developments against the anticipated site capacity		Data reported within this AMR

6. TRANSPORT AND INFRASTRUCTURE

TRANSPORT

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

Transport impact of developments

The Legacy Corporation area is undergoing a significant change with a large number of new homes and non-residential uses increasing the transport demand. Through the planning process and infrastructure improvements, the Legacy Corporation continues to reduce the need to travel by private car and to bring about a modal shift from private car usage to public transport, walking and cycling. The monitoring information shown in Table 31, net car parking and bicycle space permitted per year, since 2015. It shows that the car parking provision remains low year on year, including a net decrease of parking spaces as recorded in 2018 and 2021/22. This monitoring information indicates the shift in transport modes used within the area over recent years with a clear decrease in car usage and an increase in bicycle travel.

Car Free Developments

The London Plan and the Local Plan policies require that new housing and office developments are car free if located near good public transport links.

Car free developments are developments with no parking facilities for residents other than those



provided for registered blue badge holders. They exist to make these developments better places for people, and to encourage residents towards more sustainable methods of transport such as walking and cycling. They also help to reduce local levels of air pollution and to help residents live healthier and longer lives, and also to reduce noise pollution. Car-free developments are secured through planning agreements through S106 Agreements or planning conditions.

Only one development (Vulcan Wharf) is approved as car free out of seven major schemes that received planning permission in this monitoring year. Lower level of car free developments is a result of approval of reserved matters for phases 2 to 5 and 7 of East Wick and Sweetwater development for which the zonal masterplan, approved in 2012, provided an indicative number of car parking spaces. However, the approved reserved matters have resulted in a parking ratio of 0.2 spaces per unit, which is significantly below the permitted maximum (0.67 to 1.49 spaces) as set out in the zonal masterplan permission.

Table 32 lists developments that were approved as car free and where this is secured in perpetuity through Section 106 or planning condition.

Approvals	2015	2016	2017	2018	2019 to March 2020	2020/21	2021/22
Net Car Parking including blue badge	407	133	138	-11	168	11 (net loss of 28 parking spaces, 39 blue badge parking spaces approved)	312 (of which 73 blue badge)
Net Bicycle Spaces	2618	2000	1387	1805	2,007	2,916	2,775

Table 32: Car Free Developments within the Legacy Corporation Area

App no	Development	Address
17/00050/REM	N22	Plot N22 Montfichet Road and Celebration Avenue, Stratford, E20
17/00045/REM, 17/00047/NMA	N06 East Village	Plot N06, Stratford City, Zone 5
15/00358/OUT	Cherry Park	Cherry Park, Stratford City Zone 1, E20 1EJ
16/00524/FUL	Angel Lane, Stratford City	Angel Lane, Stratford City, E20 1EJ
17/00235/OUT	UCL East	South-east of the London Stadium and London Aquatics Centre within the Queen Elizabeth Olympic Park
18/00470/OUT	Stratford Waterfront	Stratford Waterfront
19/00291/FUL	304-308, High Street	304-312 High Street, Stratford, E15 1AJ
20/00307/FUL	Vulcan Wharf, Cook's Road	Vulcan Wharf
07/00822/LTGDC	Station House	Stratford
13/00322/FUL	Telford tower	Great Eastern Road, Stratford
14/00310/FUL	Moxy Hotel	Great Eastern Road, Stratford
10/90285/ FUMODA	N24 Manhattan Lofts	Stratford
08/90361	N09 East Village	
06/90011/ FUMODA	Stratford Edge	80-92 High Street
10/02291/FUL	2-12 High Street	Stratford
13/00404/FUM	Alumno, 206-214 High Street (*REM amended)	206-214 High Street
20/00112/FUL	Queensway House	Queensway House, 275-285, High Street, Stratford
16/00003/FUL	Central Books	99 Wallis Road, Hackney, E9 5LN
16/00035/FUL	David Ross Education Trust School	Land south of City Mill River and the Olympic Stadium
16/00560/FUL	1, Beachy Road	1, Beachy Road, E3 2ND
17/00058/FUL	Units 123, 123a and 124 Omega Work	Units 123, 123a and 124 Omega Works, Roach Road, E3 2PF
16/00441/FUL	25-37 Rothbury Road	25-37 Rothbury Road, Hackney Wick, E9 5EN
17/00344/FUL	Phase 2 Imperial Street - Lindhill site	Land at Imperial Street, Bromley by Bow, E3 3ED
17/00430/FUL	The Lock Building, 72, High Street	The Lock Building, 72, High Street
17/00225/FUL	25 Trego Road, London, E9 5HJ	25 Trego Road, E9 5HJ
17/00364/FUL, 18/00572/NMA	Phase 1 - Imperial Street, Bromley-by-Bow, London, E3 3AE	Imperial Street, Bromley-by-Bow, E3 3AE
17/00007/FUL	(south) to 1-7 Dace Road	1-7 Dace Road
18/00095/FUL	Iceland Wharf	Iceland Wharf, Iceland Road, London, E3 2JP
17/00222/FUL	TSVC Building	Hepscott Road and Rothbury Road, TSVC Building, E9 5HH

Table 32 (Continued): Car Free Developments within the Legacy Corporation Area

App no	Development	Address
16/00704/FUL	57 Berkshire Road	57 Berkshire Road, Hackney Wick, London, E9 5NB
19/00004/FUL	34-38 Wallis Road	34-38 Wallis Road, E9 5LH
18/00325/FUL	90 Monier Road	90 Monier Road, E3 2ND
18/00315/FUL	Swan Wharf, 60 Dace Rd	60 Dace Rd
19/00030/REM	Neptune Wharf outline permission	Wyke Road / Wansbeck Road, Fish Island, London, E3 2PL
19/00185/FUL	Former Truman Brewery	Units 1 - 6, Stour Road, E3 2NT

INFRASTRUCTURE

The Legacy Corporation’s Infrastructure Delivery Plan (IDP) identifies the infrastructure which is required to support planned development in the area. The IDP informs the Infrastructure List, which identifies the specific projects that are considered necessary or desirable in this regard. This list is reviewed annually, in consultation with key stakeholders including the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest, and updated accordingly.

The Local Plan includes a range of policies to ensure that the infrastructure required to support development, as identified in the above evidence base, is secured. These policies are summarised in Table 14 of the Local Plan, encompassing social and community infrastructure, transport, utilities and hard infrastructure.

There are two key mechanisms by which the Legacy Corporation funds infrastructure through development. The first is the Community Infrastructure Levy, a standardised charge determined by the gross internal area of the development, and its use. This is charged in accordance with the LLDC’s adopted CIL Charging Schedules. The second mechanism is Section 106;

the Legacy Corporation as a local planning authority may permit development subject to a legal agreement (known as a Section 106 agreement), committing a developer to provide supporting infrastructure directly or to make a financial contribution to its provision. In both instances, the Legacy Corporation’s governance arrangements aim to ensure that CIL and Section 106 receipts are spent on projects identified in the Infrastructure List.

From 2020 onwards, local planning authorities such as the Legacy Corporation have a statutory duty to produce an annual Infrastructure Funding Statement (IFS). The IFS must include details on CIL and Section 106 contributions that have been collected, allocated and spent in the relevant monitoring year. For the monitoring year 2021/22, the Legacy Corporation has included the IFS as Chapter 10 within the AMR. The intention is to improve the integration and accessibility of plan monitoring and infrastructure monitoring data such that there is a single source of information for a relevant monitoring year.

Details of infrastructure expenditure and allocation during the monitoring year are also provided for each Local Plan Sub Area, with a map clearly delineating the locations of investment.



7. SUSTAINABILITY AND THE ENVIRONMENT

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

This section provides a background to the built and natural environment within the Legacy Corporation area and a summary of the monitoring information for the period 2021/22 regarding measuring the effectiveness of the planning policies and the Strategic policies SP.3 and SP.5 which aim to achieve a sustainable and high-quality built and natural environment.

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

OPEN SPACE AND PLAY SPACE OVERVIEW

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

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

The [Open Space and Play Space Assessment \(March 2018\)](#) provides a comprehensive analysis of the existing play space area within the Legacy Corporation area, as well as those immediately beyond the administrative area that serve the local

community. The Assessment shows that overall, the area benefits from access to a wide range of open space typologies. For instance, there is a total of 4 public parks and gardens in the area, which in combination provide a total of c. 72.7 hectares, 16 amenity open spaces amounting to c.50 hectares, and 10 natural-open spaces (c.91.4 ha).

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

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

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

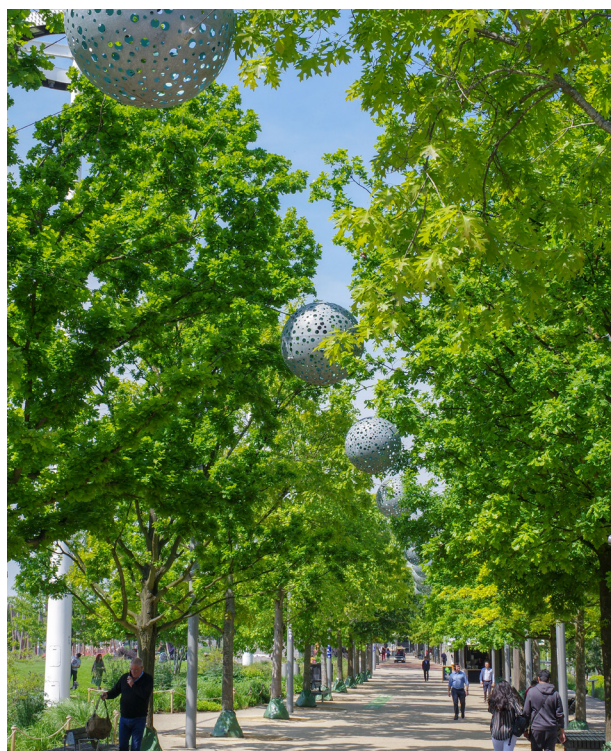


Image: QEOP

NEW PLANNED OPEN SPACE

Given the significant level of development planned and taking place in the area, a substantial amount of new open spaces will be delivered as part of a new development coming forward. New public open space will be delivered at various identified locations (see Figure 8), such as Bromley-by-Bow North (providing an additional 0.6ha), at Sugar House Lane (0.8ha), at Bromley-by-Bow South (0.5ha), and within the Hackney Wick Masterplan (0.2ha).

