

Isle of Dogs and South Poplar Opportunity Area Planning Framework

**Integrated Impact Assessment: Health, Equalities and Community Safety
Impact Assessments**

On behalf of **The Greater London Authority**

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1 Introduction

1.1 Background

- 1.1.1 Peter Brett Associates LLP (PBA) has been commissioned by the Greater London Authority (GLA) to prepare this Integrated Impact Assessment (IIA) Report in respect of the emerging Isle of Dogs and South Tees Opportunity Area Planning Framework ('the OAPF'). The Report examines how health, equalities and community safety objectives have been addressed within the OAPF and therefore helps to demonstrate compliance with requirements prescribed by the Greater London Authority Act 1999 and the Equality Act 2010.
- 1.1.2 The OAPF has been prepared in response to the requirement in Policy 2.13 - Opportunity Areas and Intensification Areas of the current London Plan (2015) for the GLA to co-ordinate the preparation of an OAPF for the Isle of Dogs OA, potentially extending northwards into Poplar¹.

1.2 Purpose and Structure of this Report

- 1.2.1 The purpose of this report is to document how health, equalities and community safety objectives and issues have informed the development of the OAPF. In doing so, the report identifies relevant components of the OAPF and explains how these respond to relevant health, equalities and community safety issues affecting the Isle of Dogs and South Poplar Opportunity Area (hereafter 'the OA'). To minimise duplication and allow an co-ordinated assessment of overlapping effects on health, equalities and community safety issues, this report presents a single integrated impact assessment (IIA) of the OAPF.
- 1.2.2 In broad terms, the purpose of IIA is to promote sustainable development through better integration of sustainability considerations into plan preparation and adoption. IIA is an integral part of good plan-making and should not be seen as a separate activity. It is an iterative process that identifies and reports on the likely significant effects of a plan or strategy and the extent to which implementation of the plan or strategy will contribute towards sustainable development. In this case, it has been determined that there is no need to undertake a strategic environmental assessment (SEA) of the OAPF, meaning that this IIA Report does not address likely significant effects on the environment. The report is therefore focused solely on assessing impacts from the OAPF on health, equalities and community safety. Given the overlapping nature of these impacts and that equality and community safety are themselves important determinants of health, consideration of these potential impacts is most effectively and efficiently carried out through an IIA rather than through separate standalone assessments.
- 1.2.3 This report is structured as follows:
- **Section 1 – Introduction:** the remainder of this section identifies relevant statutory requirements and explains how this IIA relates to other impact assessment work undertaken in respect of the OAPF;
 - **Section 2 – The OAPF:** explains the rationale for preparing the OAPF, outlines its proposed form and content and explains the relationship of the OAPF with other plans and programmes. This section also identifies which components of the OAPF are substantive or non-substantive in nature, as only the substantive components have any potential to generate impacts on health, equalities or community safety;

¹ In consequence, the OAPF now applies to a wider area known as 'the Isle of Dogs and South Poplar Opportunity Area'.

- **Section 3 – Methodology:** details the methodologies adopted to complete the health, equalities and community safety impact assessments provided in this IIA Report;
- **Section 4 – Health, Equalities and Community Safety in the Opportunity Area:** presents an overview of relevant environmental and socio-economic baseline conditions within the OA, in order to identify the key determinants and priorities relating to health, equalities and community safety which the OAPF has the potential to impact upon. Further details and supporting figures are provided within **Appendix A – Figures** and **Appendix B – Baseline Analysis**.
- **Section 5 – Assessment:** provides a high level assessment to identify how health, equalities and community safety considerations have been taken into account within the OAPF; and,
- **Section 6 – Conclusion:** provides some concluding remarks.

1.3 Statutory Requirements

1.3.1 This report has been prepared to assist the GLA in demonstrating full compliance with the Greater London Authority Act 1999 as amended ('the GLA Act') and the Equality Act 2010 as amended in respect of the preparation of the OAPF. Specifically:

- Section 30 of the GLA Act confers power upon the GLA to do anything which it considers will further one or more of its statutory "*principal purposes*", namely to promote economic development and wealth creation, social development and environmental improvement within Greater London. This provides the power under which the GLA has committed resources to and co-ordinated the preparation of the OAPF. Section 30(4) of the GLA Act requires that "*in determining whether or how to exercise*" this power, the GLA "*shall have regard to the effect which the proposed exercise of the power would have on the health of persons in Greater London; and the achievement of sustainable development in the United Kingdom*".

In response, this IIA Report considers the likely impact of the OAPF on health, equalities and community safety, which are all important facets of a holistic interpretation of human health. A separate Strategic Environmental Assessment (SEA) Screening Report and associated SEA Screening Determination has been prepared on behalf of the GLA to identify likely effects on the environment from the OAPF and determine whether these would be significant in the context of the SEA Regulations.

- In exercising its functions, the GLA is required to follow Section 17 of the Crime and Disorder Act 1998. This legislation places a duty on the GLA to have due regard, when preparing plans and strategies, to the likely effect of these plans and strategies on, and the need to do all that it reasonably can, to prevent crime and disorder in its area. The Police and Justice Act 2006 has broadened the scope of Section 17 to encompass misuse of drugs, alcohol and other substances, anti-social behaviour and behaviour adversely affecting the environment.

In response, this IIA Report considers the likely impact of the OAPF on community safety, which includes but is not limited to criminal activities and anti-social behaviour.

- Section 149 of the Equality Act 2010 as amended sets out a 'public sector equality duty'. This requires public authorities in exercising their functions to "*have due regard to the need to:*

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it."

The protected characteristics referenced within this duty are specified within Section 4 of the Act, namely:

- age;
- disability;
- gender reassignment;
- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and,
- sexual orientation.

In response, this IIA Report includes consideration of the likely impact of the OAPF on equality (and thus on tackling inequalities) in the context of the OA. For the purposes of this IIA, populations displaying one or more of the above protected characteristics and resident within identified pockets of multiple deprivation within the OA, as shown on **Figure 1** within **Appendix A**, are considered to constitute vulnerable groups. Any predicted differential impacts from the OAPF on these vulnerable groups is noted in the assessment provided in **Section 5** of this report.

- 1.3.2 The report therefore helps to demonstrate that the GLA has complied with GLA Act, the Crime and Disorder Act 1998 and the Equality Act 2010 as amended.

1.4 Other Impact Assessments

- 1.4.1 As noted above, an SEA Screening Report and associated SEA Screening Determination has been prepared by PBA to identify likely effects on the environment from the OAPF and determine whether these would be significant in the context of the SEA Regulations. The SEA Screening Determination confirms that the OAPF is not considered likely to result in significant effects on the environment. This does not however necessarily preclude the OAPF from generating potential environmental and socio-economic effects that could impact upon health, equalities and/or community safety conditions within the OAPF. As such, the SEA Screening Report and Determination should be viewed as complementary to this IIA Report.
- 1.4.2 To confirm whether the OAPF is likely to have a significant effect on any European Sites a separate Habitats Regulations Assessment (HRA) Screening Report has also been prepared by PBA to accompany the OAPF. This demonstrates that the OAPF has been prepared in compliance with Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the 'Habitats Directive') as implemented by the Conservation of Habitats and Species Regulations 2010 as amended ('the Habitats Regulations'). There is however no direct link between the HRA Screening Report and this IIA Report prepared in respect of the OAPF.

2 The OAPF

2.1 Introduction

2.1.1 This section explains the rationale for preparing the OAPF, outlines its proposed form and content, and explains its relationship with other relevant plans and programmes. This information informs the SEA screening assessment provided in **Section 4**.

2.2 Rationale for Preparing the OAPF

2.2.1 The OAPF responds directly to the requirement in Policy 2.13 - Opportunity Areas and Intensification Areas of the current London Plan (2015) for the GLA to co-ordinate the preparation of an OAPF for the Isle of Dogs OA, potentially extending northwards into Poplar². This builds upon the original designation of the Isle of Dogs OA and the requirement to prepare a spatial planning framework for the Isle of Dogs OA under Policy 2A.5 of the London Plan 2008 (Consolidated with alterations since 2004).

2.2.2 Annex 1 of the current London Plan (2015) sets out the following key priorities for the Isle of Dogs OA, which have informed the preparation of the OAPF:

- Deliver a minimum of 10,000 new homes and an indicative employment capacity of 110,000 jobs by 2031;
- Realise the potential for significant housing growth;
- Bring forward significant land for development and enhancements to transport capacity;
- More effectively co-ordinate the delivery of social infrastructure to meet population needs;
- Develop a broader range of civic, leisure and town centre facilities in Canary Wharf;
- Develop and increase the catchment of retail provision in Canary Wharf (aspirations of becoming a Metropolitan Centre are noted);
- Reduce car dependency and increase the range of uses provided at Crossharbour;
- Realise local benefits from growth;
- Not specifically addressed, although design considerations are integral to other identified expectations; and,
- More effectively co-ordinate partnership working.

2.2.3 The OAPF is also intended to dovetail with the emerging London Borough of Tower Hamlets (LBTH) Local Plan and the next London Plan. The Regulation 19 Proposed Submission LBTH Local Plan and the Draft New London Plan were published for consultation in October and November 2017 respectively (referred to herein as the LBTH Local Plan (2017) and the Draft London Plan (2017) respectively. In overall terms the following key components have influenced the content of the OAPF:

Draft London Plan (2017)

² In consequence, the OAPF now applies to a wider area known as 'the Isle of Dogs and South Poplar Opportunity Area'.

- Figure 2.16 – CAZ Diagram identifies the Isle of Dogs OA as one of 12 existing OA's across London;
- In proposing to designate a new Poplar OA, the Draft London Plan (2017) identifies the importance of the Isle of Dogs and South Poplar OA; and,
- The Draft London Plan proposes to designate the Northern Isle of Dogs (NIOD) as a “satellite” to the Central Activities Zone (CAZ). Policies SD4 - The CAZ, SD5 Offices, other strategic functions and residential development in the CAZ and other subject specific policies set out associated development requirements and assessment criteria.

LBTH Local Plan (2017)

- Policy S.SG1 directs development to OAs and requires development proposals to demonstrate how they address the relevant OA's priorities and principles; and,
- Part 4 of the LBTH Local Plan (2017) sets out a high level spatial strategy and 22 thematic principles for the Isle of Dogs and South Poplar OA.

2.3 OAPF Preparation Process

2.3.1 The OAPF is being prepared by the Mayor of London (the GLA) and Transport for London (TfL) in partnership with the LBTH Council. It is closely informed by a Development and Infrastructure Funding Study (DIFS) for the Isle of Dogs and South Poplar OA, which has been prepared by PBA on behalf of the GLA.

2.3.2 To date the following stages have been undertaken for the OAPF:

- Spring 2017 - Public meetings and workshop meetings with key stakeholders to identify issues of importance to local communities;
- Summer 2017 - Initial Draft OAPF prepared by the GLA for discussion with Transport for London (TfL) and LBTH Council. This took account of all feedback received from earlier public consultation and the emerging findings of the Isle of Dogs and South Poplar DIFS;
- October 2017 – SEA Screening and Scoping Report submitted to the SEA Consultation Bodies on the basis of the form and content of the initial draft OAPF;
- December 2017 – Revised Draft OAPF prepared by the GLA. Key changes were made to the previous Initial Draft OAPF to respond to comments received from LBTH Council, the findings of the completed draft Isle of Dogs and South Poplar Development and Infrastructure Funding Study (DIFS) and the need for the document to align with both the Proposed Submission (Regulation 19) LBTH Local Plan (October 2017) and the Draft London Plan (November 2017);
- February - March 2018 – Preparation (by PBA) of a revised SEA Screening Report and draft SEA Screening Determination. This confirmed that it would not be necessary to undertake a full SEA of the OAPF; therefore, SEA is excluded from the scope of this IIA; and,
- March 2018 – Preparation (by PBA) of this IIA Report to accompany the Draft OAPF.

2.4 Form and Content of the OAPF

Form

2.4.1 The OAPF comprises the following linked sections:

- i. **Introduction** – overview of the strategic growth context affecting the OA, the objectives of the OAPF and how views from the local community have informed this OAPF.
- ii. **The Plan** – overview of the need to achieve “good growth” and what this means for the OA;
- iii. **Putting the plan into action** – explanation of how the OAPF responds to the need to achieve good growth within the OA. This section will include dedicated Housing and Centres & Employment strategies to direct expected levels of growth to appropriate locations;
- iv. **Supporting Growth with infrastructure** – identification of the need for infrastructure investment and high quality design to ensure that expected levels of growth deliver local benefits. This section will set out dedicated Transport and Movement, Social and Community Infrastructure and Sustainability and Utilities strategies.
- v. **Public realm and urban design** – building on the previous sections, this section will detail a Local Connections Plan, define six Areas of Change where growth will be focused within the OA and set out spatial strategies for each of these.
- vi. **Delivery and monitoring** – identification of a delivery plan and monitoring mechanisms for the OAPF, together with details of how identified infrastructure improvements will be phased and funded.
- vii. **Getting involved** – overview of consultation activities undertaken in the preparation of the OAPF.

Content

- 2.4.2 Clear effects can only result from substantive components of a plan or programme that will actually be implemented through the planning system and result in physical activity on the ground, including policies and land use or infrastructure proposals. Other, non-substantive components may provide useful context or support the rationale for substantive components, but these cannot be implemented through planning and development decisions (e.g. the determination of planning applications) and therefore are not likely to generate clear effects.
- 2.4.3 For the purposes of this IIA it was therefore necessary to define the substantive and non-substantive components of the OAPF, as detailed below. Only the substantive components require detailed consideration to confirm whether they are likely to generate specific effects or implications for health, equalities or community safety.

OAPF Non-Substantive Components

- **Contextual information:** several sections of the OAPF will include background information to explain the rationale for the OAPF and its specific content, but this information will not itself be material to the determination of planning applications and would have no substantive environmental effects;
- **Housing and employment growth scenarios:** consistent with the emerging LBTH Local Plan (2017) and Draft London Plan (2017), it is proposed that the OAPF should plan for the delivery of a minimum of 31,000 additional homes and at least 110,000 additional jobs over the period to 2041³. This ‘baseline growth’ scenario is required simply to deliver

³ These expected levels of growth exceed the minimum required levels set within Annexe 1 of the current London Plan (2015) and extend beyond the current London Plan period (2031) to 2041 to allow the OAPF be in conformity with both the current and emerging London Plans. This is needed to ensure the OAPF remains a valid material planning consideration and can help to steer growth after the replacement of the current London Plan (2015).

the requirements of higher level plans and therefore does not represent a substantive target of the OAPF itself. Informed by the Isle of Dogs and South Poplar DIFS, the OAPF will also consider potential infrastructure requirements to accommodate even higher levels of growth through the identification of a 'higher growth' and 'maximum growth' scenario. However, these scenarios are included within the DIFS and the OAPF purely as sensitivity tests and do not represent substantive growth targets.

- **Delivery framework and monitoring mechanisms:** these components would act as tools to ensure that the OAPF is implemented as intended and to review progress against its objectives, but they do not themselves set out actual requirements for developers or material planning considerations. Any proposed modifications to the OAPF after its adoption would need to be subject to fresh IIA consideration at the appropriate time.

OAPF Substantive Components

- OAPF Objectives;
- Housing Strategy;
- Centres and Employment Strategy;
- Transport and Movement Strategy with linked Local Connections Plan;
- Social and Community Infrastructure Strategy;
- Sustainability and Utilities Strategy;
- Emerging Visions for Areas of Change (no. 6); and,
- 6x Areas of Change Strategies – including opportunities, land use, character and urban form and local connections.

2.4.4 Each of the above substantive components requires to be assessed to determine whether they (and collectively, the OAPF in overall terms) is likely to generate specific effects or implications for health, equalities or community safety. This assessment is provided in **Section 4**.

2.5 Relationship with Other Relevant Plans and Programmes

2.5.1 A high-level review has been undertaken to define the relationship between the OAPF and other relevant plans, programmes and strategies (PPS). The following types of other PPS were examined for their relevance to the OAPF:

- International conventions and treaties;
- European Directives and associated legislation;
- Legislation enacted by the UK Parliament; and
- Policy documents and strategies published at the national, regional and local levels, including by the UK Government, the GLA and LBTH Council.

