

Meeting of the Board of the London Legacy Development Corporation**Meeting Date:** Thursday 29 January 2015**Time:** 2.00 pm**Venue:** Committee Room 4, City Hall, The Queen's Walk, London, SE1 2AA

Members of the Board of the London Legacy Development Corporation are hereby notified and requested to attend the meeting of the Board at 2.00 pm on Thursday 29 January 2015 to transact the business set out below.

This meeting will be open to the public, except for where exempt information is being discussed as noted on the agenda. A guide for the press and public on attending and reporting meetings of local government bodies, including the use of film, photography, social media and other means is available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/343182/140812_Openness_Guide.pdf

Board Members:

Boris Johnson (Chairman)
Neale Coleman CBE (Deputy Chairman)
Sonita Alleyne OBE
Nicholas Bitel
Nicky Dunn
Keith Edelman
David Edmonds CBE
David Gregson
Baroness Tanni Grey-Thompson DBE
Philip Lewis
Lord Andrew Mawson OBE
Jayne McGivern
Mayor Jules Pipe CBE
Mayor Lutfur Rahman
Councillor Chris Robbins
David Ross
Mayor Sir Robin Wales

1 Apologies for absence

2 Declarations of interest

Members are reminded that any interests in a matter under discussion must be declared at the start of the meeting, or at the commencement of the item of business.

3 Minutes of previous meeting held on 18 November 2014 (Pages 1 - 8)

The Board is asked to agree the minutes of the meeting held on 18 November 2014.

4 Matters arising and action list (Pages 9 - 10)

The Board is asked to note the actions arising from previous meetings.

5 Chief Executive's Report (Pages 11 - 18)

The Board is asked to note the Chief Executive's report, which provides an update on major projects and activities since the last meeting.

6 Report of the meeting of the Chairman's Committee (Pages 19 - 20)

The Board is asked to note the report on the meeting held on 2 December 2014.

7 Report of the meetings of the Planning Decisions Committee (Pages 21 - 22)

The Board is asked to note the report of the meetings held on 25 November and 16 December 2014.

8 Report of the meetings of the Investment Committee (Pages 23 - 26)

The Board is asked to note the report of the meetings held on 11 November 2014 and 14 January 2015.

9 Report of the meetings of the Regeneration and Communities Committee (Pages 27 - 28)

The Board is asked to note the report and verbal update of the meetings held on 11 November 2014 and 20 January 2015.

10 Report of the meeting of the Audit Committee (Pages 29 - 30)

The Board is asked to note the report and verbal update of the meeting held on 20 January 2015.

11 Development of the Legacy Corporation's Community Infrastructure Levy (CIL) (Pages 31 - 80)

The Board is asked to approve the Charging Schedule, the draft Planning Obligations Supplementary Planning Document, the Infrastructure List (Regulation 123 List) and the updated Infrastructure Delivery Plan Project list contained in appendices to the report.

12 Annual Planning Authority Monitoring Report (Pages 81 - 118)

The Board is asked to note the Planning Authority Monitoring Report for the Period 1 October 2013 to 30 September 2014.

13 Queen Elizabeth Olympic Park Events Update (Pages 119 - 122)

The Board is asked to note the report which provides an update on the Queen Elizabeth Olympic Park Events programme for 2015/16 and the criteria developed for Mass Participation Events taking place at the Park.

14 Date of next meeting

The next meeting of the London Legacy Development Corporation Board is due to be held on Tuesday 24 February 2015 at 2pm at LLDC offices.

15 Any other business the Chairman considers urgent

The Chairman will state the reason for urgency of any item taken.

16 Exclusion of the press and public

The Board is recommended to agree to exclude the public and press from the meeting, in accordance with Part 1, paragraph 3 Schedule 12A of the Local Government Act 1972 (as amended), in order to consider the following items of business.

17 Minutes of the previous meeting held on 18 November 2014 that contain exempt information (Pages 123 - 128)

The Board is asked to agree the minutes of the meeting held on 18 November 2014 that contain exempt information.

18 Chief Executive's Report - Exempt information relating to item 5 on Part 1 - Appendix 1, 2 and 3 - Commercial update, corporate dashboard, draft report format (Pages 129 - 154)

The Board is asked to note the commercial update, the corporate dashboard and draft report format that contain exempt information.

19 Report of the Meeting of the Investment Committee held on 11 November 2014 and 14 January 2015 - Exempt Information Relating to Item 8 on Part 1
(Pages 155 - 158)

The Board is asked to agree the recommendations in the report containing exempt information on the report of the Investment Committee meetings held on 11 November 2014 and 14 January 2014.

20 Queen Elizabeth Olympic Park Events Update - Exempt information relating to item 13 on Part 1
(Pages 159 - 162)

The Board is asked to note the report containing exempt information which provides an update on Queen Elizabeth Olympic Park Events programme for 2015/16 and the criteria developed for Mass Participation Events taking place at the Park.

PUBLIC MINUTES



Minutes of the Meeting of the Board of the London Legacy Development Corporation

Date: Tuesday 18 November 2014
Time: 2.00 pm
Venue: Committee Room 1, City Hall, The Queen's Walk, London, SE1 2AA

Present: Boris Johnson (Chairman)
Neale Coleman CBE (Deputy Chairman)
Sonita Alleyne OBE
Nicholas Bitel
Nicky Dunn
Keith Edelman
David Edmonds CBE
David Gregson
Cllr Clyde Loakes
Baroness Tanni Grey-Thompson DBE
Lord Mawson OBE
Mayor Jules Pipe CBE

In Attendance: David Goldstone, Chief Executive Officer
Delia Beddis, Head of Development
Ben Fletcher, Director of Communications, Marketing and Strategy
Rosanna Lawes, Executive Director of Development
Peter Tudor, Director of Visitor Services
Justine Curry, TfL Legal
Michelle Reeves, Mayor's Observer to LLDC Committees
Rachel Massey, Board Secretary
Ed Williams, Head of Committee and Member Services (GLA)

1 Apologies for absence

1.1 Apologies for absence were received on behalf of Philip Lewis, Jayne McGivern, Mayor Sir Robin Wales, Mayor Lutfur Rahman and Cllr Chris Robbins, for whom Cllr Clyde Loakes attended as a substitute.

2 Declarations of interest

2.1 The Chairman noted that Members had declared registrable interests in line with the relevant Standing Orders and asked Members to confirm if they had any

interests or additional interests to be declared related to matters listed on the agenda other than those already made and included in the register.

- 2.2 Prior to the meeting David Edmonds, David Gregson, and Nicky Dunn had declared interests in Items 6, 9 and 17 (Investment Committee report and E20 Stadium updates) as board members of E20 Stadium LLP.

3 Minutes of previous meeting held on 28 October 2014

- 3.1 **The Board agreed that the minutes of the meeting of the London Legacy Development Corporation Board held on 28 October 2014 be signed by the Chairman as a correct record.**

4 Matters arising and action list

- 4.1 **The Board noted the Actions List.**

5 Chief Executive's Report

- 5.1 The Chief Executive introduced the report, providing a progress update on the activities of the Legacy Corporation since the last meeting and highlighted the following elements of his report:

- Progress to appoint a developer partner for East Wick and Sweetwater and work to refine the draft Ten Year Plan, both of which were addressed in separate items on the agenda;
- Progress had been made on the stadium transformation and on the procurement of an operator for the stadium, and positive discussions had been had with the Rugby World Cup organisers to ensure the stadium was ready for the Rugby World Cup in 2015;
- The international design competition for the Olympicopolis – the higher education and cultural district – had recently closed and there had been a good number of submissions;
- The Queen Elizabeth Olympic Park (QEOP) had been very busy over half term with a number of significant events, however, there would not be a winter festival as had been originally planned, as the proposed event did not work for commercial reasons, but alternative options were under consideration;
- The judicial review regarding the Board's decision to declare extensions to the Hackney Wick and Fish Island conservation area had been withdrawn. Planning officials would now finalise and consult on the management guidelines for the conservation area extensions;
- A review of the format and structure of quarterly reports to the Board had been undertaken, and the proposed new format would be presented at the next Board meeting and it was hoped the format would be more accessible;
- The QEOP was to host the wheelchair tennis masters tournament at the end of November; and
The Community Infrastructure Levy (CIL) proposals had attracted no objections and were therefore likely to come into effect at the end of the

current financial year.

5.2 The Chief Executive provided an update on the implementation of the London Living Wage (LLW). The Legacy Corporation writes to all Park-based contractors on an annual basis to request formal confirmation that they comply with LLW obligations. Within its contracts, the Legacy Corporation encourages that, wherever possible, the staff of Tier 1 contractors' respective subcontractors be paid the LLW. The next annual letter would be issued shortly and would request audit documents be made available if required. The results of the audit would be reported to the Board in early 2015.

5.3 The Board noted the report and the Quarterly Report for July – September 2014.

6 Report of the Meetings of the Investment Committee held on 22 October 2014 and 11 November 2014

6.1 The Chair of the Investment Committee introduced the report, which provided an update on the meeting of the Committee held on 22 October 2014, and noted that an update of the meeting held on 11 November 2014 would be dealt with in further detail elsewhere on the agenda.

6.2 The Board noted the report.

[See also Minute 2 – Declarations of Interest.]

7 Report of the Meeting of the Regeneration and Communities Committee held on 11 November 2014

7.1 The Chair of the Regeneration and Communities Committee introduced the report, and highlighted the Committee's ongoing scrutiny of the Paralympic programme, the International Paralympic Committee's World Championships in 2015 and developments at Hackney Wick and Bromley-by-Bow. He noted that the Committee's November meeting had taken place at Workplace Stratford, which demonstrated the Committee's willingness to engage directly with the community.

7.2 The Board noted the report.

8 East Wick and Sweetwater Developer Procurement

8.1 David Edmonds, as Chair of the Investment Committee, introduced the report, which provided an update on the procurement process to identify a development partner to develop the new neighbourhoods at East Wick and Sweetwater, and noted that further details regarding this development were dealt with elsewhere on the agenda.

8.2 The Board noted the report.

9 Ten Year Business Plan Update

9.1 The Chief Executive introduced the report, which provided an updated draft 10 Year Business Plan as the basis of the Legacy Corporation's submission to the Greater London Authority (GLA).

9.2 The Board noted the report.

[See also Minute 2 – Declarations of Interest.]

10 ArcelorMittal Orbit Update

10.1 The Director of Visitor Services introduced the report, which provided an update on the visitor numbers to the ArcelorMittal Orbit (AMO) and further plans for enhancement of the offer to visitors. This issue had been considered at the Investment Committee meeting held on 11 November 2014 and was dealt with in further detail elsewhere on the agenda.

10.2 The Board noted the report.

11 Date of next meeting

11.1 **The Board noted that the next meeting was due to be held on Thursday 29 January 2015 at 2pm at City Hall.**

12 Any other business the Chairman considers urgent

12.1 There was no urgent business.

13 Exclusion of the press and public

13.1 **The Board agreed that the public and press be excluded from the meeting, in accordance with Part 1, paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended), in order to consider the exempt papers. Each of these papers contained information relating to the financial or business affairs of a person or authority.**

14 Minutes of previous meeting on 28 October 2014 containing exempt information

14.1 **The Board agreed that the minutes of the meeting of the Board held on 28 October 2014 containing exempt information be signed by the Chairman as a correct record.**

[Sonita Alleyne CBE and Baroness Tanni Grey-Thompson joined the meeting at this point.]

15 Chief Executive's Report - Exempt information relating to item on Part 1 - Appendix 2 and 3 - Commercial update and Corporate Dashboard

15.1 The Chief Executive introduced the report, which contained exempt information in relation to Item 5, including the corporate dashboard for September 2014, and highlighted the following elements of his report:

- Three key areas of work on the Olympicopolis were being undertaken ahead of the Autumn Statement:
 - a) An assurance review of scope and delivery of the project, including the strategic aims and priorities, and the commercial, procurement and legal arrangements in place;
 - b) An assessment of resource capacity and requirements; and
 - c) A review of the project governance decision-making processes.
- Good progress on the Olympicopolis development had been made to date and there would be a further report on the assurance work to the Investment Committee in January 2015. The Legacy Corporation was hopeful that an element of funding for the Olympicopolis development would be included in the Autumn Statement;
- Good progress had been made to agree heads of terms with institutions expected to locate to the higher education and cultural district. Heads of Terms had been agreed with University College London (UCL), and it was expected that heads of terms would also be agreed with other institutions soon;

15.2 The Chair of the Investment Committee assured the Board that the E20 LLP Board and the Investment Committee had undertaken a robust review of the procurement process for the Stadium operator contract and that, in the circumstances, the best available outcome had been achieved. The London Borough of Newham was also happy with the proposal.

15.3 It was noted that the conclusion of the Stadium operator contract procurement process presented an opportunity for the Legacy Corporation to review its overall commercial strategy in terms of sponsorship. The Director of Communications, Marketing and Strategy confirmed that a revised position would be reported to the Investment Committee meeting in January 2015..

15.4 Resolved:

- a) **That the dashboard and verbal update from the Chief Executive be noted; and**
- b) **That authority be delegated to the Chief Executive to sign provisional heads of terms with institutions in relation to the Higher Education and Cultural District within the Park.**

[See also Minute 2 – Declarations of Interest.]

16 East Wick and Sweetwater Developer Procurement - Exempt information relating to the item on Part 1

16.1 David Edmonds, as Chair of the Investment Committee, introduced the report, which contained exempt information in relation to Item 8. The tenders for the East Wick and Sweetwater developer partner had been evaluated by Officers and the recommendation to appoint 'Bidder B' as the preferred bidder had been reviewed by the Committee, with the conclusion that Bidder B had made the strongest submission. On the basis of that submission, the Board were recommended to endorse Bidder B as the preferred bidder, subject to the requirements set out at 5.3 of the report.

16.2 Resolved:

- a) **That the report be noted;**
- b) **That the recommendation that Bidder B is the Preferred Bidder subject to the requirements set out in paragraph 5.3 of the report be endorsed; and**
- c) **That agreement of the legal documents and Final Project Approval be delegated to the Investment Committee once Mayoral Consent has been obtained.**

17 Ten Year Business Plan Update - Exempt information relating to the item on Part 1

17.1 The Chief Executive introduced the report, which contained exempt information in relation to Item 9. Although the Business Plan focused on the next ten years, the Legacy Corporation had looked beyond the 10 year horizon to include future receipts from its estate which would be used to cover repayments by the GLA to the Department for Culture, Media and Sport in relation to the Lottery Fund monies. The Legacy Corporation concluded that receipts from its land would produce the necessary amount for the Lottery Fund repayments due to start in 2021, based on current assumptions. The draft 10 Year Business Plan also considered the longer-term financial outlook for the Olympicopolis.

17.2 The Legacy Corporation had also undertaken a full review of capital and revenue budgets to make sure current figures were realistic and that costs were minimised where possible. Further details of the proposed budgetary changes were set out in section 3.11 of the report.

17.3 Appendix 1 of the report set out the risks and opportunities underlying the 10 Year Business Plan. The Chief Executive informed the Board that officers had also discussed the Business Plan at length with GLA finance officers. This was the first step in the Legacy Corporation's budgetary process for 2014/15, and further detail would be included in future reports.

17.4 The Chair of the Investment Committee confirmed that the Committee had undertaken a rigorous review of the Business Plan.

17.5 The Board approved the revised 10 Year Business Plan as the basis of the Legacy Corporation's submission to the annual GLA Budget process.

[See also Minute 2 – Declarations of Interest.]

18 ArcelorMittal Orbit Update - Exempt information relating to the item on Part 1

18.1 David Edmonds, as Chair of the Investment Committee, introduced the report, which contained exempt information in relation to Item 10.

18.2 The Board agreed the proposal that the Legacy Corporation pursue all the options set out in the report and sets out a Business Case for all the options to be considered by the Legacy Corporation's Executive Management Team in the first instance.

19 Close of Meeting

19.1 The meeting ended at 2.58pm

Chairman

Date

Contact Officer: Rachel Massey, LLDC, Level 10, 1 Stratford Place, Montfichet Road, London E20 1EJ, Tel: 020 3288 1829, Email: rachelmassey@londonlegacy.co.uk

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Board Actions List (reported to the meeting on 29 January 2015)

Outstanding Actions from the last meeting

Minute No.	Item/Description	Action By	Target Date	Status/note
17.7 (exempt information)	Ten Year Business Plan Update (Exempt information) Prepare a report on Olympicopolis fundraising for the next Board meeting.	David Goldstone	29 January 2015	On the agenda for this meeting.

Outstanding Actions from the last meeting

Minute No.	Item/Description	Action By	Target Date	Status/note
5.2 (28 October 2014)	CEO's report Report back to the Board on the issues of sufficiency and allocation of car parking spaces at East Village.	David Goldstone	29 January 2015	Complete. Update included in the CEO's report to this meeting
6.2 (28 October 2014)	Report of the Planning Decisions Committee held on 23 September 2014 Hold further discussions with officers at the London Borough of Waltham Forest to ensure full coordination between the respective organisations in the development of proposals to cater for future demand for school places in East London.	Anthony Hollingsworth	29 January 2015	Complete. Update included in the CEO's report to this meeting

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Subject: Chief Executive's report to the LLDC Board
Date: 29 January 2014
Report to: Board
Report of: David Goldstone, Chief Executive

This report will be considered in public

1. SUMMARY

This report provides progress updates on the activities of the London Legacy Development Corporation (the Legacy Corporation) since the last Board meeting. A further commercial update on projects and the corporate dashboard is provided at appendix 1 and 2 (exempt information).

2. RECOMMENDATION

- 2.1 The Board is invited to note this report and the appendices.

3. CHIEF EXECUTIVE'S OVERVIEW

- 3.1. The agenda for this meeting includes a decision on the adoption of the Community Infrastructure Levy charging schedule and the fundraising strategy for Olympicopolis. There are separate items on the agenda relating to these matters.
- 3.2. Since the period covered by the last report, key highlights of activity include:
- 3.2.1. The announcement by the Chancellor of the Exchequer of funding of £141m to support the development of the Higher Education and Cultural District, as set out in section 5 below.
 - 3.2.2. Submission of the draft budget for 2015/16 and planned budget for 2016/17 to the Greater London Authority (GLA) in November 2014, in line with deadlines. The Legacy Corporation's budget for 2015/16 forms part of the GLA's consultation budget which was published in December, and will be considered by the London Assembly in January and February 2015. The Legacy Corporation's budget for 2015/16 is now publicly available as part of the 20 January 2015 Audit Committee agenda.
- 3.3. In addition, we have been continuing to review the format and structure of our quarterly reporting to the Board. A proposed mock up of the new reporting format is attached at appendix 3 (exempt information) for comment. The new report will present performance information and key achievements in a new and engaging format in the style of other corporate publications. Subject to comments of the Board, the new reporting format will be introduced in the new financial year.