Table 33, identifies planned new Local Open Spaces that have planning permission or are planned within a relevant Site Allocation as set out in the Local Plan and monitors the progress against each. The Open and Play Space Assessment has found that the future needs (until the Plan period 2036) of the area will be met to at least some degree through the delivery of these new open spaces.

As it can be observed from Table 33, a significant progress has been made and many of the planned local open spaces have been delivered or are under construction

Figure 8: Designated LOS and MOL and new planned open space

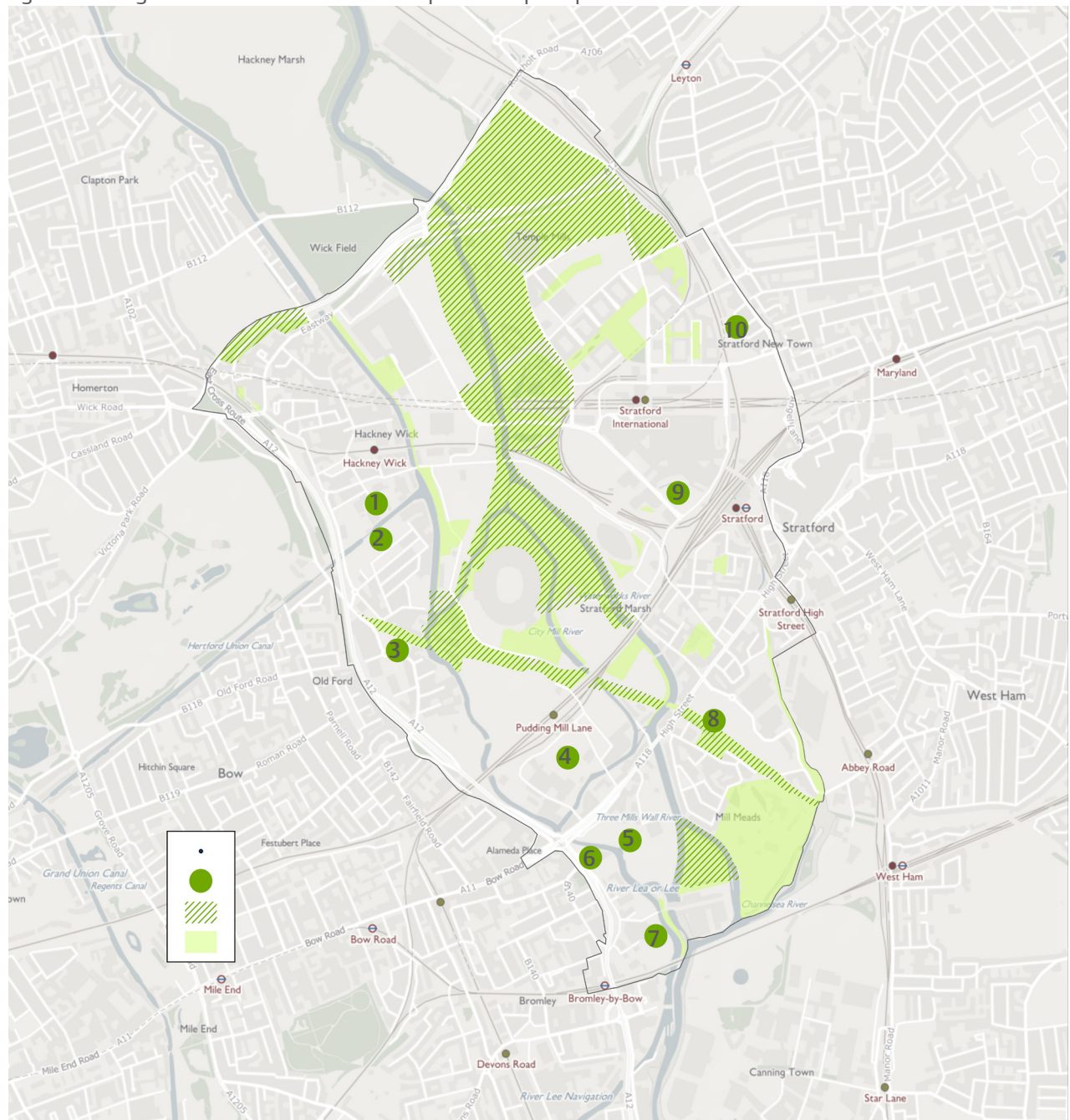


Table 33: Planned new open spaces and their progress as in March 2022

Map Number	Application reference/ Location	Size (ha)	Details on typologies	Progress
1	16/00451/ OUT McGrath, Hepscott Road	0.95	Provision of a new open spaces and a canalside park	Under Construction
2	12/00210/ OUT Neptune Wharf	1.18	Public open space, with additional playspace	Completed
3	16/00685/FUL 415 Wick Lane	0.12	Public realm	Completed
4	11/90621/ OUTODA Pudding Mill	0.12	Provision of 1,250sqm Public open space, including two Local Play Spaces	Completed
5	12/00336/ LTGOUT Sugarhouse Lane	0.68	Green linear park	Outline permission granted; no reserved matters
6	Bromley-by- Bow North	0.63	Public open space with additional playspace	Outline permission with a number of reserved matters granted and 3 plots already delivered.
7	Bromley-by- Bow South	1.2	Public open space and a green linear park	Under Construction
8	11/90621/ OUTODA Rick Roberts Way	1.2	Public open space with a minimum of 717sqm Youth Play Space	Outline permission granted but no reserved matters as yet
9	15/00358/ OUT Cherry Park	0.27	Public open space	Outline Permission with all reserved matters granted in 2018. The site is under construction.
10	12/00146/ FUM Chobham Farm	1.43	Public pen space	Completed

Open Space and Play Space

Five major reserved matters planning applications, granted for development of phases 2 to 5 and 7, were approved within this monitoring period, will provide a significant amount of new public open realm and local open space and play space. The quantum of proposed open space will exceed the requirements of the Legacy Community Scheme (LCS) outline planning permission for these sites. Table 34, shows open space, public realm and play space quantum that will be delivered across these phases.

The LCS outline permission condition requires 2.0ha of Publicly Accessible Open Space (PAOS) to be provided within Sweetwater site. The proposals for Sweetwater would deliver 3.71 hectares of PAOS, exceeding the LCS target by 1.71 hectares. The principal elements of PAOS that have been delivered within the site are through the development of Canal Park Walk (ref. 13/00508/REM) and associated landscaping with the construction of Bridge H16 (ref. 16/00588/REM) situated on the western boundary of the approval's area, providing a total of 1.48 ha within Sweetwater. The remaining quantum requirement for open space is delivered and exceeded through the public open space associated with the proposed Phases 4 and 5. Phase 4 would provide 1.94ha of PAOS, 1.35ha which is provided as a green corridor (Canal Park) and the remaining provided as part of the liveable streets and courtyard as part of DB 4.5A. Phase 5 would provide 0.29ha of PAOS.

Similarly, approved reserved matters for phases development of East Wick phases 2, 3 and 7 will cumulatively provide 5.137ha of PAOS, exceeding the LCS requirements by 2.137ha. Phase 2 alone makes a contribution of 0.957ha to the overall minimum requirement of BAP habitat within area, comprised of multi-functional open space (0.08ha), streetscapes



Image: Public Realm, phase 1 Imperial Street, Illustration

Table 35: Public realm and open space delivered in 2021/22

Ref.	Proposed open space	Play space
17/00364/ FUL, Imperial Street	3,106 m2 of high quality landscape public realm on ground floor -2,474m2 between the working yard and side yards, and 632m2 for the canal terrace and canal frontage	191 children's play space

(0.16ha) and green roofs (0.11ha). The Phase 7 provides 0.46ha of PAOS. This is provided across all amenity lawns and paved areas which are open to the public and Phase 3 will deliver 0.29 of Multifunctional Open Space including doorstep playable space.

One site completed in this monitoring period contributed with a total of 2,000sqm high quality public realm. The scheme has provided a new urban square. This substantial civic space is designed to complement the taller buildings surrounding, and to act as a social and playful destination.

Table 34: Public realm and open space approved in 2021/22

Scheme	Type of open space and siz	Play space (sqm)	Green roof
21/00032/REM East Wick Phase 3	0.45	Cumulative for all 3 phases: Minimum doorstep paly 523sqm; Min. Local Play Space 828sqm; Min. Youth Play Space 1092sqm	0.439ha across all three phases
21/00070/REM East Wick Phase 7	0.46		
20/00482/REM East Wick Phase 2	0.44		
21/00069/REM Sweetwater Phase 4	1.94	1,330sqm	0.42ha
21/00042/REM Sweetwater Phase 5	0.29	1,100sqm	0.2ha

CASE STUDY 3: YOUTH SPACE WATERDEN GREEN

Phase 2 would provide a total of 685m² of Youth Play Space within Waterden Green, exceeding the 91 minimum requirement of 546m² set out by outline planning condition. In designing the youth play space, the Legacy Corporation's Park Operations & Venues team and the Legacy Youth Voice to ensure the space and equipment meets the needs of the community. The design was also created to carefully take into consideration safety of girls and enable the space to be equitable for all their uses regardless of gender or disability. The proposal includes a series of zones/pods that accommodate a variety of activities and encourage interaction. The zones would include a hammock area, a basketball zone, a table tennis zone, play equipment zone and an outdoor gym, each of which would be approximately 200sqm in size.