2.5.2 This review identified a number of higher level legislative and policy requirements which need to be taken account of in the OAPF in order for it to deliver sustainable development, including specifically in relation to health, equalities and community safety issues:

- Set out a spatial strategy which promotes sustainable development within the OA;

- Identify and plan to meet the infrastructure and development needs of the OA over the period to 2041;
- Support the delivery of well-designed homes, providing a range of sizes and tenures to meet identified needs within the OA, including an appropriate level of affordable housing;
- Seek to safeguard and strengthen the role of Canary Wharf as a nationally and internationally important business centre, whilst encouraging economic diversification and supporting the optimum use of employment land within the OA;
- Seek to use development to improve and enhance the capacity of the transport network and other essential infrastructure;
- Seek to protect, enhance and, where necessary, increase outdoor sports facilities, parks and open spaces within the OA;
- Seek to safeguard and improve air quality;
- Support higher level plans in ensuring that there are no significant adverse impacts on internationally and nationally designated nature sites and appropriately mitigating adverse effects on locally designated sites;
- Give consideration to potential impacts on the water environment and flood risks from future development;
- Seek ways to maximise green infrastructure coverage and connectivity across a wide range of scales and increase ecosystems services including biodiversity. Seek ways to maximise the wider social and economic benefits of Green Infrastructure;
- Use land and resources efficiently by prioritising the use of previously developed land, encouraging proposals which remediate known contamination, minimising waste generation and increasing energy efficiency in buildings; and,
- Recognise the different landscapes within the city and their differing capacity to accommodate change. Promote development that minimises landscape impacts and protects landscapes appropriate to their significance.

2.5.3 In response, the OAPF provides guidance and support for proposals which address these sustainability issues. In this regard, whilst the OAPF plans for the delivery of a minimum of 31,000 additional homes and 110,000 additional jobs by 2041, it does not include policy requirements or allocate sites for specific uses.

3 Methodology

3.1 Introduction

3.1.1 This section outlines the approach adopted to identify and assess likely health, equalities and community safety impacts from the OAPF.

3.2 Purpose of Health, Equalities and Community Safety Impact Assessment

3.2.1 As detailed in **Section 1.3** this report has been prepared to assist the GLA in demonstrating full compliance with the GLA Act, the Crime and Disorder Act 1998 as amended and the Equality Act 2010 as amended in respect of the preparation of the OAPF. In doing so, the report encompasses a high level health impact assessment (HIA), equalities impact assessment (EqIA) and community safety impact assessment (CSIA) to identify likely health, equalities and community safety impacts from the OAPF.

3.2.2 More widely it should be recognised that an individual's inherited traits interact with lifestyle, community, environmental, social and economic factors as well as a much wider range of issues to determine their health. Within national and local policy, there is an increasing awareness of the links between the character and quality of the places where people live and work and their health and wellbeing. Social and economic factors are typically the main determinants of health, although the provision of health services and environmental factors such as pollution and design can play an important role.

3.2.3 The purpose of HIA is to consider how a plan, programme or proposal will affect the key factors which can influence people's health and wellbeing. The HIA approach is particularly concerned with the distribution of effects within a population, as different groups are likely to be affected in different ways, and therefore how health and social inequalities might be reduced or widened by particular proposals. Therefore, the cross-cutting nature of HIA with both EqIA and CSA should be recognised and has been considered closely within this IIA.

3.3 Approach to Assessment

3.3.1 This IIA has adopted the following two stage approach to the consideration of potential effects from the OAPF on health, equalities and community safety:

- i. Stage 1 Assessment: Screening of the substantive components of the OAPF (as listed in Section 2 above); and,
- ii. Stage 2 Assessment: Detailed Consideration of Health, Equalities and Community Safety Effects and Implications from the substantive components of the OAPF.

3.3.2 Each of these steps is considered further below.

Stage 1 Assessment: Screening of OAPF substantive components

3.3.3 To ensure this IIA remains proportionate and targeted towards identifying likely effects on health, equalities and community safety, it was necessary to screen the substantive components of the OAPF to identify whether they have at least the potential to impact on baseline health, equalities and community safety. Evidence gathered during the preparation of a separate SEA Screening Report for the OAPF was used to undertake this assessment, although it should be noted that this screening looked only at the potential for impacts rather than the likely significance (in SEA terms) of these. Components with no potential to generate such impacts were then excluded from further consideration in stage 2.

Stage 2 Assessment: Detailed Consideration of Health, Equalities and Community Safety Effects and Implications from OAPF

- 3.3.4 Stage two of the assessment sought to identify specific impacts from the substantive components of the OAPF on baseline health, equalities and community safety conditions within the OAPF. Two forms of qualitative assessment were undertaken:
- i. Completion of the London Healthy Urban Development Unit's (HUDU) Rapid Health Impact Assessment Tool. This tool sets out a suite of 11 thematic elements of health and poses questions to address each. Of note, equalities and community safety are afforded specific consideration within the tool as key determinants of health, meaning that the tool itself allows an integrated assessment of health, equalities and community safety impacts from a plan to be carried out; and,
 - ii. Assessment against a framework of thematic objectives and associated guide questions regarding health, equalities and community safety issues. This assessment sought to build on the conclusions of the HUDU HIA checklist and focus identifying proposals and examples within the OAPF that could generate specific impacts.

3.4 Integrated Impact Assessment Framework

- 3.4.1 The framework adopted to undertake the second type of qualitative assessment within stage 2 of the methodology was derived from a wider Integrated Impact Assessment (IIA) Framework previously developed for the OAPF in Autumn 2017. At that time the content of the OAPF indicated that it would be necessary to undertake a full SEA; therefore, an IIA Framework was developed for this which was intended also serve as a key assessment tool for undertaking HIA, EqIA and CSIA in a co-ordinated manner. The development of this IIA Framework involved detailed analysis of baseline environmental and socio-economic conditions affecting the OA and surrounding areas, as well as a review of other plans and policies which will interact with the OAPF. The resulting IIA Framework, which included dedicated IIA Objectives and Guide Questions regarding health, equalities and community safety, was then subject to consultation with Natural England, Historic England and the Environment Agency.
- 3.4.2 A revised draft of the OAPF was produced by GLA officers in December 2017, with key changes made to align the OAPF with other emerging planning policy documents and take account of feedback from LBTH Council (the host Borough of the OA). In light of these changes the content of the OAPF (see below) is now not likely to have significant effects on the environment. Therefore, a fresh SEA screening exercise has taken place and the GLA have adopted a negative SEA Screening Determination to confirm that as significant effects on the environment are not considered likely, a full SEA will not be undertaken in respect of the OAPF. This means that it would be inappropriate to continue to use the full IIA Framework previously devised in respect of the OAPF as some of the topics addressed in the Framework no longer require to be assessed. However, there is no impediment to still using relevant IIA Objectives and Guide Questions from the IIA Framework which relate to health, equalities and community safety topics, especially as these assessment tools have already been consulted on.
- 3.4.3 A condensed IIA Framework has therefore been developed from the original and full IIA Framework in order to underpin the IIA presented in this report. The condensed IIA Framework is shown in **Table 3.1** below. To enable the impact assessment to link with the GLA's individual statutory duties regarding health, equalities and community safety, as detailed in **Section 1.3**, **Table 3.1** identifies separate colour coded IIA objectives relating to health, equalities and community safety. However, as equality and community safety are important determinants of health outcomes it should be noted that each of the five identified IIA objectives are inherently linked.

Table 3.1 Condensed IIA Framework

Area of Assessment	IIA Objective	IIA Guide Questions – <i>Will the OAPF...</i>
HIA	1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.	<ul style="list-style-type: none"> • Protect and improve access to health and social care services and facilities? • Promote increases in physical activity and reduce inequalities in levels of physical activity? • Reduce inequalities in and improve the physical and mental health and wellbeing of communities?
EqIA	2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.	<ul style="list-style-type: none"> • Promote a culture of equality, fairness and respect for people and the environment? • Reduce poverty and social exclusion? • Promote social cohesion and integration? • Promote equity between population groups? • Ensure that higher densities development does not adversely impact on different groups of people? • Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? • Provide access to affordable cultural activities, taking account of deprivation levels?

Area of Assessment	IIA Objective	IIA Guide Questions – <i>Will the OAPF...</i>
		<ul style="list-style-type: none"> • Reduce fuel poverty? • Address inequalities in access to open space and community facilities? • Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? • Impact on those vulnerable to falling into poverty or being socially excluded?
	<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> • Help to facilitate the delivery of house building that meets identified needs within the OA? • Make housing available to people in need and reduce homelessness? • Improve the quality of housing stock within the OA? • Increase the use of sustainable building practices? • Reduce homelessness and overcrowding? • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community?

Area of Assessment	IIA Objective	IIA Guide Questions – <i>Will the OAPF...</i>
		<ul style="list-style-type: none"> • Increase access to good housing? • Ensure good housing design standards are met, including for energy?
	<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector?
<p>CSIA</p>	<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? • Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation?

3.5 Relationship of Condensed IIA Framework with Higher Level IIA Frameworks

- 3.5.1 To be an effective tool for assessment, the Condensed IIA Framework must be grounded within a detailed understanding of the policy context within which the OAPF will operate. The IIA Objectives and wider IIA Framework must therefore be compatible with other IIA Frameworks of relevance to the Isle of Dogs and South Poplar OA, namely those IIA Objectives already developed for the New London Plan (GLA, February 2017) and the emerging LBTH Local Plan (Amec Foster Wheeler for LBTH Council, first defined in 2016). The IIA Objectives also need to be targeted towards addressing key issues of relevance to both the spatial context of the OA and the proposed content of the OAPF.
- 3.5.2 **Table 3.2** below shows the relationship between the IIA Objectives within the condensed IIA Framework and those previously defined at Borough and Greater London level. Overall it is considered that the IIA Objectives sufficiently align with both existing sets of IIA Objectives whilst allowing this IIA to focus on assessing likely health, equalities and community safety impacts from the OAPF.

Table 3.2 Relationship between OAPF IIA Objectives and other relevant IIA Objectives

London Plan Review IIA Objectives (February 2017)	LBTH Local Plan IIA Objectives (2016)	Isle of Dogs & South Poplar IIA Objectives (March 2018)
1. Equality & Inclusion: To make London a fair and inclusive city where every person is able to participate, reducing inequality and disadvantage and addressing the diverse needs of the population.	1. Equality: Reduce poverty and social exclusion and promote equality for all communities.	Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.
2. Social Integration: To ensure London has socially integrated communities which are strong, resilient and free of prejudice.		
3. Health and health Inequalities: To improve the mental and physical health and wellbeing of Londoners and to reduce health inequalities across the City and between communities.	3. Health and wellbeing: Improve the health and wellbeing of the population and reduce health inequalities.	Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities and enhancing access to high quality open space.
4. Crime, safety and security: To contribute to safety and security and the perceptions of safety.	<i>Indirectly addressed through IIA objective 2.</i>	Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.
5. Housing Supply, Quality, Choice and Affordability: To provide a quantum, type, quality and tenure of housing (including specialist and affordable provision) to better meet demographic change and household demand.	4. Housing: Ensure that all residents have access to good quality, well-located, affordable housing that meets a range of needs and promotes liveability.	Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.
6. Sustainable Land Use: Make the best and most efficient use of land so as to support sustainable patterns and forms of development.	<i>Indirectly addressed through IIA objectives 14 and 16.</i>	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing, Housing and Community IIA objectives.
7. Design: To create attractive, mixed use neighbourhoods, ensuring new buildings and spaces are appropriately designed that promote and enhance existing a sense of place and distinctiveness, reducing the need to travel by motorized transport.	2. Liveability: Promote liveable, safe, high quality neighbourhoods with good quality services.	
8. Accessibility: To maximise accessibility for all in and around London.	5. Transport and mobility: Create accessible, safe and sustainable connections and networks by road, public transport, cycling and walking.	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing and Equality and Social Inclusion IIA objectives.
9. Connectivity: To enhance and improve connectivity for all to, from, within and around London and increase the proportion of journeys made by sustainable and active transport modes.		
10. Economic competitiveness and employment: To maintain and strengthen London's position as a leading, connected, knowledge based global city and to support a strong, diverse and resilient economic economy structure providing opportunities for all.	7. Employment: Reduce worklessness and increase employment opportunities for all residents.	Not relevant to this IIA beyond elements covered within all other objectives.
	8. Economic Growth: Create and sustain local economic growth across a range of sectors and business sizes.	
	9. Town Centres: Promote diverse and economically thriving town centres.	
11. Infrastructure: To ensure that provision of environmental, social and physical infrastructure is managed and delivered to meet population and demographic change in line with sustainable development and to support economic competitiveness	<i>Indirectly addressed through IIA objectives 2, 3, 5, 6 and 12.</i>	Not relevant to this IIA beyond elements covered within all other objectives.
12. Education and Skills: To ensure the education and skills provision meets the needs of London's existing and future labour market and improves life chances for all.	6. Education: Increase and improve the provision of and access to childcare, education and training facilities and opportunities for all age groups and sectors of the local population.	8. Community: Enhance access to and support the growth of educational and community opportunities and facilities (including culture) for residents within the OA.
13. Culture: To safeguard and enhance the Capital's rich cultural offer, infrastructure, heritage, natural environment and talent to benefit all Londoners while delivering new activities that strengthen London's global position.	<i>Addressed within IIA objective 10.</i>	

London Plan Review IIA Objectives (February 2017)	LBTH Local Plan IIA Objectives (2016)	Isle of Dogs & South Poplar IIA Objectives (March 2018)
14. Air Quality: To reduce emissions and concentrations of harmful atmospheric pollutants, particularly in areas of poorest air quality, and reduce exposure.	<i>Indirectly addressed through IIA objective 3.</i>	
15. Climate change adaptation: To ensure London adapts and becomes more resilient to the impacts of climate change and extreme weather events such as flood, drought and heat risks.	12. Climate change: Ensure the Local Plan incorporates mitigation and adaptation measures to reduce and respond to the impacts of climate change.	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing IIA objective.
16. Climate change mitigation: To help tackle climate change through reducing greenhouse gas emissions and moving towards a zero carbon London by 2050.		
17. Energy use and supply: To manage and reduce demand for energy, achieve greater energy efficiency, utilise new and existing energy sources effectively, and ensure a resilient smart and affordable energy system.	<i>Indirectly addressed through IIA objective 14.</i>	
18. Water resources and quality: To protect and enhance London's water bodies by ensuring that London has a sustainable water supply, drainage and sewerage system.	<i>Indirectly addressed through IIA objective 14.</i>	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing IIA objective.
19. Flood risk: To manage the risk of flooding from all sources and improve the resilience of people, property and infrastructure to flooding.	15. Flood risk reduction and management: To minimise and manage the risk of flooding.	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing and Equality and Social Inclusion IIA objectives.
20. Natural Capital and Natural Environment: To protect, connect and enhance London's natural capital (including important habitats, species and landscapes) and the services and benefits it provides.	11. Open space: Enhance and increase open spaces that are high quality, networked and multi-functional.	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing, Equality and Social Inclusion and Community IIA objectives.
	13. Biodiversity: Protect and enhance biodiversity, natural habitats, water bodies and landscapes of importance.	
21. Historic Environment: To conserve and enhance the existing historic environment, including sites, features, landscapes and areas of historical, architectural, archaeological and cultural value in relation to their significance and their settings.	10. Design and Heritage: Enhance and conserve heritage and cultural assets; distinctive character and an attractive built environment.	Not relevant to this IIA.
22. Geology and soils: To conserve London's geodiversity and protect soils from development and over intensive use.	16. Contaminated Land: Improve land quality and ensure mitigation of adverse effects of contaminated land on human health.	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing IIA objective.
23. Materials and waste: To keep materials at their highest value and use for as long as possible. To significantly reduce waste generated and achieve high reuse and recycling rates.	14. Natural Resources: Ensure sustainable use and protection of natural resources, including water, land and air, and reduce waste	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing and Equality and Social Inclusion IIA objectives.
24. Noise and vibration: To minimise noise and vibration levels and disruption to people and communities across London and reduce inequalities in exposure.	<i>Indirectly addressed through IIA objective 2.</i>	Not relevant to this IIA beyond elements covered within other objectives, in particular the Health and Wellbeing, Equality and Social Inclusion, Housing and Community IIA objectives.

4 Health, Equalities and Community Safety in the Opportunity Area

4.1 Introduction

4.1.1 This section identifies key health, equalities and community safety issues and priorities which should be addressed within the OAPF and therefore reported on within this IIA Report. In doing so, the section summarises relevant baseline environmental and socio-economic characteristics of the Isle of Dogs and South Poplar Opportunity Area ('the OA').

4.2 Key Issues and Priorities

4.2.1 **Appendix B** presents a review of relevant environmental and socio-economic baseline conditions which presently influence health, equalities and community safety outcomes within the OA and which relate to the OAPF. This appendix also outlines on a thematic basis the expected evolution of the baseline scenario in the absence of the implementation of the OAPF. The following topics are addressed:

- Demographic Change;
- Social Integration and Inclusion;
- Health;
- Crime, Safety and Security;
- Housing;
- Economic Activity and Employment;
- Education and Public Services;
- Air Quality and Climatic Factors; and,
- Green Space and Open Space.