- 3.4. At the October Board meeting, the Chief Executive Officer committed to reporting back to the Board on the issues of sufficiency and allocation of car parking spaces at East Village. The outline planning permission for East Village as granted by LB Newham (as part of the wider Stratford City development) provides for a maximum of 0.5 spaces per dwelling. For the 2819 dwellings that have been constructed some 1242 parking spaces have so far been provided at a ratio of 0.44 per dwelling. Further parking provision will be provided as the remaining plots within East Village are developed (1849 dwellings and 332 parking spaces consented).
Provision for car parking is therefore within the approved maximum standard for this development. Regarding allocation and sufficiency of car parking, the Planning Policy and Decisions Team has discussed this issue with QDD/Get Living London. The latter has confirmed that take up of parking has been poor, particularly for the private-rented units, and that there remain unused spaces.
- 3.5. We also agreed to hold further discussions with officers at the London Borough of Waltham Forest to ensure full coordination between the respective organisations in the development of proposals to cater for future demand for school places in East London. The Planning Policy and Decisions Team have liaised with their colleagues from London Borough of Waltham Forest on a number of planning issues, including planning for schools and other social infrastructure provision within the Legacy Corporation area, through their regular engagement meetings (Planning Coordination Group and Planning Policy Forum) since the Board meeting in October.

4. STADIUM TRANSFORMATION

- 4.1. The Legacy Corporation, on behalf of E20 Stadium LLP, is working to transform the Stadium in the Park into a year round multi-use venue to deliver a permanent sporting, cultural and community legacy in east London. A significant milestone was met in late November 2014 with the commencement of roof paneling work
- 4.2. The roof will be split into two sections, a solid rear section and a translucent forward section. When complete, the new roof will be twice the size of the original at around 45,000 square metres. At 84 metres at its deepest point it will be the longest cantilevered roof of its type in the world and will cover every seat in the Stadium, improving acoustics and the spectator experience for football matches, other sporting events and concerts. Work on the roof, and brand new floodlights that it will support, is on track to be completed ahead of the five Rugby World Cup 2015 matches taking place in the Stadium. The Venue Hire Agreement with England Rugby has been signed.
- 4.3. Good progress, working closely with London Borough of Newham, has also been made on the procurement of an operator for the Stadium on behalf of the E20 Board, and we hope that an announcement can be made in the near future. Further information is given in appendix 2 (exempt information).

5. HIGHER EDUCATION AND CULTURAL DISTRICT

- 5.1. It was confirmed in December, as part of the Government's National Infrastructure Plan, that £141m will be committed to support delivery of the Mayor's 'Olympicopolis' vision. This will create a world-class education and cultural district on Queen Elizabeth Olympic Park bringing together outstanding organisations to showcase exceptional art, dance, history, craft, science, technology and cutting edge design.
- 5.2. University College London (UCL) will create a new university campus to the south of the ArcelorMittal Orbit. A new cultural quarter will be created at Stratford Waterfront opposite the Aquatics Centre including the Victoria & Albert Museum, Sadler's Wells and the University of the Arts London. The scheme is expected to deliver 3,000 jobs, 1.5 million additional visitors and £2.8 billion of economic value

to Stratford and the surrounding area. Heads of terms with each of the partners were agreed, as were terms of agreement with the Government.

- 5.3. Updated budgets for the project have been incorporated into Legacy Corporation's revised 10 Year Business Plan, and work is being undertaken to ensure that the Legacy Corporation has the resources it needs to deliver this project. This has been informed by the Chief Executive Officer's assurance review of the project.
- 5.4. The international competition to appoint a design team for the Stratford Waterfront project has continued. Six teams have been shortlisted for the second stage, with an appointment to be made in spring 2015.
- 5.5. The procurement of a masterplanning team for the UCL site is progressing with 5 teams shortlisted following the Pre-Qualification Questionnaire stage. The Invitation to Tender is due to be launched in the week commencing 19 January 2015 and the appointment is expected in April 2015.
- 5.6. The Investment Committee recently considered a paper on fundraising for Olympicopolis, there is a separate item on the agenda for this.
- 5.7. On Thursday 15 January, the Legacy Corporation hosted a breakfast briefing event with Olympicopolis partners the V&A, UCAL, UAL and Sadler's Wells for local cultural, educational and community organisations around Queen Elizabeth Olympic Park and the wider area. The event aims to make introductions, set out plans for Olympicopolis and generate ideas for future collaboration, consultation and joint working.

6. SCHOOLS UPDATE

- 6.1. The East Wick Primary School (Mossbourne Primary Academy School) is progressing with the reserved matters planning application submitted in November 2014 with determination expected in February 2015. The enabling works have started on site and the main building works are scheduled to start on site in March 2015. The school will begin a phased opening in September 2015 with a 30 place reception class to be located temporarily at Brook Community Primary School in Hackney. The school will open in its permanent location in September 2016. The Legatum Academy, a split-site all-through school consisting of a 2 form entry primary school at Sweetwater and a 6 form entry secondary school at Stadium Island, will be operated by the David Ross Education Trust and has a planned opening of September 2016. The primary school building is due to open in September 2016 and the first Year 7 intake will be accommodated in the primary school building for the 2016/17 Academic Year as the build for the secondary school is not scheduled to finish until Spring 2017.

7. LONDON LIVING WAGE

- 7.1. The Legacy Corporation implements the London Living Wage (LLW) with a commitment that all its direct employees, including interns and apprentices, are paid the LLW. The Legacy Corporation also ensures that it is a contractual requirement of its Tier 1 construction and end-use contractors to pay the LLW to their directly employed staff and encourages the payment of the LLW where it does not have a direct contractual arrangement with a Park employer. As reported at the last meeting, the Legacy Corporation has sent its annual audit to all Tier 1 contractors asking them to formally confirm payment of the LLW to their directly employed staff.
- 7.2. To date, we have received confirmation of 100% payment of the LLW to directly employed workforce and, where necessary, the right to send in auditors to review relevant documentation from three contractors (Colicci, Balfour Beatty (stadium), Greenwich Leisure Limited) and are expecting responses from the remaining

contractors (Taylor Wimpey, Cofely-GDF Suez and The Camden Society) by early February.

8. EASTWICK AND SWEETWATER

- 8.1. At the November Board meeting, the Legacy Corporation selected the preferred bidder to be the development partner to take forward the next phase of new neighbourhoods on the Park at East Wick and Sweetwater to create up to 1,500 homes. The Legacy Corporation is progressing with the legal agreements and financial due diligence with the preferred bidder and the decision for approval to enter into the Development Agreement will be brought to the Investment Committee in February 2015 and Mayoral Consent will also be sought. The announcement of the Developer will be made once the legal agreements have been signed.

9. CANAL PARK

- 9.1. The newest part of the Park began to open in December 2014. The Canal Park, alongside the Lee Navigation canal on the west of the Park, will open in stages to allow for the planting in the area fully bed in. Once fully open it will become a new natural space, and an active waterfront for local residents and visitors to enjoy.

10. PARK OPERATING AND EVENTS

- 10.1. Visitors have continued to enjoy the Park attractions such as a special walking trail "Around Queen Elizabeth Olympic Park" which includes seven bus sculptures installed on the Park as part of Transport for London and the London Transport Museum's Year of the Bus. All 60 Year of The Bus sculptures from the different trails across London will be displayed around the Park on 24 and 25 January.
- 10.2. In November, the 2014 NEC Wheelchair Tennis Masters was hosted at the Lee Valley Hockey and Tennis Centre. This is the sport's most prestigious event outside of the four Grand Slam tournaments and is part of UK Sport's Gold Event Series.
- 10.3. As previously reported, the Legacy Corporation had been in discussions with a promoter about a winter themed event on the Park. Following the promoter's decision not to proceed with their Winter Kingdom, the Legacy Corporation promoted the Park as a destination for December to support the existing operators' businesses. Areas of the Park were dressed with Christmas trees and festive lighting from early December into the New Year, and the Legacy Corporation's teams came together to create a programmed weekend of activity on 13 and 14 December.
- 10.4. Local choirs sang around the tree, the Legacy List ran craft workshops and created outsized Christmas cards, the Arts and Culture Local Programming delivered Skewbald Theatre's Fairytales After Dark, and the Park was animated with promenading costumed performers. Father Christmas came to the ArcelorMittal Orbit, along with two reindeer, and the contracted boat tour operator ran 'Santa cruises'. The days were crisp, cold and sunny and c8,000 people visited the Park on Saturday, and c7,000 on the Sunday.
- 10.5. Other forthcoming events on the Park include: London Lions basketball matches; Winter Track league cycling; and a Tea Dance at the Copper Box Arena on 23 January 2015

11. PLANNING

- 11.1. The Legacy Corporation has prepared its **Local Plan** following the last round of consultation between 18 August and 6 October 2014 (on the Publication Local Plan). The Plan has now been submitted to the Secretary of State for Communities and Local Government on 21 November 2014 for independent examination. An independent inspector has been appointed to conduct the examination to determine whether the Local Plan is sound. Further details are available on the Legacy

Corporation's website: <http://queenelizabetholympicpark.co.uk/our-story/transforming-east-london/local-plan/examination-of-the-legacy-corporation-local-plan>

- 11.2. The Legacy **Corporation's Community Infrastructure Levy** (CIL) charging schedule has been completed for adoption, and is on the agenda for this meeting.

12. PARALYMPIC LEGACY

- 12.1. In celebration of the most successful Paralympic Games ever, the Legacy Corporation has continued to deliver its **Paralympic Legacy** programme. Following entries from hundreds of school children all over the country, a brand new variety of apple that will be grown at the Park has been officially named **Paradise Gold**. The apple will grow in Mandeville Place. Paradise Gold combines the word Paralympic with the first letters of the Paralympic Values; Determination, Inspiration, Courage and Equality
- 12.2. As a part of that programme, the inclusive sport project **Motivate East** is exceeding participation targets. At the project's mid-way point, 16,559 opportunities have been provided for disabled people to participate in the programme, meaning the project is over 63% of the way to delivering its lifetime target of 26,000 opportunities. The overall lifetime 'unique participants' target of 4,955 participants has already been exceeded, with over 5,000 individuals so far taking part. The project is being used as an exemplar by Sport England and discussions are being held about extending the project beyond 2016 and adding an eighth borough to the scheme for the same price.
- 12.3. **National Paralympic Day (NPD)**: the Legacy Corporation is in negotiations with British Athletics to look at the possibility of delivering NPD jointly with Sainsbury's Anniversary Games Para Athletics day on 26 July. This would be the first time since the Games that the public would be able to see elite Paralympic sport in the Stadium and the Aquatics Centre on the same day, complete with a free outdoor festival of disability arts and 'come and try' inclusive sports.

13. COMMUNITY ENGAGEMENT

- 13.1. Work has continued on the **Go! Schools Network** which aims to connect secondary schools in the 4 local boroughs to opportunities in the Park. 63 schools have signed up so far and the aim is to engage with all 65 schools by the end of the year. The project has recently been extended to include primary schools, 250 schools from the 4 local boroughs have been approached, but in particular the project is targeting the 40 schools closest to the Park. 31 primary schools have signed up to date and it will be a focus to increase this in spring 2015. The Go! schools network teacher forum was held at the Aquatics Centre with 45 school representatives in attendance, with the next one scheduled to take place in January 2015 at the Copper Box.
- 13.2. Construction has completed on the community centre, known as **Hub 67**, based at 67 Rothbury Road, next to Frontside Skate Park which has opened as a new focal point for residents, hosting events, classes and community groups.
- 13.3. The Legacy Corporation spoke at a No 10 Downing Street round table on **Sharing Economy**, and contributed to the Government report.
- 13.4. In November, the Chief Executive Officer attended the **Park Panel** meeting consisting of representatives from local groups and organisations from within a 1 mile radius of the Park. The Park Panel plays an important role in the success of the Park and the wider work of the Legacy Corporation, and is a valuable sounding board for overall Park management including events and programming activity in addition to regeneration and development work.

- 13.5. It was encouraging meeting the Park Panel as they provide a key way of us understanding local issues, provide the Legacy Corporation with valuable local feedback and push us to do more. The Chief Executive Officer updated the group on the Legacy Corporation's key priorities for the year and detailed discussions were had about the role of volunteering in the Park, the importance of continued local engagement, Olympicopolis and the links this new development will have with the surrounding community.
- 13.6. The Chief Executive Officer attended the **Legacy Youth Board** meeting in December made up of 10 local young people between the ages of 16 – 21 years old. At the meeting, the Chief Executive Officer heard about the great work of the Board and the wider legacy youth panel (made up of over 100 young people) and the contributions they have made to ensuring the voices of young people are heard across the Legacy Corporation over the last 6 years. The group currently input into plans for the Park and at the meeting were able to openly discuss how the Park and future plans meet the needs of young people in the boroughs closest to the Park. A detailed discussion was had about the Olympicopolis and the assurances needed to be put in place to ensure this adds real value in both raising aspirations and being inspirational for young people in the local boroughs.
- 13.7. In December, the Chief Executive Officer also spoke at the finale event for the 2014 **Legacy Careers programme** held at Stratford Circus attended by over a hundred students, teachers and parents from four secondary schools from the local boroughs. At the event, winning teams from each school presented their enterprise ideas for a product or service on Queen Elizabeth Olympic Park, outlining their design, marketing & financial plans to win prizes including tickets to events at the Copper Box and ArcelorMittal Orbit. The event was the accumulation of 5 enrichment days delivered in schools over 2014, which used the range of careers opportunities that are being created in businesses on and around the Queen Elizabeth Olympic Park to broaden career horizons and motivate young people to achieve their potential. The programme delivered real business challenges and delivered workshops that developed the skills young people will need for the world of work. The programme has been independently evaluated against the Ofsted framework by the International Centre for Careers Guidance and has been praised for the experiential learning approach used to enable 660 students to learn from direct experiences and encounters with business volunteers from LLDC and our partners. Next year the programme will expand to 10 schools in Hackney, Newham, Tower Hamlets and Waltham Forest.

14. NATIONAL LANDSCAPING AWARDS

- 14.1. Willerby Landscapes were awarded with The Grand Award at the British Association of Landscape Industries National landscaping Awards for their work on Park's south Park and Carpenter's Lock to transition these areas into legacy use. This work included extensive re-modelling of levels and grounds involving major engineering works, before undertaking the construction of hard landscape features across the entire area and constructing and installing decking and linear seating.

15. HEALTH AND SAFETY

- 15.1. **Park:** It has been a busy period on the Park, with the Festive Weekend and challenges from the weather. There were 8 first aid incidents, one of which involved an individual who fell when jumping in the long jump area, causing superficial facial injuries. Security staff provided first aid and advised that the injured person sought medical advice if she felt unwell. High water flooded paths on 27 December and the North Park riverside paths were closed to the public, and reopened the following day.

- 15.2. **Real Estate Construction projects:** Canal Park works were completed, the two incidents of note through the project impacted on cyclists on the adjacent path but on site itself there were no significant safety or health issues reported. The landscape contractor Willerby was highlighted by the Leadership Team (SHELT) for excellent performance.
- 15.3. Hub 67 was completed by a new (to the Legacy Corporation) Principal Contractor (DBI). The Mace team worked closely with DBI pre-start to ensure that the project began on a sound footing, and it was completed with no recorded injuries or ill health issues.
- 15.4. F03 Bridge had a major section lifted and removed for refurbishment prior to replacement, the in-depth pre-planning by Bam Nuttall was carefully reviewed in advance, and the works proceeded effectively with good public protection.
- 15.5. **Stadium:** Following investigations into a vehicle and an internal building small fire on site, Balfour Beatty has appointed a Fire Safety Coordinator, who has reviewed arrangements on site and implemented improvements. London Fire Brigade (LFB) grab packs have been updated, and enhanced communication arrangements with LFB have been implemented, who are now regularly visiting site. There is also active engagement with the Police who have a regular and visible presence on site. There was very limited impact and disruption from the incidents.
- 15.6. The management workshops on leadership have been completed, and work is underway to promote healthy and safe behaviours throughout the workforce.
- 15.7. The occupational **health** service continues at the Stadium with fitness for work checks (147), safety critical medicals (57), well-being and lifestyle initiatives and health checks. Key prevention efforts have focussed on dry-lining (musculo-skeletal risks) and the roof truss paint stripping (chemical exposure risks)
- 15.8. The service is being extended to the Real Estate works, and discussions are now underway with Land Lease (TIQ) to see if they wish to participate. The arrangements require other users (currently Here East and Chobham Manor) to cover the costs of any additional resources required.
- 15.9. Plans are well developed to begin a well-being programme for LLDC staff; the site focus for January is both nutrition and cold weather working. The LLDC Occupational Health Advisor has arranged fortnightly site visits, alternating Stadium and Real Estate, to maintain the momentum.
- 15.10. **SHELT** (Safety Health Environment Leadership Team) Meeting held (now every two months) and well attended across the Park, with good LLDC representation and Land Lease (TIQ) have now joined. Plans for future meetings, extending the occupational health service, developing a broader communication strategy etc all supported by a team working effectively.

16. APPENDICES

Appendix 1 – Commercial update (exempt information)

Appendix 2 – Corporate dashboard (exempt information)

Appendix 3 – Proposed new format of the Quarterly Report (exempt information)

List of Background Papers

- None

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Subject: Report of the meeting of the Chairman's Committee held on 2 December 2014
Meeting date: 29 January 2015
Report to: Board
Report of: Neale Coleman, Deputy Chair

This report will be considered in public

1. SUMMARY

- 1.1. This paper provides an update to the Board on the meeting of the Chairman's Committee held on 2 December 2014.

2. RECOMMENDATION

- 2.1 The Board is invited to note this report.

3. ISSUES DISCUSSED

One Organisation update

- 3.1. The Committee considered a report which set out the progress of the One Organisation (OO) programme to develop the Legacy Corporation's culture and values and drive organisational change. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information relating to the next phase of the OO programme.

Cultural and Higher Education Quarter (Olympicopolis) Resourcing Implications

- 3.2. The Committee welcomed the announcement that the Government had allocated a sum of £141m in the National Infrastructure Plan, to be confirmed in the Autumn Statement, to contribute to the creation of a major new higher education and cultural district in the Park. The Committee considered a report which set out the initial thinking on resourcing requirements for the delivery of the Olympicopolis project.
- 3.3. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information relating to the resourcing plan and agreed that more detailed proposals would be taken to a future meeting of the Investment Committee.

4. LEGAL IMPLICATIONS

4.1. Legal and procurement advice has been obtained in relation to these matters.

5. LIST OF APPENDICES TO THIS REPORT

5.1. None

List of Background Papers

- Papers for the meeting of the Chairman's Committee on 2 December 2014

Report originator: Rachel Massey
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Subject: Report of the meetings of the Planning Decisions Committee held on 25 November and 16 December 2014
Meeting date: 29 January 2015
Report to: Board
Report of: Philip Lewis, Chair of Planning Decisions Committee

This report will be considered in public

1. SUMMARY

- 1.1. This paper provides an update to the Board on the meetings of the Planning Decisions Committee held on 25 November and 16 December 2014.

2. RECOMMENDATION

- 2.1 The Board is invited to note this report.