Urban Greening Factor

In accordance with the London Plan and Local Plan, developments are required to meet the appropriate Urban Greening Factor (UGF) target. These are 0.4 for residential buildings and 0.3 for commercial buildings. All applications addressed the Urban Greening Factor, with two at 0.23, two at 0.3 and one at 0.35. While the submitted applications achieved an Urban Greening Factor score below the recommended figure, the figure does not take into account the green space and biodiversity within the public realm which has already been implemented as part of the Queen Elizabeth Olympic Park and intended to support development.

Inclusive design and design quality

There were nine relevant planning applications approved proposing elements of residential use within this monitoring year. All nine proposals have

been designed to meet inclusive design standards; 90% of dwellings would be in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations. This would ensure that reasonable provision is made for all people to gain access and use the development; meet the needs of occupants with differing mobility and accessibility needs; and to allow adaptation of the dwellings to meet the changing needs of occupants over time.

Energy and environmental performance in buildings

Table 36 overleaf provides a summary of the on-site carbon reductions (relative to 2013 Building Regs) achieved by major developments permitted in 21/22. This shows that all relevant developments are achieving significantly above the minimum London Plan on-site carbon reduction target of 35%, with an average of 57% reduction across residential schemes (both mixed-use and wholly residential).

Table 36: On-site carbon reductions (relative to 2013 Building Regs)

Application Reference	Site	On-site carbon reduction relative to Building Regulations, Part L (2013)	Domestic/Non-Domestic
21/00032/REM	East Wick Phase 3 (Development Parcels 5.7 and 5.8)	65%	Domestic
21/00070/REM	East Wick Phase 7 (Development Parcels 5.2 and 5.3)	61%	Domestic, Non-Domestic
20/00482/REM	East Wick Phase 2 (Development Parcel 5.6)	64%	Domestic
19/00391/FUL	Stratford International Bus Layover	41%	Domestic, Non-Domestic
20/00112/FUL	Queensway House, 275-285 High Street, Stratford	A detailed energy strategy is required by condition. This must demonstrate that the development would be net zero carbon, with a minimum on-site carbon reduction of 35%. On-site carbon reduction to be confirmed.	Non-Domestic
21/00069/REM	Sweetwater Phase 4 (Development Parcels 4.5 and 4.6)	61%	Domestic, Non-Domestic
21/00042/REM	Sweetwater Phase 5 (Development Parcels 4.1 and 4.4)	62%	Domestic, Non-Domestic
20/00307/FUL	Vulcan Wharf	54%	Domestic, Non-Domestic
20/00146/OUT	Plot S10, IQL	Outline permission. Required by condition to meet the net zero carbon target set by Policy S12 of the London Plan. On-site carbon reduction to be confirmed.	Non-Domestic
20/00310/FUL	Poland House	56%	Domestic, Non-Domestic
19/00554/FUL	Imperial Phase 3	48%	Domestic, Non-Domestic
Average		57%	

8. INFRASTRUCTURE FUNDING STATEMENT 2021/22

INTRODUCTION

In accordance with changes to legislation that came into force on 1st September 2019, the Legacy Corporation is required to produce an Infrastructure Funding Statement (IFS) annually. This is the Legacy Corporation's third IFS, and is included as part of the AMR to improve the accessibility of monitoring information by providing a single source of information. Information covering previous years can be found in the Legacy Corporation's first Infrastructure Funding Statement (2019/20), Regulation 62 Annual Reports and the Authority Monitoring Reports on the Legacy Corporation's website.

The IFS reports on the receipt, allocation and expenditure of the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions. CIL and S106 (collectively known as 'planning obligations' or

'developer contributions') income is used to help fund the provision of supporting infrastructure in association with development and to maximise the benefits of, and opportunities arising from, growth in an area. It also includes an Infrastructure List, detailing the specific types and items of infrastructure which are required to support growth in the Legacy Corporation's planning area. Items on the Infrastructure List will be prioritised when allocating LCIL funding.

LONDON LEGACY CORPORATION CIL (LCIL)

The Legacy Corporation, as charging authority, collects two different types of CIL: Legacy Corporation CIL and Mayoral CIL. This section concerns the former, which is used to fund infrastructure in the Legacy Corporation area to support growth. The Legacy Corporation put in place its first charging schedule on 6th April 2015



(LCIL1). In 2018, the Legacy Corporation began the process of reviewing this charging schedule, and adopted its second charging schedule on 1st July 2020 (LCIL2). LCIL1 applies to all development which gained permission between 6th April 2015 and 30th June 2020, whilst LCIL2 applies to all development from 1st July 2020 onwards.

In line with regulations, CIL charging authorities are eligible to retain up to 5% of CIL income to administer the CIL regime in their area. Therefore, the Legacy Corporation retains 5% of CIL income from LCIL1 and LCIL2 to manage LCIL and its collection. The Legacy Corporation also retains 4% of income from MCIL for administrative purposes.

In addition to the administrative portion of CIL, regulations set out that the Legacy Corporation is required to spend 15% of Legacy Corporation CIL in consultation with the local community within its area. The Legacy Corporation has therefore set up the Neighbourhood Priorities Fund (NPF) to manage spending this income in collaboration with the community in the area it covers as Local Planning Authority. More information about the NPF is provided later in this section.

LCIL Collection

In the reporting year, LCIL Demand Notices to a value of **£1,864,462.81** were issued and LCIL receipts totalled **£1,703,179.42**. Of the latter, **£255,476.91** was made available for NPF projects. As at the end of the reporting year, LCIL receipts since the adoption of LCIL1 totalled **£24,920,269.46**. A summary of LCIL receipts by year is provided in Table 37.

However, Legacy Corporation CIL to a value of £880,163.71 was repaid in the monitoring year. Repayments were made to schemes that had changed their tenure mixes such that a greater proportion of the homes are eligible for social housing relief. Less repayments, CIL collected since 2015/16 totals **£24,040,105.75**.

LCIL Allocation

Once LCIL payments are received they are split as below:

- 5% to administration, which is used to help fund relevant salary and administrative costs, as well as the costs associated with preparation and review of charging schedules;

Table 37: Legacy Corporation CIL collected by financial year

Year	LCIL Collected (£)
2015/16	0
2016/17	3,283,222.65
2017/18	2,805,206.61
2018/19	695,505.50
2019/20	14,253,288.94
2020/21	2,179,866.34
2021/22	1,703,179.42
Total	24,920,269.46

- 15% to the Neighbourhood Priorities Fund (NPF); and
- The remainder to the Strategic CIL Fund to be spent in accordance with Regulation 59 of the Community Infrastructure Levy Regulations 2010 (as amended). Where possible, allocations will be made in accordance with the Infrastructure List.

A summary of how total receipts have been split is provided in Table 38 overleaf.

CIL receipts split between the strategic CIL fund and NPF are then allocated to projects falling within their respective remits. Allocation decisions are made by the Legacy Corporation's Project Proposals Group (PPG). This group is constituted of heads of the different Legacy Corporation directorates as voting members, as well as representatives from the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest as non-voting members. Legal oversight is provided by Transport for London Legal. PPG has delegated authority from the Legacy Corporation's Board to allocate CIL and S106 monies. It meets quarterly, with an additional meeting to approve Neighbourhood Priorities Funds bids annually outside of this cycle. Where needed, extraordinary meetings take place to make decisions around funding for projects which are time sensitive.

In the reporting year, a total of **£9,187,347.97** was allocated. Of the funds, **£7,889,141.36** comprised receipts from previous years. A high-level summary of these allocations is provided in Table 39, with further detail provided in the subsequent sections (A) and (B).

Fund	Total receipts (£)	of which, unallocated
Administration	1,202,465	0
Neighbourhood Priorities Fund	3,607,425.07	488,870.53 (of which 192,643.62 was received before the reporting year)
Strategic CIL	19,230,205.68	349,495.90 (none of which was received before the reporting year)
Total	24,040,105.75	798,366.43 (of which 192,643.62 was received before the reporting year)

Allocated to administration (£)	85,158.97 (5% of CIL receipts in reporting year)
Allocated to Neighbourhood Priorities Fund (£)	0.00
Allocated to Strategic CIL projects (£)	9,102,347.97
Total (£)	9,187,347.97

(A) Neighbourhood Priorities Fund Allocations

Following the adoption of LCIL in 2015, the Legacy Corporation's Board set up the Neighbourhood Priorities Fund (NPF) to administer the 15% of CIL revenues which are to be spent in consultation with the local community. PPG was given delegated powers to allocate these monies and a consultation

was undertaken in 2016 with the local community to establish infrastructure priorities for this funding. The report produced following this consultation can be found on the CIL page of the Legacy Corporation's website.

The Legacy Corporation has held three bidding rounds for the local community to come forward with projects that they have identified to help mitigate the impact of development in the area. These have been held annually, in 2018, 2019 and 2020. No bidding round was held in the reporting year 2021/22 due to the relatively limited availability of funds and the likely impacts of the Covid-19 pandemic on the capacity of groups and organisations to come forward with bids. While no NPF funding was allocated in the reporting year, **£3,158,555.54** has been allocated in NPF funding in previous years.