4.2.2 The baseline analysis provided in **Appendix B** is supported by a number of GIS based figures, provided in **Appendix A**. A summary of the key issues identified within **Appendix A** which need to be considered within the associated OAPF IIA Framework and in this IIA is provided in **Table 4.1 below**.

4.3 Key Issues and Priorities

4.3.1 **Appendix B** presents an analysis of the context and baseline scenario with respect to health, equalities and community safety within which the OAPF is being developed. This analysis is informed by figures provided in **Appendix A**. A summary of the key issues identified within **Appendix B** which should be addressed through the OAPF is provided in Table 4.1 below.

Table 4.1 Key Issues Relevant to this IIA

Aspect	Key Issues
Health	The need to minimise the emissions of pollutants to air.

Aspect	Key Issues
	<p>The need to safeguard and improve air quality within the OA.</p> <p>The need to protect and enhance the health and wellbeing of the resident population within the OA, including through action to reduce health inequalities</p> <p>The need to promote healthy lifestyles and in particular address obesity and levels of physical activity.</p> <p>The need to protect and enhance open space provision and accessibility within the OA.</p>
Equalities	<p>The need to align the OAPF with relevant policies and proposals within the adopted and emerging statutory Development Plan for LBTH, as well as with relevant national and local policy documents, to ensure that the OA contributes to meeting London's strategic housing and employment needs whilst addressing local issues and challenges resulting from recent growth.</p> <p>The need to ensure that the OA can accommodate significant housing growth, as required by higher level plans and policies.</p> <p>The need to bring forward key employment sites and achieve economic growth within the OA in a sustainable manner that protects the environment whilst allowing social and economic progress that recognises the needs of all people.</p> <p>The need to increase local employment opportunities and provide sufficient associated educational facilities and services.</p> <p>The need to tackle deprivation, including areas with existing deprivation linked to poor accessibility to key services, facilities and economic opportunities.</p> <p>The need to ensure that community facilities and services are appropriate and accessible to users in order to meet the diverse needs of residents and workers within the OA.</p>
Community Safety	<p>The need to reduce opportunities for criminal activities and anti-social behaviour to take place within the OA.</p> <p>The need to provide sufficient policing and justice infrastructure within the OA to manage community safety in the context of a rapidly growing and very diverse population.</p> <p>The need to incorporate natural surveillance into the design of new buildings and public realm improvements within the OA.</p>

5 Assessment

5.1 Introduction

5.1.1 This section presents an assessment of likely effects on health, equalities and community safety from the OAPF.

5.2 Assessment of Draft OAPF

Stage 1 Assessment: Screening of OAPF substantive components

5.2.1 To ensure this IIA remains proportionate and targeted towards identifying likely effects on health, equalities and community safety, it was necessary to screen the substantive components of the OAPF to identify whether they have at least the potential to impact on baseline health, equalities and community safety.

5.2.2 Evidence gathered during the preparation of a separate SEA Screening Report for the OAPF was used to undertake this assessment, although it should be noted that this screening looked only at the potential for impacts rather than the likely significance (in SEA terms) of these. Components with no potential to generate such impacts were then excluded from further consideration in stage 2.

5.2.3 The OAPF screening assessment is presented in **Table 5.1** below. This indicates that only the following components have the potential to generate health, equalities or community safety impacts and therefore should be carried forward to the Stage 2 assessment:

- OAPF Objectives;
- Housing Strategy;
- Centres and Employment Strategy;
- Transport and Movement Strategy and linked Local Connections Plan;
- Social and Community Infrastructure Strategy; and,
- Sustainability and Utilities Strategy.

Table 5.1 Stage 1 Assessment: Relevant Findings from SEA Screening

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
<p>1. OAPF Objectives</p>	<p>Due to their high level and aspirational nature, the OAPF Objectives will serve as hooks to underpin individual thematic and area strategies (see below), rather than directly influencing development. As such, their potential to result in clear environmental effects is limited.</p> <p>However, read together the objectives could indirectly result in positive effects on overall environmental quality, accessibility and social infrastructure provision through creating a framework to address these issues.</p>	<p>The proposed OAPF Objectives respond to existing policy requirements for the OA, as detailed in Section 2 above. They also align with and seek to implement the high level spatial strategy and principles for the Isle of Dogs OA set out in Part 4 of the emerging LBTH Local Plan (2017).</p> <p>The IIA of the draft LBTH Local Plan (October 2017) already identified likely significant effects from these principles on sustainability objectives relating to liveability, housing, transport, economic growth, town centres, urban design and biodiversity. The OAPF Objectives would support the implementation of relevant principles identified within Part 4 of the LBTH Local Plan (October 2017) and would therefore strengthen previously predicted effects.</p>	<p>The Objectives reflect the overall cumulative implications of the individual strategies proposed in the OAPF. The Objectives are progressed to the stage 2 assessment on this basis.</p>
<p>2. Housing Strategy</p>	<p>The identification of residential character areas across the OA would guide development to locations appropriate for the proposed density and housing type, resulting in positive effects on placemaking through the creation of locally distinctive neighbourhoods. It would also support the provision of a range and mix of housing to meet identified needs and ensure at least the 'baseline' expected growth in housing can be accommodated within the OA by 2041, resulting in positive effects on population (an environmental factor as defined within Schedule 2 of the SEA Regulations).</p> <p>Combined with evidence from the IoD&SP DIFS, this component indicates that the existing higher level policy requirement to deliver a minimum of 35% affordable housing in new residential developments should be achievable across the OA. This finding would indirectly support the delivery of at least 35% affordable housing by reducing uncertainty regarding the viability of provision at this level. As such the component could indirectly result in positive effects on population through helping to deliver mixed tenure residential developments and sufficient affordable housing to meet identified needs.</p>	<p>This component of the OAPF would help to implement higher level existing and emerging policies regarding housing delivery, all of which have already been subject to SA incorporating SEA:</p> <ul style="list-style-type: none"> • The IIA Report for the Further Alterations to the London Plan (2014), which subsequently resulted in the current London Plan (2015), predicted significant beneficial effects from that Plan on the provision of housing, in particular through requiring Boroughs to allocate sufficient housing sites to meet needs and setting updated affordable housing targets. • The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.H1 and D.H2 - D.H7 would result in Major Positive and significant effects on sustainability objectives including equality, liveability, health and wellbeing, housing, economic growth and open space. Such effects were predicted as the policies set out criteria to ensure adequate provision of suitable housing across the Borough to meet identified needs, support sustained increases in housing building and require all residential development proposals to be well-designed and sustainable. In relation to affordable housing, Policy S.H1 sets an overall target of 50% of all new homes in the Borough to be affordable, with a minimum requirement to deliver 35% affordable housing subject to viability. • The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.DH1 - 10 would result in Major Positive and significant effects on the design and heritage placemaking objective by requiring all development proposals to achieve high design and placemaking standards and positively contribute to townscape character. <p>This component of the OAPF would build upon these existing and emerging higher level policies by setting out a delivery plan to support the delivery of a range of housing in appropriate locations to meet identified needs within the OA, without allocating new sites or setting new targets. It would also indirectly assist with the implementation of the LBTH level requirement for residential developments to include a minimum of 35% affordable housing. As</p>	<p>The Housing Strategy would affect the nature of the localised housing market and those who have access to it. For this reason, the strategy is progressed to the Stage 2 assessment.</p>

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
<p>3. Centres and Employment Strategy</p>	<p>The identification of specific employment areas within the OA would guide development to locations appropriate for the proposed density and employment type. This would assist the delivery of substantial new employment without creating land use conflict, protect the global business function of Canary Wharf and the provision of office space within the Northern Isle of Dogs area (as defined within the Draft London Plan (2017)). This component of the OAPF would therefore have positive effects on population in terms of helping to increase and diversify employment opportunities, including for local residents.</p> <p>More widely, through directing types of employment proposals to specific areas and providing building density guidance, the strategy would also result in positive agglomeration and placemaking effects.</p> <p>The support provided by this strategy for expanded retail and service provision in Canary Wharf, as a Metropolitan Centre, and the development of a new District Central at Crossharbour, would help to expand the range of amenities and employment opportunities provided in highly accessible locations to meet existing and future population needs. This would therefore have positive effects on population in terms of enhancing local access to a range of retail offers, services and employment opportunities.</p>	<p>such the OAPF would strengthen previously identified beneficial and significant environmental effects from higher level plans.</p> <p>This component of the OAPF would help to implement higher level existing and emerging policies regarding protecting and increasing employment opportunities, all of which have already been subject to SA incorporating SEA:</p> <ul style="list-style-type: none"> The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.EMP1 and D.EMP2 – D.EMP 4 would result in Major Positive and significant effects on sustainability objectives including transport, employment, economic growth and equality. Such effects were predicted as these policies identify Canary Wharf as a Preferred Office Location, set out criteria to support the provision of additional employment opportunities, direct employment uses to specific areas and prevent the loss of employment or industrial space. However, the Report noted the potential for uncertainties to arise in terms of how the GLA's target of creating 125,000 additional jobs in the Borough by 2031 can be achieved. Policy S.TC1 within the emerging LBTH Local Plan (2017) already proposed to designate Canary Wharf as a Metropolitan Centre and Crossharbour as a District Centre, and set out criteria requiring the provision of a range of retail, leisure and civic uses in both. Further, the IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.CF1 – S.CF3 would have Major Positive and significant effects on a range of sustainability objectives (including liveability, equality, health and transport) as they set out criteria directing proposals for community facilities to highly accessible locations including designated centres. <p>This component of the OAPF would build upon these emerging higher level policies by safeguarding Canary Wharf as a global employment hub, setting out a delivery plan to support the delivery of up to 110,000 new jobs and develop major centres (Canary Wharf and Crossharbour) within the OA, all without allocating new sites, setting new targets or detailing new policy requirements. By demonstrating how 110,000 jobs can be delivered, the OAPF would strengthen previously identified beneficial and significant environmental effects from the emerging LBTH Local Plan (2017) without resulting in any new or different significant effects itself. This component would also help to reduce the previously identified uncertainty at LBTH level regarding the delivery of the GLA's employment creation target for the Borough.</p>	<p>The Centre and Employment strategy would affect the local urban form and employment provision within the OA. Therefore it is progressed to the Stage 2 Assessment.</p>
<p>4. Transport and Movement Strategy with linked Local Connections Plan</p>	<p>The package of proposed transport projects/interventions identified in this component is designed to enhance permeability and connectivity, both within the OA and to/from external destinations. The measures would also prioritise sustainable and active travel modes.</p> <p>As such, this component would directly contribute to increasing accessibility and reducing greenhouse gas emissions from the</p>	<p>This component of the OAPF would help to implement higher level policies and proposals regarding the functioning of the transport network, all of which have already been subject to SA incorporating SEA:</p> <ul style="list-style-type: none"> The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.TR1 – 4, which have been prepared in conformity with the current London Plan (2015), 	<p>The Transport Strategy would have an effect on active travel means and air quality and thus is progressed to the Stage 2 Assessment.</p>

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
	<p>transport sector, whilst also indirectly contributing to improved physical health outcomes. The component therefore has the potential to generate positive transport, economic growth, climate change mitigation and health effects.</p>	<p>would result in Major Positive and significant effects on sustainability objectives relating to equality, liveability, health & wellbeing, transport, economic growth, town centres, climate change and natural resource usage. These higher level policies require development proposals to safeguard, develop and enhance the transport network, commit to public transport improvements and require integration between developments and public transport.</p> <ul style="list-style-type: none"> Paragraph 11.14 and Figure 18 within the emerging LBTH Local Plan (2017) identify strategic transport projects which will be supported by the Borough. Of relevance to this component of the OAPF, this includes new river piers, new cycle infrastructure, new pedestrian and cycle connections, DLR enhancements and the proposed Canary Wharf – Rotherhithe bridge. The policy support provided for these interventions has already been assessed through the IIA of the emerging LBTH Local Plan (2017). The IIA Report for the Draft London Plan (2017) concluded that policy T2, which supports the implementation of the Mayor’s Healthy Streets initiative and sets out criteria to promote sustainable and active travel, would have Minor Positive and not significant effects on a range of sustainability objectives. Policy T3, which sets out criteria to protect and enhance public transport networks and provides support for an indicative list of transport schemes listed in Table 10.1 of the Plan, is also predicted to result in Minor and Not Significant Effects on a range of sustainability objectives. Of relevance to this component of the OAPF, the indicative list of proposed transport schemes identified in Table 10.1 of the Draft London Plan (2017) include Healthy Streets and active travel projects, cycle network development, increased street tree planting, highway decking, wayfinding improvements, DLR upgrades and the proposed Canary Wharf – Rotherhithe pedestrian and cycle bridge. Each of these proposals has therefore already been considered within the higher level IIA of the Draft London Plan (2017). <p>This component of the OAPF would build upon these higher level policies by demonstrating how planned transport projects/interventions could be delivered spatially and how connectivity can be enhanced within the OA. Of note, this component does not propose any new or different transport projects not previously proposed in higher level plans (London Plan or LBTH Local Plan levels). This limits the ability of this component to result in new or different effects beyond reinforcing those previously identified in relation to proposed transport projects at higher levels.</p>	
<p>5. Social and Community Infrastructure Strategy</p>	<p>This component would ensure that adequate provision of social and community infrastructure can be provided within the OA to tackle existing inequalities and accommodate a growing population. This would have positive effects on population, both in terms of facilitating expected population growth over the period to 2041 and</p>	<p>This component of the OAPF would help to implement higher level policies and proposals regarding protection and enhancement of social and community infrastructure, all of which have already been subject to SA incorporating SEA:</p>	<p>This strategy would have an effect on the equality of service provision and has the potential to affect the physical and mental health of those living in the OA. Therefore, it has been progressed to the Stage 2 assessment.</p>

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
	<p>meeting the infrastructure needs of existing and future populations to allow them to flourish. As such this component could indirectly have positive effects on educational attainment, health and socio-economic outcomes within the OA.</p>	<ul style="list-style-type: none"> The IIA Report for the Further Alterations to the London Plan (2014), which subsequently resulted in the current London Plan (2015), predicted that the Plan would result in Minor Positive and not significant effects on population through extending policy requirements for specific types of infrastructure provision to support development proposals. The emerging LBTH Local Plan (2017) defines “community facilities” as including health, social, educational, leisure and sport facilities. The associated IIA Report concludes that Policies S.CF1 – S.CF3 are predicted to have Major Positive and significant effects on a range of sustainability objectives (including liveability, equality, health and transport) as they set out criteria requiring all development proposals to protect existing community facilities and direct new community facilities to highly accessible locations. As such, these higher level policies would act to reduce social exclusion, ensure adequate access to social infrastructure and link community facilities with sustainable transport provision. <p>This component of the OAPF would build upon these higher level policies by identifying the social and community infrastructure improvements needed to support future expected growth, without allocating specific sites for infrastructure or deviating from developer contribution requirements set out in higher level policies (principally the existing and emerging LBTH Development Plan). As such, this component of the OAPF would strengthen previously identified beneficial environmental effects from higher level plans.</p>	
<p>6. Sustainability and Utilities Strategy</p>	<p>The high level sustainability and green infrastructure objectives in this component of the OAPF would indirectly ensure all development proposals protect and enhance environmental quality. However, owing to their high level nature they would have no clear and specific environmental effects.</p> <p>The inclusion of green infrastructure considerations for all development proposals in the OA would have direct and positive environmental effects in terms of protecting and enhancing ecological features, improving access to nature, increasing natural flood storage capacity and improving health outcomes through providing opportunities for physical recreation.</p> <p>The identification of existing utility infrastructure constraints and the need for network upgrades (including telecommunications) would indirectly support the provision of enhanced infrastructure to accommodate expected growth in the OA. However, as the utilities element of this strategy is limited to explaining how types of utility infrastructure could be enhanced, rather than defining specific policies or infrastructure proposals, this would be non-substantive and thus would not result in any clear environmental effects.</p>	<p>This component of the OAPF would help to implement higher level policies and proposals (all of which have already been subject to SA incorporating SEA) to promote placemaking, ensure development proposals are environmentally sustainable, enhance green infrastructure provision and provide adequate utilities infrastructure to accommodate expected growth:</p> <ul style="list-style-type: none"> The IIA Report for the Further Alterations to the London Plan (2014), which subsequently resulted in the current London Plan (2015), predicted that the Plan would result in Minor Positive and not significant environmental effects through setting out additional policies to support the delivery of upgraded utility networks (primarily gas and electricity). The emerging LBTH Local Plan (2017) has been prepared in conformity with these policies. The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policies S.OWS1 – 3, which have been prepared in conformity with the current London Plan (2015), would have Major Positive and significant effects on sustainability objectives relating to equality, liveability, health & wellbeing, transport, open spaces, biodiversity, natural resources, flood risk and soil. These likely significant effects were predicted as the policies set out criteria to protect, development and enhance access to, and the quality of, open spaces across the Borough. Of particular is Policy S.OWS1, which identifies areas within the OA where open 	<p>This strategy would affect the provision of utilities and infrastructure (including green spaces) across areas of the OA. This will affect both the equality of provision as well as resident’s health. Therefore, it is progressed to the stage 2 assessment.</p>