3. ITEMS CONSIDERED ON 25 NOVEMBER 2014

- 3.1. The Committee granted approval for three planning applications related to reserved matters, design details and non-material amendments for the phase 2 development at **Chobham Manor** within **Queen Elizabeth Olympic Park**, comprising the detailed design of 207 residential dwellings.
- 3.2. A report considering the proposed redevelopment of **4 Roach Road** in **Fish Island** for a 7 storey mixed-use building comprising 49 residential units and up to 972 sq.m. of commercial floorspace was, after lengthy discussion, deferred for consideration at a future meeting following a visit to the site by members of the Committee.
- 3.3. The Committee noted a report of the Director of Planning Policy and Decisions which set out the list of all decisions made under delegated powers between 1 September 2014 and 31 October 2014.

4. ITEMS CONSIDERED ON 16 DECEMBER 2014

- 4.1. The Committee resolved to grant planning permission for an 8 storey, 279 bedroom hotel at a site off **Great Eastern Road** in **Stratford town centre**. Authority was delegated to the Director of Planning Policy and Decisions to issue the permission subject to the completion of a s.106 legal agreement to cover a range of mitigation measures, including enhancements to public realm and connectivity in the area, local employment and sustainable travel.

- 4.2. The Committee noted a report of the Head of Development Management which provided an update on the amendments to the Scheme of Planning Delegations as agreed at the July 2014 Board meeting.
- 4.3. The Committee noted a report of the Director of Planning Policy and Decisions which set out the list of all decisions made under delegated powers between 1 November 2014 and 30 November 2014.

5. LEGAL IMPLICATIONS

- 5.1. Legal advice for matters considered by the Committee is addressed in the individual committee reports.

6. LIST OF APPENDICES TO THIS REPORT

- 6.1. None

List of Background Papers

Papers for the meeting of the Planning Decisions Committee on 25 November 2014 Papers for the meeting of the Planning Decisions Committee on 16 December 2014
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Subject: Report of the meetings of the Investment Committee held on 11 November 2014 and 14 January 2015
Meeting date: 29 January 2015
Report to: Board
Report of: David Edmonds, Chair of the Investment Committee

This report will be considered in public

1. SUMMARY

- 1.1. This paper provides the formal report to the Board the meeting of the Committee on 11 November 2014. As this meeting took place after the statutory deadline for the dispatch of papers for the November Board meeting, a verbal update was given at that meeting. This paper also provides a formal report to the Board of the meeting of the Committee on 14 January 2015.
- 1.2. An appendix is included on Part 2 of the agenda, which contains exempt supplemental information. The information is exempt by virtue of paragraph 3 of Schedule 12A in that it contains information relating to the business affairs of the London Legacy Development Corporation.

2. RECOMMENDATIONS

- 2.1 The Board is invited to note this report and agree the recommendations in the appendix (exempt information).

3. ISSUES DISCUSSED AT 11 NOVEMBER 2014 MEETING

East Wick and Sweetwater procurement

- 3.1. The Committee considered a report on the East Wick and Sweetwater procurement. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and endorsed the recommendation to appoint a preferred bidder.

Ten year plan

- 3.2. The Committee considered a report on the revised 10 Year Plan. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and recommended that the Board approves the revised 10 Year Plan as the basis of the Legacy Corporation's submission to the GLA Budget process.

Cultural and higher education quarter (Olympicopolis)

- 3.3. The Committee considered an update report on the development of the cultural and higher education quarter (Olympicopolis). Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information relating to Outline Business Case for the project.

ArcelorMittal Orbit

- 3.4. The Committee considered a report on the plans to enhance the visitor experience at the ArcelorMittal Orbit. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information relating to the proposed options and agreed to delegate to the Chief Executive to develop a Business Case for these options for future consideration.

Commercial Strategy

- 3.5. The Committee considered a report on the Legacy Corporation's commercial strategy. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and agreed the Strategy, agreed that it be updated in line with the Legacy Corporation's overall strategy and 10 Year Plan, and submitted again in spring 2015.

Fees and charges

- 3.6. The Committee considered a report on the proposed process for the annual revision of the commercial fees and charges in advance of the new financial year. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and agreed the process for the annual revision.

4. ISSUES DISCUSSED AT THE 14 JANUARY 2015 MEETING

E20 Stadium Limited Liability Partnership project update

- 4.1. The Committee considered a report on the ongoing work being undertaken by and behalf of the E20 Stadium Limited Liability in relation to the stadium transformation works. Following a positive resolution to exclude members of the press and public, the Committee agreed the recommendations in the report.

Cultural and higher education quarter (Olympicopolis)

- 4.2. The Committee considered an update report on the development of the cultural and higher education quarter (Olympicopolis) following the announcement of Government funding in the Autumn Statement. Following a positive resolution to exclude members of the press and public, the Committee noted a further report containing exempt information relating to the project.

Strategy for fundraising structures

- 4.3. The Committee considered a report on the proposals for the fundraising arrangements for Olympicopolis. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and recommended the fundraising strategy to the Board for approval. Further information relating to the strategy is included in appendix 1 (exempt information).

ArcelorMittal Orbit

- 4.4. The Committee considered a report on the plans to enhance the visitor experience at the ArcelorMittal Orbit. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information relating to the business case for the proposed enhancements and agreed that further work would be undertaken before the business case was considered by the Committee. A further update is provided in the CEO's commercial update (exempt information).

Fees and charges

- 4.5. The Committee considered a report on the proposed new commercial fees and charges in advance of the new financial year. Following a positive resolution to exclude members of the press and public, the Committee considered a further report containing exempt information and agreed that a further report setting out the charging policy be submitted to the 10 February 2015 meeting of the Committee.

5. LEGAL IMPLICATIONS

- 5.1. Legal and procurement advice has been obtained in relation to these matters.

6. LIST OF APPENDICES TO THIS REPORT

- 6.1. Appendix 1: further information relating to the Olympicopolis fundraising strategy (exempt information)

List of Background Papers

- Papers for the meeting of the Investment Committee on 11 November 2014
- Papers for the meeting of the Investment Committee on 14 January 2015

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Subject: Report of the meeting of the Regeneration and Communities Committee held on 11 November 2014 and 20 January 2015
Meeting date: 29 January 2015
Report to: Board
Report of: Andrew Mawson, Chair of the Regeneration and Communities Committee

This report will be considered in public

1. SUMMARY

- 1.1. This paper is the formal report to the Board of the meeting of the Committee held on 11 November 2014. As this meeting took place after the statutory deadline for the dispatch of papers for the November Board meeting, a verbal update was given at that meeting.
- 1.2. This paper also provides an update on the items being considered at the Regeneration and Communities Committee meeting on 20 January 2015. As this meeting is due to take place after the statutory deadline for the dispatch of papers for the January Board meeting, a verbal update will be given at the meeting and a formal report of the meeting will be issued to the next Board meeting.

2. RECOMMENDATIONS

- 2.1 The Board is invited to note this report and the verbal update.

3. ISSUES DISCUSSED AT THE 11 NOVEMBER MEETING

Executive Director's report

- 3.1. The Committee considered a report on activities related to the remit of the Committee including an update on employment targets and the Legacy Corporation's work in community engagement and place-making.
- 3.2. The meeting was held at Workplace Stratford one of the main job brokerage centres that LLDC works with. The Committee heard about the joint work being undertaken to establish pathways for local people into jobs.

Paralympic Legacy programme

- 3.3. The Committee considered a report on progress with delivery of East London's Paralympic Legacy programme. A number of successes were highlighted in the report including the National Paralympic Day 2013/14 and Motivate East. The Legacy Corporation's Inclusive Design Standards ensured 100% compliance in the Park and were setting new standards both nationally and internationally. The Committee noted the importance of continuing to maintain momentum up to and

including the IPC World Championships in 2017. The Committee noted the report and the proposals to extend the Paralympic Legacy programme through to 2017.

Employment and skills

- 3.4. The Committee considered a report on the Legacy Corporation's work on employment and skills and the emerging plans to maximise local benefits from future phases of development including the Legacy Communities Scheme Phase 2 development of the Olympicopolis.

4. ISSUES TO BE DISCUSSED AT THE 20 JANUARY MEETING

- 4.1. The Committee will consider the following items at their meeting on 20 January 2015:

An update from the Executive Director of Regeneration and Community Partnerships on activities related to the remit of the committee including an update on employment targets, and the Legacy Corporation's work in community engagement and place-making and a proposed new format for future reporting including a timeline of the regeneration programme and output tables.

5. LEGAL IMPLICATIONS

- 5.1. Legal and procurement advice has been obtained in relation to these matters.

6. LIST OF APPENDICES TO THIS REPORT

- 6.1. None

List of Background Papers

- Papers for the meeting of the Regeneration and Communities Committee on 11 November 2014
- Papers for the meeting of the Regeneration and Communities Committee on 20 January 2015

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Subject: Report of the meeting of the Audit Committee held on 20 January 2015
Meeting date: 29 January 2015
Report to: Board
Report of: Keith Edelman, Chair of the Audit Committee

This report will be considered in public

1. SUMMARY

- 1.1. This paper provides an update on the items being considered at the Audit Committee meeting on 20 January 2015. As this meeting is due to take place after the statutory deadline for the dispatch of papers for the Board meeting, a verbal update will be given at the meeting and a formal report of the meeting will be issued to the next Board meeting.

2. RECOMMENDATION

- 2.1 The Board is invited to note this report.

3. ISSUES TO BE DISCUSSED AT THE 20 JANUARY MEETING

- 3.1. The Committee will consider the following items at their meeting on 20 January 2015:
- a) An update from the Executive Director of Finance and Corporate Services' update on activities related to the remit of the committee including an update on tax, trading, finance improvements, external audit plan, write off of bad debts and treasury management strategy
 - b) An update on the process for submission of a draft budget for 2015/16 and indicative figures for 2016/17 to the GLA, including draft figures, deliverables and a draft of the revised 10 Year Business Plan
 - c) Reports on internal audit work including internal audit reports on finance systems, an update on progress against internal audit recommendations and future internal audit work.
 - d) Updates on insurance and risk management and internal control.

4. LEGAL IMPLICATIONS

- 4.1. Legal and procurement advice has been obtained in relation to the matters discussed at the meeting.

5. LIST OF APPENDICES TO THIS REPORT

5.1. None

List of Background Papers

- Papers for the meeting of the Audit Committee on 20 January 2015

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Subject: Development of the Legacy Corporation's Community Infrastructure Levy (CIL): Approval and publication of the Charging Schedule, approval of draft Planning Obligations supplementary planning document, Infrastructure List (Regulation 123 List) and updated Infrastructure Delivery Plan Project list

Meeting date: 29 January 2015

Report to: Board

Report of: Anthony Hollingsworth, Director of Planning Policy and Decisions

This report will be considered in public

1. SUMMARY

- 1.1. The Legacy Corporation is a Charging Authority for the Community Infrastructure Levy (CIL). At its meeting of 30 April 2014, the Board agreed the CIL Draft Charging Schedule, which sets out the proposed CIL charging rates, for the purposes of consultation and subsequent submission to the Secretary of State for Communities and Local Government for examination. Consultation took place during May and June and the charging schedule was then submitted to the Secretary of State on 6 August for examination. The appointed Inspector held the examination during October 2014 and his report was received on 26 November. The report recommended the CIL Charging Schedule be approved with no changes except a minor amendment to the maps be included.
- 1.2. This report seeks Board approval of the charging schedule so that it can come into effect on 6 April 2015 which is the date on which new restrictions come into force under the Community Infrastructure Levy Regulations (2010).
- 1.3. As of 6 April 2015, any developments which are granted planning permission will automatically be liable to pay the London Legacy Community Infrastructure Levy (CIL), and that CIL will be applied towards off-site infrastructure requirements. In parallel, the use of S106 Agreements to secure infrastructure will be scaled down so that they for the most part secure only on-site infrastructure. The overall effect on development should be financially neutral. This is because money that in the past has been secured through S106 Agreements will now instead be secured through CIL. As part of development of the charging schedule, a 'Planning Obligations Supplementary Planning Document (SPD)' was drafted to set out how S106 Agreements would be used once CIL was in place. The Board is asked to approve the Planning Obligations SPD so that it can be used on an interim basis for negotiation of S106 agreements from 6 April (formal adoption would take place later in the year – see section 5).

- 1.4. The Board is also asked to approve the 'Regulation 123' List that identifies the priority infrastructure projects or items that CIL monies are intended to be directed towards. The Regulation 123 List will be reviewed annually and, where updated, Board approval will be sought.
- 1.5. For the reasons set out in Section 11 (Legal Implications) of this report, the Board should clearly indicate their agreement or otherwise of the Charging Schedule and proposed charging start date by a show of hands.
- 1.6. The Board is also asked to approve an updated Infrastructure Delivery Plan Project List (at Appendix 4) which identifies the infrastructure required to support the development planned in the Legacy Corporation area (and is therefore longer than the Infrastructure List (Regulation 123 list) referred to above). It is necessary to review the list of projects annually to ensure that it is up to date and, where changed, agreed by the Board. The first annual review has now taken place. The updated project list will be used by the Project Proposals Group to allocate S106 and CIL funding when it is received – see section 7 of this report.

2. RECOMMENDATIONS

- 2.1 The Board is invited to:
 - 2.1.1 Approve the Charging Schedule attached at Appendix 1 to this report;
 - 2.1.2 Approve the use of the draft Planning Obligations SPD at Appendix 2 to this report, on an interim basis for negotiation of section 106 agreements when determining planning applications, until the SPD is updated and adopted following adoption of the Legacy Corporation Local Plan;
 - 2.1.3 Approve the Infrastructure List (Regulation 123 list) at Appendix 3 to this report; and
 - 2.1.4 Approve the updated Infrastructure Delivery Plan Project List at Appendix 4.

3. TIMING

- 3.1. A decision is required as the Legacy Corporation, in its role of Local Planning Authority, will be restricted in its ability to secure certain contributions through S106 Legal Agreements from 6 April 2015. A delay in obtaining a Board decision would delay the introduction of the CIL Charging to beyond that date and risk the loss of contributions from development towards meeting infrastructure need.

4. BACKGROUND

- 4.1. Since the Legacy Corporation took on planning powers in October 2012, work has been ongoing to prepare a CIL Charging Schedule for approval.
- 4.2. The Board agreed the Preliminary Draft Charging Schedule for consultation in June 2013, and the Draft Charging Schedule for consultation and subsequent examination in April 2014. Consultation took place on the Draft Charging Schedule in summer 2014. The schedule was submitted to the Planning Inspectorate for independent examination on the 6 August 2014, and the examination of the schedule took place in October 2014. As no-one who had previously made a representation on the draft Charging Schedule wished to

exercise their right to speak at a public hearing as part of the examination, the examination was conducted through written representations.

- 4.3. The Legacy Corporation received the Examiner's report on the 26 November. The Examiner's report is available from the following link: <http://queenelizabetholympicpark.co.uk/planning-authority/planning-policy/community-infrastructure-levies>. The Examiner concluded that the Legacy Corporation's CIL Charging Schedule provided an appropriate basis for the collection of the levy in its area, was supported by sufficient evidence and that the Legacy Corporation had demonstrated that the levy was set at a level that would not put the overall development of the area at risk. Subject to the maps in the Charging Schedule being modified to include gridline reference numbers (as required by the regulations), the Examiner was satisfied that the Charging Schedule met the requirements of Section 212 of the Planning Act 2008 Act and met the criteria for viability in the 2010 Regulations (as amended). The Examiner therefore recommended that the Charging Schedule be approved subject to the amendment to the map.
- 4.4. Should the Board approve the Charging Schedule it will be published on the Legacy Corporation website and made available for inspection at the Legacy Corporation and Borough offices. Notice will also be given in the local press of its approval and interested parties notified by email and sent a copy. These are requirements of regulation 25 of the CIL Regulations 2010 (as amended).
- 4.5. It is recommended that the CIL charging schedule is brought into effect on 6 April 2015, being the date when restrictions on planning obligations in the CIL Regulations come into force. This date (rather than an earlier date) is recommended as it allows an interim period to conclude negotiations and issue permissions for a number of major planning applications which are currently being assessed by the Planning Policy and Decisions Team. The reason for this is that once adopted, CIL is an automatic charge attaching to any new planning permission. There are likely to be a number of planning applications which were designed for a pre-CIL world and which are expected to be granted permission before 6 April. If the Legacy Corporation's CIL charging schedule takes effect before these permissions are granted, it could present a potential additional financial burden to applicants. This would mean that issues such as an agreed level of affordable housing may need to be reviewed, with inevitable delays in issuing the planning permission and concomitant adverse impacts on promoting regenerative development within the Legacy Corporation's area.

5. DRAFT PLANNING OBLIGATIONS SPD

- 5.1. The draft Planning Obligations SPD was also considered by the Examiner as part of the examination of the Charging Schedule. The Examiner's report did not criticise the general approach set out in the SPD. The ability to pool S106 funding is limited once CIL is adopted, so it is necessary for the Charging Authority to explain how section S106 will continue to be used in relation to planning applications in their area, and how it will operate alongside CIL. The draft Planning Obligations SPD is attached at Appendix 3 to this report.
- 5.2. The SPD is centred on policy contained within the emerging Local Plan. The policies within the emerging Local Plan only acquire their full weight as

development plan policies when the Local Plan is adopted. Pending that adoption, Paragraph 216 of the Government's National Planning Policy Framework (the NPPF) recommends that these policies should be given weight according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in [the NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

5.3. As the SPD is centred on the emerging Local Plan policy, it cannot be formally adopted until after the Local Plan itself has been adopted. In the mean time (and subject to the Board's approval of the SPD as interim guidance as recommended in this Report), PPDT will apply the SPD guidance in negotiating S106 Agreements in a way which is consistent with the weight it gives to the relevant policies in the emerging Local Plan pursuant to Paragraph 216 of the NPPF.

5.4. Once the Local Plan has been adopted, the SPD will be reviewed and, if necessary, updated. This may include further public consultation at that stage. Board approval will be sought, as required, for any future public consultation version of the SPD and for any subsequent adoption of it. The draft SPD will continue to be used as guidance to inform the approach to S106 Agreements during the interim period.

6. INFRASTRUCTURE LIST (REGULATION 123 LIST)

6.1. Regulation 123 of the CIL regulations provides that the Charging Authority publish on its website a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL. Regulation 123 also provides that a planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligations provides for the funding or provision of infrastructure in the Regulation 123 List. The effect of this is that if the Authority is planning to use CIL to fund infrastructure projects set out in its Regulation 123 list, it cannot seek contributions under S106 for that infrastructure. The ability for authorities to pool contributions required through S106 Agreements is also limited by this regulation if five or more separate planning obligations which provide for the funding or provision of that project or type of infrastructure have been entered into on or after 6 April 2010. These restrictions will apply from that date irrespective of whether a Local Planning Authority has a CIL Charging Schedule in place.

6.2. The Infrastructure List (123 list) which is attached to this report at Appendix 4, specifies which projects from the Infrastructure Delivery Plan the Legacy Corporation is initially expecting to fund (wholly or in part) through CIL. This list should be read alongside the draft section 106 SPD. The Local Planning Authority can review and update the Regulation 123 list when it considers that this is necessary or appropriate without revising the CIL Charging Schedule

provided that it consults on that proposed change. It is intended that any need to update the Regulation 123 list would be identified through the annual review of the infrastructure list within the Infrastructure Delivery Plan which itself will involve input from and consultation with boroughs and other infrastructure providers. As projects included in the Regulation 123 list are completed, they will be removed from the list and replaced with other infrastructure projects.

