

London Legacy Development Corporation
Community Infrastructure Levy Charging Schedule Examination
Regulation 16 Respondent Reference: DCS0012/SCBD Ltd

09 August 2019

Written Statement on behalf of Stratford City Business District Limited (“SCBD Ltd”)

Issue 1 – Is the charging schedule supported by appropriate and up-to-date evidence?

(i) Infrastructure planning evidence

- (b) *Should the list of **infrastructure needs** that the LLDC intends to fund through the Levy in the Regulation 123 List be lengthened in response to representations, e.g. from the Environment Agency, LB Tower Hamlets and Quod/Stratford City Business District Limited?*

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1. This Written Statement relates to the Issue 1 (i) (b) and specifically the inclusion of the Carpenter’s Land Bridge on the Regulation 123 List and any replacement Infrastructure Funding Statement published from 31 December 2020 onwards.
 2. Stratford City Business District Limited (SCBD Ltd) is the developer for the International Quarter London (IQL) located within the Stratford Metropolitan Centre and to the north-west of Stratford Waterfront and linked via a bridge to the Queen Elizabeth Olympic Park.

Carpenter’s Land Bridge

3. The Carpenter’s Land Bridge (CLB) is included as Item 63 in the October 2018 IDP Review Project List, with a £9m funding gap to be paid by the developer, the London Legacy Development Corporation (LLDC). The Regulation 19 Draft LLDC Revised Local Plan (“Draft Revised LLDC Local Plan”) identifies the CLB as a key link between Site Allocation SA3.2 (East Bank/Stratford Waterfront) and Development Parcel 4 of Site Allocation SA3.1 (IQL).
4. The CLB has since been approved in detail as part of the Stratford Waterfront Planning Permission on 25 July 2019 (ref: 18/00470/OUT).
5. Once delivered, the CLB would provide a secondary pedestrian link between Stratford Waterfront, which will provide the main arts and cultural hub, and the International Quarter London (IQL) forming Stratford’s strategic office hub.
6. Therefore, the delivery of the CLB is of strategic importance to support the implementation of the LLDC’s Local Plan, as acknowledged by the LLDC in examination document CIL02. However, SCBD Ltd disagree with LLDC’s response that inclusion on the Regulation 123 List would limit the potential funding opportunities, particularly with the amendments to Community Infrastructure Levy (CIL) Regulations coming into force from 1 September 2019 discussed below.

Removal of Regulation 123

7. The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, which will come into force in 1 September 2019, remove Regulation 123 and therefore, the requirement for the Council to produce a list of Relevant Infrastructure (Regulation 123 list).
8. Instead the Council will be required to produce an Annual Infrastructure Funding Statement by 31 December 2020. Like the Regulation 123 list it will include the types and items of infrastructure that the Council may or will spend CIL on, but it will no longer limit planning obligations relating to those items. It will also need to include information on CIL expenditure and on Section 106 obligations. Items on which in kind payments will be accepted will need to be included in this statement.
9. Planning obligations will continue to need to meet the tests set out in Regulation 122 of the CIL regulations namely that they must be:
 - (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
10. The CLB is an item of strategic importance for which the LLDC is likely to seek to ensure proportionate contributions from developments that meet these tests, as well as CIL, and other potential funding sources. This could include 'in kind' provision of infrastructure. Such items of infrastructure will need to be included in the List of Relevant Infrastructure, which will also include both CIL and Section 106 contributions.
11. SCBD Ltd would therefore suggest that, firstly the LLDC should prioritise the expenditure of CIL on the CLB, and secondly they should include it in the Annual Infrastructure Funding Statement to ensure other funding routes are also available.

Summary

12. Given the strategic importance of the CLB in delivering key Site Allocations in the LLDC's proposed Revised Local Plan, SCBD Ltd consider that the CLB should be included in the Annual Infrastructure Funding Statement from December 2020 and prioritised for CIL expenditure.