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
		<p>space should be enhanced: Blackwell, Cubitt Town, Canary Wharf and Poplar.</p> <ul style="list-style-type: none"> The IIA Report for the emerging LBTH Local Plan (2017) also concluded that Policies S.DH1 - 10 would result in Major Positive and significant effects on the design and heritage placemaking sustainability objective by requiring all development proposals to achieve high design and placemaking standards, protect amenity, improve public realm and positively contribute to townscape character. In particular, Policy D.DH6 sets out design requirements for tall buildings, directs such proposals to Tall Building Zones (including Canary Wharf, Millwall Inner Dock and Blackwall) and requires proposals to accord with design principles for each zone. <p>This component of the OAPF would build upon these higher level current and emerging policies by identifying locally specific sustainability and green infrastructure considerations which should be incorporated into development proposals. It would also help to implement higher-level policy requirements to improve public realm and increase the quality and quantity of public open space within the OA, as well as helping to address utilities infrastructure constraints. As such, this component of the OAPF would strengthen previously identified beneficial environmental effects from higher level plans.</p> <p>Of note, whilst the majority of the OA lies within Flood Zone 3 (as defined by the Environment Agency) the OAPF will not include a detailed flood risk management strategy on the basis that this is being taken forward in separate Riverside Strategies. Combined with existing and emerging flood risk policy requirements set out in higher level plans, it can therefore be assumed that the OAPF would itself have no specific effect on flood risk vulnerabilities within the OA.</p>	
<p>7. Emerging Visions for Areas of Change</p>	<p>Due to their high level and aspirational nature, these emerging visions will serve as hooks to underpin individual Area of Change spatial strategies (see below), rather than directly influencing development. As such, whilst in general terms each place specific vision seeks to enhance environmental quality, there are no clear and specific effects from this component itself.</p>	<p>It should be noted that higher level plans already direct development to OAs, in particular Policy S.SG1 within the emerging LBTH Local Plan (2017). This policy also requires development proposals to demonstrate how they address the relevant OA's priorities and principles, meaning that these Areas of Change emerging visions and subsequent spatial strategies (see below) would indirectly help to implement the LBTH level policy through articulating relevant spatial priorities.</p> <p>The IIA Report for the emerging LBTH Local Plan (2017) concluded that Policy S.SG1 would result in Minor Positive and not significant effects on sustainability objectives relating to equality, liveability and open space through directing development to locations with good accessibility and requiring development to help deliver key infrastructure. As this component of the OAPF would help to implement Policy S.SG1 it would indirectly strengthen these previously identified beneficial effects.</p>	<p>Area strategies draw from the thematic strategies laid out above. Therefore their effect will already be considered in the Stage 2 Assessment within the assessment of those strategies. For this reason, individual areas are not considered in isolation within the stage 2 assessment, but considered as whole with consideration given to specific areas where necessary.</p>
<p>8. Area of Change Strategy - Blackwell</p>	<p>This spatial strategy simply draws together individual elements from the above thematic strategies which apply to the Blackwell Area of Change. As such, this component would not result in any new or different environmental effects not already identified above.</p>	<p>Given the absence of any potential environmental effects from this component, it would not result in any likely significant effects. As above, this component would however support the implementation of Policy S.SG1 within the emerging LBTH Local Plan (2017), as well as</p>	

Substantive Component	Relevant SEA Screening Findings	Relationship with other Plans and Policies	Implications for Health, Equalities and Community Safety? Progress to Stage 2 Assessment?
		other higher level policies relating to each of the OAPF's thematic strategies. This component would therefore strengthen previously identified beneficial effects from higher level plans.	
9. Area of Change Strategy – South Poplar	This spatial strategy simply draws together individual elements from the above thematic strategies which apply to the Blackwell Area of Change. As such, this component would not result in any new or different environmental effects not already identified above.	Given the absence of any potential environmental effects from this component, it would not result in any likely significant effects. As above, this component would however support the implementation of Policy S.SG1 within the emerging LBTH Local Plan (2017), as well as other higher level policies relating to each of the OAPF's thematic strategies. This component would therefore strengthen previously identified beneficial effects from higher level plans.	
10. Area of Change Strategy – Canary Riverside	This spatial strategy simply draws together individual elements from the above thematic strategies which apply to the Blackwell Area of Change. As such, this component would not result in any new or different environmental effects not already identified above.	Given the absence of any potential environmental effects from this component, it would not result in any likely significant effects. As above, this component would however support the implementation of Policy S.SG1 within the emerging LBTH Local Plan (2017), as well as other higher level policies relating to each of the OAPF's thematic strategies. This component would therefore strengthen previously identified beneficial effects from higher level plans.	
11. Area of Change Strategy – South Quay	This spatial strategy simply draws together individual elements from the above thematic strategies which apply to the Blackwell Area of Change. As such, this component would not result in any new or different environmental effects not already identified above.	Given the absence of any potential environmental effects from this component, it would not result in any likely significant effects. As above, this component would however support the implementation of Policy S.SG1 within the emerging LBTH Local Plan (2017), as well as other higher level policies relating to each of the OAPF's thematic strategies. This component would therefore strengthen previously identified beneficial effects from higher level plans.	
12. Area of Change Strategy – Millwall Waterfront	This spatial strategy simply draws together individual elements from the above thematic strategies which apply to the Blackwell Area of Change. As such, this component would not result in any new or different environmental effects not already identified above.	Given the absence of any potential environmental effects from this component, it would not result in any likely significant effects. As above, this component would however support the implementation of Policy S.SG1 within the emerging LBTH Local Plan (2017), as well as other higher level policies relating to each of the OAPF's thematic strategies. This component would therefore strengthen previously identified beneficial effects from higher level plans.	

Stage 2 Assessment: Detailed Consideration of Likely Health, Equalities and Community Safety Impacts

5.2.4 Stage two of the assessment sought to identify specific impacts from the substantive components of the OAPF carried forward from the stage one assessment. Two forms of qualitative assessment were undertaken at this point, the results of which are detailed below:

- iii. Completion of the London Healthy Urban Development Unit's (HUDU) Rapid Health Impact Assessment Tool; and,
- iv. Assessment of the OAPF against the condensed IIA Framework. This sought to build on the conclusions of the HUDU HIA checklist and focus identifying proposals and examples within the OAPF that could generate specific impacts.

London HUDU Rapid HIA

5.2.5 A completed London HUDU Rapid HIA Checklist for the OAPF is provided in **Appendix C**. Key findings from this HIA are as follows:

- **Housing quality and design:** The housing strategy within the OAPF directs housing growth to accessible locations and requires the types of homes delivered in the OA to "*offer a varied housing mix which address the housing needs of local people*". This would indirectly support housing provision to meet a range of needs for different demographic groups;
- **Access to healthcare services and other social infrastructure:** The social and community infrastructure strategy within the OAPF supports the protection of existing community assets and seeks to co-locate new social infrastructure at 'community hubs'. This would maximize the accessibility and integration of public services, as well as allowing social infrastructure to be used by local communities for a variety of purposes. The strategy would therefore help to tackle inequalities (in infrastructure provision) and support social inclusion and community cohesion. The same strategy within the OAPF also identifies the already planned delivery of new emergency service and (NHS) health infrastructure and recommends potential additional provision to meet future needs;
- **Access to open space and nature:** The sustainability and utilities strategy within the OAPF sets out thematic guidance to address the current deficit in open space provision within the OA, which is reinforced through place specific guidance in the six AoC strategies. In addition, the OAPF includes a transport and movement strategy and linked local connections plan which provide support for public realm upgrades along key corridors. These components of the OAPF would improve the quality of and access to open and natural spaces, resulting in associated positive health outcomes;
- **Air quality, noise and neighbourhood amenity:** The transport and movement strategy within the OAPF outlines a package of proposed interventions to enhance connectivity and the functioning of public transport systems. This identifies options to address severance issues, promotes public realm improvements, seeks to develop a network of Healthy Streets, prioritizes the integration of stations with their surroundings and identifies committed public transport improvements. This strategy is supported by an OA wide local connections plan, which identifies a series of projects/transport infrastructure interventions to improve connectivity. The OAPF therefore includes guidance and provides support for proposals to increase active travel, reduce motor vehicle dependency and tackle congestion pinch points within the OA. These measures would help to improve local air quality through reducing transport emissions, resulting in beneficial effects on physical health;

- **Accessibility and active travel:** The OAPF includes a transport and movement strategy and a linked local connections plan which provide support for public realm upgrades along key corridors. The strategy also identifies options to address severance issues, promotes public realm improvements and seeks to develop a network of Healthy Streets. These measures would improve connections between local and strategic active travel routes, thereby supporting increased active travel within and to/from the OA. The transport and movement strategy also provides guidance and support for proposals to improve traffic management and road safety, resulting in beneficial effects on physical health;
- **Crime reduction and community safety:** The social and community infrastructure strategy within the OAPF supports the protection of existing community assets seeks to co-locate new social infrastructure at new, multi-use 'community hubs'. In addition, the transport and movement strategy within the OAPF promotes public realm improvements and prioritizes the integration of stations with their surroundings, which would improve the attractiveness and safety of public spaces;
- **Access to healthy food:** The OAPF includes a centres and employment strategy which promotes an expanded retail role for Canary Wharf and supports its planned designation as a Metropolitan Centre through the New Draft London Plan (2017). This strategy also supports the development of and seeks to guide new development to a new District Central at Crossharbour, in line with proposals in the emerging LBTH Local Plan (2017).;
- **Access to work and training:** The OAPF includes a centres and employment strategy which plans for the delivery of up to 110,000 new jobs in the in line with current and emerging London Plan and LBTH level targets. Together with the Isle of Dogs and South Poplar OA Development and Infrastructure Funding Study (DIFS), this strategy tests the delivery of a range of office accommodation and workplaces to meet identified needs, without setting out new employment targets or allocating new employment, business or industrial sites. The identification of specific employment areas would guide development to locations appropriate for the proposed density and employment type. This would assist the delivery of substantial new employment without creating land use conflict, protect the global business function of Canary Wharf and the provision of office space within the Northern Isle of Dogs area (as defined within the Draft London Plan (2017). This component would therefore have positive effects in terms of helping to increase and diversify employment opportunities, including for local residents;
- **Social cohesion and lifetime neighbourhoods:** The transport and movement strategy within the OAPF outlines a package of proposed interventions to enhance connectivity and the functioning of public transport systems. This strategy identifies options to address severance issues and enhance the integration of stations with their surroundings, which would encourage social interaction and improve the vitality of public spaces. This strategy is supported by an OA wide local connections plan which identifies a series of projects/transport infrastructure interventions to improve connectivity. All of these measures would directly or indirectly enhance the placemaking value of the physical environment and encourage social interaction;
- **Minimising the use of resources:** To accommodate the expected high level of growth within the OA, reduce the potential for land use conflicts and safeguard residential amenity the OAPF directs development proposals of different densities to specific character areas. The OAPF does not however propose any estate regeneration schemes or allocate any sites for development, so it would not itself fundamentally alter the current use of land within the OA; and,
- **Climate change:** The OAPF identifies the aim of delivering 'good growth', which includes contributing to making London a zero carbon city. The sustainability and utilities strategy within the OAPF identifies the need to upgrade utility infrastructure within the OA to allow low carbon development (potentially including energy generation and decentralised

energy networks). As such, whilst the OAPF does not directly include proposals for renewable energy generation, it indirectly supports the development of the low carbon economy and thereby contributes to climate change mitigation. In addition, the e sustainability and utilities strategy within the OAPF would have direct and positive environmental effects in terms of protecting and enhancing ecological features (e.g. in existing formal and informal open spaces) and increasing natural flood storage capacity, thereby enhancing climate adaptation capacity within the OA.

Detailed Consideration of Health, Equalities and Community Safety Effects and Implications from OAPF Substantive Components

- 5.2.6 The condensed IIA Framework detailed earlier in Section 3.4 was also used to undertake a qualitative assessment of likely impacts from the substantive components of the OAPF carried forward from the stage one assessment. This assessment sought to build on the conclusions of the HUDU HIA checklist and focus identifying proposals and examples within the OAPF that could generate specific impacts. The assessment is presented in **Table 5.2** below.

Table 5.2 Stage 2 Assessment: Detailed Consideration of Health, Equality and Community Safety Effects