However, a fourth NPF bidding round is scheduled to open in May 2022, providing an opportunity for the local community to submit applications for funding.



(B) Strategic CIL Allocations

PPG also has delegated powers to allocate strategic CIL funding. Allocation decisions are made in accordance with Regulation 59 of the CIL Regulations 2010 (as amended) and priority given to items on the Infrastructure List. In the reporting year, **£9,102,189.00** was allocated in strategic CIL funding, as summarised in Table 40.

Of the funds allocated in Table 40, **£140,829.28** was spent in the reporting year on the Southern Connectivity project (as per Table 42). The remaining **£8,961,359.72** is as yet unspent.

(C) Administration Allocations

5% of LCIL receipts are allocated to administrative costs. These include staffing and administrative process costs, as well as costs relating to the preparation and review of charging schedules. In the reporting year, the sum allocated for this purpose was **£85,158.97**.

During the reporting year, a total of **£48,862.48** in LCIL administration funds was refunded. Repayments were made to schemes that had changed their tenure mixes such that a greater proportion of the homes are eligible for social housing relief.

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Hackney Wick School Street	Implementation of the Hackney Wick School Street Scheme outside Mossbourne Riverside Academy, by halting drop-off/pick-up car-borne activity from happening on East Bay Lane in front of the academy	June 2021	43,360
Three Mills Works	Improving buildings, facilities and infrastructure at the Three Mills Studio Site, bringing greater public use to redundant and underutilised space, opening up improved community, educational and cultural uses	June 2021	1,760,000
Stratford Walk	Significant public realm and green infrastructure improvements at Stratford Walk, enhancing the sense of arrival to the Queen Elizabeth Olympic Park (QEOP) from the International Quarter London (IQL)	July 2021	4,510,000
Southern Connectivity - Walking and Cycling Programme	Undertaking design works to RIBA Stage 3 for a suite of walking and cycling improvements in the south of QEOP	September 2021	168,829
The Yard Theatre	Designing and constructing permanent premises for the Yard Theatre and Hub67 at Queens Yard, Hackney Wick	December 2021	1,500,000
Westfield Avenue Improvements	Rebalancing Westfield Avenue towards walking and cycling, by converting the road from a dual to a single two-way carriageway, and repurposing the residual space	December 2021	900,000
Marshgate Lane Schools Link - Walking and Cycling Programme	Undertaking a costed feasibility study for walking and cycling improvements along Marshgate Lane, from Waterden Road to the Greenway and Southern Connectivity Area	December 2021	20,000
Total	-	-	8,902,189

LCIL Expenditure

A total of **£2,195,941.77** in LCIL receipts has been spent in the reporting year, comprising £1,480,386.71 in NPF funding and £715,555.06 in strategic CIL funding. In the reporting year, no CIL was spent on repaying borrowing.

(A) Neighbourhood Priorities Fund (NPF) Expenditure

Table 41 summarises the NPF funds that were spent in the reporting year.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Disability Sports Coach Programme	Delivery of two sports clubs and a home activity programme to allow disabled residents in the local community to participate in regular sports activity	April 2021	28,349
Social Ark	Providing structured learning, mentoring and wrap-around support to enable 18-30 year olds from disadvantaged backgrounds across the Olympic Boroughs to develop social businesses.	April 2021	30,000
You Me Us FC	Providing a combination of football training, mindset coaching and business mentoring	April 2021	50,152
Skaped: Let's Talk Gender Equality	A 14-week programme delivering virtual 2-hour workshops	April 2021	50,152
E20 Football Foundation: Academy	Running free football sessions on evenings and weekends at Chobham Manor	April 2021; January 2022	41,020
E20 Football Foundation: Football Unites	Delivering a free football summer school	April 2021; January 2022	7,682
Badu Cafe	Providing a community hub in a cafe, with a focus on addressing inequality	April 2021	140,500
Football Unites: Community Football	Running free football development sessions, tournaments and leagues for local residents of all ages	May 2021; January 2022	10,090
ProBike Services	Delivering 'Sustainable Cycles', a work-based learning programme repairing and redistributing abandoned, recovered and unused bicycles	May 2021	13,997.36
Architecture Apprenticeship Accelerator Programme (D Lab)	Funding a Community Engagement Lead & Curriculum Delivery Coordinator to raise awareness in schools of design/architecture career routes	May 2021; March 2022	90,221.34
UnAge	Offering support to local food businesses by running a series of free masterclasses, focusing on older adults	May 2021	19,400
Grow Hackney (Grow Well)	Working with the local artistic/music community to create a Covid-secure pop-up space and providing floating planters at the canalside area	May 2021	32,180

Table 41 (Continued): Neighbourhood Priorities Fund expenditure in the reporting year			
Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Cultivating Communities	A year-long programme of 50 outdoor learning and physical activity sessions at the Carpenters Estate	May 2021	23,360
Amibition, Aspire, Achieve	Expanding the facilities of an inclusive children's charity, with a particular focus on disadvantaged young people, and those with disabilities or additional needs	June 2021; July 2021	129,000
Carpenters Estate Community Archive	Creating an oral, digital and written record of the Carpenters Estate	June 2021	19,120
Gainsborough Primary School Drama Club	Delivering 24 weekly sessions of free, high-quality drama provision within the after-school programme between January 2021 and July 2021	July 2021	10,074
Ambition, Aspire, Achieve: Abbey Wood	Developing Abbey Wood mature woodland as a community and learning resource	July 2021	23,000
Badu Sports: Gainsborough Community Playing Fields	Developing Gainsborough Playing Fields as a sporting hub, offering weekly activities for young people	July 2021	248,000
Our Park Life Community Archive	Creating an archive to document the impact of the 2012 London Olympic and Paralympic Games on the local area	August 2021	16,300
Our Park Life Community Conservation Project	A pilot programme, over a 2-year period, to bring people together through conservation, horticulture and planting	August 2021	29,650
Mary Ward Settlement	Creating a welcome area on the ground floor of the new Mary Ward Settlement building in Stratford, including a frontline information and signposting service	May 2021	95,000
Gainsborough Primary School Community Training Room	Improving the community training room within Gainsborough Primary School, to enhance the provision of skills development training for parents and adults from the local community	October 2021	150,440.30
St Mary of Eton/ XLP	Providing mentoring, and supporting young people through sports and recreational activities	October 2021	38,829
Change Please Foundation	Opening a cafe in the LLDC area, which would offer training for people experiencing homelessness	October 2021	41,666.67
BikeWorks	Enabling local residents to make short trips on side-by-side cycles, facilitating connectivity, social interaction and exercise	November 2021	28,625
Stour Trust	Delivering training and workshops to develop the skills and leadership attributes of local artists, creative business owners, residents and social enterprise businesses from under-represented backgrounds	December 2021	28,5000

Table 41 (Continued): Neighbourhood Priorities Fund expenditure in the reporting year			
Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Hackney Wick and Fish Island Community Development Trust	Providing the staffing costs, desk space and basic IT equipment necessary for the Community Development Trust, which works to secure and protect affordable creative workspace within Hackney Wick and Fish Island	December 2021	56,020
The Palace Club	Providing a programme of activities to elders within the London Boroughs of Hackney, Tower Hamlets and Waltham Forest	January 2022	20,000
Total	-	-	1,480,386.71

NPF Case Study: Social Ark

Social Ark was created to support young people from under-resourced East London communities to become social entrepreneurs, setting up businesses guided by their own lived experiences.

In 2020, Social Ark secured £30,000 in NPF funding to run a 12-month Step Up programme for up to 10 young social entrepreneurs. The first half of the programme ran from June to November 2021. The entrepreneurs are now moving into the second half of the programme, consisting of tailored 1:1 weekly support, expert mentoring and monthly peer teambuilding catch-ups.

As a result of the first half of the Social Ark Step Up learning programme, young entrepreneurs have gained a range of business development skills. Entrepreneurs have also built softer, transferable skills, including:

- Increased self-confidence;
- Greater recognition of the value of their own lived experiences;
- Greater understanding of businesses and legal requirements;
- Developed a better understanding of social entrepreneurship and community leadership;
- A more open attitude to embracing opportunities and challenges;
- Established new supportive friendships with people they wouldn't have met otherwise; and
- Greater understanding of and sense of responsibility to social issues

NPF Case Study: Badu Sports

Badu Sports is an organisation that seeks to nurture and develop talent from under-served communities, focusing on women and girls' involvement in sports. Badu understand that sport is a transformative tool that can empower individuals and communities to excel in study, work and life. They recognise how crucial it is to see representation and role models from a young age to encourage a health relationship with sports and physical activities.

In 2020, Badu Sports was awarded £248,000 to re-surface Gasinborough Playing Fields, which will support their programme delivery.

(B) Strategic CIL Expenditure

A total of £715,555.06 in strategic CIL receipts were spent during the reporting year, as summarised in Table 42.