- 6.3. The Infrastructure List has also been consulted on publicly and updated as a result of that consultation. It is therefore recommended that the Board approve the Infrastructure List.

7. INFRASTRUCTURE DELIVERY PLAN PROJECT LIST

- 7.1. The Regulation 123 List has been drawn from a longer list of Planned Infrastructure Projects included in the Infrastructure Delivery Plan May 2013, and previously reported to Board alongside the Draft Charging Schedule in June 2013. This identifies the infrastructure assessed as being required to support the development planned within the Legacy Corporation's area. At its meeting of June 2013, the Board agreed to establish a Project Proposals Group (a group of senior Legacy Corporation officers chaired by the Director of Planning Policy and Decisions) to allocate financial contributions from S106 Agreements and future CIL monies to projects. The governance and terms of reference of the Group set out that it will aim to allocate funds in accordance with the Infrastructure Delivery Plan and Regulation 123 list (which are both agreed by the Board). It is therefore necessary to review the list of projects annually to ensure that it is up to date and, where changed, agreed by the Board. The first annual review has now taken place. The review has been carried out in consultation with the Four Boroughs and other infrastructure providers, including Transport for London, Lea Valley Regional Park Authority, Canals and Rivers Trust, Environment Agency and Natural England.
- 7.2. The list has been updated to include delivery progress, for example where planning permission has been granted or elements of funding secured. Where projects and infrastructure within the revised list have been identified within the Local Plan, the relevant Local Plan sub areas or site allocations have been denoted. Project costs where available have also been added to the list. A number of new projects have been added, such as transport projects from TfL's 'Bow Vision', play areas and infrastructure at Pudding Mill, identified through the Pudding Mill Land Use and Design Framework report and associated with the Local Plan.
- 7.3. The updated Project List is attached at Appendix 4 and the Board is asked to approve the revised list. Following approval, the completed projects (coloured green) will be removed from the list, they have been kept on the list at this stage to enable Board Members to see progress of infrastructure provision.

8. REVIEW OF THE CHARGING SCHEDULE

- 8.1. The Charging Schedule submitted to the examination indicated that the rates should apply for at least 3 years but that a review would be undertaken sooner if circumstances changed materially. However, as the Examiner has pointed out, the London Legacy Development Corporation Local Plan will shortly be subject to examination. If the outcome of the examination results in a significantly different planning context within the Local Plan from that on which the Schedule was based, it may then be appropriate to review the Schedule at that point. While officers do not expect the planning context to be significantly different, officers will consider this further following adoption of the Local Plan, as well as continuing to monitor the factors that affect the levy and the expected development in the area so that a review could be brought forward before 3 years of operation if necessary.

9. NEIGHBOURHOOD FUNDING

- 9.1. The CIL regulations provide for a proportion of the funding collected through CIL to be spent by the local community. In the Legacy Corporation's case, this amount would be 15% of receipts from the levy, capped at £100 per existing council tax dwelling. If a neighbourhood plan is adopted within the Legacy Corporation area the proportion increases to 25% of receipts, uncapped. As there is no parish council within its area, the Legacy Corporation would retain and set aside the levy receipts but engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding element. Officers will set up appropriate arrangements for consulting with the local community during 2015. As it is likely to be some time before any CIL funds are received, and funds only need to be spent on a 6 monthly basis, it is considered that the proposed programme for consultation is appropriate.

10. FINANCIAL IMPLICATIONS

- 10.1. The costs involved in implementing and monitoring the Community Infrastructure Levy are included within the planned budget of the Planning Policy and Decisions Team. In terms of the funding generated from CIL, this is not included within the Corporation's 10 year budget. CIL is additional and will provide a much needed source of funding for infrastructure across the Legacy Corporation area. It is estimated between £7 million and £11 million could be raised through CIL from residential development in a ten year period, depending on the level of affordable housing delivered. Any CIL raised from non-residential uses would be additional to this figure.

11. LEGAL IMPLICATIONS

- 11.1. Section 213 of the Planning Act 2008 (the Planning Act) allows a charging authority such as the Legacy Corporation to approve and adopt a charging schedule only if the Examiner has recommended approval (subject to any modifications the Examiner recommends) and the Legacy Corporation has had regard to the Examiner's recommendations and reasons for such recommendation.
- 11.2. The Legacy Corporation's charging schedule has been prepared, examined and recommended for approval (subject to the single amendment of the plans

attached to the schedule to show grid lines and numbers) by an independent Examiner in accordance with the provisions of the Planning Act 2008 and Community Infrastructure Levy Regulations (2010) (the Regulations). In adopting the charging schedule, the Legacy Corporation will be acting in accordance with the Examiner's recommendations and the requirements of s. 213 of the Planning Act.

- 11.3. As of 6 April 2015, Regulation 123 will have the effect of restricting the Legacy Corporation's ability to secure funding from developers for the infrastructure which is necessary to support their developments and to support the regeneration of the Legacy Corporation's Area through the traditional route of legal agreements made under S.106 of the Town and Country Planning Act 1990. To avoid a shortfall in infrastructure funding, it is necessary for the Legacy Corporation to put its own CIL charging schedule in place.
- 11.4. The requirement of section 213 of the Planning Act 2008 is that a charging authority (other than the Mayor of London) must approve a charging schedule -
 - (a) at a meeting of the authority, and
 - (b) by a majority of votes of members present.
- 11.5. The Board should therefore clearly indicate their agreement or otherwise of the Charging Schedule and proposed charging start date by a show of hands.
- 11.6. The Legacy Corporation is subject to the general public sector equality duty set out in section 149 of the Equality Act 2010, which requires it in exercising its functions to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations by reference to people with protected characteristics. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In preparing its CIL charging schedule, the Planning Obligations SPD and the updated IDP list, the Legacy Corporation has had due regard to any impacts on those with protected characteristics and the need to ensure that their interests are taken into account.

12. PRIORITY THEMES

- 12.1. Promoting convergence and community participation; Championing equalities and inclusion; Ensuring high quality design; Ensuring environmental sustainability.
- 12.2. These themes have been taken into account in developing the Charging Schedule. The funding secured through CIL will help deliver the infrastructure to support the growth planned for the Legacy Corporation area in a way that complies with each of the priority themes.
- 12.3. The IDP and the Project List are key elements of the Local Plan and Community Infrastructure Levy forming part of the Legacy Corporations strategy for delivering regeneration within its area and convergence more widely. Equalities and inclusion are also important aspects of this wider framework with individual projects play a role in achieving these objectives. Individual projects will also variously contribute towards achieving high quality design and environmental sustainability within the Legacy Corporation area.

13. Appendices

- **Appendix 1 – Charging Schedule**
- **Appendix 2– Draft Planning Obligations SPD**
- **Appendix 3 – Infrastructure List (123 list)**
- **Appendix 4 – Updated IDP Project List**

List of Background Papers:

Reports to Board 28 June 2013 –

Report 6 – Development of the Legacy Corporation’s Community Infrastructure Levy (CIL): consulting on the Preliminary Draft Charging Schedule and Infrastructure Delivery Plan

Report 7 – Allocation of S106 and CIL Funds

Report to Board 30 April 2014

Report 14 - Community Infrastructure Levy Draft Charging Schedule

Report to Board 27 September 2012 – Planning Functions

CIL Regulations 2010 (as amended)

Community Infrastructure Levy – DCLG Guidance February 2014

LLDC Infrastructure Delivery Plan, Final Report, (April 2013)

Publication Local Plan (August 2014)

Report on the examination of the draft London Legacy Development Corporation

Community Infrastructure Levy Charging Schedule November 2014

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Charging Schedule



January 2015

DRAFT

This Charging Schedule has been issued, approved and published in accordance with The Community Infrastructure Levy Regulations 2010 and Part 11 of PA 2008.

This Charging Schedule was approved on XX.XX.XXXX
This Charging Schedule takes effect from XX.XX.XXXX

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1 Name of the Charging Authority

1.1 The Charging Authority is the London Legacy Development Corporation

2 The CIL Rates

2.1 The Legacy Corporation as a charging authority is required to have regard to the Mayoral CIL when setting its own CIL rate(s). The rates set out in this DSC are exclusive of the Mayoral rate. The Mayoral CIL rate is £20 per square metre in Newham and Waltham Forest, and £35 per square metre in Hackney and Tower Hamlets. The CIL rates are shown in the table below. For clarity, the table shows rates exclusive of Mayoral CIL (i.e. the Legacy Corporation CIL rates) and inclusive of mayoral CIL. The Mayoral CIL is set by the Mayor of London, and as the Legacy Corporation area covers parts of four London Boroughs, the Mayoral CIL will vary depending on which borough within the Legacy Corporation area development takes place. The Legacy Corporation is a collecting authority for Mayoral CIL, and therefore collects the CIL and passes it to Transport for London.

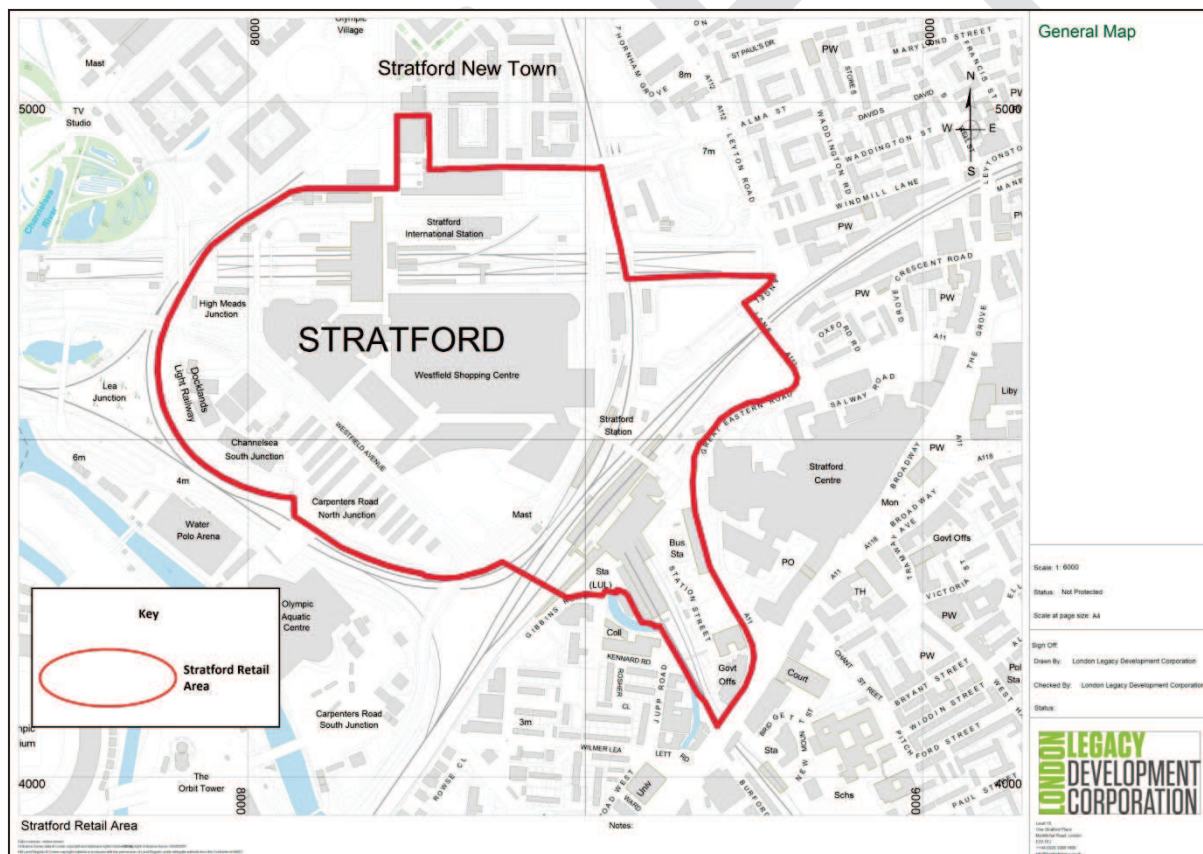
	Exclusive of Mayoral CIL	Inclusive of Mayoral CIL ¹	Inclusive of Mayoral CIL
Development Type	Proposed Legacy Corporation CIL Charge (£/m ²)	Mayor of London and proposed Legacy Corporation CIL rates Newham and Waltham Forest (£/m ²)	Mayor of London and proposed Legacy Corporation CIL rates Tower Hamlets and Hackney (£/m ²)
All residential development	£60	£80	£95
Convenience supermarkets and superstores and retail warehouses (over 1000 sq m)	£100	£120	£135
Hotels	£100	£120	£135
Student Accommodation	£100	£120	£135
Comparison and all other retail (A1-A5) in 'Stratford Retail Area'	£100	£120	£135
Comparison and all other retail (A1- A5) outside 'Stratford Retail Area'	Nil	£20	£35
All other uses except education and healthcare	Nil	£20	£35
Education and Healthcare	Nil	Nil	Nil

¹ These rates are shown for information only and are not formally part of the charging schedule.

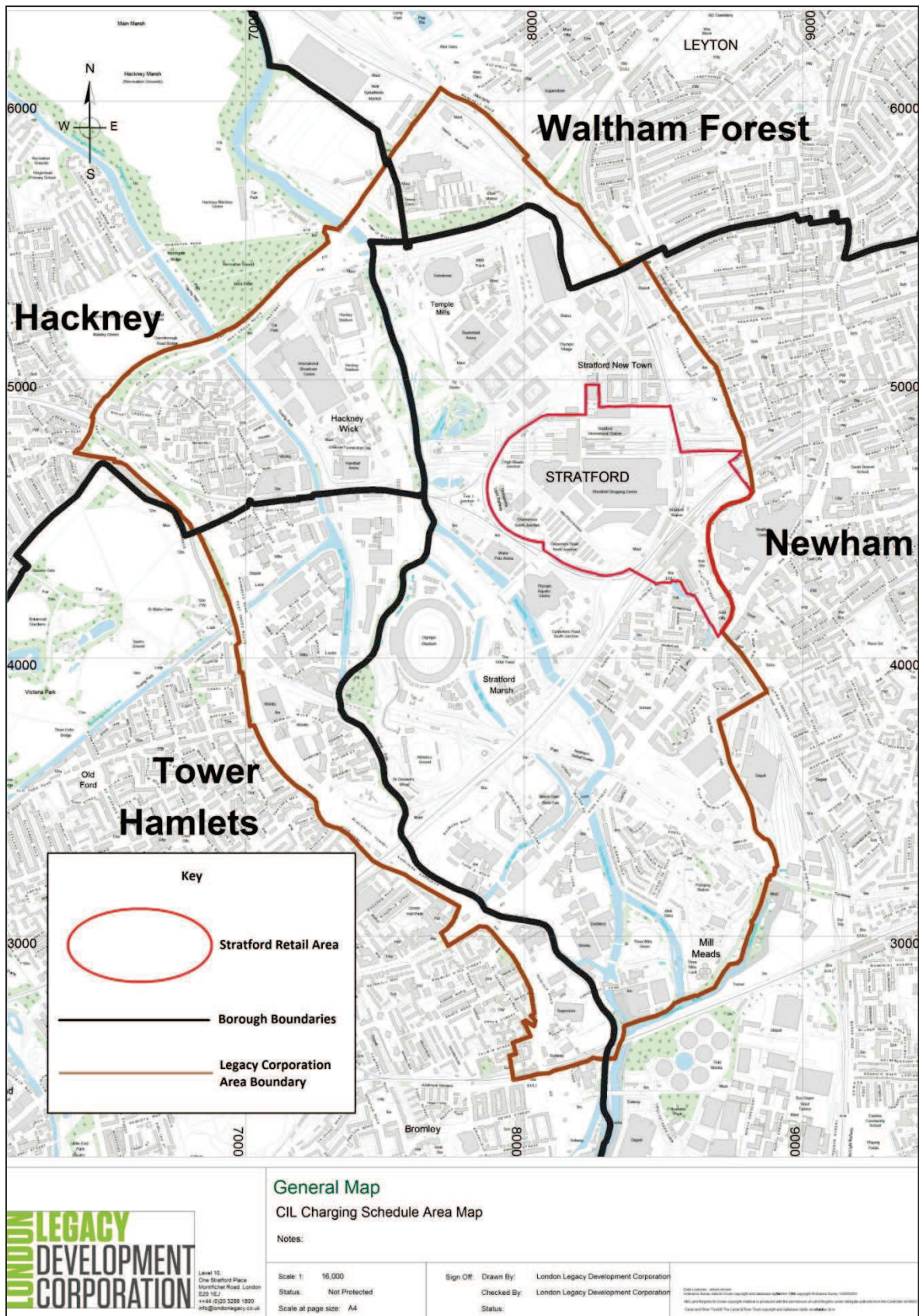
3 Definitions

- 3.1 **Superstores / supermarkets:** Shopping destinations in their own right where food and convenience shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.
- 3.2 **Retail warehousing:** Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of comparison goods, catering for a significant proportion of car-borne customers.
- 3.3 **Convenience goods:** Food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals and non-durable household goods.
- 3.4 **Comparison goods:** Any other goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects.

Map 1: Stratford Retail Area

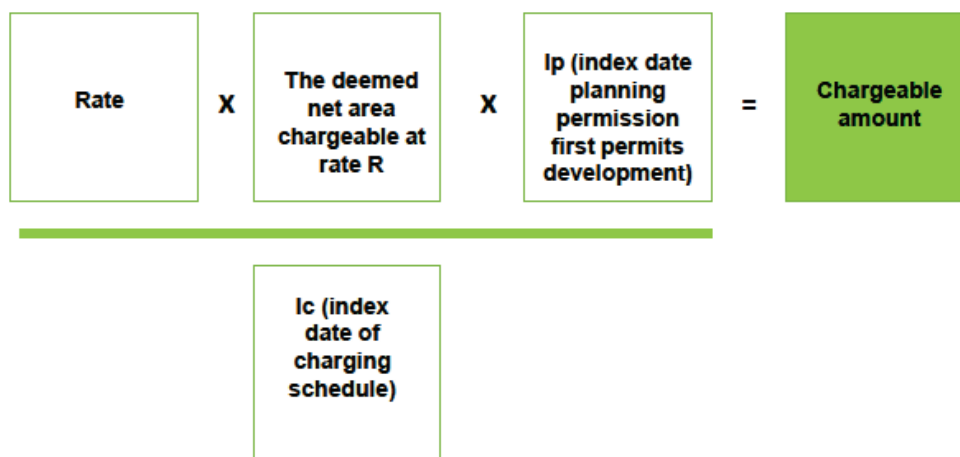


Map 2: Comparison and all other retail (A1-A5) outside 'Stratford Retail Area'



4 How the chargeable amount will be calculated

- 4.1 The chargeable amount will be calculated in accordance with the CIL regulations 2010 (as amended). The Legacy Corporation will use the following formula, as required by the regulations:



- 4.2 In most cases the deemed net chargeable area will be the gross internal area of the chargeable development². However, the regulations allow for the gross internal area of retained parts of in-use buildings to be deducted and not charged. There are also provisions for deducting parts of existing buildings that will be demolished. Applicants are advised to look at the CIL regulations (regulation 40) and the government guidance for detailed advice.
- 4.3 Index linking will be applied as set out in the formula above, using the All in tender price index published by BCIS.
- 4.4 The regulations also allow for social housing relief, and exemptions for residential annexes or extensions. These are explained fully in the regulations and government guidance.
- 4.5 Applicants should note however that if they commence development without serving a commencement notice as required by the regulations and / or without having applied for social housing relief, then they will lose their ability to pay by instalments and / or will not be eligible for relief for social housing.
- 4.6 Legacy Corporation officers will liaise with applicants and agents to confirm the correct CIL charges, and will issue liability notices as soon as practicable after planning permission first permits developments (as required by the regulations).