IIA Objective	IIA Guide Questions – <i>Will the OAPF...</i>	Assessment of OAPF Component
Assessment of OAPF Component 1: OAPF Objectives		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> • Protect and improve access to health and social care services and facilities? • Promote increases in physical activity and reduce inequalities in levels of physical activity? • Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>The OAPF objectives set out a framework to guide development in the Isle of Dogs and South Poplar OA. Objectives 3 (Providing Social Infrastructure Alongside Development) and objective 5 (Joining up Development Across Ownerships) relate to social infrastructure requirements for the area and the need to ensure that each development site makes a fair contribution to social infrastructure which can help enable sufficient community facilities to be provided to meet the needs of local people.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> • Promote a culture of equality, fairness and respect for people and the environment? • Reduce poverty and social exclusion? • Promote social cohesion and integration? • Promote equity between population groups? • Ensure that higher densities development does not adversely impact on different groups of people? • Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? • Provide access to affordable cultural activities, taking account of deprivation levels? • Reduce fuel poverty? • Address inequalities in access to open space and community facilities? • Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? • Impact on those vulnerable to falling into poverty or being socially excluded? 	<p>The OAPF objectives set out a framework to guide development in the Isle of Dogs and South Poplar OA. Although the OAPF objectives do not have a direct impact on equality and social inclusion overall, they aim to create a more joined up and connected community which can help promote social integration.</p>
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> • Help to facilitate the delivery of house building that meets identified needs within the OA? • Make housing available to people in need and reduce homelessness? • Improve the quality of housing stock within the OA? • Increase the use of sustainable building practices? • Reduce homelessness and overcrowding? 	<p>The OAPF objectives set out a framework to guide development in the Isle of Dogs and South Poplar OA. Although the OAPF objectives do not have a direct impact on housing they support the development of the area to enable future housing growth to be supported.</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community? • Increase access to good housing? • Ensure good housing design standards are met, including for energy? 	
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	<p>The OAPF objectives set out a framework to guide development in the Isle of Dogs and South Poplar OA. The OAPF objectives do not have a direct impact on community although they do support 'good growth' and provision of social infrastructure and transport which can help enable sufficient community facilities to be provided.</p>
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? • Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>The OAPF objectives set out a framework to guide development in the Isle of Dogs and South Poplar OA. The objectives do not directly impact crime, safety and security although overall aim to improve the quality of development provided in the OA which can help increase perceptions of safety in the area.</p>
<p>Assessment of OAPF Component 2: Housing Strategy</p>		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> • Protect and improve access to health and social care services and facilities? • Promote increases in physical activity and reduce inequalities in levels of physical activity? • Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>The housing strategy does not directly impact access to health and social care or reduce health inequality as it does not propose new housing targets or allocate housing sites which could put pressure on existing infrastructure and services.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> • Promote a culture of equality, fairness and respect for people and the environment? • Reduce poverty and social exclusion? • Promote social cohesion and integration? • Promote equity between population groups? 	<p>The housing strategy does not set new housing targets or allocated housing sites. However, it does identify appropriate locations for housing and highlights that development proposals must accommodate Local Plan compliant housing mixes including the percentage of affordable homes which are provided. The strategy directs the delivery of housing which can help enable the area to accommodate for a wide variety of groups including those groups which already reside within the area and those who may move here in the future.</p> <p>Of note, the OAPF does not present proposals or guidance for estate regeneration in the OA and any such regeneration would follow the Mayor's Good Practice Guide to Estate</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> • Ensure that higher densities development does not adversely impact on different groups of people? • Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? • Provide access to affordable cultural activities, taking account of deprivation levels? • Reduce fuel poverty? • Address inequalities in access to open space and community facilities? • Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? • Impact on those vulnerable to falling into poverty or being socially excluded? 	<p>Regeneration (2018). This guide requires that where developments involve demolition and receive funding from the GLA, a resident ballot must be undertaken and funding will only be provided where the development is supported by the residents. This provides a mechanism for direct community involvement within estate regeneration and safeguards against any unwanted comprehensive redevelopment of existing social housing estates across London.</p>
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> • Help to facilitate the delivery of house building that meets identified needs within the OA? • Make housing available to people in need and reduce homelessness? • Improve the quality of housing stock within the OA? • Increase the use of sustainable building practices? • Reduce homelessness and overcrowding? • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community? • Increase access to good housing? • Ensure good housing design standards are met, including for energy? 	<p>The housing strategy responds to the housing needs of the OA by supporting local plan housing policy requirements in regards to the provision of affordable housing and mix of housing to be provided to meet the range of needs within the area. The strategy recommends that all housing in high density development should be accompanied by draft housing management plans to address a range of matter including building maintenance. Proper maintenance can help conserve the quality of housing that is provided and protect residents from poor housing conditions (e.g. leaks, draughts and mould) which can impact health and wellbeing.</p>
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? 	<p>The housing strategy does not directly impact access to educational or community facilities as it does not propose new housing targets or allocate housing sites which could put pressure on existing infrastructure and services.</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> Reduce the opportunity for crime and antisocial behaviour? Create a travel environment that feels safe to all users at all times? Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>The housing strategy identifies areas where housing growth should be accommodated and appropriate housing types for different areas within the OA although it does not directly address crime, safety and security in the area. It recommends that a draft housing management plan should be provided for high density developments which should outline how buildings with be maintained. Proper building maintenance (e.g. functioning building access doors and CCTV cameras (where provided)) can help provide secure accommodation for residents which help reduce incidences of crime and improve perceptions of safety.</p>
<p>Assessment of OAPF Component 3: Centre and Employment Strategy</p>		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> Protect and improve access to health and social care services and facilities? Promote increases in physical activity and reduce inequalities in levels of physical activity? Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>The centres and employment strategy does not directly impact access to health and social care facilities nor health inequalities. It has however identified Crossharbour as having potential for less car dependency. Reducing car dependency in Crossharbour could help increase the physical activity of people who live and work in the area through promoting alternative, more active means of travel, such as walking and cycling.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> Promote a culture of equality, fairness and respect for people and the environment? Reduce poverty and social exclusion? Promote social cohesion and integration? Promote equity between population groups? Ensure that higher densities development does not adversely impact on different groups of people? Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? Provide access to affordable cultural activities, taking account of deprivation levels? Reduce fuel poverty? Address inequalities in access to open space and community facilities? Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? Impact on those vulnerable to falling into poverty or being socially excluded? 	<p>The centres and employment strategy tests the capacity for the provision of jobs in the area and identifies provisions which are needed to enable this growth to be supported. It outlines recommendations and needs for this OA including encouraging more diverse employment offering within the 'activity zone' and providing opportunities for affordable workforce space, both of which can help enable a broader range of local employment opportunities to accommodate a wider range of groups.</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> • Help to facilitate the delivery of house building that meets identified needs within the OA? • Make housing available to people in need and reduce homelessness? • Improve the quality of housing stock within the OA? • Increase the use of sustainable building practices? • Reduce homelessness and overcrowding? • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community? • Increase access to good housing? • Ensure good housing design standards are met, including for energy? 	<p>The centres and employment strategy does not address provision, location or design of housing with the OA.</p>
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	<p>The centres and employment strategy supports improvements to a range of employment and community facilities in the OA. It recommends exploring opportunities for maker space at Leamouth and South Poplar and co-locating affordable workspaces in centres with other civic functions. These recommendations can provide communities with opportunities to enhance their skills, share ideas and collaborate with others. The strategy has also identified the potential for Canary Wharf to provide a broader range of retail and leisure facilities which can cater to a wider range of community needs.</p>
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? • Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>The centres and employment strategy does not address crime, safety and security.</p>
<p>Assessment of OAPF Component 4: Transport and Movement Strategy with linked Local Connections Plan</p>		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> • Protect and improve access to health and social care services and facilities? • Promote increases in physical activity and reduce inequalities in levels of physical activity? 	<p>The transport and movement strategy and local connections plan is based on existing and emerging higher level plans, it does not propose further transport and infrastructure projects but will function as a delivery mechanism for projects already proposed within the OA. It aims to support the delivery of Healthy Streets, walkable and liveable neighbourhoods, reduce severance and encourage people to travel in healthier ways, such as walking and cycling, by providing public realm improvements which make these modes of travel more appealing. Improvements to be provided include enhancement of the Thames Path and improved walking</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>and cycling conditions at Preston’s Road Roundabout. By promoting non-motorised forms of travel this can also help improve environmental conditions such as noise and air pollution, both of which can contribute to health and wellbeing of local communities.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> Promote a culture of equality, fairness and respect for people and the environment? Reduce poverty and social exclusion? Promote social cohesion and integration? Promote equity between population groups? Ensure that higher densities development does not adversely impact on different groups of people? Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? Provide access to affordable cultural activities, taking account of deprivation levels? Reduce fuel poverty? Address inequalities in access to open space and community facilities? Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? Impact on those vulnerable to falling into poverty or being socially excluded? 	<p>The transport and movement strategy outlines proposed measures to create a more connected transport network and reduce the impact of severance on local communities. A range of public realm improvements are proposed to support this including the integration of stations with their surroundings. Such improvements can help improve the accessibility of these transport hubs for people who are less able bodied.</p>
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> Help to facilitate the delivery of house building that meets identified needs within the OA? Make housing available to people in need and reduce homelessness? Improve the quality of housing stock within the OA? Increase the use of sustainable building practices? Reduce homelessness and overcrowding? Increase the mix, range and affordability of housing? Provide housing that encourages a sense of community and enhances the amenity value of the community? Increase access to good housing? Ensure good housing design standards are met, including for energy? 	<p>The transport and movement strategy and local connections plans themselves do not directly influence the provision of housing although they do influence how residential areas are connected to local facilities. The strategy outlines measures to reduce severance and improve public transport and walking and cycling facilities to improve the accessibility of the area. Such measures include the provision of improved bridges at South Dock and River Lea and enhanced links with the Royal Borough of Greenwich.</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	<p>The transport and movement strategy and local connections plans themselves do not directly influence the provision of community facilities such as schools and employment opportunities. They do however, influence the accessibility of the area and promote the enhancement of local transport facilities to enable residents to more easily access and utilise surrounding services and amenities which may include access to educational services and workplaces in the local area and surrounding boroughs such as Greenwich.</p>
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? • Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>Public realm and open space improvements have been proposed as part of the transport and movement strategy and local connections plans including enhancements to the Thames Path. Such improvements can help increase the number of people using these areas and increase opportunities for natural surveillance which can help increase perceptions of safety and reduce opportunity for antisocial behaviour.</p>
<p>Assessment of OAPF Component 5: Social and Community Infrastructure Strategy</p>		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> • Protect and improve access to health and social care services and facilities? • Promote increases in physical activity and reduce inequalities in levels of physical activity? • Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>The social and community infrastructure strategy identifies the level of social infrastructure required for each growth scenario and population triggers for when these facilities need to be provided. Within the calculations, the strategy has identified the number GP surgeries which would be required to serve the growing population and potential locations for these surgeries as well as additional ambulance stations requirements. For the maximum growth scenario four GP surgeries would be required (above those already granted planning permission), the locations of which are allocated in LBTH draft site allocation, this include sites in Crossharbour, Marsh Wall East, Marsh Wall West and Millharbour South. The strategy has also identified that 1,200 sqm ambulance station extension would be required at Manchester Road. By identifying appropriate provisions for health care for this OA, which accounts for predicted population growth, this strategy helps to protect and improve access to health and social care services in the area.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> • Promote a culture of equality, fairness and respect for people and the environment? • Reduce poverty and social exclusion? • Promote social cohesion and integration? • Promote equity between population groups? • Ensure that higher densities development does not adversely impact on different groups of people? • Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? 	<p>The social and community infrastructure strategy identifies the social infrastructure required to support the growing population within this OA. By providing sufficient infrastructure, such as sports and community facilities, it can help promote social inclusion by providing areas for people to meet and interact. The location of these facilities has the potential to have an uneven impact on different groups depending on proximity to services. However, most of the proposed sites have been allocated within the LBTH draft local plan and the strategy itself builds on this by identifying further sites based on land availability and site constraints.</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> • Provide access to affordable cultural activities, taking account of deprivation levels? • Reduce fuel poverty? • Address inequalities in access to open space and community facilities? • Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? • Impact on those vulnerable to falling into poverty or being socially excluded? 	
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> • Help to facilitate the delivery of house building that meets identified needs within the OA? • Make housing available to people in need and reduce homelessness? • Improve the quality of housing stock within the OA? • Increase the use of sustainable building practices? • Reduce homelessness and overcrowding? • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community? • Increase access to good housing? • Ensure good housing design standards are met, including for energy? 	<p>The social and community infrastructure strategy does not directly impact housing provision, design or quality but rather identifies social infrastructure requirements needs to support local residents.</p>
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	<p>The social and community infrastructure strategy identifies the social infrastructure required to support the growing population within this OA and outlines provisions for schools, leisure facilities, community centres and outdoor recreational areas and the need to protect existing community assets. This strategy also identifies locations for new community hubs where social infrastructure can be co-located. Six new community hubs have been proposed in Marsh Wall, Westferry, Glengall Grove, Wood Warf, East India and Poplar High Street in addition to the two already present at Quarterdeck and Manchester Road. The strategy therefore takes account of the necessary future infrastructure requirements for the area and identifies where it can be accommodated to help protect and enhance community access to local educational and community facilities.</p>
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? 	<p>The social and community infrastructure strategy identifies police requirements to accommodate each population increase scenario within the OA, this being one additional police station at West India Dock Road for all scenarios. By providing sufficient police facilities this can help manage</p>

IIA Objective	IIA Guide Questions – Will the OAPF...	Assessment of OAPF Component
	<ul style="list-style-type: none"> Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>crime in the area and allow there to be a noticeable police presence which can help decrease incidents of antisocial behaviour and improve the public's safety perception of the area.</p>
Assessment of OAPF Component 6: Sustainability and Utilities Strategy		
<p>1. Health and Wellbeing: Improve the health and wellbeing of those living and working in the OA, including through reducing health inequalities.</p>	<ul style="list-style-type: none"> Protect and improve access to health and social care services and facilities? Promote increases in physical activity and reduce inequalities in levels of physical activity? Reduce inequalities in and improve the physical and mental health and wellbeing of communities? 	<p>The sustainability and utilities strategy outlines objectives to enhance the environment including through the provision of green infrastructure, improving access to nature, tackling pollution and encouraging walking and cycling. This can help encourage people to spend more time outdoors (whether it be for recreation or commuting) and increase the amount of time people spend undertaking physical activity which will have also benefits to mental health and wellbeing. Reducing pollution can also positively impact health through helping provided a cleaner, better quality environment for local people and help reduce incidences of illness related to pollution e.g. respiratory issues due to poor air quality.</p>
<p>2. Equality and Social Inclusion: Reduce poverty and inequality, tackle social exclusion and promote community cohesion.</p>	<ul style="list-style-type: none"> Promote a culture of equality, fairness and respect for people and the environment? Reduce poverty and social exclusion? Promote social cohesion and integration? Promote equity between population groups? Ensure that higher densities development does not adversely impact on different groups of people? Reduce severance and consequent inequalities for those groups who are more greatly affected by severance? Provide access to affordable cultural activities, taking account of deprivation levels? Reduce fuel poverty? Address inequalities in access to open space and community facilities? Impact on any protected characteristics of demographic groups, as defined by the Equality Act 2010 as amended? Impact on those vulnerable to falling into poverty or being socially excluded? 	<p>The sustainability and utilities strategy objectives do not target specific groups or would directly increase inequality between groups. The strategy identifies that developments in the area should optimise energy efficiency which is important in residential developments as this can help reduce the cost of gas and electric bills of residents and help contribute to reducing fuel poverty.</p>
<p>3. Housing: Increase the quantum of good quality, well-located and affordable housing within the OA whilst ensuring that housing provision and tenures meet a range of identified needs.</p>	<ul style="list-style-type: none"> Help to facilitate the delivery of house building that meets identified needs within the OA? Make housing available to people in need and reduce homelessness? Improve the quality of housing stock within the OA? Increase the use of sustainable building practices? 	<p>The sustainability and utilities strategy does not address housing provision although it does state that new developments should optimise energy efficient design, which can help encourage developers to provide better standards of housing and help reduce gas and electric cost for residents.</p>

IIA Objective	IIA Guide Questions – <i>Will the OAPF...</i>	Assessment of OAPF Component
	<ul style="list-style-type: none"> • Reduce homelessness and overcrowding? • Increase the mix, range and affordability of housing? • Provide housing that encourages a sense of community and enhances the amenity value of the community? • Increase access to good housing? • Ensure good housing design standards are met, including for energy? 	
<p>4. Community: Maintain or enhance access to educational and community opportunities and facilities (including open space and culture) for residents within the OA.</p>	<ul style="list-style-type: none"> • Help to improve learning and the attainment of skills to the right employment opportunities? • Ensure provision of sufficient school places to accommodate possible levels of growth in the OA? • Improve opportunities and facilities for formal, informal and vocational learning for all ages? • Safeguard and enhance provision and improve access to services, facilities and amenities for residents within the OA to meet their needs? • Help to provide cultural infrastructure needed to sustain and strengthen a growing sector? 	<p>The sustainability and utilities strategy does not directly impact access to educational and community opportunities and facilities although it does identify the need to increase access to green space and increase green cover by 20% compared to the existing baseline. Greenspaces such as parks can be important areas for community interactions by providing areas for socialising, particularly group sports.</p>
<p>5. Crime, Safety and Security: Safeguard and enhance contribute to safety and security and the perceptions of safety.</p>	<ul style="list-style-type: none"> • Reduce the opportunity for crime and antisocial behaviour? • Create a travel environment that feels safe to all users at all times? • Improve perceptions of safety and fear of crime to help remove barriers to activities leading to reduced social isolation? 	<p>The sustainability and utilities strategy does not directly impact on crime, safety and security.</p>

- 5.2.7 In summary, **Table 5.2** above indicates that the OAPF when read as a whole is likely to have the following impacts on health, equalities and community safety within the OA:

Health:

- The greatest impact on health is likely to come from the transport and movement strategy and linked local connections plan within the OAPF. Whilst not proposing new infrastructure not already identified and assessed in higher level plans, it sets out guidance to support the delivery of Healthy Streets, walkable and liveable neighbourhoods, reduce severance and encourage people to travel in healthier ways, such as walking and cycling, by providing public realm improvements which make these modes of travel more appealing. By promoting non-motorised forms of travel this can also help improve environmental conditions such as noise and air pollution, both of which can contribute to health and wellbeing of local communities.
- The social and community infrastructure strategy is also likely to have clear positive impacts on human health, as it identifies appropriate provisions for the health care infrastructure needed to support expected population growth in the OA. This would help to protect and improve access to health and social care services.

Equalities:

- The greatest impact on equalities is likely to come from the social and community infrastructure strategy within the OAPF, which identifies the social infrastructure required to support a growing population. By providing sufficient infrastructure, such as sports and community facilities, it can help promote social inclusion by providing areas for people to meet and interact. The location of these facilities has the potential to have an uneven impact on different groups depending on proximity to services. However, most of the proposed sites have been identified for allocation within the Draft Local Plan (2017). The OAPF builds on this by identifying further potential sites based on land availability and site constraints;
- The housing strategy is also likely to impact on equalities. This seeks to respond to the housing needs of the OA by supporting local plan housing policy requirements in regards to the provision of affordable housing and mix of housing to be provided to meet identified needs. The strategy recommends all proposals for high density development, regardless of tenure, should be accompanied by draft housing management plans to address a range of matter including building maintenance;
- There is the potential for differential impacts to occur on vulnerable groups (as defined in Section 1.3 of this report), in particular:
 - Whilst the accessibility improvements promoted through the transport and movement strategy and linked local connections plan within the OAPF would improve connectivity for all residents within the OA, the planned improvements to public realm and the integration of stations with their surroundings would be of particular benefit to disabled people in terms of improving step free access; and,
 - The focus within the social and community infrastructure strategy of the OAPF on providing sufficient school places to meet rising demand would be of particular benefit to young people. This could minimise the need for young people resident within the OA to travel outwith the locality to attend school, which could have wider equalities benefits in terms of minimising travel costs.