LCIL Retained

Table 43 sets out the overall LCIL receipts retained at the end of the reporting year.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Stratford Station Outline Strategic Business Case	Developing a business case for project development and funding for long-term improvements to Stratford Regional Station to meet the demands of passenger growth.	September 2021	176,020
Sidings Street Intersection	Design and construction of a new pedestrian and cycle link between Sidings Street and Montfichet Road	October 2021	207,900
Pool Street	Undertaking design works to rebalance Pool Street towards walking, cycling and public transport	October 2021	190,805.78
Southern Connectivity - Walking and Cycling Programme	Undertaking design works to RIBA Stage 3 for a suite of walking and cycling improvements in the south of QEOP	March 2022	140,829.28
Total	-	-	715,555.06

Fund	Total receipts retained at the end of the reporting year (£)	Unallocated receipts retained at the end of the reporting year (£)
Neighbourhood Priorities Fund	1,377,985.09 (of which £255,476.91 was received in the reporting year and the remainder beforehand)	448,870.53
Strategic CIL	14,316,441.37 (of which £1,362,543.54 was received in the reporting year, and the remainder beforehand)	349,495.90
Total	15,694,426.46	798,366.43

MAYORAL COMMUNITY INFRASTRUCTURE LEVY (MCIL)

The Legacy Corporation collects Mayoral CIL (MCIL) on behalf of the Mayor of London. MCIL is transferred to Transport for London (TfL) to support the development of the Elizabeth Line. London's Mayoral CIL first came into effect in 2012 (MCIL1). This has since been reviewed, with a new charging schedule having been implemented on 1st April 2019 (MCIL2). MCIL1 applies to all development given permission between 2012 and 1st April 2019. MCIL2 applies to development that has been granted permission since 1st April 2019. The Legacy

Corporation retains 4% of CIL income from MCIL1 and MCIL2 in order to support the administration of the Mayoral CIL regime.

In the reporting year, MCIL Demand Notices to a value of £1,590,277.55 were issued and MCIL receipts totalled £1,314,440.76. Of this, the Legacy Corporation retained £52,577.63 (4%) for administrative purposes.

It is noted that in the reporting year, Mayoral CIL to a value of £847,297.22 was repaid. Repayments were made to schemes that had changed their tenure mixes such that a greater proportion of homes are eligible for social housing relief.



SECTION 106 CONTRIBUTIONS

Section 106 (S106) agreements are put in place to ensure that development taking place in an area supports the growth that it is enabling. The Legacy Corporation has a number of large schemes throughout its area which contribute to the area in a variety of different ways, from providing training opportunities to infrastructure improvements, in order to help mitigate the impact of the growth that development creates. This can be done in a number of ways, from physically building or providing services to paying financial contributions to the Local Planning Authority, in this case the Legacy Corporation. Each S106 agreement relates to the conditions on that specific site and puts in place specific measures following the policies in the

Legacy Corporation's Local Plan. Further detail around implementation of the approach set out in the Local Plan is set out in the Legacy Corporation's Planning Obligations Supplementary Planning Document (SPD). This document sets out more detail around the range and nature of planning obligations that may be sought in relation to development. The Legacy Corporation is undertaking a review of the Planning Obligations SPD, following the adoption of a reviewed Local Plan in 2020 and the adoption of a new London Plan in 2021.

Section 106 Agreements Entered

Table 44 sets out details of the Section 106 agreements that were entered during the reporting year.

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
17/00344/FUL; 19/00555/NMA; 19/00554/FUL: Leaside Lock, Phases 2 and 3, Land at Imperial Street, Bromley- by-Bow, London, E3 3ED	Affordable Housing	-	212
	A12 Junction Contribution	2,500,000	-
	Legible London Contribution	17,000	-
	Signage Contribution	2,333	-
	Education Contribution	1,037,043	-
	Sports Contribution	100,000	-
	Carbon Offset Contribution	444,794	-
	Design Monitoring Costs	TBC	-
	Three Mills Contribution	10,000	-
		Non-financial contributions including: provision of affordable housing for wheelchair users; viability review; car club provision; electric vehicle charging point provision; Construction Transport Management Group; final Imperial Street access; travel plan; local labour and local business provision; National Considerate Constructors' Scheme; reasonable endeavours to connect to the district energy network; reduction of energy demand; design monitoring; estate management strategy; interim boundary treatment; publicly accessible open space, play areas and semi-private communal space	
20/00307/FUL: Vulcan Wharf, Cooks Road, Stratford London, E15, 2PW	Affordable Housing	-	141

Table 44 (Continued): Section 106 agreements entered in the reporting year

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
20/00307/FUL: Vulcan Wharf, Cooks Road, Stratford London, E15, 2PW	Carbon Offset Contribution	457,000	-
	Design Monitoring Contribution	TBC	-
	Highways Contribution	20,000	-
	Marshgate Lane Bridge Contribution	100,000	-
	Travel Plan Monitoring Contribution	20,000	-
	Non-financial contributions including: provision of affordable housing for wheelchair users; viability review; workspace strategy; local labour and local business provision; National Considerate Constructors Scheme; estate management strategy; reasonable endeavours to connect to the district energy network; 'Be Seen' energy monitoring; design monitoring; highways improvements; Construction Transport Management Group; Blue Badge parking provision; car club provision; car free development; electric vehicle charging provision; delivery and servicing management plan; electric/non-diesel/non-petrol engine delivery vehicles; travel plan; noise management strategy; residents' welcome pack; and residents' liaison strategy		
20/00112/FUL: Queensway House, 275-285 High Street, Stratford, E15 2TF	Public Realm Contribution	10,000	-
	Carbon Offset Contribution	TBC	-
	Design Monitoring Contribution	TBC	-
	Non-financial contributions, including: local labour and local business provision; Blue Badge spaces provision; reasonable endeavours to connect to the district energy network; energy performance monitoring; reduction of energy demand; and design monitoring		
20/00391/FUL: Stratford International Bus Layover Site, Land adjacent to Stratford International Station, International Way	Affordable Housing	-	133
	Off Site Play Space Contribution	100,000	-
	Carbon Offset Contribution	441,000	-
	Design Monitoring Costs	TBC	-
	Westfield Avenue Improvement Contribution	800,000	-
	Wayfinding Contribution	12,000	-
	Education Contribution	200,000	-

Table 44 (Continued): Section 106 agreements entered in the reporting year

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
20/00391/FUL: Stratford International Bus Layover Site, Land adjacent to Stratford International Station, International Way	Non-financial contributions, including: build to rent covenant; build to rent management scheme; provision of affordable housing for wheelchair users; viability review; workspace strategy; local labour and local business provision; National Considerate Constructors' Scheme; estate management strategy; reasonable endeavours to connect to district energy network; design monitoring; highway improvements; Construction Transport Management Group; blue badge parking provision; car club; car free development; safeguarding of Stratford International Station expansion zone; and mitigation for loss of television reception.		
20/00310/FUL: Poland House, 293-305 High Street, Stratford, E15 2TF	Affordable Student Accommodation	-	99 (student accommodation, equivalent to 40 affordable homes on a 1:2.5 basis)
	Travel Plan Contribution	5,000	-
	Carbon Offset Payment	TBC	-
	Public Realm Improvements Contribution	TBC	-
	Design Monitoring Contribution	TBC	-
	Highway Safety Contribution	50,000	-
	LLDC Construction Management Group Contribution	20,000	-
	Local Connectivity and Wayfinding Contribution	25,000	-
	Stratford Regional Station Contribution	100,000	-
	Non-financial contributions, including: provision of affordable student accommodation for wheelchair users; marketing of wheelchair accessible units; monitoring of demand for and occupation of wheelchair accessible units; viability review; student accommodation nominations agreement; occupation of student accommodation during the academic year; occupation of student accommodation outside of the academic year; highway works; car club; blue badge car parking spaces provision; restriction on on-street parking permits; LLDC Construction Management Group; travel plan; community space strategy; delivery of community space; local labour and local business provision; reasonable endeavours to connect to district energy network; energy performance monitoring; reduction of energy demand; BREEAM 'Excellent'; Pocket Park; community investment programme		

Table 44: Section 106 agreements entered in the reporting year

Planning reference	Obligation	Monetary value (£)	Number of affordable homes
20/00146/OUT: Plot S10 of the International Quarter, Plot S10, Stratford City Zone 2 (also known as International Quarter London), Westfield Avenue, London, Stratford, E20 1GL	Affordable Housing	-	TBC
	Stratford Station Improvements Contribution	500,000	-
	Westfield Avenue Contribution	2,000,000	-
	Carpenter’s Land Bridge Payment	TBC	-
	Carbon Offset Contribution	TBC	-
	Employment and Training (Construction) Contribution	332,115	-
	Employment and Training (End-User) Contribution	469,706	-
	Non-financial contributions, including: highway agreement; reasonable endeavours to connect to the district energy network; publicly accessible open space; employment (including Newham Workspace) provision; end use partnership; supply chain opportunities; education commitments; mitigation for loss of television reception; and design monitoring		
18/00485/VAR: 411-415 Wick Lane	Original Section 106 agreement entered in monitoring year 2016/17.		



Section 106 Receipts

During the reporting year, £3,170,920.58 was received in S106 contributions, as summarised in Table 45 below. Repayments of £152,302.64 in Section 106 contributions were also made during the reporting year to account for previous overpayments.