² Almost all development is chargeable development under the regulations, except for a) a building into which people do not normally go; b) a building into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery. The change of use of a single dwelling house to two or more separate dwellinghouses is also not chargeable development. See regulation 6 for more information.

5 Instalment Policy

- 5.1 The Legacy Corporation has decided not to introduce its own instalment policy, therefore the Mayor of London’s instalment policy will apply in the Legacy Corporation area. This is set out below.

Amount of CIL liability	Number of Instalment Payments	Amount or proportion of CIL payable in any instalment/time at which payments are due
£500,000 or less	No instalments	Total amount payable within 60 days of commencement of development
£500,001 or more	Two	<ul style="list-style-type: none"> • The greater of £500,000 or half the value of the total amount payable within 60 days of commencement of development • The remainder within 240 days of commencement of development

6 Draft Infrastructure List

- 6.1 Infrastructure that the Legacy Corporation intends to fund through CIL is set out on its Draft Infrastructure List.

7 Neighbourhood Funding

- 7.1 Once the charging schedule is in operation the Legacy Corporation will set out using its regular communication tools how it will meet the requirements for spending a proportion of the funds in consultation with the local community. Under the regulations the neighbourhood funding element does not need to be spent in accordance with the Draft Infrastructure List.

8 Review and Monitoring Arrangements

- 8.1 Views were invited on a review mechanism during consultation on the Preliminary Draft Charging Schedule. Responses were not conclusive. Therefore the Legacy Corporation is proposing to apply the rates set out in this DCS for at least three years. Review will be undertaken sooner if circumstances change materially.
- 8.2 The Legacy Corporation is committed to ensuring the use of CIL is open and transparent and will publish an annual report which will clearly set out how much CIL money has been received and the infrastructure to which that money has been applied, as required by regulation 62 Reporting.

Planning Obligations Supplementary Planning Document



January 2015

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1. Introduction

Status of document

- 1.1 This document is a draft Planning Obligations Supplementary Planning Document (SPD), and sets out the approach the Legacy Corporation will take in relation to section 106 agreements from April 2015 once the Legacy Corporation CIL is operational. The use of the draft Planning Obligations SPD was approved by the Board on an interim basis for negotiation of section 106 agreements when determining planning applications on 29th January 2015.
- 1.2 The Planning and Compulsory Purchase Act 2004 required that all Local Development Documents, including DPDs (now Local Plans) and Supplementary Planning Documents (SPDs) be subject to Sustainability Appraisal (SA) prior to publication. Alterations to Section 19(5) of the 2004 Act under the Planning Act 2008 removed the requirement for Local Planning Authorities to produce an SA for SPDs. The rationale behind this is that SPDs do not contain any new policies, but provide supplementary guidance relating to policies set out in overarching Local Plans that have already been subject to SA.
- 1.3 The draft Planning Obligations SPD will be supplementary to the LLDC's Local Plan once adopted and therefore the impacts of the policies that the draft SPD is supplementary to will be formally assessed through the Local Plan Sustainability Appraisal process. For this reason LLDC considers that an SA/SEA is not required for the draft Planning Obligations SPD
- 1.4 The draft Planning Obligations SPD was considered by the examiner as part of the examination of the Charging Schedule. The Examiner's report did not criticise the general approach set out in the SPD.
- 1.5 The SPD is centred on policy contained within the emerging Local Plan. The policies within the emerging Local Plan only acquire their full weight as development plan policies when the Local Plan is adopted. Pending that adoption, Paragraph 216 of the Government's National Planning Policy Framework (the NPPF) recommends that these policies should be given weight according to:
- i. the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - ii. the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - iii. the degree of consistency of the relevant policies in the emerging plan to the policies in [the NPPF] (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 1.6 As the SPD is centred on the emerging Local Plan policy, it cannot be formally adopted until after the Local Plan itself has been adopted. In the mean time (and subject to the Board's approval of the SPD as interim guidance as recommended in the Board Report), PPDT will apply the SPD guidance in negotiating section 106

- agreements in a way which is consistent with the weight it gives to the relevant policies in the emerging Local Plan pursuant to Paragraph 216 of the NPPF.
- 1.7 Once the Local Plan has been adopted the SPD will be reviewed, and if necessary, updated. This may include further public consultation at that stage. Board approval will be sought, as required, for any future public consultation version of the SPD and for any subsequent adoption of it. The draft SPD will continue to be used as guidance to inform the approach to s106 agreements during the interim period.

2. Context

London Legacy Development Corporation

- 2.1 The Legacy Corporation is a Mayoral Development Corporation established by the Mayor of London on 1 April 2012. The purpose of the Legacy Corporation is:

“To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of the 2012 Olympic and Paralympic Games, by securing high-quality sustainable development and investment, ensuring the long-term success of the facilities and assets within its direct control and supporting and promoting the aim of convergence”

Infrastructure Needs in the Legacy Corporation Area

- 2.2 The infrastructure needs in the Legacy Corporation Area have been comprehensively assessed and an Infrastructure Delivery Plan (IDP) prepared. Consultation took place on the Plan between July and September 2013. The infrastructure project list in the IDP is reviewed and updated on an annual basis. This SPD should be read alongside the IDP.

3 Statutory Planning Framework

The Development Plan and status of this Strategy

- 3.1 Within the London Legacy area and as at December 2014 the current development plan is made up of the Borough Local Plans, the four Core Strategies and Fish Island Area Action Plan (September 2012) and Hackney Wick Area Action Plan (September 2012). Borough development plan documents adopted after 30th September 2012 do not apply within the Legacy Corporation area. The Legacy Corporation is preparing its own local plan. The Local Plan will gain in material weight as it moves through the statutory stages towards adoption.
- 3.2 This is a Supplementary Planning Document which sets out further guidance on how the Legacy Corporation will apply emerging policy in its draft Local Plan.

The Community Infrastructure Levy

- 3.3 The Legacy Corporation is a CIL charging authority. The Charging Schedule was submitted for examination on 6 August 2014, and recommended for approval by the

examiner Mike Moore (BA(Hons) MRTPI CMILT MCIHT) in his report dated 27 November 2014. The Legacy Corporation's CIL is likely to come into force in April 2014. This draft SPD has been prepared to set out clearly to applicants the Legacy Corporation's approach to section 106 agreements.

Power to enter into section 106 agreements

- 3.4 The power of the Legacy Corporation as local planning authority to enter into a planning obligation with an owner of land in its area is set out in s106 of the Town and Country Planning Act 1990 (as amended).
- 3.5 The Government's guidance on planning obligations is contained in the National Planning Policy Framework (March 2012) as set out below.

"Planning Conditions and Obligations

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

204. Planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects."

- 3.6 The tests set out in the NPPF at 204 are the same as the test set out in Regulations 122 of the CIL regulations.

The Mayor of London's Planning Powers

- 3.7 The Mayor of London does not have the power to take over strategically important planning applications (and in doing so determine the details of and be a signatory to s106 agreements) that are determined by the Legacy Corporation. See section 2A(1A) of the Town and Country Planning Act 1990. However, the Mayor retains the power to direct refusal.

Inherited Planning Obligations

- 3.8 Prior to 1 October 2012 the whole of the Legacy Corporation Area was either under the Olympic Delivery Authority (ODA) Planning Functions Order 2006 or the London

Thames Gateway Development Corporation (LTGDC) Planning Functions Order (2005) as amended. The land within the Legacy Corporation Area, therefore includes planning permissions granted by each of the four boroughs, the LTGDC and the ODA. This includes a number of planning permissions for significant development schemes that are accompanied by section 106 agreements. A list of schemes that have associated section 106 agreements are in Appendix 1 to this SPD.

ODA

- 3.9 The biggest section 106 agreement entered into by the ODA as local planning authority is the 'Legacy Communities Scheme' planning permission which was granted on 28 September 2012. This is a large phased scheme, which is envisaged to take 20 years to build out. The section 106 for this scheme (the LCS 106) binds future variations to the scheme secured under section 73 of the Town and Country Planning Act 1990 and new planning permissions for development which is part of the scheme. Changes to the currently permitted Legacy Communities Scheme which are made by way of a section 73 application will not attract CIL thanks to the transitional arrangements in Regulations 128 of the CIL Regulations 2010 (as amended). New planning permissions granted pursuant to s. 70 of the 1990 Act or on appeal which are for substantially the same development will be caught by the existing LCS 106 and will also be liable to CIL. In these circumstances, LLDC will reconsider any of the LCS 106 obligations to ensure that in combination with any CIL liability, the financial obligations attaching to any new planning permission are no more onerous than those imposed by the LCS 106 agreement and Mayoral CIL. New Planning Applications in this area which are not for substantially the same development as that proposed in the Legacy Communities Scheme will not be caught by the LCS 106 and will be subject to CIL in the usual way together with any planning obligations required by policy or in accordance with this SPD.

LTGDC

- 3.10 LTGDC applied a 'Planning Obligations Community Benefit Strategy' to ensure that developments addressed their infrastructure needs through providing contributions towards infrastructure. These contributions were secured through section 106 agreements and are pooled across the Lower Lea Valley. The section 106 contributions were necessary to make the developments acceptable in planning terms. The Legacy Corporation is now ensuring that section 106 payments are made as set out in those agreements, and will monitor and manage the contributions as set out in the section below on monitoring.
- 3.11 It is likely that two large phased schemes with planning permission, granted by LTGDC, at Bromley by Bow north and Sugar House Lane will be implemented in the near future. The comprehensive regeneration of each of these sites generates specific site-wide infrastructure needs which are currently secured through s. 106 Agreements. Once the Legacy Corporation's CIL comes into effect, any future applications to develop discrete parcels of land within these sites (piecemeal development), will still be expected to contribute to these site-wide infrastructure requirements through a section 106 Agreement. The reason for this is that to realise

LLDC's regeneration ambitions for these two sites, development within both sites needs to be part of a comprehensive regeneration scheme.

4 Planning policy priorities that will be secured through Section 106

Sustainability

- 4.1 It is important that development in the Legacy Corporation area is sustainable, and the Legacy Corporation supports the Mayor of London's policies on carbon reduction and renewable energy.
- 4.2 In general, development proposals will be expected to meet the requirements of these policies. Draft policy S2 "Energy in new development" of the Draft Publication Local Plan sets out the targets to be met in terms of reduced CO₂ and provides for developments that do not meet targets to make a financial contribution to the Legacy Corporation's carbon dioxide offsetting fund at the rate of £46 per tonne of carbon dioxide. This will be used to deliver carbon savings through local carbon reduction projects. The payment of these financial contributions will be secured through section 106 agreement.

Affordable Housing

- 4.3 The London Plan and the emerging Legacy Corporation Local Plan set out policies on affordable housing. The level of on-site affordable housing or payments in lieu of on-site affordable housing will be secured through a section 106 agreements. The type of affordable housing, i.e. affordable rent, shared ownership, social rented will also be defined in the section 106 agreement.

Design

- 4.4 The Legacy Corporation will ensure high standards of design in all developments, in accordance with policies in the London Plan and emerging Local Plan. The costs of ensuring a successfully designed development and meeting urban design policies will be considered a development cost. For example, a development may need to incorporate as part of the design, new open / amenity space for the residents of the development, or for developments adjacent to the waterways, new footpaths, landscaping of the river bank and river enhancements. The Legacy Corporation may secure the provision of these elements through section 106 but would expect such elements to be an inherent part of the design of the scheme and to be provided and paid for by the developers. Public realm enhancements immediately around the site may also be needed, and these will be secured through section 106 where they are related to a particular site. More area based generic works may be funded through CIL.
- 4.5 The Legacy Corporation has an established approach to ensuring design quality which includes its Quality Review Panel, which advises developers, officers and the planning committee on design elements of schemes. Section 106 agreements will

be used to ensure that design quality is carried through into the detailed design and construction of the development.

Training and Employment

- 4.6 Draft policy B.5 “Increasing local access to jobs, skills and employment training” of the emerging Local Plan encourages employers to participate in skills and employment training initiatives, during the construction and operational phases of development. Funding towards job brokerage and work placement schemes, and measures towards encouraging local employment during the construction and operational phases of the development will be sought during the planning process and secured through section 106.

Managed and Affordable Workspace

- 4.7 Under Draft policy B.4 of the emerging Local Plan the provision of managed / affordable workspace is encouraged. If the provision of managed / affordable workspace is proposed or required as part of a development, a scheme of rent levels and the principles of the management scheme will be secured through section 106 agreement.

Travel Plans

- 4.8 Travel plans are an important tool to ensure that developments implement measures to promote sustainable transport choices, as set out in emerging local plan Draft policy T.7 and the London Plan. Travel plans should be submitted and agreed as part of the application. Implementation of the travel plan measures will be secured through condition or section 106 agreement as appropriate.

Phasing

- 4.9 The phased construction of development will be controlled where necessary through s106 agreements to ensure that
- On-site infrastructure is delivered in phases appropriate to the phases of development completed,
 - That uses are delivered sequentially in accordance with planning policy.
- 4.10 Regulation 9 of the CIL regulations allows for payment of CIL to be made on each phase of development, therefore setting out the phasing of development in the s106 will also influence the CIL payment schedule.

5 On-site Infrastructure

- 5.1 There are some sites within the Legacy Corporation area where on-site infrastructure will need to be provided and secured through section 106 agreements, in accordance with regulation 122 of the CIL regulations.
- 5.2 This infrastructure will not be added to the Draft Infrastructure List or funded through CIL.

- 5.3 As currently anticipated, on-site infrastructure will be required as part of development on the following sites. These are requirements that are set out in the Infrastructure Delivery Plan and in existing and emerging planning policy.

Bromley by Bow South

- A12 subway works to access Bromley by Bow regeneration-site (approx cost £3 million).
- A12 All Movement Junction to access the site (approx cost £4 million).
- Provision of land for an IDEA store and primary school at Bromley by Bow.

Fish Island

- Provision of land for a primary school at Neptune Wharf.

Hackney Wick

- Community (D1) use within local centre.

Pudding Mill

- On-site in kind infrastructure such as roads.
- Access to the area through provision of the realigned Marshgate Lane and All Movement Junction on to the A11 (secured through a section 278 agreement with TfL)

Planning policy considerations and development costs

- 5.4 Existing and emerging planning policy has allocated land for local services and new schools. This land should be considered as having no development value for other uses. The local planning authority will expect that the transfer of such land to infrastructure providers is secured through section 106 agreement, but that no financial value will be attached to such transfers. Transfers of such sites will not be accepted as Land Payments under Regulation 73. This approach continues the approach followed by LTGDC in their Planning Obligations Community Benefit Strategy.

- 5.5 In summary, works that are normally considered as development costs are:

- Provision of land for infrastructure
- Open space / landscaping that forms part of the development, for use predominantly by residents
- Highways works immediately related to the site access
- Abnormals e.g. river wall works (to be assessed by Environment Agency if works are considered to provide a wider benefit)
- Facilities for exclusive use of residents of the related development Affordable Housing – part of standard development cost
- Climate change mitigation costs – part of standard development cost

Value of section 106 contributions

- 5.6 The viability study carried out to support implementation of the Legacy Corporation CIL Charging Schedule assumed an allowance of £1000 per unit for residual section 106 and 278 contributions on top of CIL in its calculations. This is an estimate only and actual sums sought will vary according to site specific circumstances, but is considered a reasonable proxy for the likely sums to be sought after CIL is implemented. In the appraisals for the larger typologies of 1,100 and 1,200 units the viability study included a brownfield allowance of £5,000 per unit over and above the residual section 106 and section 278 allowance of £1000 per unit for the smaller sites, to account for additional site preparation/infrastructure works required to deliver such development.

The relationship between CIL and Section 106 and on-site infrastructure

- 5.7 Existing section 106 agreements secure the provision of on-site infrastructure. If development does not come forward under those permissions and new applications are submitted, then the applications may be considered under the CIL regime. In these cases and subject to the Regulation 122 tests, it is likely the land for on-site infrastructure in the case of schools, and the provision of the on-site infrastructure such as bridges will still be secured through section 106, as it will not be identified as infrastructure that would be funded through CIL on the Draft Infrastructure List.
- 5.8 Works which are necessary in the public highway will be considered as a normal development cost and will be secured under 278 agreements, unless they are identified on the Draft Infrastructure List.
- 5.9 Open space within the site will be considered as a development cost necessary to ensure a good level of amenity and good design for the scheme and will therefore not be funded through CIL, but its provision will be secured through a section 106 agreement.
- 5.10 If an unallocated community facility is proposed as part of a scheme and the facilities meet an identified need which is wider than that of the proposed development, the Legacy Corporation may in appropriate circumstances give consideration to how this would be secured through the in kind provisions in the CIL regulations. The Legacy Corporation will also be open to proposals for developers to provide and build specific infrastructure meeting more than site-specific needs as integrated parts of schemes, and will consider on a case by case basis how this could be secured within the section 106 and CIL regimes. If such facilities are identified in the Infrastructure (Regulation 123) List, LLDC will consider making Infrastructure Payments available.
- 5.11 Specific community facilities that the Legacy Corporation would welcome being provided include:
- Education facilities (not including land cost)
 - Health facilities (not including land cost)

- Strategic public open space, parks, public realm, ecological and green infrastructure enhancement and strategic enhancement to the blue ribbon network e.g. construction costs related to the laying out of the space
- Public transport infrastructure serving a wider community e.g. bridge links /DLR / bus services / station improvements
- Strategic Flood Relief Works
- Strategic Off-site Highway Works
- Emergency Services
- Community Centres
- Sports and Leisure Centres for community use

6 Practical Matters

Fees

- 6.1 Applicants will be required to pay the Legacy Corporation's fees for auditing development appraisals which they provide. Applicants will also be required to pay the Legacy Corporation's legal fees incurred in settling the legal agreement.

Index Linking

- 6.2 All payments set out in section 106 agreements will be indexed from the date that costs were agreed or from the committee date granting planning permission subject to a section 106 using the BCIS or CPI index as appropriate. The legal agreement will set out how the payment plus inflation will be calculated.

- 6.3 Obligations in existing agreements will continue to be indexed as set out in those agreements.

Interest

- 6.4 All agreements will include requirements for interest to be paid on outstanding contributions if payments are made late. The normal requirement will be 3% above the base rate of a bank to be nominated by the Legacy Corporation.