Community Safety:

- The most direct impact on community safety is likely to come from the social and community infrastructure strategy within the OAPF. This identifies police requirements to

accommodate each population increase scenario, this being one additional police station at West India Dock Road for all scenarios. By providing sufficient police facilities this can help manage crime in the area and allow there to be a noticeable police presence which can help decrease incidents of antisocial behaviour and improve the public's safety perception of the area; and,

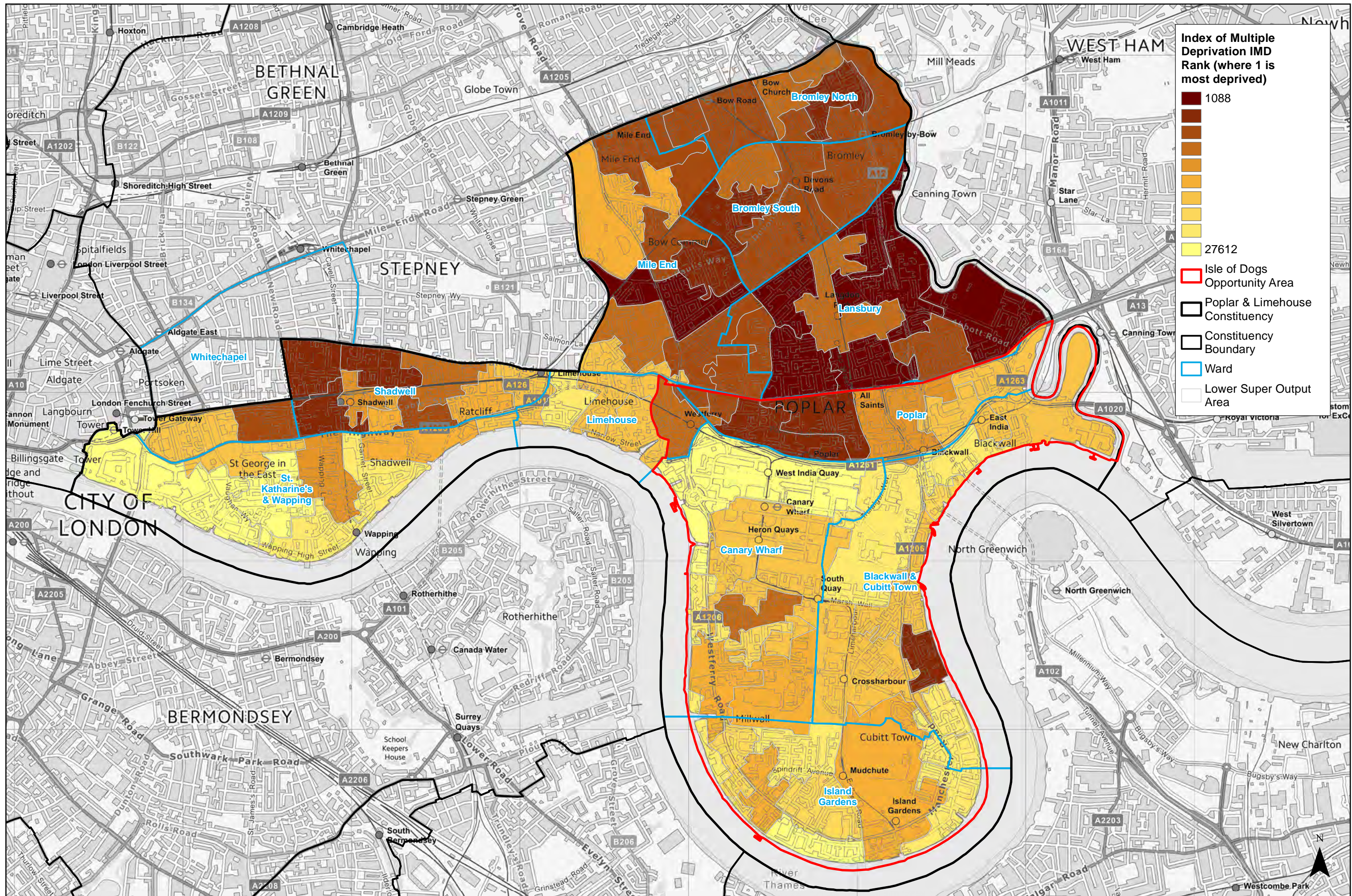
- The transport and movement strategy is also likely to generate positive impacts on community safety. Public realm and open space improvements have been proposed through this strategy, including enhancements to the Thames Path. Such improvements can help increase the number of people using these areas and increase opportunities for natural surveillance, which can help increase perceptions of safety and reduce opportunity for antisocial behaviour.

6 Conclusion

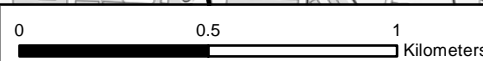
6.1 Summary

- 6.1.1 This report has documented how health, equalities and community safety objectives and issues have informed the development of the OAPF. In doing so, the report has identified relevant components of the OAPF and explains how these respond to relevant health, equalities and community safety issues affecting the Isle of Dogs and South Poplar Opportunity Area (hereafter 'the OA').
- 6.1.2 The assessment provided in 5.2 of this report indicates that the OAPF is likely to result in a range of positive impacts on health, equalities and community safety, whilst no adverse impacts have been predicted. This conclusion has been reached through analysing each substantive component within the OAPF and determining how each, acting individually and together as a whole, could impact upon baseline health, equalities and community safety impacts within the OA.
- 6.1.3 The evidence detailed in this report therefore indicates that the preparation of the OAPF:
- has had due regard to the effects it is likely to have on human health and the achievement of sustainable development in the United Kingdom, as required under Section 30 of the GLA Act;
 - has had due regard to the effects it is likely to have on, and the need to do all that it reasonably can, to prevent crime and disorder, as required by Section 17 of the Crime and Disorder Act 1998 as amended; and,
 - has complied with the public sector equality duty set out in Section 149 of the Equality Act 2010 as amended, in particular by seeking to advance equality of opportunity and eliminate discrimination.
- 6.1.4 As such, this IIA report helps to demonstrate that the GLA has complied with GLA Act, the Crime and Disorder Act 1998 and the Equality Act 2010 as amended in relation to the preparation of the OAPF.

Appendix A Figures



Isle of Dogs & South Poplar IIA



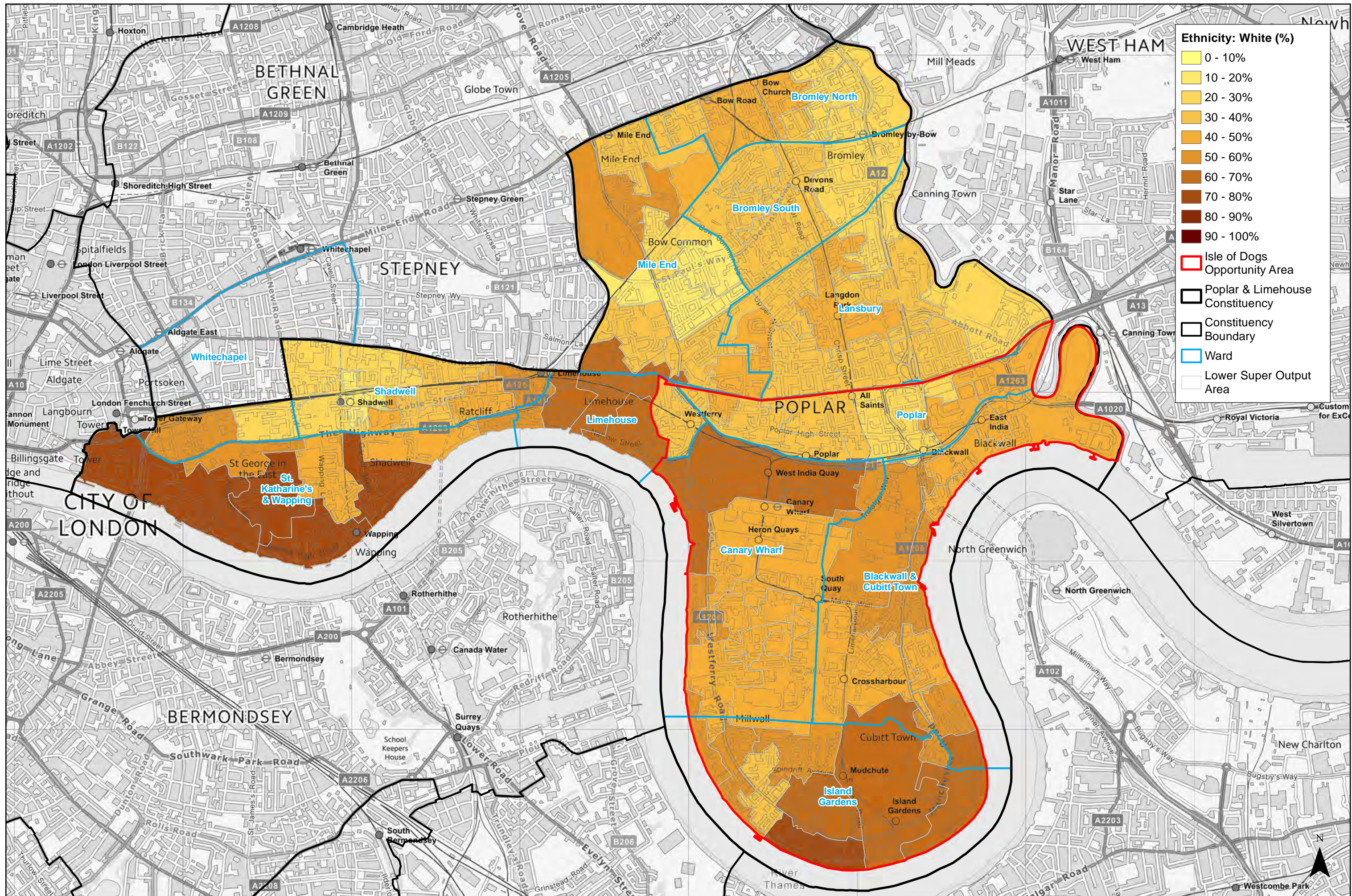
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Figure 1: Index of Multiple Deprivation



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

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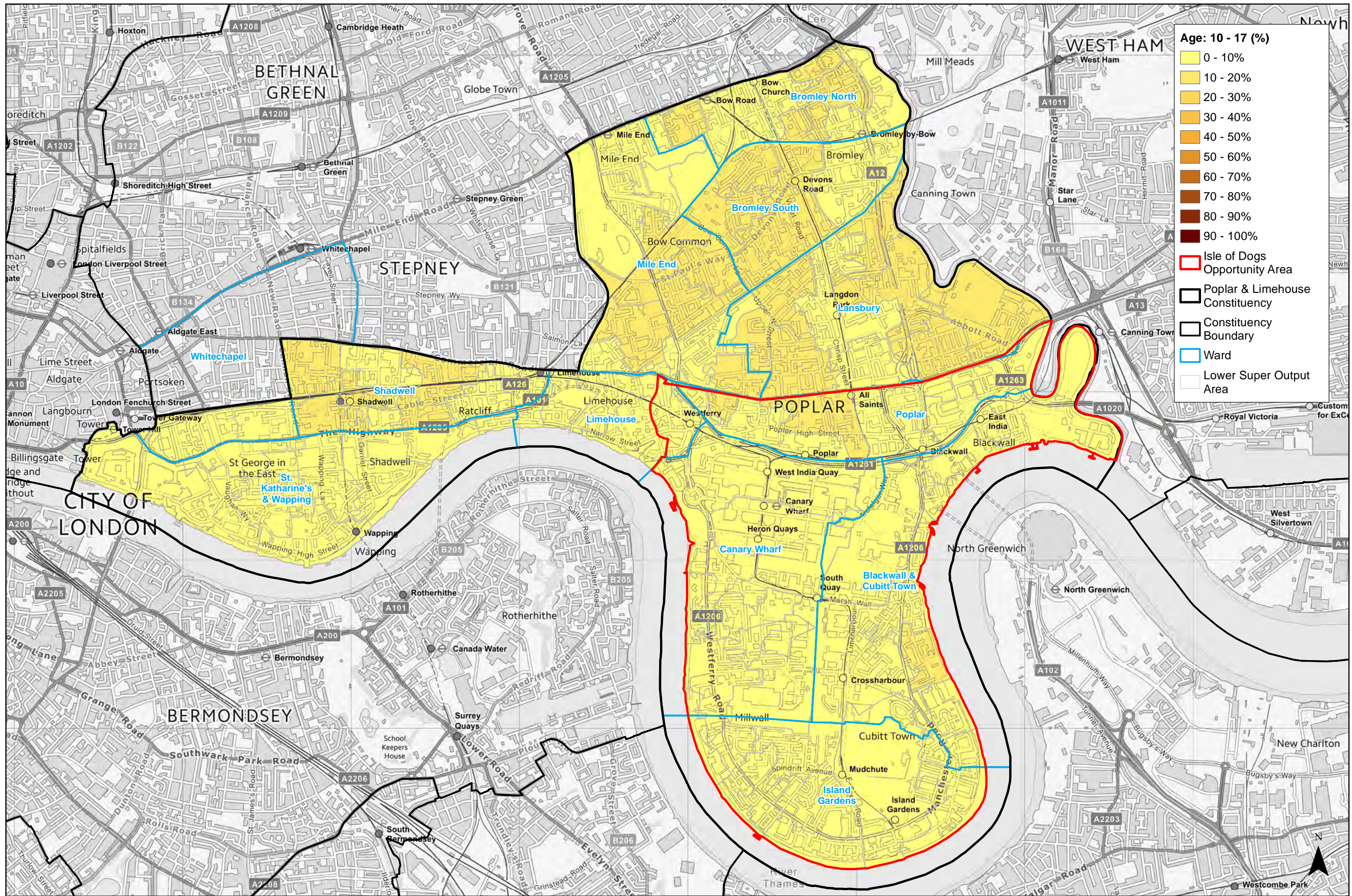
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Figure 2: Ethnicity: White (%)



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

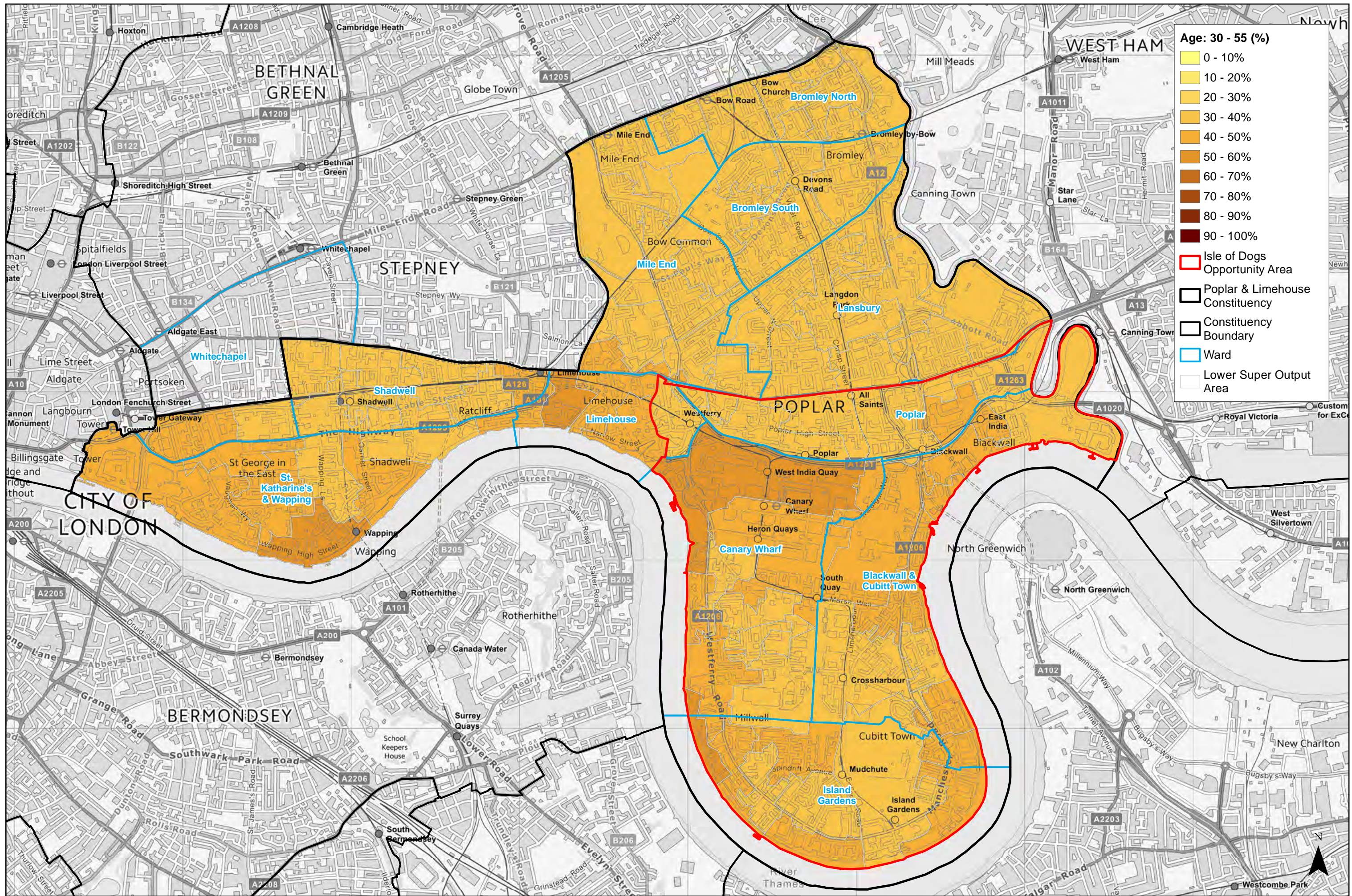
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Figure 3: Age: 10 - 17 (%)