Section 106 Allocations

As noted previously, PPG has the delegated authority to allocate S106 contributions. The total value of S106 contributions received prior to the reporting year, but which are yet to be allocated is **£15,934,910.48**. The total value of S106 contributions allocated in the reporting year but which were not spent is **£1,248,575.00** as per Table 46 below

Contribution Type	Value (£)
A12 Junction Contribution	281,045.75
Additional Staff Resources Contribution	4,979.90
Bus Services Enhancement Contribution	82,562.45
Carbon Offsetting Contribution	416,259.01
Highway Safety Contribution	50,000
LLDC Construction Management Group Contribution	20,000
London Aquatics Centre Solar Glare Mitigation	100,000
Public Realm Contribution	353,327.99
Stratford Station Contribution	800,000
Traffic Management Plan Contribution	19,879.88
Travel Plan Monitoring Contribution	9,880.60
Waterway Contribution	30,000
Westfield Avenue Improvements Contribution	1,002,985
Total	3,170,920.58

Project Name	Brief Description of Project	PPG Date	Funding Amount (£)
Building Crafts College: Bespoke Training and Bursaries	Funding an estimated total of 15 bursary places for the Stonemasonry, Bench Joinery and Fine Woodwork programmes at the Building Crafts College (BCC) and enabling the BCC to run a bespoke carpentry skills and training course for 20 students.	September 2021	150,590
Wick Lane Public Realm Improvements	Undertaking design works to RIBA stage 4, with a view to improving safety along Wick Lane and making the route more amenable for cyclists and pedestrians	September 2021	95,000
Westfield Avenue Improvements	Rebalancing Westfield Avenue towards walking and cycling, by converting the road from a dual to a single two-way carriageway, and repurposing the residual space.	December 2021	1,002,985
Total	-	-	1,248,575

Section 106 Expenditure

A total of **£8,826,411.68** in Section 106 receipts were spent during the reporting year, as per Table 47.

£94,908.37 was spent on the monitoring of planning obligations during the reporting year. No contributions were spent on repaying borrowing.

Section 106 Retained

At the end of the reporting year, a total of **£31,878,191.91** in Section 106 receipts were retained. This includes receipts that have been allocated to specific projects, but for which funds are yet to be drawn down, as well as unallocated receipts. As at the end of the reporting year, the total value of unallocated Section 106 receipts was **£17,025,283.61**.

Project Name	Brief Description of Project	Date of expenditure	Funding Amount (£)
Lord Napier Public House Restoration	Extensively refurbishing and restoring the Lord Napier Public House, a heritage asset within Hackney Wick Neighbourhood Centre	May 2021	142,000
Rick Roberts Way: Tree Relocation	Relocation of trees from QEOP to Rick Roberts Way	July 2021	16,411.68
Leaside Lock, Phase 2: Affordable Housing	Enabling 74 homes at Leaside Lock (Phase 2) to switch from intermediate tenure to the more affordable London Affordable Rent (LAR) tenure	October 2021	8,810,000
Queen Elizabeth Olympic Park Hoardings	Installation of QEOP graphic panels around the Sweetwater development, providing local interest and wayfinding opportunities	January 2022; February 2022	39,227.19
Monitoring planning obligations		February 2022	94,908.37
Total	-	-	9,102,547.24

FUTURE INFRASTRUCTURE SPENDING

The Legacy Corporation's Local Plan is supported by an Infrastructure Delivery Plan (IDP), which sets out the requirements for future infrastructure and associated funding necessary to support growth over the plan period. The IDP provides the basis for the Legacy Corporation's Infrastructure List, which is regularly reviewed and updated, through extensive consultation with local stakeholders including the London Boroughs of Hackney, Newham, Tower Hamlets and Waltham Forest.

The review process ensures that information is updated on a regular basis and therefore reflects the current context. Deletions are proposed where an item of infrastructure has been delivered or is no longer considered necessary or feasible; revisions are proposed where salient project details have changed or projects have been consolidated; and additions are proposed where new infrastructure requirements are identified.

Where projects have funding and permission in place, these are progressed accordingly and this is set out in the information included in the list, alongside delivery timetables. In addition, there are

strategic and local transport projects that the Legacy Corporation has highlighted as corporate priorities. The key strategic project is improvements to access at Stratford Station, and this list includes several projects relating to this. Local connectivity is also a key priority and the Legacy Corporation has been working extensively to improve links throughout the area. This is reflected in the number of 'Local Transport Schemes' included on the list, and the delivery of these taking place throughout the area.

In accordance with their Terms of Reference, the Legacy Corporation's Project Proposals Group (PPG) will aim to allocate CIL receipts in accordance with the Infrastructure List. Furthermore, where funds received under Section 106 agreements are not specifically allocated through the terms of the relevant agreement, the PPG will, subject to compliance with the provisions of the relevant agreement, aim to allocate those funds in accordance with the Infrastructure List.

The current Infrastructure List is available [here](#), under the heading 'CIL Charging Schedule and Related Policies'

APPENDIX 1- MONITORING TABLE

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

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change
1. Growth in economic activity	Percentage of working-age residents in employment within the four growth boroughs compared to the London average	<p>Unemployment levels</p> <p>As of January 2022, the average unemployment rate across the four boroughs was 6.7, 1.3 percent up on previous year. The unemployment remains above the London average of 5.6 for the same period. The unemployment level across Newham rose highest at 2.1, followed by Waltham Forest at 1.5, Tower Hamlets at 1.3 and Hackney at 0.8.</p>	▲

KPI	Monitoring Criteria	Monitoring Information for 2021/22						Change	
		As at September 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	The four boroughs average	London Average	—
		2012	10.3	13.7	12.7	11.5	12.1	9.5	
		2015	7.3	7.8	8.9	7.5	7.9	6.5	
		2016	8.0	7.6	7.2	6.4	7.3	6.1	
		2017	5.6	5.8	8.2	5.8	6.4	5.8	
		2018	5.7	5.7	7.2	4.5	5.7	5.1	
		2019	4.5	4.8	5.1	5.0	4.9	4.6	
		2020	5.6	5.7	4.8	5.2	5.3	4.7	
		2021	6.4	7.8	6.1	6.7	6.7	5.6	
		Total Change	3.9	5.9	6.6	4.8	5.4	3.9	
		Source: Office for National Statistics (ONS)							
		Job Seekers Allowance (JSA) Claimants							
		The Claimant count is the number of people claiming benefits principally for the reason of being unemployed. Under Universal Credit, a broader span of claimants are required to look for work than under Jobseeker's Allowance. The claimant count in London stands at 5.6							
		The claimant count across the Borough stand at Newham 7.8, Tower Hamlets 6.1, Waltham Forest 6.7 and Hackney 6.4							
		Source: ONS claimant count by sex and age							
		Note: % is number of claimants as a proportion of resident population of area aged 16-64							
									—

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change												
		<p>Average earnings in 2020/21</p> <p>The mean household income in the three boroughs was £38,568 and the upper quartile income £51,259.</p> <table border="1" data-bbox="656 316 1641 486"> <thead> <tr> <th>2020/21 Household Income</th> <th>Mean Income</th> <th>Upper Quartile Income</th> </tr> </thead> <tbody> <tr> <td>Newham</td> <td>£36,584</td> <td>£48,780</td> </tr> <tr> <td>Tower Hamlets</td> <td>£41,104</td> <td>£54,349</td> </tr> <tr> <td>Hackney</td> <td>£38,017</td> <td>£50,649</td> </tr> </tbody> </table> <p>Source: CACI Paycheck Report</p>	2020/21 Household Income	Mean Income	Upper Quartile Income	Newham	£36,584	£48,780	Tower Hamlets	£41,104	£54,349	Hackney	£38,017	£50,649	-
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		<p>Job density</p> <p>Job density is defined as the number of jobs in an area divided by the population aged 16-64 in that area and includes employees, self-employed, government-supported trainees and HM forces. Higher job density often would represent an employment centre, it can also be an indicator of more people working locally.</p> <p>As of April 2021, the the highest job density was recorded in Tower Hamlets at 1.32 and the lowest was in Waltham Forest at 0.46, with Hackney and Newham recorded at 0.76 and 0.55 respectively.</p>	-												

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change																																																
		<p>Change in job sectors</p> <table border="1"> <thead> <tr> <th>% of total employee jobs 2019</th> <th>Hackney</th> <th>Newham</th> <th>Tower Hamlets</th> <th>Waltham Forest</th> <th>Four Boroughs average</th> <th>Change from 2017</th> <th>London</th> </tr> </thead> <tbody> <tr> <td>Primary Services (A-B)</td> <td>0</td> <td>0.0</td> <td>0.0</td> <td>0.0</td> <td>0</td> <td>0.0</td> <td>0</td> </tr> <tr> <td>Manufacturing (C)</td> <td>2.3</td> <td>4</td> <td>1</td> <td>4.1</td> <td>2.85</td> <td>+0.1</td> <td>2.3</td> </tr> <tr> <td>Energy and Water (D-E)</td> <td>0.5</td> <td>1.5</td> <td>0.2</td> <td>0.8</td> <td>0.8</td> <td>+0.03</td> <td>0.5</td> </tr> <tr> <td>Construction (F)</td> <td>3.1</td> <td>6.2</td> <td>2</td> <td>6.2</td> <td>6.2</td> <td>+0.13</td> <td>4.9</td> </tr> <tr> <td>Services (G-S)</td> <td>94.5</td> <td>88.1</td> <td>96.5</td> <td>87.3</td> <td>91.6</td> <td>-1.53</td> <td>92.3</td> </tr> </tbody> </table> <p>Source: ONS</p> <p>The table above shows the most recent ONS estimates of jobs per industry for 2019 for four boroughs and London. As can be seen from the table, similar to London as whole, service sector represents the key employment sector within the four boroughs with on average 91.6 per cent of all employment working within this sector. A small increase has been recorded within the construction sector across all boroughs.</p> <p>The Legacy Corporation Household Survey (2018) revealed that residents of the area are more likely to work in professional occupations at almost 50% than within the four boroughs. This is a significant change from the baseline of 2014 where around 23% of the four boroughs worked in professional occupations which was also below the London average of 25%.</p>	% of total employee jobs 2019	Hackney	Newham	Tower Hamlets	Waltham Forest	Four Boroughs average	Change from 2017	London	Primary Services (A-B)	0	0.0	0.0	0.0	0	0.0	0	Manufacturing (C)	2.3	4	1	4.1	2.85	+0.1	2.3	Energy and Water (D-E)	0.5	1.5	0.2	0.8	0.8	+0.03	0.5	Construction (F)	3.1	6.2	2	6.2	6.2	+0.13	4.9	Services (G-S)	94.5	88.1	96.5	87.3	91.6	-1.53	92.3	—
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	Net gain/loss in employment floorspace (B Use Class) compared to 2015 baseline	During this monitoring period, there has been no gain or loss in employment floor space as there were no major full applications. It is important to note that the change in use class as of September 2020, no longer reflects a separate use class for business. This is now categorised as Use Class E, which incorporates Commercial, Business and Service. As such, it is difficult to determine employment floorspace alone where the space is not designed as a purposely built employment space.	▲																																																
	Amount of low cost business space and affordable workspace permitted	Since 2012, the Legacy Corporation has approved in total 22,882sqm of affordable/low-cost workspace. In this monitoring period, there have been no further applications/approvals. Please refer to the Economy section of the AMR for further details.																																																	