Ownership

- 6.5 This strategy applies to all land within the Legacy Corporation Area whether private or publicly owned.

Triggers

- 6.6 The timing of payments and other matters will be agreed by the Legacy Corporation and the developer before the grant of planning permission, and will be set out in the legal agreement.

7 Management and Monitoring

How financial contributions collected by the Legacy Corporation are managed

- 7.1 All financial contributions set out in Legacy Corporation agreements will be payable to the Legacy Corporation. Where funds will be more appropriately spent by the local boroughs, for example payments in lieu of affordable housing, Legacy Corporation officers will liaise with borough officers to ensure that suitable projects are identified for spending.
- 7.2 Funds will only be passed to other organisations to be spent where a funding agreement or letter is in place to ensure funds are spent appropriately and within specified time limits.

Expenditure Process

- 7.3 The Legacy Corporation board have delegated decisions on spending of section 106 and CIL funding to the Project Proposals Group. This is a group of senior Legacy Corporation officers which is chaired by the Director of Planning Policy and Decisions. Terms of reference of the group are available from the Legacy Corporation.

Monitoring Contributions

- 7.4 The Legacy Corporation has set up a system to monitor financial and in kind contributions agreed through section 106 agreements. The Legacy Corporation will agree a modest monitoring contribution to facilitate compliance monitoring with the terms of the deed, which will be secured in the section 106 agreement. An annual report to board and planning committee will be produced setting out:
- Financial contributions and in kind benefits negotiated
 - Financial contributions and in kind benefits received / provided
 - Financial contributions spent
- 7.5 There is therefore a clear audit trail between the contribution made and the expenditure of the contribution.

Keeping Developers and Landowners Involved and Informed

- 7.6 Public consultation and liaison with developers and landowners is an important part of the process of developing the Legacy Corporations CIL Charging schedule. Once the Legacy Corporation CIL has been introduced a Developer and Landowner Liaison Group will be established and will meet on at least an annual basis.

- 7.7 Invitations for these meetings will be based on the most up to date consultation database information. Those who wish to be invited to relevant meetings should contact the Legacy Corporations' Planning Policy and Decisions Team using the contact information provided below.

By email to:

planningpolicy@londonlegacy.co.uk

By post to:

CIL – Policy Team,
London Legacy Development Corporation,
1 Stratford Place,
Montfichet Street,
London,
E20 1EJ.

Appendix 1

Sites covered by existing section 106 agreements where development has not yet started or is underway. [Completed schemes are not listed.]

- Sugar House Lane (Land to the South of High Street, Stratford. East of the River Lee Navigation Channel ref: 12/00336/LTGOUT/LBNM)
- Bromley by Bow North (Hancock Road, Three Mills Lane, Bromley By Bow, London, E3 ref: PA/11/02423/LBTH)
- Unex Tower (Station Street, Stratford and New Town, London, E15 1AJ ref: 11/01655/VARDWG/ LBNM)
- Neptune Wharf (12/00210/OUT)
- Land to the northern side of Great Eastern Road (13/00322) FUL Legacy Communities Scheme (11/90621/OUTODA)
- Stratford City (07/900023/VARODA, 10/90651/VARODA, 10/90641/EXTODA)
- 2-12 Stratford High Street (10/90519/FUMODA)
- 80-92 Stratford High Street (06/90011/FUMODA)
- 68-70 Stratford High Street (Porsche Garage site) ref: 11/90619/FUMODA
- Here East 13/00534/FUM, 13/00535AOD, 13/00536/COU, 13/00537/FUL

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Infrastructure List (Required by Regulation 123 of CIL Regulations)

Infrastructure List: Infrastructure Projects it is intended to fund through Legacy Corporation CIL (extracted from Infrastructure Delivery Plan (IDP) - see IDP for further information on projects).

1. Specific Projects

1.1 Childs Play Space

- Eastway Community Facility including children's play areas

1.2 Local Transport Schemes

- Upgrade of existing bridge over Old River Lea (south of Old Ford Lock) for use by cycles and wheelchairs by adding ramp on south bank and widening bridge deck
- New pedestrian/cycle connection from Crown Close/Wick Lane to Greenway (ramp/stairs)
- Upgraded pedestrian and cycle facilities at Wansbeck Road crossing

1.3 Strategic Transport Schemes

- Hackney Wick London Overground Station Upgrade and Improvements
- Bromley by Bow London Underground Station Upgrade and Improvements
- Stratford Station Access and replacing or enhancing Jupp Road Bridge
- TfL Cycle Hire within Queen Elizabeth Olympic Park

1.4 Flooding

- Strategic flood mitigations options

Note: See Draft Planning Obligations SPD for guidance on-site infrastructure to be secured through section 106.

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Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
LCS - A 3FE primary school in PDZ5 - East Wick and Here East	Education - Primary Schools	Has funding or planning permission	Assumed phase opening from 2016	Unknown	Yes	No	Developer	Funding secured through DfE Free School programme	LCS s.106 agreement	Sub Area 1, SA1.7
LCS - A 3FE primary school in PDZ4 - Sweetwater	Education - Primary Schools	Has funding or planning permission	Assumed phase opening from 2016	Unknown	Yes	No	Developer	Funding secured through DfE Free School programme	LCS s.106 agreement	Sub Area 1, SA1.8
A 3FE primary school as part of Chobham Academy	Education - Primary Schools	Completed / built	Opened 2013	Unknown	Yes	No	Developer		Stratford City S106 agreement	Sub Area 2
A 2FE primary school at Bromley by Bow South	Education - Primary Schools	No planning permission, no funding	Alongside development	Unknown	Yes	No	Developer	LB Tower Hamlets, tbc	Bromley By Bow South s.106 agreement	Sub Area 4, SA4.1
A 3FE primary school, Neptune Wharf (Fish Island)	Education - Primary Schools	Has funding or planning permission	Unknown	Unknown	No	Yes	Developer	Developer / LB Tower Hamlets	Neptune Wharf Planning permission s106 agreement	Sub Area 1, SA1.6 (current planning permission includes permission for D1 floorspace as well as land for primary school)
Additional 1FE at Carpenters School	Education - Primary Schools	Has funding or planning permission	Opening 2016	Unknown	£3,040,000	No	2015/16 and 2016/17 DfE Basic Need Capital allocations	LB Newham	Newham Cabinet Report October 2014 - 2015-18 Education Capital Programme & Potential Allocations	Sub Area 3, SA3.4 and SA3.6
LCS - 6FE Secondary School	Education - Secondary Schools	Has funding or planning permission	Assumed phased opening from 2016	Unknown	Yes	No	Developer	Funding from DfE requires open by 2016 on PDZ3. See Nov 2014 Planning committee report	LCS s.106 agreement	Sub Area 3, SA3.6
6 FE Secondary School as part of Chobham Academy	Education - Secondary Schools	Completed / built	Opened 2013	Unknown	Yes	No	BSF capital expenditure - wave 5	LLDC	Stratford City Planning Permission	Sub Area 2
Bow Locks - replacement provision for 4FE Secondary School and new	Education - Secondary Schools	Completed / built	Opened 2014	Unknown	Yes	No	Unknown	LBTH		N/A

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
provision of a further 4FE										
Bow Locks - replacement provision for 4FE Secondary School and new provision of a further 5FE	Education - Secondary Schools	Completed / built	Opened 2014	Unknown	Yes	No	BSF/other	LBTH	OLSPG Infrastructure Delivery Study	N/A
New secondary school at Westferry Printworks site	Education - Secondary Schools	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		LBTH Managing Development Document Site allocation and the infrastructure Delivery Plan	N/A
Nursery - 220sqm (GEA) - PDZ 1 - Stratford Waterfront East	Education - Early years / Nurseries	Has funding or planning permission	Delivery on site from 2021 onwards	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 3, SA3.2
Nursery - 180sqm - PDZ 2 - Stratford Waterfront West	Education - Early years / Nurseries	Has funding or planning permission	Delivery on site from 2021 onwards	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 3, SA3.3
Nursery - 220sqm - PDZ 4 - Sweetwater	Education - Early years / Nurseries	Has funding or planning permission	Delivery on site from 2021 onwards	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 1, SA1.8
Two Nurseries - 360sqm (GEA) which can be provided as one or two premises - PDZ 5 - East Wick and Here East	Education - Early years / Nurseries	Has funding or planning permission	Delivery on site from 2021 onwards	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 1, SA1.7
Two Nurseries - 378sqm (GEA) which can be provided as one or two premises - PDZ 6 - Chobham Manor	Education - Early years / Nurseries	Has funding or planning permission	Alongside development	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 2, SA2.3

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Two Nurseries - 360sqm (GEA) which can be provided as one or two premises - PDZ 8 - Pudding Mill	Education - Early years / Nurseries	Has funding or planning permission	Delivery on site from 2021 onwards	Unknown	No	No	Private sector provision - space / use secured through planning permission	Provision of space through LCS s106 agreement	LCS s106 agreement - Nine nurseries, 50 places each	Sub Area 4, SA4.3
A two classroom nursery as part of Chobham Academy: capacity for 52 places	Education - Early years / Nurseries	Completed / built	Opened 2013	Unknown	Yes	No	Developer		Stratford City Planning Permission	Sub Area 2
A 1FE Nursery at Neptune Wharf Fish Island	Education - Early years / Nurseries	Has funding or planning permission	Unknown	Unknown	No	Yes	Developer		Neptune Wharf Planning Application (Options 2 or 3)	Sub Area 1, SA1.6 (current planning permission includes permission for D1 floorspace)
A Children's Centre at Bromley By Bow new District Centre	Education - Early years / Nurseries	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		Bromley by Bow Masterplan; Planning Application	Sub Area 4, SA4.1 (specifies community facility rather than being specific to children's centre)
LCS - Primary Care Centre (PDZ 4, 2,554m2, six GPs and six dentists)	Primary healthcare	Has funding or planning permission	2014 - 2026	Unknown	Yes	No	Developer		LCS Planning Application	Sub Area 1, SA1.8
Walk-in centre (PDZ 6 645m2, two GPs and two dentists)	Primary healthcare	Has funding or planning permission	2015 - 2026	Unknown	Yes	No	Developer. Following consultation with the NHS Board, it has been agreed that this no longer needs to be provided. Existing health centre at Stratford City has spare capacity	-	LCS Planning Application	Sub Area 2, SA2.3
Walk-in centre (PDZ 8 645m2, two GPs and two dentists)	Primary healthcare	Has funding or planning permission	2016 - 2026	Unknown	Yes	No	Developer		LCS Planning Application	Sub Area 3 and 4, SA4.3 and SA3.5

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
dentists)										
Stratford City Polyclinic, 10 GPs and 10 dentists (estimated)	Primary healthcare	Completed / built	2013	Unknown	Yes	No	Developer / ODA		Stratford City s.106 agreement	Sub Area 2
Primary Healthcare Centre in Hackney Wick Neighbourhood Centre	Primary healthcare	No planning permission, no funding	Med / Long term	Unknown	No	Yes	To be confirmed		Fish Island AAP	Sub Area 1, SA1.1 (specifies community facilities rather than being specific to a health centre)
Olympic Legacy Parklands	Sports and Leisure	Completed / built	Unknown	Unknown	Yes	No	Unknown	LLDC		Sub Area 1, 2 and 3
Multi-Use Sports Arena	Sports and Leisure	Completed / built	Unknown	Unknown	Yes	No	Unknown	Greenwich Leisure Limited		Sub Area 1
Velopark / BMX / Mountain Biking area	Sports and Leisure	Completed / built	Unknown	Unknown	Yes	No	Unknown	Lee Valley Regional Park Authority		Sub Area 1
Aquatics Centre	Sports and Leisure	Completed / built	Unknown	Unknown	Yes	No	Unknown	Greenwich Leisure Limited		Sub Area 1
Eton Manor sports centre (four indoor tennis courts, six outdoor tennis courts and two artificial hockey pitches)	Sports and Leisure	Completed / built	2014-16	Unknown	Yes	No		Lee Valley Regional Park Authority		Sub Area 1
New sports hall at Bow Locks School	Sports and Leisure	Completed / built	Unknown	Unknown	Yes	No	Unknown			
1,000 – 2,500m ² community and health space in the Greater Carpenters Estate area	Sports and Leisure	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		Stratford Metropolitan Masterplan	Sub Area 3

Appendix 4 Updated Infrastructure Delivery Plan Project List Jan 2015

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Replacement of Cathall Leisure Centre (including four new badminton courts); replacement of Kelmscott Leisure Centre (one new pool).	Sports and Leisure	Completed / built	Unknown	Unknown	No	Yes	Unknown		OLSPG Infrastructure Delivery Study	N/A
Additional indoor tennis courts at Eton Manor	Sports and Leisure	No planning permission, no funding	Medium term	Unknown	No	Yes	Unknown	LTA/Tennis Foundation	LLDC	Sub Area 4
Community athletics track provided to southern part of the stadium	Sports and Leisure	Has funding or planning permission	Opening 2016	Unknown	Yes	No	Part of Stadium planning permission and s106	E20 Stadium LLP	LLDC	Sub Area 2
LCS - 12.4ha open space within the red line boundary	Open Space	Has funding or planning permission	2015 - 2031	Unknown	Yes	No	Developer / LLDC (part of permitted scheme)		LCS Planning Application	Sub Area 1, 2, 3 and 4
Stratford City – approximately 11 ha	Open Space	Completed / built	Alongside development	Unknown	Yes	No	Developer (part of permitted scheme)		Stratford City S106 agreement	Sub Area 2
Public open space at Bromley by Bow North, Sugar House Lane, Bromley by Bow South, Hackney Wick	Open Space	No planning permission, no funding	Alongside development	Unknown	Yes	No	Developer (part of permitted schemes)		LLDC consultation / relevant s.106 agreements	Sub Area 1 and 4, SA4.1, SA4.2, SA1.1
Public square or piazza near Hackney Wick	Open Space	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		Fish Island AAP	Sub Area 1, SA1.1
1.2 ha local park, Fish Island / north of Hertford Union Canal	Open Space	No planning permission, no funding	Unknown	£1.1M	Yes	£1.1M	s.106 / CIL contributions / capital funding		Fish Island AAP	Sub Area 1, SA1.3
Opportunities for public space south of Hertford Union Canal	Open Space	Has funding or planning permission	Unknown	Unknown	No	Yes	Unknown		Local Plan and Neptune Wharf planning permission and s106 agreement	Sub Area 1, SA1.6

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
New informal open space at the junction of Stour Road and Beachy Road	Open Space	No longer proposed / necessary	Unknown	Unknown	No	Yes	Unknown	-	Fish Island AAP	Sub Area 1, Not carried forward in local plan - proposal superceded by HW and FI design and planning guidance 2013
Local / open square with connections to and from the Greenway in Fish Island south adjacent to 417 Wick Lane	Open Space	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		Fish Island AAP	Sub Area 1, SA1.5
Marsh Lane and Abbots Park	Open Space	Completed / built	Unknown	Marsh Lane, £2.2M; Abbots Park, £495,000	No	Marsh Lane, £2.2M; Abbots Park, £495,000	Unknown		OLSPG Infrastructure Delivery Study	N/A
Walthamstow Wetlands	Open Space	Has funding or planning permission	2015-2020	£6.5M (first phase only)	Yes (for initial stages)	£5-10M (including later stages)	LLDC boroughs, GLA, EA	Thames Water, Walthamstow Wetlands Partnership, LB Waltham Forest, LB Walthamstow	EA, LLDC consultation	N/A
LCS - 29 children's play spaces / areas totalling 14,210m ²	Child Play Space	Has funding or planning permission	2015 - 2031	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	
LCS children's play space PDZ1 - 900sqm comprising 2x doorstep play and 1x neighbourhood play	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 3
LCS children's play space PDZ2 - 1145sqm comprising 3x doorstep play and 1x	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 3

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
neighbourhood play										
LCS children's play space PDZ4 - 1344sqm comprising 3x doorstep play and 1x local play	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 1
LCS children's play space PDZ5 - 2501sqm comprising 4x doorstep play, 1x local play and 1x Youth play	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards. Local Play and Youth play delivered (Canal Park)	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 1
LCS children's play space 1821sqm PDZ6 - comprising 3x doorstep play and 1x neighbourhood play	Child Play Space	Has funding or planning permission	Delivery from 2016 onwards. Neighbourhood play delivered (Tumbling Play)	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 2
LCS children's play space PDZ8 - 1605sqm comprising 2x doorstep play and 2x local play	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 4 SA4.3
LCS children's play space 1365sqm PDZ12 - comprising 1x local play	Child Play Space	Has funding or planning permission	Delivery from 2021 onwards	Unknown	Yes	No	Developer	LLDC	LCS s.106 agreement	Sub Area 3 SA3.6
Bromley by Bow South - 1,093 m ²	Child Play Space	No planning permission, no funding	By 2014-16	Unknown	Yes	No	s. 106 agreement		LLDC / consultation	Sub Area 4
Pudding Mill children's play space	Child Play Space	No planning permission, no funding	As development comes forward - 2015 onwards	Unknown	No	Yes	S106 agreement	Developer	Pudding Mill Land Use and Design Framework	Sub Area 4
Eastway Community Facility including children's play	Child Play Space	To be confirmed	Med / Long	Unknown	No	Yes	Unknown		Hackney Wick AAP	Sub Area 1

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
areas										
Trowbridge Village Green renovation project	Child Play Space	To be confirmed	Unknown	Unknown	No	Yes	Play Pathfinder		OLSPG Infrastructure Delivery Study	Sub Area 1
LCS - 2,423m ² flexible community space, 1,258m ² flexible cultural space, 3,606m ² of flexible leisure space and an Ideas store (2,460m ²)	Libraries, Multi Use Community space and Cultural Facilities	Has funding or planning permission	Unknown	Unknown	Yes	No	Developer funding	LLDC	LCS s.106 agreement	
Stratford City - multi-use community facility of 1,572m ² on the eastern side of the site	Libraries, Multi Use Community space and Cultural Facilities	Has funding or planning permission	Unknown	Unknown	Yes	No	Unknown	Developer	Stratford City S106 agreement	Sub Area 2
Bromley-by-Bow South Ideas Store (1,315m ²)	Libraries, Multi Use Community space and Cultural Facilities	No planning permission, no funding	2014-16	Unknown	Yes	No	Developer (provision as part of scheme)	Developer	Bromley By Bow s.106 agreement	Sub Area 4
Local theatre run by 'The Yard Theatre' charity with main stage, public areas and rooms for community use	Libraries, Multi Use Community space and Cultural Facilities	No planning permission, no funding	Unknown	Unknown	Unknown	Yes	Developer with the Yard Theatre	The Yard Theatre	The Yard Theatre	Sub Area 1
'Community Use Area' along the Eastway – opportunities to build upon existing community facilities and accommodate additional	Libraries, Multi Use Community space and Cultural Facilities	No longer proposed / necessary	Unknown	Unknown	No	Yes	Unknown	-	Hackney Wick AAP	Not carried forward into local plan