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

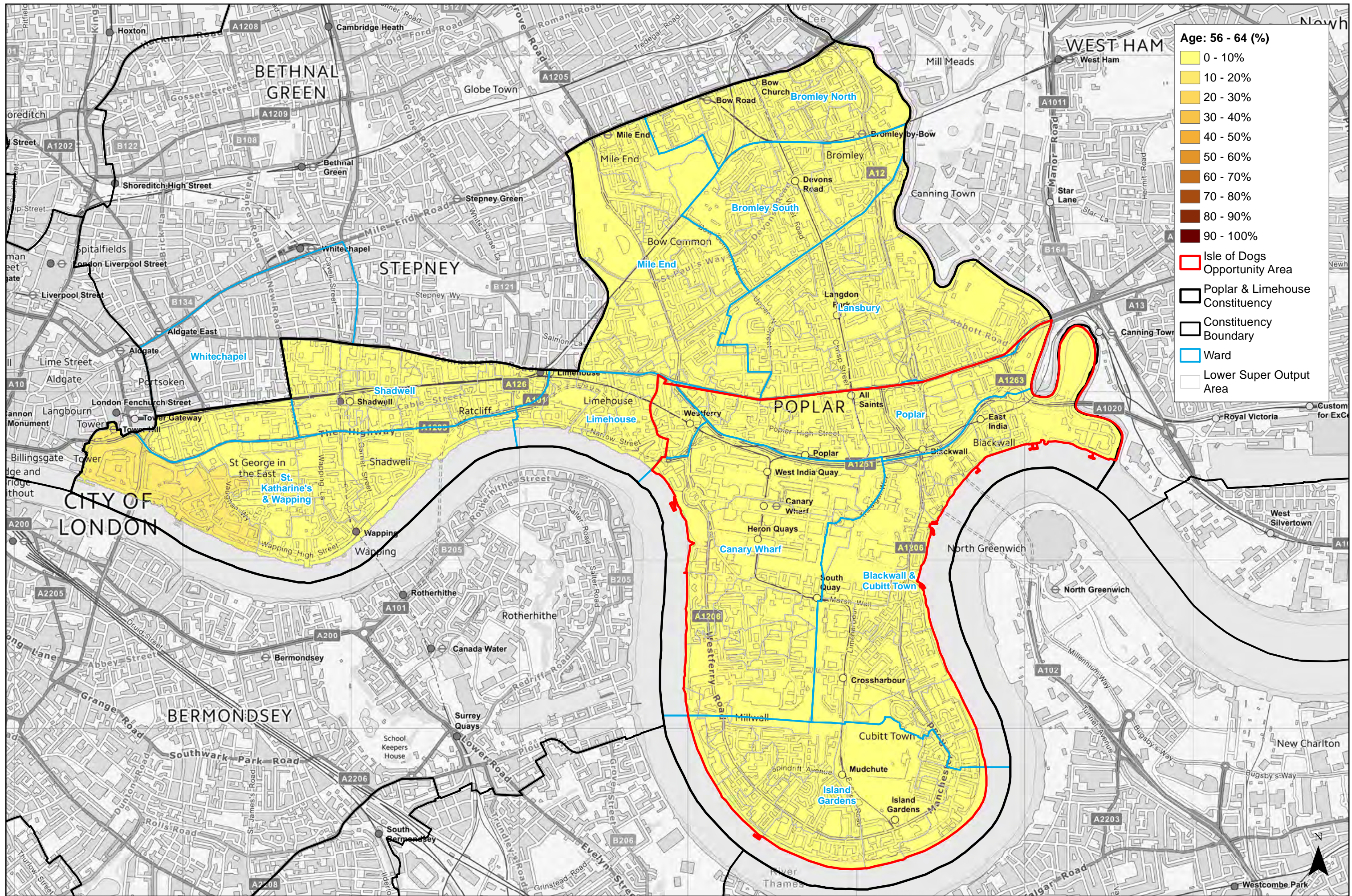
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Figure 4: Age: 35 - 55 (%)



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

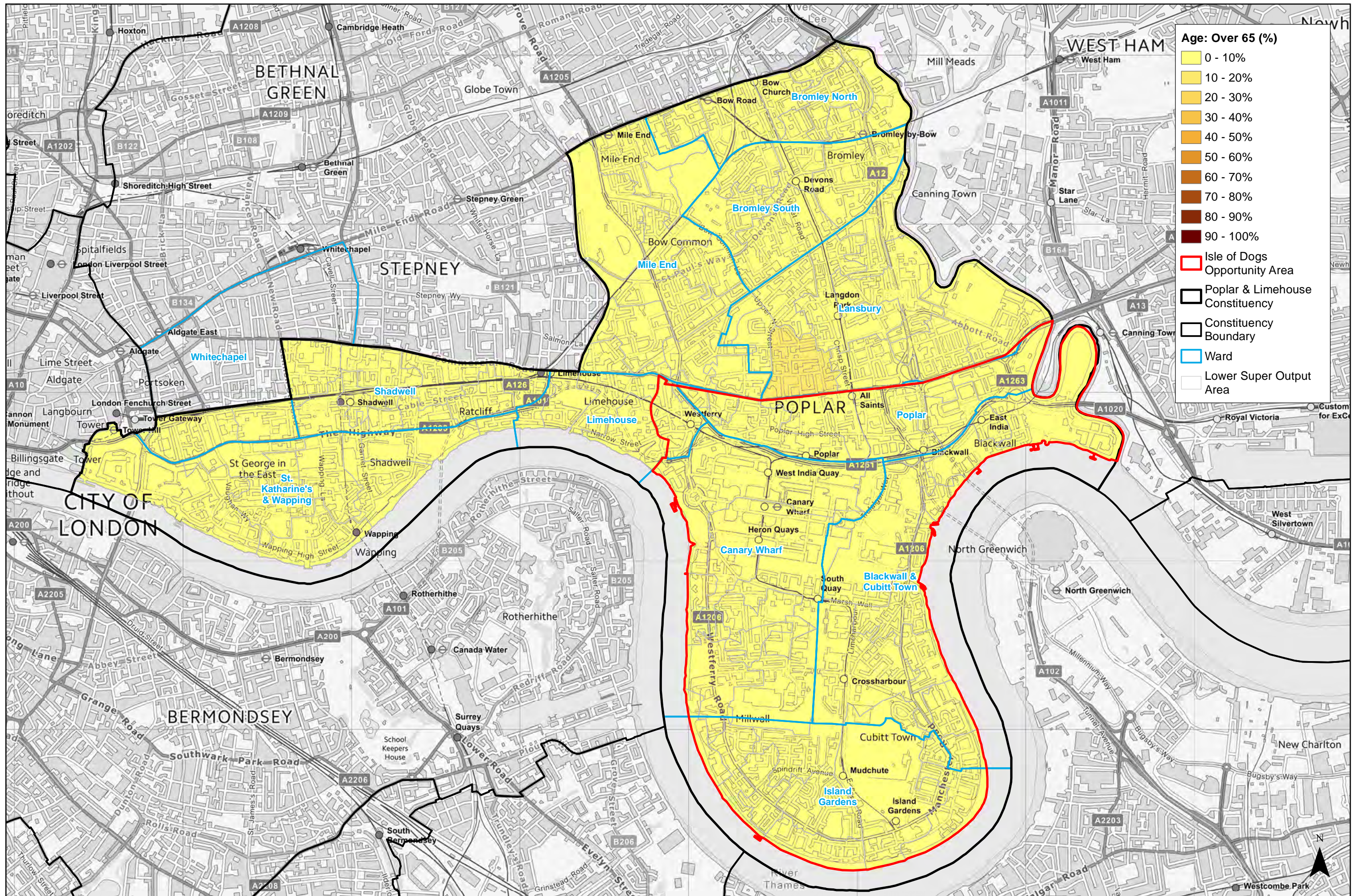
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Figure 5: Age: 56 - 64 (%)



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

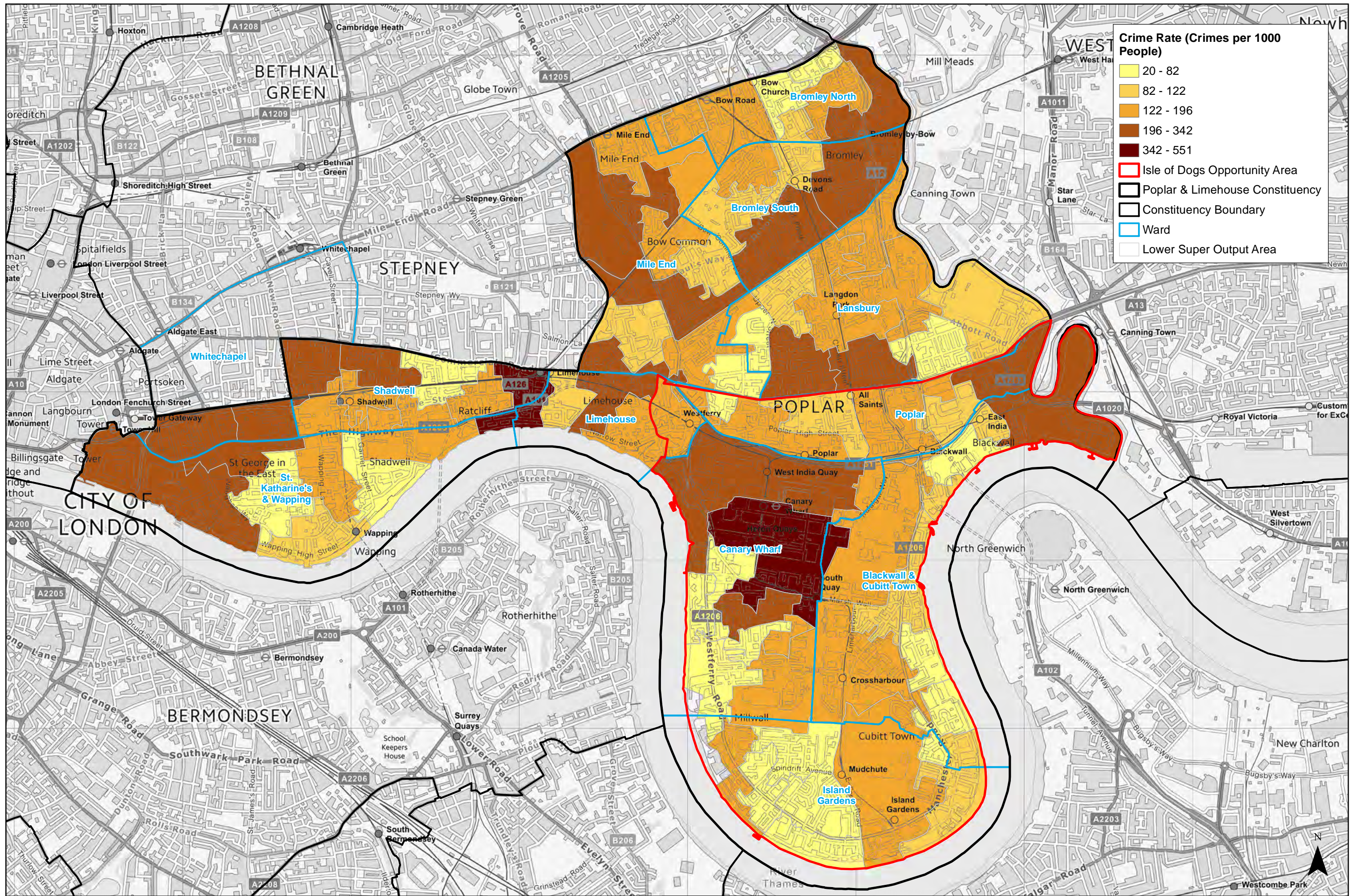
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Figure 6: Age: Over 65 (%)



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

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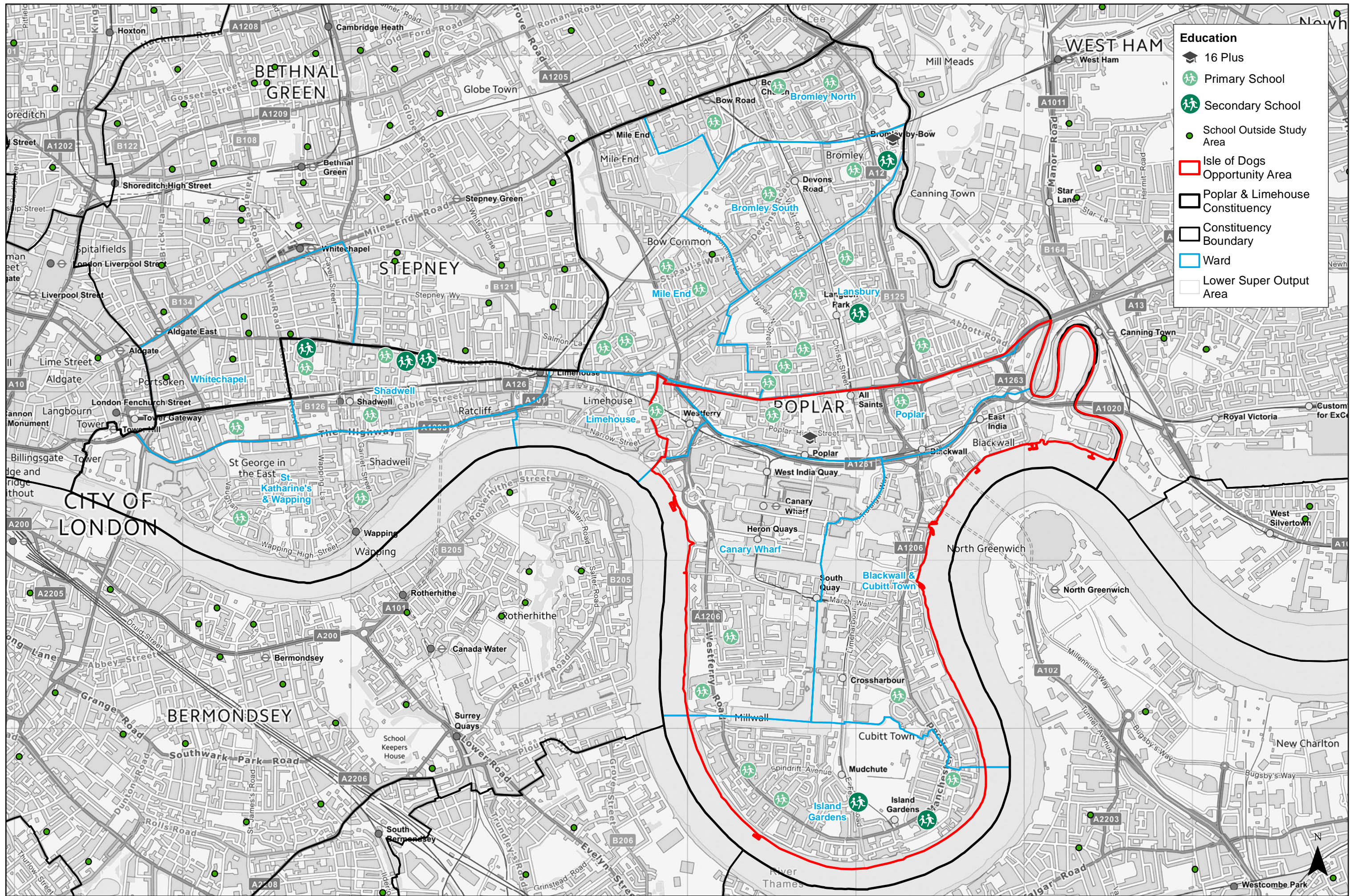
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Figure 7: Crime Rate - 2017
 Source: Home Office