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change																																																																																																									
	Number of new business start-ups compared to closures in the Growth boroughs	<p>Monitoring the rate of enterprise deaths per year helps the understanding of the impact of economic cycles on entrepreneurship.</p> <p>Enterprise deaths per year</p> <table border="1"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>10.4</td> <td>8.9</td> <td>9.6</td> <td>10.9</td> <td>10.5</td> <td>13.2</td> <td>12.8</td> <td>13.5</td> </tr> <tr> <td>Newham</td> <td>14.0</td> <td>13.3</td> <td>12.9</td> <td>13.1</td> <td>12.2</td> <td>13.9</td> <td>14.3</td> <td>8.1</td> </tr> <tr> <td>Tower Hamlets</td> <td>12.2</td> <td>11.4</td> <td>11.8</td> <td>13.3</td> <td>13.1</td> <td>15.2</td> <td>14.3</td> <td>10.6</td> </tr> <tr> <td>Waltham Forest</td> <td>13.2</td> <td>12.4</td> <td>12.3</td> <td>12.0</td> <td>11.8</td> <td>14.6</td> <td>12.6</td> <td>12</td> </tr> </tbody> </table> <p>Please note data for 2020 is taken from ONS Business Demographic Data and differs to data from previous years and therefore is not directly comparable to previous datasets. The figures for Enterprise deaths per year, across the four boroughs in 2020 are as follows. The London Borough of Hackney recorded 3457 enterprise deaths, followed by LB Tower Hamlets at 2785, LB Newham recorded 2300 enterprise deaths and LB Waltham Forest recorded the lowest at 1800.</p> <p>Active Enterprises</p> <p>The number of active businesses continues to increase from 78,245 in 2019 to 78,605, this is an increase of 0.46% across all four Boroughs.</p> <table border="1"> <thead> <tr> <th>Area</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr> <td>Hackney</td> <td>12,980</td> <td>14,180</td> <td>16,095</td> <td>18,510</td> <td>21,660</td> <td>23,535</td> <td>24,620</td> <td>26,785</td> <td>27,845</td> </tr> <tr> <td>Newham</td> <td>7,750</td> <td>8,540</td> <td>9,645</td> <td>11,055</td> <td>13,685</td> <td>14,570</td> <td>15,235</td> <td>16,145</td> <td>15,575</td> </tr> <tr> <td>Tower Hamlets</td> <td>13,740</td> <td>15,030</td> <td>16,545</td> <td>18,390</td> <td>20,025</td> <td>20,545</td> <td>20,795</td> <td>21,325</td> <td>20,930</td> </tr> <tr> <td>Waltham Forest</td> <td>8,265</td> <td>8,970</td> <td>9,875</td> <td>11,020</td> <td>12,310</td> <td>12,755</td> <td>13,560</td> <td>13,990</td> <td>14,255</td> </tr> <tr> <td>Total for all four boroughs</td> <td>42,735</td> <td>46,720</td> <td>52,160</td> <td>58,975</td> <td>67,680</td> <td>71,405</td> <td>74,210</td> <td>78,245</td> <td>78,605</td> </tr> </tbody> </table>	Area	2012	2013	2014	2015	2016	2017	2018	2019	Hackney	10.4	8.9	9.6	10.9	10.5	13.2	12.8	13.5	Newham	14.0	13.3	12.9	13.1	12.2	13.9	14.3	8.1	Tower Hamlets	12.2	11.4	11.8	13.3	13.1	15.2	14.3	10.6	Waltham Forest	13.2	12.4	12.3	12.0	11.8	14.6	12.6	12	Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	Hackney	12,980	14,180	16,095	18,510	21,660	23,535	24,620	26,785	27,845	Newham	7,750	8,540	9,645	11,055	13,685	14,570	15,235	16,145	15,575	Tower Hamlets	13,740	15,030	16,545	18,390	20,025	20,545	20,795	21,325	20,930	Waltham Forest	8,265	8,970	9,875	11,020	12,310	12,755	13,560	13,990	14,255	Total for all four boroughs	42,735	46,720	52,160	58,975	67,680	71,405	74,210	78,245	78,605	▲
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	Number of jobs/local jobs/opportunities within employment training initiatives created	<p>Based on the Homes and Communities Agency Employment Densities Guide (3rd Edition from 2015), which applies the average job/floorspace ratio to the amount of floorspace proposed, when implemented the proposals (including reserved matters approvals) grated within this monitoring period could generate an estimated of 300 direct full-time equivalent jobs within the area.</p>	▲																																																																																																									

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change
2- Creation of retail centres	Net gain/loss in retail and leisure floorspace (A1-5, C1 and D2) by use within the Centres	It is important to note that the change in use class as of September 2020, no longer reflects a separate use class for retail. This is now categorised as Use Class E, which incorporates Commercial, Business and Service. As such, it is difficult to determine retail floorspace alone however, approximately 3791sqm may be used for retail floorspace.	▲
	Vacancy rates within the identified centres compared to the London average	The vacancy rate across London is in 2022, is currently 10.7% . Across the Legacy Corporation area's of Stratford Metropolitan Centre, East Village and Hackney Wick, vacancy rates are currently at 10% in Stratford, 6.5% in East Village and 8% in Hackney Wick, providing an average vacancy rates across the Legacy Corporation area of 8.1%, below London average	▼
	New retail floorspace permitted outside the Centres (units and quantum)	Approximately 1036 of new retail space was permitted outside of designated centres, through a reserved matters application. Due to changes in the Use Class order, is it difficult to measure how space will be utilised. Developments will deliver a variety of uses including retail, employment, community and healthcare spaces., To note, this development of the Eastwick and Sweetwater project is adjacent to the centre to support the increase of residents the development will bring.	▼
	Number of applications submitted for change of use from A1 to non-A1 floorspace within the Centres and per cent granted	No planning applications submitted for change of use from A1 to non-A1 floorspace within Centres were submitted this year. It should be noted that the new UCO now permits changes of uses from retail to office and other uses that fall within the new Use Class E.	—

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change
3- Supply of housing	Number of homes permitted per annum	2021/22 the Legacy Corporation granted in total 1,595 (net) new homes, of which 38 net units were granted through approval of full planning permissions and 1,557 were gained through approval of reserved matters applications. This shortfall will not impact the housing delivery as the majority of the homes are expected to come forward from the large sites that already have planning permission.	▼
	Number of affordable homes permitted per annum by tenure	There were no permissions granted for full applications this year. However permissions were granted from reserved matters applications for 502 affordable units. The following breakdown across Lost Cost Rent and Intermediate rent is as follows. Low Cost Rent tenures includes 195 homes which fall into the category of Social Rent, 56 homes which are categorised as London Affordable Rent and 158 homes for Affordable Rent. Intermediate Rent tenures include 93 homes under London Shared Ownership.	▲
	Number of homes completed per annum	There were 1,570 new homes completed within the monitoring period, this is 73% of the housing target (2,154).	▼
	Number of affordable homes completed per annum by tenure	413 affordable homes were completed within this monitoring period, including the purchase of 61 private residential units for conversion to affordable units at Chobham Manor funded from the Cherry Park off-site affordable housing S106 monies and a conversion of market units to affordable at the Bream Street site. This represented 26% of all homes completed, which is below target of 35%.	▼
	Average number of bedrooms per unit	Average number of bedrooms per unit for all consented residential dwellings in 2020/21 was 1.3. NB: calculated using 1, 2 and 3+bed figures.	▲

KPI	Monitoring Criteria	Monitoring Information for 2021/22	Change						
	Number of homes permitted per annum by unit size	<table border="1"> <tr> <td>1 bed</td> <td>36%</td> </tr> <tr> <td>2 bed</td> <td>40%</td> </tr> <tr> <td>3 bed +</td> <td>24%</td> </tr> </table> <p>Two-bed plus continues to be accounted for over half of all permitted tenures.</p>	1 bed	36%	2 bed	40%	3 bed +	24%	▲
1 bed	36%								
2 bed	40%								
3 bed +	24%								
	Amount of specialist housing provided	No specialist housing was granted permission within the monitoring year.	▲						
	Number of specialist older persons unit/bedspaces	There were no specialist older persons unit/bedspaces permitted or completed within this monitoring period.	▼						
	Changes in resident population and household profile	<p>Population change</p> <p>The population of the Legacy Corporation area in 2017 was approximately 26,000. Between 2017 and 2036 it is projected that the population of the LLDC Planning Area will increase to 109,000.</p> <p>The population of the area is relatively young with over 60% being under 34 and only 4% over 65. The Legacy Corporation has a higher proportion of young adults aged 25-34 (33%) than London and the rest of the country (17% and 14% respectively).</p> <p>Source: LLDC The Population Review Report (2018)</p>	▲						