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
facilities within mixed-use development										
1,000 - 2,500m ² new community and health space in the Greater Carpenters Estate	Libraries, Multi Use Community space and Cultural Facilities	No planning permission, no funding	Unknown	Unknown	No	Yes	Unknown		Stratford Metropolitan Masterplan	Sub Area 3, SA3.4
Improving pedestrian and cycle links across the A12 south of Bow Roundabout and improved pedestrian and cycle environment along the A12 corridor.	Local Transport Schemes	No planning permission, no funding	Short-Long term	£5.0+M	£5.0+M	No	s.106 (BBB Tesco s.106 agreement)	Developer / TfL	OLSPG Strategic Transport Study and OLSPG Infrastructure Delivery Study	Sub Area 4
Improve pedestrian and cycle route under the A12 from Eastway to Mabley Green	Local Transport Schemes	No planning permission, no funding	Long term	Unknown	No	Yes	TfL		Hackney Wick AAP	Sub Area 1
Further upgraded pedestrian / cycle connection over the A12 from Wallis Road to Cadogan Terrace.	Local Transport Schemes	No planning permission, no funding	Long term	Unknown	No	Yes	s.106/CIL / TfL / LLDC		Fish Island AAP	Sub Area 1
A new link between Fish Island North and Fish Island Mid to provide a more direct route between the hub at Hackney Wick and Fish Island Mid (includes options for enhanced crossings over	Local Transport Schemes	No planning permission, no funding	Short term	£8.8M	No	Yes	s.106 / CIL		Fish Island AAP	Sub Area 1, SA1.3

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
the Hertford Union Canal)										
Upgrade of existing bridge over Old River Lea (south of Old Ford Lock) for use by cycles and wheelchairs by adding ramp on south bank and widening bridge deck	Local Transport Schemes	No planning permission, no funding	Long term	£232,000	No	£232,000		CRT/LLDC	Canal Park project scoping	Sub Area 1
New pedestrian/cycle connection from Crown Close/Wick Lane to Greenway (ramp/stairs)	Local Transport Schemes	No planning permission, no funding	Short term	£600,000	300,000	Yes	s.106/LLDC	Developer	LBTH/OPLC connections study and HWFI public realm strategy	Sub Area 1, SA1.5
New rail bridge connection across the River Lea at Autumn Street or Riverside Wharf (dependent on the future of Bow Midland East rail yard in Newham).	Local Transport Schemes	No planning permission, no funding	Long term	Unknown	No	Yes			Fish Island AAP	Employment cluster designation B.1a3 (Bow Goods Yard East)
A12 underpass improvements Wick Lane	Local Transport Schemes	No planning permission, no funding	short term	£500,000	No	Yes	LLDC / TfL / S106 / CIL	LLDC	HWFI Connectivity Study	Sub Area 1
Upgraded pedestrian and cycle facilities at Wansbeck Road crossing	Local Transport Schemes	No planning permission, no funding	Short term	£250,000	No	£250,000	LLDC / LBTH / S106 / CIL	LLDC/LBTH	Fish Island AAP and HWFI public realm strategy	Sub Area 1
Replacement of subway at Three Mills Lane with a pedestrian	Local Transport Schemes	No planning permission, no funding	Med term	Unknown	Yes	No	s.106 (BBB Tesco s.106 agreement)		Bromley by Bow Masterplan SPD	Sub Area 4, SA4.1

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
crossing										
Talwin Street Bromley by Bow new junction	Local Transport Schemes	No planning permission, no funding	Short term	£2.5M	No	yes	Funding TBC, identified as part of Bow Vision and A12 Study*	TfL (Bow Vision)	Local Plan/TfL Bow Vision/TfL A12 Study	Sub Area 4
A12 Streetscape outside BBB Station	Local Transport Schemes	No planning permission, no funding	Short term	£400,000	no	yes	LLDC Estimate*	TfL (Bow Vision)	Local Plan/BBB Station Public Realm works	Sub Area 4
A12 30mph Speed limit	Local Transport Schemes	No planning permission, no funding	Short term	£100,000	no	yes	TfL, A12 RTL Study*	TfL (Bow Vision)	TfL A12 RTF Study	Sub Area 4
Franklin Street pedestrian crossing	Local Transport Schemes	No planning permission, no funding	Short term	£2.5M	no	yes	Estimate based other A12 surface crossings*	TfL (Bow Vision)	Local Plan	Sub Area 4
Environmental Enhancement of Hancock Road	Local Transport Schemes	No planning permission, no funding	Short Term	£1.8M	no	yes	Funding TBC*	TfL (A12 Study)	TfL A12 Study	Sub Area 4
Bow Flyover removal	Local Transport Schemes	No planning permission, no funding	Medium term	£54M	no	yes	Funding TBC, identified as part of Bow Vision*	TfL (Bow Vision)	TfL Bow Vision	Sub Area 4
Pedestrian Surface Crossing outside tube station.	Local Transport Schemes	No planning permission, no funding	Medium term	£3.3M	no	yes	Funding TBC Identifies in A12 RTF Study*	TfL (A12 Study)	A12 RTF Study/ Bromley by Bow Masterplan	Sub Area 4
Bromley by Bow Underground Station	Local Transport Schemes	Has funding or planning permission	Short term	£10M	£10M	no	TfL, Section 106, LLDC.*	LUL	TfL Business Plan.	Sub Area 4
Lift from Bow Station to Lower level	Local Transport Schemes	Has funding or planning permission	Short term	£2M	£2M	no	Funding TBC identified in LUL Station Study*	TBC	BBB Station Phase 2 works	Sub Area 4
Improved cycle and pedestrian crossings at Bow Interchange - interim scheme	Local Transport Schemes	Has funding or planning permission	Short term	£900,000	£432,000	No	OPTEMS, TfL	TfL	Bromley by Bow Masterplan SPD	Sub Area 4
Upgrade of subway connection from Olympic Park at U07 under the Green Way on City Mill River	Local Transport Schemes	No planning permission, no funding	Short / Med term	Unknown	No	Yes	CIL/s106/LLDC	Crossrail/CRT/LLDC/New ham	Canals and Rivers Trust	Sub Area 4

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Upgrade of access point from Green Way to towpath at the cross of the River Lea and upgrade to towpath	Local Transport Schemes	No planning permission, no funding	Short / Med term	Unknown	No	Yes	CIL/s106/LLDC	CRT/LLDC/Newham	Canals and Rivers Trust	Sub Area 4
New bridge over the Bow Back river - Pudding Mill Lane bus bridge	Local Transport Schemes	No planning permission, no funding	Short term	£3.8M	No	Yes	s106	Developer - part provision made through s106 for Porsche garage site	Stratford Metropolitan Masterplan Transport Study	Sub Area 4, SA4.3
Highway improvements in the Chobham Farm Area improving East-West local connectivity	Local Transport Schemes	No planning permission, no funding	Short / Med term	Unknown	Yes	No	Developer	Chobham Farm s106 provides funding for study	Stratford Metropolitan Masterplan Transport Study	Sub Area 2, SA2.1
Bridge from TIQ to Stratford Waterfront	Local Transport Schemes	No planning permission, no funding	Short term	£9M	No	Yes	Developer	Passive safeguarding in Stratford City zone 2 s106 (TIQ)	LLDC 10 Year Plan	Sub Area 2, SA3.2, SA3.3
Downscaling of Warton Road junction	Local Transport Schemes	No planning permission, no funding	Med term	£800,000	No	£300,000	Unknown	Newham	Stratford Metropolitan Masterplan Transport Study	Sub Area 3, SA3.3
Direct access into Stratford Station from Carpenters area - including new entrance to Stratford Station	Local Transport Schemes	Has funding or planning permission	Med term	£4.2M	£2.9M	Yes	£2.7M from LLV pooled funds and s106 contributions		Stratford Metropolitan Masterplan Transport Study	Sub Area 3, SA3.4
Direct access into Stratford Station from Carpenters area - new Jupp Road Bridge	Local Transport Schemes	No planning permission, no funding	Medium term	£7M	No	Yes	CIL/S106/Developer	LLDC/Newham	Stratford Metropolitan Masterplan Transport Study	Sub Area 3, SA3.4
Improved pedestrian and cycle connections between Carpenters area and Stratford Town Centre	Local Transport Schemes	No planning permission, no funding	Short / Med term	£800,000	No	£800,000	Unknown		Stratford Metropolitan Masterplan Transport Study	Sub Area 3, SA3.4
Pedestrian and cycle bridge between the Bisson Road and Sugar House	Local Transport Schemes	Has funding or planning permission	Med / Long term	£700,000	No	£700,000	Unknown	Sugar House Lane s106	Stratford Metropolitan Masterplan Transport Study	Sub Area 4, SA4.2

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Lane areas										
Bridges between Bromley by Bow and Sugar House Lane	Local Transport Schemes	Has funding or planning permission	Short / Med term	unknown	yes	Unknown	Developer	Sugar House Lane s106, Bromley by Bow North s106	s106 agreements	Sub Area 4, SA4.1, SA4.2
Direct link between Sugar House Lane and Marshgate Lane / Marshgate Lane /Stratford High Street junction	Local Transport Schemes	Has funding or planning permission	Short / Med term	£3.5M	yes - £2.65M	£850,000	Landprop to fund and deliver SHS junction		Stratford Metropolitan Masterplan Transport Study, Bow Vision	Sub Area 4, SA4.3
Cooks Road / Stratford High Street junction - left turn required from SHS to Cooks Road	Local Transport Schemes	No planning permission, no funding	Alongside development	Unknown	None	Yes	s.106 as part of development	TfL / LB Newham / developer	Bow Vision	Sub Area 4
Cooks Road Bridge widening	Local Transport Schemes	No planning permission, no funding	Med / Long term	£100,000 to £400,000	No	Yes	s106	Developer/LLDC	Pudding Mill Land Use and Design Framework	Sub Area 4, SA4.3
Narrowing of Stratford High Street to northeast of Warton Road	Local Transport Schemes	No planning permission, no funding	Med term	Unknown	No	Yes	Unknown		Stratford Metropolitan Masterplan Transport Study	Sub Area 3
Pudding Mill Lane west-east bridge over A12 at Five Bells Wrexham Road	Local Transport Schemes	No planning permission, no funding	Long term	£6million	None	Yes	s.106/CIL / TfL / LLDC	TfL / LB Tower Hamlets ' LB Newham	LLDC	Sub Area 4
A12 Road Bridge at Crown Close and Old Ford Road	Local Transport Schemes	No planning permission, no funding	Med term	£20M	No	£20M	CIL and TfL funding	LLDC / TfL	Local Plan	Sub Area 1, none new - shown on Figure 29 in Local Plan
Leaway 1 - improvements to wayfinding, public realm and interpretation on Fatwalk landscapes alongside Three mills Wall River	Local Transport Schemes	Completed / built	Short term	£100,000	none	£100,000	S106/CIL/LLDC	LLDC/CRT/LBN	Lea River Park strategy	N/A

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Leaway 2 - Link between Twelvetrees Bridge and Lea Valley Walk - new stairs, lift and ramps, and associated public realm - new local connection between Bromley by Bow to Stratford and QEOP to River Thames	Local Transport Schemes	Has funding or planning permission	Short term	£5M	No	£5M	LLDC/TfL/LBN/GLA	LLDC/LBN	Fatwalk Stage E	N/A
Upgraded pedestrian link (new ramp) from Dace Road to the Greenway	Local Transport Schemes	No planning permission, no funding	Med term	£600,000	No	Yes	s.106 /CIL / LLDC		Fish Island AAP	Sub Area 1
Warton Road Bridge works - to add new pedestrian footway underneath on western side	Local Transport Schemes	Has funding or planning permission	Short term	£900,000	Yes	£200,000	Unknown		TfL internal work	Sub Area 3
LCS planning permission projects/upgrades	Local Transport Schemes	Has funding or planning permission	Long Term	Unknown	Yes	No	LCS S106		LCS Planning Permission	
Hackney Wick London Overground	Strategic Transport Schemes	Has funding or planning permission	Med term	£10.5M	£5.25M	c£5M	Network Rail / TfL / CIL / s106	Network Rail / LLDC	OLSPG Strategic Transport Study and OLSPG Infrastructure Delivery Study	Sub Area 1
Bromley by Bow London Underground	Strategic Transport Schemes	Has funding or planning permission	Short-Med term (subject to funding delivery possible by 2015)	£10.1M	£10.1M	No - except for separate project for external lifts	S106: £3.5M St Andrews, £700,000 Bromley by Bow north £75,000 Sunflour Mill = £4,275,000, TfL	Developer / TfL	OLSPG Strategic Transport Study and OLSPG Infrastructure Delivery Study	Sub Area 4

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
TfL Cycle Hire within queen Elizabeth Olympic Park	Local Transport Schemes	Has funding or planning permission	Med Term	£850,000	Yes	Yes	TfL/CIL	TfL/LLDC	TfL internal work	Sub Area 2
TfL Cycle Hire within Hackney Wick & Fish Island	Local Transport Schemes	No planning permission, no funding	Med Term	£500,000	No	Unknown	TfL/S106	TfL	TfL internal work	Sub Area 1
TfL Cycle Hire - Chobham Manor	Local Transport Schemes	No planning permission, no funding	Med Term	£200,000	No	Unknown	TfL/S106	TfL	TfL internal work	Sub Area 2
TfL Cycle Hire - Other LCS PDZs and remaining LLDC area £2,450,000 . The £200k for Here East would be considered part of this area	Local Transport Schemes	Has funding or planning permission	Med Term	£2.45M	£200k	£2.25M	£200k Here East S106	TfL	TfL internal work	Sub Area 1 and 4
Downgrade of Great Eastern Road/Stratford Gyrotory	Strategic Transport Schemes	No planning permission, no funding	Med term – completion 2018	£17.8M	£998k committed for design phase	£16.8M	S106/CIL/TfL/LBN	LBN	TfL Major Schemes Programme	N/A
Electricity sub-station upgrades in Bow and West Ham	Electricity	To be confirmed	Unknown	Unknown	Unknown	Unknown	National Grid		LB of Tower Hamlets Core Strategy	
132kV power lines replacement in Stratford and West Ham	Electricity	To be confirmed	2015-2019	Unknown	Yes	No	EDF		LB of Newham Core Strategy and LB of Newham CIL Infrastructure Planning and Funding Gap Report	

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
132kV network between West Ham and Brunswick Wharf	Electricity	To be confirmed	2015-2019	Unknown	Yes	No	EDF		LB of Newham Core Strategy and LB of Newham CIL Infrastructure Planning and Funding Gap Report	
132kV network laid from West Ham to Orchard Place	Electricity	To be confirmed	2015-2019	Unknown	Yes	No	EDF		LB of Newham Core Strategy and LB of Newham CIL Infrastructure Planning and Funding Gap Report	
Provision of 26.3 MVA across the borough through various projects	Electricity	To be confirmed	2009- 2026	Unknown	Unknown	Unknown	Unknown		LB of Waltham Forest Core Strategy	
Beckton pressure reduction Station rebuild	Gas	To be confirmed	2014-2015	Unknown	Yes	No	National Grid		LB of Newham Community Infrastructure Study Future Needs Report	
Point of Contact A, LB of Waltham Forest heat export point	Combined Cooling, Heating and Power networks	To be confirmed	Unknown	Unknown	Unknown	Unknown	Unknown		OLSPG Energy Study	
Point of Contact B, LB of Newham heat export point	Combined Cooling, Heating and Power networks	To be confirmed	Unknown	Unknown	Unknown	Unknown	Unknown		OLSPG Energy Study	
Point of Contact D, connection to Fish Island and Hackney Wick	Combined Cooling, Heating and Power networks	To be confirmed	Unknown	Unknown	Unknown	Unknown	Unknown		OLSPG Energy Study	
Newham Local Heat Network – connection from West Ham (Manor Road) to Greenway	Combined Cooling, Heating and Power networks	To be confirmed	Unknown	Unknown	Unknown	Unknown	Unknown		LB of Newham Community Infrastructure Study Future Needs Report, Royal Docks Infrastructure Study (Ramboll), Heat Network Local	

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
									Development Order (March 2013)	
Thames Tideway Tunnel combined sewer overflow improvement projects	Sewage	To be confirmed	Approx. 2015-2020	£4.1 billion	Yes	No	Thames Water and Ofwat		LB of Tower Hamlets Infrastructure Delivery Plan and Core Strategy; LB of Newham Core Strategy; LB of Hackney Infrastructure Assessment	
Deephams STW	Sewage	To be confirmed	Approx. 2015	As part of an allocated £675M for STW upgrades	Yes	No	Unknown		Thames Water Investment Programme: Our plans for 2010-2015	
Beckton STW upgrade	Sewage	To be confirmed	Approx. 2015	As part of an allocated £675M for STW upgrades	Yes	No	Unknown		Thames Water Investment Programme: Our plans for 2010-2015	
Additional works to upgrade sewage works capacity as a result of residential growth	Sewage	To be confirmed	Up to 2031	Unknown	No	Yes	Unknown		Thames Water Investment Programme: Our plans for 2010-2015	
INF3 waste site at Beckton Riverside	Waste	To be confirmed	2012-2015	Unknown	Unknown	Unknown	Unknown		LB of Newham CIL Infrastructure Planning Report and East London Joint Waste	
LB of Tower Hamlets waste treatment / disposal facility	Waste	No longer proposed / necessary	Unknown	Unknown	Unknown	Unknown	Unknown	-	OLSPG Infrastructure Delivery Study	Tower Hamlets said to delete
Expansion of LB of Hackney strategic waste sites (around Millfields Depot)	Waste	To be confirmed	Approx. 2014 onwards	Unknown	Unknown	Unknown	Unknown		OLSPG Infrastructure Delivery Study	

Infrastructure Project	Type of project	Status	Phasing	Cost (£M)	Committed funding (£M)	Funding gap	Funding / source arrangements	Delivery / other responsible agencies	Information Source	Local plan sub area and / or site allocation
Hackney Wick and Hackney Marshes Flood alleviation and habitat enhancement	Flooding	To be confirmed	Med / Long term	£7-11M	Yes	£7-11M	Multi-agency and cross borough	LB of Hackney, Environment Agency, LB of Tower Hamlets, Canals and Rivers Trust	Consultation with Environment Agency and Hackney Level 2 Strategic Flood Risk Assessment	
Strategic flood mitigation options	Flooding	To be confirmed	Short / Med term	£800–10M	No	£800–10M	Multi-agency	LB of Hackney, LB of Tower Hamlets, Environment Agency	Hackney Wick AAP	
Surface water flooding mitigation	Flooding	To be confirmed	Short / Med / Long term	Unknown	No	Yes	Defra, S106 /	LB of Hackney, Environment Agency	Hackney Wick AAP	

Status Key	
	Completed / built
	Has funding or planning permission
	No planning permission, no funding
	No longer proposed / necessary
	To be confirmed

Subject: Annual Planning Authority Monitoring Report
Meeting date: 29 January 2015
Report to: Board
Report of: Anthony Hollingsworth, Director of Planning Policy & Decisions

This report will be considered in public

1. SUMMARY

- 1.1. This report outlines the purpose and content of the annual Planning Authority Monitoring Report that the Legacy Corporation, in its role as a local planning authority, is required to publish on an annual basis. The draft Planning Authority Monitoring Report covers the period from 1 October 2013 to 30 September 2014 and sets out progress made on developing the Local Plan and the Community Infrastructure Levy (CIL) Charging Schedule, summarises the development granted planning permission during that period and the S106 Agreements entered into in association with this. It also summarises the activity related to receipt and allocation of funding required through S106 Agreements during the monitoring period.