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
		<p>House price to earnings ratio</p> <p>As of 2020, the average median house price to median gross annual ratio across the four boroughs stood at 13.32, ranging from 12.12 in Tower Hamlets to 16.66 in Hackney. This is an increase of 0.88 on 2015.</p> <p>2020 Tower Hamlets: 12.12 Waltham Forest: 12.37 Newham: 12.14 Hackney: 16.66</p> <p>2015: Tower Hamlets 9.33 Waltham Forest 13.52 Newham 10.75 Hackney 16.16 = 12.44</p>	—
4- Provision and protection of community facilities	Net gain/loss in community floorspace (D1 Use Class)	896sqm gained through a reserved matters application for library and community use.	▲
	On site community infrastructure secured through S.106 Agreement as part of large scale development	Three community infrastructure schemes were secured through S.106 agreements this year, involving Publicly accessibly open space, play areas, a community space and a pocket park.	▲
	Number of new school places delivered/granted permission	One permission for Sugar House Island site MU2 was completed delivering 1,146 sqm school with the total capacity of up to 240 pupils was granted within this monitoring period. No new schools were granted permission within the monitoring year. To date there have been four schools delivered within the LLDC area, they include three primary schools including Mossbourne Riverside Academy, Bobby Moore Academy (Primary) and School 360 and one secondary school, Bobby Moore Academy.	▲
	Number and capacity of new health facilities granted planning permission	A healthcare facility of 1,200msqm would be provided within Development Parcel 4.1 of Sweetwater Phase 5 (21/00042/REM).	—

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
5- Protecting heritage assets and improving design quality	Loss of heritage assets	No permissions were granted within the monitoring year involving the loss of heritage assets.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that meet 'Baseline' standards	Of the five major applications proposing residential or elements of residential use, all applications met the baseline standards.	▲
	Proportion of relevant applications approved for development schemes (proposing non-residential use) that incorporate all applicable elements of the Legacy Corporation's Inclusive Design Standards	Of the five major applications proposing residential or elements of residential use, all applications met the elements of the Legacy Corporation Design Standard.	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) that provide 90% of dwellings in accordance with M4 (2)	All five relevant planning applications provided dwellings in accordance with M4 (2)	▲
	Proportion of relevant applications approved for development schemes (proposing residential use) meeting the Nationally Described Space Standards	All relevant planning applications met the Nationally Described Space Standards.	▲
	Proportion of relevant applications approved for development schemes that meet daylight and sunlight guidance	All planning applications proposing residential use met daylight and sunlight guidance.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
6- Amount of open space	Quantum of open space gained or lost through development	All major planning applications received will provide multifunctional or public open space of 4.29ha, including a green corridor canal park. No approval resulted in a loss of open space.	▲
7- Protect biodiversity and habitat	No net loss of SINCS (net gain or loss)	There was no loss of SINCS within the monitoring period.	▲
	Number of applications approved for development schemes including urban greening initiatives	<p>In accordance with the London Plan and Local Plan, the developments are required to meet the appropriate Urban Greening Factor target, as set in the London Plan. These are 0.4 for residential builds and 0.3 for commercial buildings. All applications addressed the Urban Greening Factor, with two at 0.23, two at 0.3 and one at 0.35. While the submitted applications achieved an Urban Greening Factor score below the recommended figure, the figure does not take into account the green space and biodiversity within the public realm which has already been implemented as part of the Queen Elizabeth Olympic Park and intended to support development. .</p> <p>One application was unable to meet the UGF target due to costs and structural issues, however, has made improvements to proposed landscaping at the development.</p>	▲
8- Improving the waterway environment	Number of applications approved for major development schemes next to the waterways including measures to improve the environment of the Blue Ribbon Network	There were two applications approved adjacent to the waterway, these will deliver a green corridor Canal Park of 1.35ha to enhance the environment.	▲
9- Managing transport impacts	Number of green travel plans entered into through condition or S106 agreement	Four Green Travel Plans were entered into through either condition or S106 Agreement	▲
10- Reducing car use	Number of car club spaces approved	Sixteen car club spaces were approved .	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
11- Delivering electric charging infrastructure	Number of electric charging points approved	Four schemes included a requirement for the provision of electric charging points.	▲
12- Car parking provision	Number of applications approved for car-free or car-capped development schemes	No major development applications were approved as car-free developments.	▲
	Net gain/loss of car parking spaces	There is a net gain of 312 parking spaces across all major developments approved within this monitoring period.	▼
13- Cycle parking provision	Net gain/loss of cycle parking spaces	Permitted schemes included a net gain of approximately 2,717 cycle parking spaces.	▲
14- Delivering transport infrastructure	Infrastructure provided on site as part of development e.g. new junctions, cycle paths	There were no new transport infrastructures provided on site as part of the development.	▲
15- Improvements in IMD	Changes in Indices of Multiple Deprivation within wards	The Indices of Deprivation 2019 (ID2019) are the Government's primary measure of deprivation for small areas in England. They replace and update the Indices of Deprivation 2015. Tower Hamlets, Hackney, and Waltham Forest have seen large decreases in the proportion of their neighbourhoods that are highly deprived. In Tower Hamlets, there was a reduction of 22 percentage points between the proportion of LSOA's present in a local authority area which is ranked in the most deprived 10 percent nationally from the IMD2015 to the IMD2019. However, parts of Wick Ward in Hackney continue to fall within the 10% most deprived areas in England, and Hackney overall continues to be within the top 20 most income deprived local authorities in England and Tower Hamlets within the top 20 in terms of the Income deprivation affecting children.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
16- Improvements in health	Changes in health indicators for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the 2016 AMR.	—
	Changes in life expectancy for residents within relevant wards	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Physically active children	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
	Personal well-being by Borough	The latest release of Index of Multiple Deprivation Data was in 2015 and this data was analysed in the 2016 AMR. For full information see the AMR 2016.	—
17- Reductions in carbon emissions	Number of applications approved for major development schemes (proposing residential use) that achieve a 40% or greater improvement on 2010 Building Regulations	All applications for major development have followed the GLA's Energy Hierarchy and would achieve a minimum of 35% improvement in CO2 emissions over the Building Regulations Part L 2013 Target Emissions Rate.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a 35% or greater improvement on 2010 Building Regulations	Two of the five applications approved for major development achieved a 35% or greater improvement on 2010 Building Regulations.	▲
	Number of applications approved for major development schemes (proposing non-residential use) that achieve a minimum of BREEAM 'Very Good'	Within this monitoring period, three of the major developments proposing an element of non-residential use included a BREEAM 'Very Good' rating within their overall sustainability assessment.	▲

KPI	Monitoring Criteria	Monitoring Information for 2020/21	Change
18- Water efficiency	Number of applications approved for major development schemes designed to achieve 110 litres of water use per person	One approved permission for major development, achieved 110 litres of water use per person	▲
19- Coverage of trees and green roofs	Number of applications approved for major development schemes that include the provision of trees	Five approved permissions for major development included the provision of new trees.	▲
	Number of applications approved for major development schemes that include green roofs	Five permissions for major development included green roofs.	▲
20- Planning Obligations	Breakdown of all financial and non-financial obligations secured through S106 Agreement	Following changes to CIL legislation in 2019, the IFS will be included in this report and can be found in section 8 of this document.	—

APPENDIX 2- LIST OF RELEVANT APPLICATIONS

Application reference	Address	Date Approved
21/00009/FUL	Chobham Manor, Unit R10	09/04/2021
21/00145/FUL	Here East, 1 East Bay Lane, London, E15 2GW	19/05/2021
21/00012/FUL	180 High Street, Stratford, London, E15 2LS	07/09/2021
20/00490/FUL	180, High Street, Stratford, E15 2FD	07/09/2021
19/00555/NMA	Land at Imperial Street, Bromley by Bow, London, E3 3ED	14/09/2021
21/00032/REM	East Wick Phase 3, Development Parcel 5.7 and 5.8	20/10/2021
21/00070/REM	East Wick Phase 7, Development Parcels 5.2 and 5.3, Planning Delivery Zone 5, Queen Elizabeth Olympic Park, London	20/10/2021
20/00482/REM	East Wick Phase 2, Development Parcel 5.6, Planning Delivery Zone 5, Queen Elizabeth Olympic Park, London	20/10/2021
21/00374/FUL	The Lock Building, 72, High Street, Stratford, LONDON, E15 2QB	02/11/2021
21/00397/FUL	2 , Cooks Road, Stratford, London, E15 2PW	12/11/2021
20/00112/FUL	Queensway House, 275-285, High Street, Stratford, E15 2TF	02/12/2021
20/00264/FUL	61-63, Wallis Road, Hackney, LONDON, E9 5LH	06/12/2021
21/00069/REM	Sweetwater Phase 4, Development Parcels 4.5 and 4.6, Planning Delivery Zone 4, Queen Elizabeth Olympic Park, London	17/12/2021
21/00042/REM	Sweetwater Phase 5, Development Parcels 4.1 and 4.4,	17/12/2021
19/00554/FUL, 20/00004/DOV, 19/00555/NMA	Phase 3 - Danescroft/Lindhill	20/1/2022
21/00328/ PRNSDB	Azura Court, 48, Warton Road, Stratford, LONDON, E15 2JS	16/9/2021
21/00172/ PRNSDB	Odelia Court, 1B, Biggerstaff Road, Stratford, LONDON, E15 2LL	02/11/2021



Visit the Legacy Corporation website at <http://queenelizabetholympicpark.co.uk>

Or contact the Planning Policy and Decisions team on:
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