2. RECOMMENDATION

- 2.1 The Board is invited to note the Planning Authority Monitoring Report for the Period 1 October 2013 to 30 September 2014 at Appendix 1.

3. TIMING

- 3.1. The Legacy Corporation is required by law to publish a planning monitoring report on an annual basis.

4. BACKGROUND

- 4.1. The Planning and Compulsory Purchase Act (2004) (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authorities Monitoring Report" annually. This report must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area and, where a Local Plan has been adopted, include monitoring information for that Plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/spent within that year.
- 4.2. This is the second annual Planning Authority Monitoring Report for the Legacy Corporation in its role as a Local Planning Authority; this is set out at Appendix 1 to this report. It sets out the progress to date in preparation of the Local Plan and

the CIL Charging Schedule. It also includes monitoring information in relation to S106 Legal Agreements and the associated financial contributions collected and allocated within the year.

- 4.3. Once the Local Plan is adopted and the Community Infrastructure Levy adopted and its CIL charges introduced, future reports will include additional monitoring information.
- 4.4. This Planning Authority Monitoring Report covers the period from 1 October 2013 to 30 September 2014. Some additional information is provided to provide context for the information for that year. However, any relevant planning decisions and financial contributions received or granted to projects from 1 October 2014 will be reported in full in the next Planning Authority Monitoring Report.
- 4.5. Local Plan. The Local Plan was submitted to the Secretary of State on 21 November 2014 for the purpose of its statutorily required independent examination. An independent planning inspector has been appointed to hold the examination, with public hearings likely to take place during March 2015. Should the Plan be found sound at its examination, it will remain on course for adoption in late spring or early summer 2015 in accordance with the project programme set out in the Local Development Scheme. Board approval for adoption will be sought at that point.
- 4.6. Community Infrastructure Levy (CIL). The CIL Draft Charging Schedule was submitted to the Secretary of State for the purpose of its statutorily required examination on 6 August 2014. An independent Examiner was appointed by the Planning Inspectorate who held the examination in October 2014. The Examiner's Report recommended the CIL Charging Schedule be agreed on the basis proposed. A separate report on this agenda seeks the Board approval to adopt the CIL charging schedule and agreement to a date from which the charges will apply.
- 4.7. Development Monitoring. The Authority Monitoring Report also sets out the amount of development receiving a detailed planning approval during the monitoring year. Including detailed approvals from consented outline schemes such as the Legacy Communities Scheme and Stratford City, this totals 4,710 residential units. Permission has also been granted for 18,000 sq m of new non-residential floorspace, while the existing floorspace within the former Games time Main Press Centre and International Broadcast Centre received permission for long term use as Here East providing space for a range of employment and education uses which are predicated to generate more than 7,500 jobs. Planning permission was also granted for Hackney Wick Station upgrade, including the proposed new station underpass, entrance and ticket hall, as a first step in regenerating the surrounding area.
- 4.8. The S106 Legal Agreements entered into by the Legacy Corporation as Local Planning Authority are set out in chapter 7 of the Authority Monitoring Report, while Chapter 8 sets out a summary of the S106 'Ring Fenced' and 'Pooled' funds received and allocated. Since becoming Local Planning Authority on 1 October 2012 a total of £2,750,819 has been received in pooled funding monies secured from S106 Agreements on development permitted by the London Legacy Development Corporation, £1,564,178 of this during the 2013/14 monitoring year. During 2014, a total of £3.1million has been allocated by the Project Proposals Group to specific projects such as Hackney Wick Community Project and Stratford Station Access, providing funding that will be critical to achieving the planned project delivery. An element of the allocated funding includes monies due to be received in the near future from development schemes that are currently under construction. A further £1,531,267 has been received as

ring-fenced funding, £375,391 during the reported monitoring year, where the end use of that money is specified within the Legal Agreement, for example health care provision or off-site affordable housing and transport.

- 4.9. The Board is asked to note the contents of this report, in particular the contents of Appendix 1.

5. FINANCIAL IMPLICATIONS

- 5.1. The Authority's Monitoring Report includes the public reporting of financial activity related to S106 Legal Agreements associated with relevant planning permissions within the Legacy Corporation area. Once a CIL charging schedule has been adopted and is in operation, future Authority Monitoring Reports will also include information on CIL monies received and allocated.

6. LEGAL IMPLICATIONS

- 6.1. The publication of an Authority Monitoring Report is required by the Planning and Compulsory Purchase Act 2004 (as amended) and the provisions of the Town and Country Planning (England) Regulations 2012.

7. PRIORITY THEMES

- 7.1. Each of the five themes including Promoting convergence and community participation; Championing equalities and inclusion; Ensuring high quality design and Ensuring environmental sustainability is integral to the purpose of the Local Plan and the outcomes that will be achieved through implementation of a Community Infrastructure Levy. Once the Local Plan has been adopted, key performance indicators will be used to monitor the effectiveness of the Plan in a manner that is relevant to the vision and objectives within the Plan, that include the priority themes.

8. APPENDICES

- 8.1. The following appendices accompany this report:

Appendix 1 – Authority Monitoring Report for the period 1 October 2013 to 30 September 2014

List of Background Papers:

None

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Planning Authority Monitoring Report

For period: 1 October 2013 to 30 September 2014



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1. Introduction

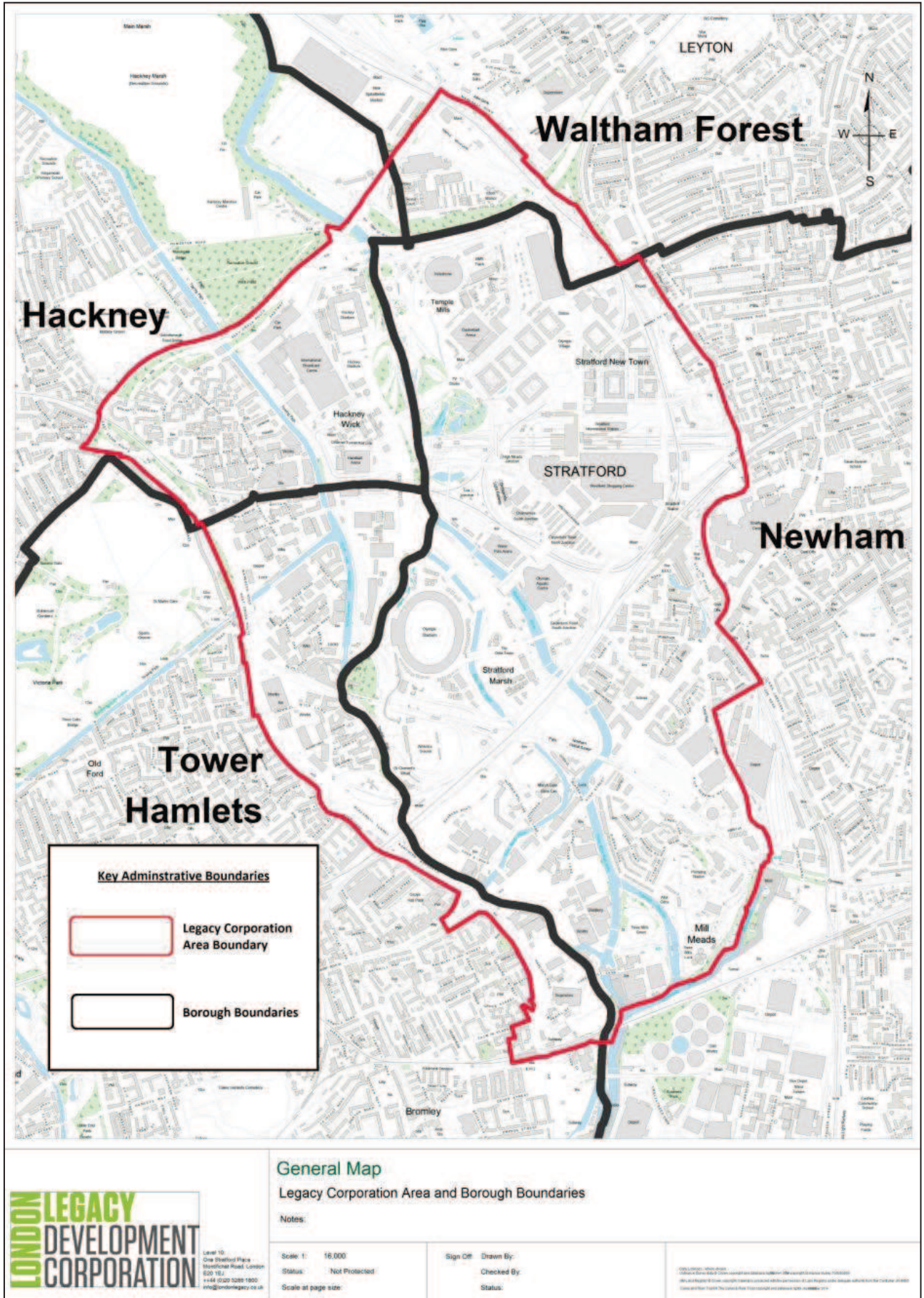
- 1.1 In 2012 the Mayor of London established the London Legacy Development Corporation. The purpose of the Legacy Corporation is: “To promote and deliver physical, social, economic and environmental regeneration of the Olympic Park and its surrounding area, in particular by maximising the legacy of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

General Enquiries: planningenquiries@londonlegacy.co.uk

Planning Policy: planningpolicy@londonlegacy.co.uk

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2. Progress towards adoption of the Local Plan

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

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

The Legacy Corporation Local Plan

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

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

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

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

Progress to date

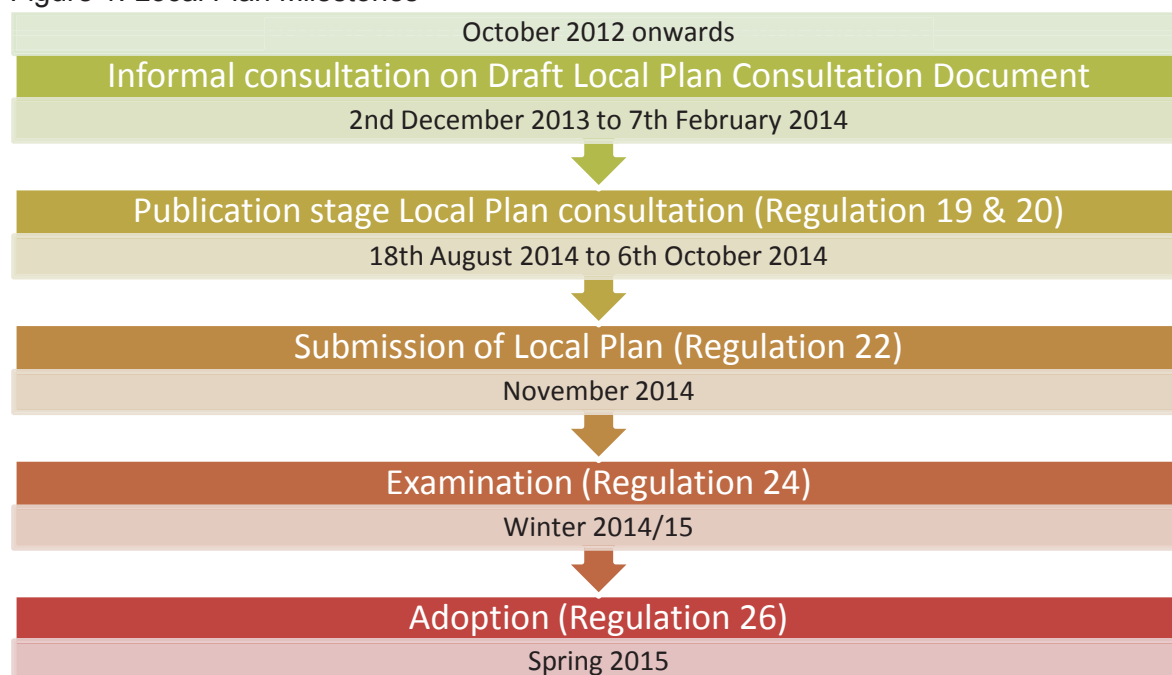
2.6 The Legacy Corporation has been preparing its Local Plan since it received its plan making powers in October 2012. Between **25th November 2012 and 31st January 2013** consultation took place for 6 weeks on the key matters and considerations for the Local Plan. Consultation on the Sustainability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

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

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

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

Figure 1. Local Plan Milestones



3. Progress towards adoption of the Community Infrastructure Levy

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

4. Duty to Cooperate

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

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

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

5. Local Plan key performance indicators

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

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

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

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

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

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

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

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

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

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

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

6. Development monitoring

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

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

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

Legacy Communities Scheme:

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

Stratford City:

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

Other Schemes:

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

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

London Development Database:

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

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

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

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

7. Development schemes with s106 legal agreements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. Use of section 106 funding

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

Existing Grant Agreements (inherited from LTGDC)

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

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

Ring Fenced Funds Received and to be allocated

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

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

Pooled funds Received 2012-2014

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

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

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

Pooled funds not yet received

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

9. Collection of Mayoral CIL

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

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Subject: Queen Elizabeth Olympic Park Events Update
Meeting date: 29 January 2015
Report to: Board
Report of: Peter Tudor, Director of Visitor Services and Sara-Ellen Williams, Head of Events

This report will be considered in public

1. SUMMARY

- 1.1 The following paper provides an update on Queen Elizabeth Olympic Park Events programme for 2015.
- 1.2 A report is included on Part 2 of the agenda, which contains exempt supplemental information. The information is exempt by virtue of paragraph 3 of Schedule 12A in that it contains information relating to the business affairs of the London Legacy Development Corporation.

2. RECOMMENDATIONS

- 2.1 The Board is invited to note this report and the report on Part 2 of the agenda.

3. TIMING

- 3.1. The paper outlines the schedule for 2015 as confirmed at the start of the calendar year. Additional events will be confirmed in due course and as the Stadium operator mobilises.

4. FINANCIAL IMPLICATIONS & LEGAL IMPLICATIONS

- 4.1. The income target for Queen Elizabeth Olympic Park outdoor Events programme has been set for 2015/16 in the Ten Year Plan and a number of contracts have already been confirmed.

5. EVENTS SCHEDULE 2015

- 5.1 The LLDC Events team continues to book commercial events for 2015 in the North Park, and will work with the Stadium operator in supporting event opportunities for the South Park and Stratford Waterfront areas.
- 5.2 The known/public event schedule for mid to large events at Queen Elizabeth Olympic Park in 2015 is in Appendix 1.

6. MASS PARTICIPATION EVENTS

- 6.1 An invitation to tender (ITT) for Mass Participation Event (races, fun runs etc) will be issued jointly shortly by the Stadium operator and LLDC. Further details are included in the paper in the Part 2 of the agenda.

7. PRIORITY THEMES

- 7.1. The Events programme is designed to meet LLDC's objectives and Priority Theme targets.

8. APPENDICES

- 8.1 QEOP Events Programme 2015 (updated 23/12/14)

List of Background Papers: None

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APPENDIX 1: QEOP EVENTS PROGRAMME 2015 (updated 23/12/14)

Start Date	End Date	Event	Main Event Venue
JANUARY			
04/01/15	04/01/15	London Lions basketball match	Copper Box Arena
24/01/15	25/01/15	TFL Year of the Bus celebration weekend	South Park
14/01/15	14/01/15	London Lions Basketball Match	Copper Box Arena
15/01/15	15/01/15	National Obesity Awareness Day	Copper Box Arena
16/01/15	16/01/15	London Lions Basketball Match	Copper Box Arena
30/01/15	30/01/15	London Lions Basketball Match	Copper Box Arena
FEBRUARY			
06/02/15	07/02/15	Great British Polar Plunge (charity event)	South Lawn
06/02/15	06/02/15	London Lions Basketball Match	Copper Box Arena
09/02/15	09/02/15	Wheelchair Rugby	Copper Box Arena
13/02/15	13/02/15	London Lions Basketball Match	Copper Box Arena
14/02/15	22/02/15	<i>Half Term</i>	
15/02/15	22/02/15	London Landmarks (Lego exhibit for half term)	ArcelorMittal Orbit
22/02/15	22/02/15	London Lions Basketball Match	Copper Box Arena
25/02/15	25/02/15	London Lions Basketball Match	Copper Box Arena
27/02/15	28/02/15	Revolution Series	VeloPark
MARCH			
05/03/15	06/03/15	London Youth Games	Copper Box Arena
08/03/15	08/03/15	East London Mini Marathon	Hopkin's Fields
10/03/15	10/03/15	World Tennis	Copper Box Arena
12/03/15	12/03/15	London Lions Basketball Match	Copper Box Arena
13/03/15	13/03/15	London Youth Games - Dance	Copper Box Arena
17/03/15	17/03/15	England Handball	Copper Box Arena
20/03/15	20/03/15	London Lions Basketball Match	Copper Box Arena
27/03/15	27/03/15	London Lions Basketball Match	Copper Box Arena
28/03/15	05/04/15	<i>School Easter Holiday</i>	
APRIL			
13/04/15	18/04/15	British Swimming Championships	London Aquatics Centre
MAY			
01/05/15	03/05/15	Fina World Diving Series	London Aquatics Centre
10/05/15	10/05/15	MPE: Run Hackney	Park
23/05/15	31/05/15	<i>Half Term</i>	
30/05/15	30/05/15	Adrenaline Rush	Hopkin's Fields
JUNE			
07/06/15	07/06/15	Picnic in the Park/Big Lunch	Hopkin's Fields
20/06/15	21/06/15	Pretty Muddy	Hopkin's Fields
27/06/15	27/06/15	Let's Rock 80s concert	Hopkin's Fields
JULY			
19/07/15	19/07/15	MPE: Great Newham London Run	Park
23/07/15	01/09/15	<i>School Summer Holiday</i>	
AUGUST			
02/08/15	02/08/15	MPE: Prudential Ride London 2015	Park
21/08/15	30/08/15	European Hockey Championships	LV Hockey and Tennis Centre
SEPTEMBER			
23/09/15	23/09/15	Rugby Cup: France v Romania	Stadium
24/09/15	24/09/15	Rugby Cup: New Zealand v Namibia	Stadium
OCTOBER			
04/10/15	04/10/15	Rugby Cup: Ireland v Italy	Stadium
07/10/15	07/10/15	Rugby Cup: South Africa v USA	Stadium
24/10/15	02/11/15	<i>Half Term</i>	

TBC		London Lions season – dates tbc	Copper Box Arena
30/10/15	30/10/15	Rugby Cup: Bronze Final	Stadium
NOVEMBER			
20/11/15	21/11/15	Revolution Series	VeloPark
23/11/15	29/11/15	NEC Wheelchair Tennis Masters Championships	LV Hockey and Tennis Centre
DECEMBER			
19/12/15	03/01/16	<i>School Christmas Holiday</i>	

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