Figure Rev A




Education

-  16 Plus
-  Primary School
-  Secondary School
-  School Outside Study Area


Isle of Dogs Opportunity Area

- 


Poplar & Limehouse Constituency

- 


Constituency Boundary

- 

Ward

- 

Lower Super Output Area

- 

Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

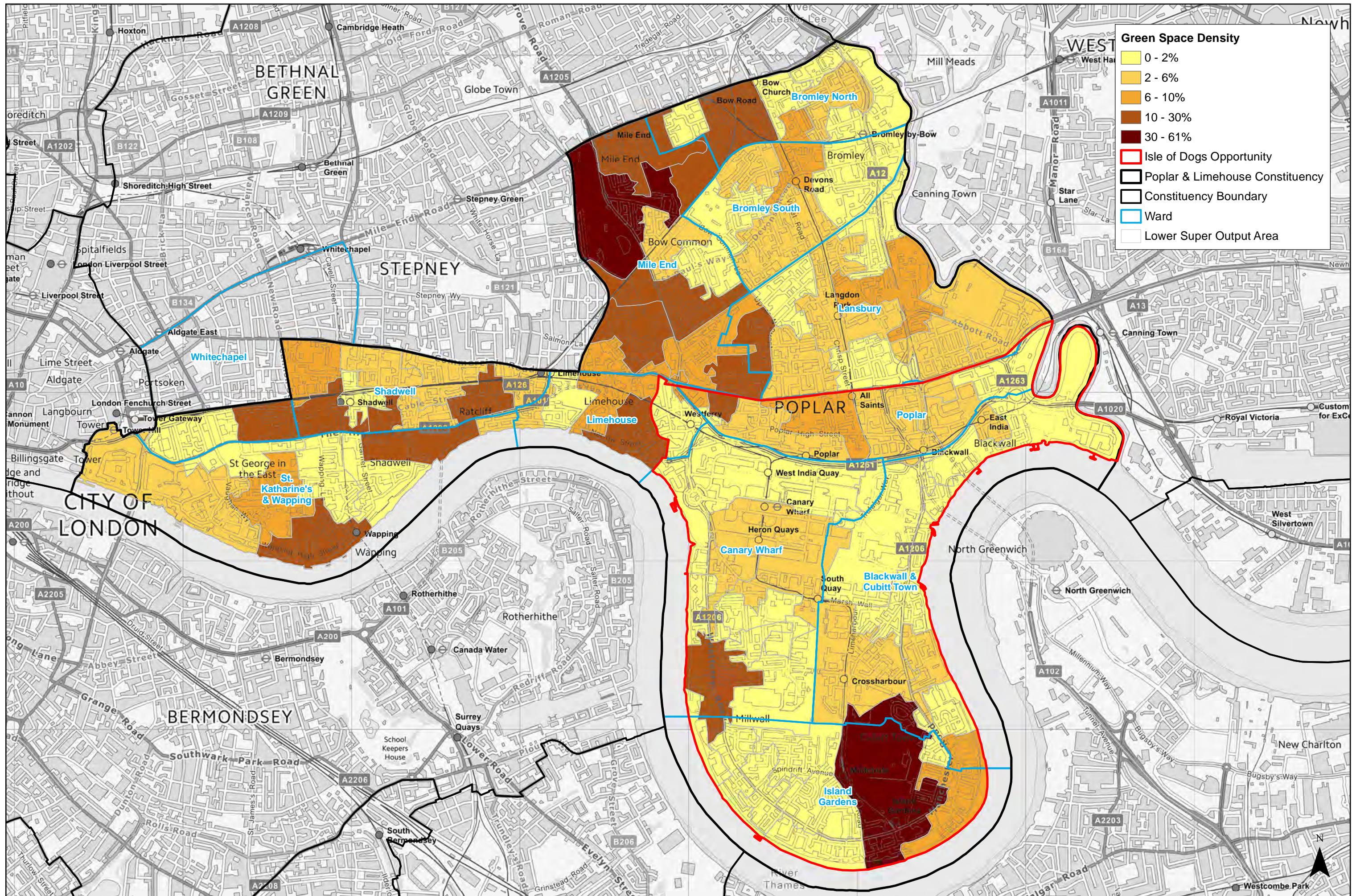
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Figure 8: Existing School Provision



Isle of Dogs & South Poplar IIA

0 0.5 1 Kilometers

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Figure 9: Green Space Density

Appendix B Baseline Analysis

B.1 Overview

B.1.1 This Appendix supports **Section 4** of the OAPF IIA Report by providing a review of environmental and socio-economic baseline conditions of relevance to health, equalities and community safety matters. The following topics are considered to relate in a holistic sense to these matters and are considered in turn below:

- i. Demographic Changes;
- ii. Social Integration and Inclusion;
- iii. Health;
- iv. Crime, safety and security;
- v. Housing;
- vi. Economic Activity and Employment;
- vii. Education and public services;
- viii. Air quality and climatic factors; and
- ix. Access to green space and open space.

B.1.2 For each of the above topics, this appendix identifies: key baseline features, relevant issues, problems and objectives, and the likely evolution of the baseline in the absence of the OAPF. The analysis provided in this appendix should be read in conjunction with relevant figures contained within **Appendix A – Figures**.

B.2 Demographic Change

Description of Key Features

Population

- B.2.1 London is experiencing a significant population growth – peaking at 8.6million people in 2015, equalling the previous peak last reached in 1939. The 2011 Census indicated that London’s population has been increased at the average of 87,000pa in the previous decade, which is nearly double the rate which had been predicted and planned for in the 2011 London Plan. Current population projects suggest London’s population is likely to continue to grow and anticipates an additional 3 million more people by 2050 – reaching 10.5million by 2041⁴.
- B.2.2 This trend of strong growth is also reflected in locally within the LBTH area. Over the 10-year period to 2011 the Borough’s population increased by 34.5%, representing the highest proportional increase of all local authorities across England and Wales.
- B.2.3 The population density in 2012 was estimated to be 13,235 residents per km², making the Borough the second densest in London after Islington.

⁴ London Plan IIA Scoping Report 2017

Age

- B.2.4 The median age in London is 34 years old, comparatively young to the national average of 39 years. Tower Hamlets reflects this relatively young age structure – in particular there is a high proportion of young adults aged between 20-39. This young age structure is prevalent at the Isle of Dogs where the majority of the population is between the ages of 25 and 34 according to census data.
- B.2.5 It is not anticipated that London's population growth will be evenly distributed between age groups. Growth projections in Tower Hamlets show the population will increase across all age groups but the greatest increase will be in older working age population (ages 35 to 64)⁵. This however should be considered against the net outflow of the population within those age groups moving out of the city to bring up families or purchase a new home outside of London.
- B.2.6 London's school age population is increasing and is projected to total 1.4 million by 2041, up from 1.2 million in 2014.
- B.2.7 The number of births peaked in London in 2012 at 134,000 however the impact of this is likely still to be felt as these children move through the education system and enter the world of work and have particular requirements in terms of social infrastructure needs.

Ethnicity and Country of Birth

- B.2.8 Migration is also a driver of population growth. In 2014 approximately 50% of all migration to London was from overseas with the remaining half from the rest of the UK. Migrants from overseas tend to settle in inner London where as there is a roughly even split of migrants from the rest of the UK settling in inner and outer London
- B.2.9 In 2011, 43% of Tower Hamlets residents were born outside of the UK which is comparative to the London average of 42%. The Borough has a diverse migrant population and the growth projections state that the increasing population will also drive changes to the ethnic demographics of the area. The 2011 Census indicates a high percentage of the Borough's resident population originate from the Middle East and Asia, with a particularly high percentage of residents from Bangladeshi and Indian communities.
- B.2.10 This also holds true at the local level within the OA, as **Figure 2 in Appendix A** indicates that up to 1 in 4 people in Millwall and Cubbit Town are from Asia or the Middle East. The proportion is high when compared to neighbouring wards, but not as high as some other London wards in Newham and Redbridge, where in some cases the majority of the population is from Asia and the Middle East.
- B.2.11 Notwithstanding the high Asian and Middle Eastern population within the OA, the largest demographic group of residents within the OA originates from Europe, with the largest self-defined ethnic group within this being 'White British'. However, this group is far from dominant, reflecting roughly a third of the population across the area.

Issues, Problems and Objectives

- B.2.12 Tower Hamlets was proportionally the second fastest growing borough in England and Wales for the year 2013/14. This high growth is expected to continue and has significant implications for planning, housing, and services.

⁵ LBTH Local Plan IIA Report (2016)

- B.2.13 Whilst housing and employment growth has been experienced and is expected to continue across the Borough, it is particularly acute within the OA. The OAPF indicates that of the 31,000 new homes expected by 2041,
- B.2.14 The planning system must prepare for the residual impact of London's 'peak' birth rate in 2012 and the impact this will have on services and housing as the children progress through the education system and seek employment in future years.
- B.2.15 The population has a largely young, working age profile but there is uncertainty surrounding the future composition of the population which will continue to experience high migration from different parts of the UK and abroad. London's diversity includes groups of population that historically have faced barriers in accessing public services and opportunities and are locked out of opportunities because of their race and/or religion. Planners must ensure that the benefits of growth are fairly distributed. Consideration will also need to be given to language and effective communication in order to ensure that all community groups are enabled to participate in the planning discourse.

Contribution of Opportunity Area to Wider Baseline

- B.2.16 The OAPF indicates that of the expected 31,000 new homes to be delivered within the OA over the period 2012 – 2041, in order to both meet local housing needs and contribute to meeting London's strategic housing needs more widely. Of this, approximately 19,500 new homes have already been granted planning permission, leaving approximately 11,500 units still to be consented. This demonstrates the intense scale of development which the OA is currently experiencing and which is expected to continue in order to meet housing needs.
- B.2.17 In relation to employment the OA is perhaps unique in that it contains Canary Wharf, a globally important centre for the financial services sector.

Future Baseline Evolution in the Absence of the OAPF

- B.2.18 Without due consideration of the socio-economic and environmental impacts of predicted housing growth within the OA, insufficient and poor quality social infrastructure including educational facilities, transport, utilities and emergency services may result, which would be unable to meet population needs effectively.

B.3 Social Integration and Inclusion

Description of Key Features

Age and Health

- B.3.1 By 2041, the percentage of London's population aged over 65 is expected to rise to 16%, up from 11.6% in 2015.
- B.3.2 The proportion of London residents with long term health problems or a disability is comparatively lower than the national average. This is largely attributed to having a younger, working aged population. The age distribution of the resident population within the OA is illustrated on **Figures 3 - 6** within **Appendix A**.

Multiple Deprivation

- B.3.3 The LBTH area is ranked as the third most relatively deprived local authority area in London, following Hackney and Newham, according to the Index of Multiple Deprivation (IMD) average level. There are notable geographic differences in relative levels of multiple deprivation across the Borough with notable concentrations of relative deprivation around parts of Spitalfield, Bangaltown and South Poplar (i.e. within the OA), Whitechapel, East India and Lansbury. The

relatively least deprived areas are located near St Katharine's and Wapping as well as parts of Millwall, and Blackwall and Cubitt Town within the OA. **Figure 1** within **Appendix A** illustrates the sharp contrast in levels of multiple deprivation between neighbourhoods within South Poplar and Canary Wharf to the south, with the Aspen Way forming a physical dividing line.

- B.3.4 The OA as a whole shows relatively lower levels of deprivation compared with the rest of Tower Hamlets, with the areas with the highest IMD levels being clustered to the North of Aspen Way, and a pocket within the east of Blackwall and Cubitt Town. Neighbourhoods to the North of Millwall are comparable to those bordering Limehouse, owing to the splintered urban geography that results from the main road, Aspen Way. The least deprived area within the OA is Canary Wharf, the global financial service centre.

Age and Deprivation

- B.3.5 The LBTH area has a relatively higher proportion of children aged 0-5 years old living in income deprived families (59%) compared to the London average (32%). This is the highest rate for child deprivation across England. 52% of older people are found to live in income deprived families – more than double the London average of 25%.
- B.3.6 The LBTH area also has the highest pay ratio between the 80th and 20th income percentiles across all London Boroughs. In 2014 the ratio was 3.2, up from 2.9 in 2009. This figure is down in part to the high concentration of multinational companies based at Canary Wharf, within the OA, in contrast with the rest of the local authority area.

Issues, Problems and Objectives

- B.3.7 With a higher life expectancy than the rest of England, London must prepare to meet the needs of a growing, older population, particularly focusing on the issues of social isolation, poverty and multiple deprivation. Deprivation and poverty act as a barrier to social integration and a lack of income and employment is often associated with a wider range of other socio-economic issues such as poor health, schooling, housing and crime.
- B.3.8 In overall terms the LBTH area is one of the most relatively deprived local authority areas in London and England. Levels of income and housing deprivation in particular are substantial, as is the proportion of children and older people living in income deprived families. There has been an improvement in relative deprivation within the Borough since 2007 but pay inequality remains high and is increasing.
- B.3.9 Within the OA there is a clear distinction between certain areas in terms of multiple deprivation and pay gap, with a particularly sharp contrast between neighbourhoods to the north of Aspen Way and Canary Wharf to the south respectively. This indicates that both social mobility and physical accessibility need to be considered in order to improve access to higher paid jobs for local residents, and indeed that both factors may be intrinsically linked.

Contribution of Opportunity Area to Wider Baseline

- B.3.10 Levels of deprivation and inequality in the OA are lower than the London and England average. This may be in contrast to wider public perceptions of the area given that it includes Canary Wharf – a financial centre of global importance – and significantly more deprived neighbourhoods to the north of Aspen Way.

Future Baseline Evolution in the Absence of the OAPF

- B.3.11 Without the OAPF, either the level of growth envisaged for the OA may not materialise or growth at this level may occur without adequate control. Whilst the Draft LBTH Local Plan (2017) will provide policies to control the level of growth and its effects on social inclusion and

integration to some degree, a deficit in social infrastructure provision could still result within the OA, whilst targeted and necessary actions to reduce poverty and inequality within the OA may not take place.

B.4 Health

Description of Key Features

- B.4.1 Life expectancy in the LBTH area is 82.6 for females and 77.5 years for males. This is lower than the national average of 83.1 years and 79.4 years for females and males respectively but the LBTH rates are known to be improving.
- B.4.2 Health inequalities within the Borough persist and are linked to the notable differences between the least and most deprived residents. These inequalities result in a difference of 3.3 years of life expectancy between the most and least deprived females in the Borough, with the difference being 6.9 years for males.
- B.4.3 The levels of people participating in exercise three times a week are proportionally higher in the LBTH area (38.5%) than the London average (36%). However, in 2014 30% of adults were physically inactive which is above the London average of 27%.
- B.4.4 55% of school aged children in the LBTH area achieve a good level of development by the end of their reception year (3 to 4 years old). The London average is 62% (2013-2014). However, 12.2% of children in reception year are obese.
- B.4.5 The LBTH area has a prevalence of mental health problems across its population; according to the GP registers the Borough has the fourth highest proportion of residents with depression in London, fourth highest incidence of first episode psychosis, and the highest incidence of psychosis in East London.

Issues, Problems and Objectives

- B.4.6 The LBTH area has a lower life expectancy for male and females than average but is improving.
- B.4.7 There are significant health inequalities amongst residents with health inequalities for children in the borough particularly significant. There are also clear disparities in the OA relating to income.
- B.4.8 There are high incidences of mental health issues and levels of social isolation.

Contribution of Opportunity Area to Wider Baseline

- B.4.9 Compared to the London average, the OA has lower life expectancy and notable health inequalities. This must be taken in to consideration when planning for residents in the area.

Future Baseline Evolution in the Absence of the OAPF

- B.4.10 Without due consideration of the local impacts of predicted growth within the OA, insufficient and poor quality social infrastructure including healthcare facilities may be provided, that would be unable to effectively and safely meet identified needs from a rapidly growing resident population.

B.5 Crime, Safety and Security

Description of Key Features

- B.5.1 Compared to many of its global counterparts, London is a relatively safe city and the likelihood of being a victim of crime is low. However, the city is at higher risk of terrorist attacks than other places in the UK and heightened risks of threats to security can impact on London's economic competitiveness and tourism.
- B.5.2 In the LBTH area, the 2011/12 crime rate was 63.3 crimes per thousand people, compared to the London average of 57.4 and 38.4 across the rest of England. The most prevalent crime was violence against the person with 27 crimes per 1000 persons.
- B.5.3 Within the OA, the highest crime rate was recorded within the Canary Wharf ward area, where there is a recorded range of 196 – 551 crimes per thousand people per year toward the north of the ward. Variations in the recorded crime rate per ward within the OA are illustrated on **Figure 7** within **Appendix A**.
- B.5.4 With regards to public perceptions of crime; 31% of people in the borough thought that crime was a problem making it the top personal concern for residents. Public confidence in the police stands at 60%.

Issues, Problems and Objectives

- B.5.5 Crime rates are higher in the LBTH area than that for London and the rest of England. Residents however reported crime as their top concern in the Borough, and recorded crime rates vary between different parts of the OA.

Contribution of Opportunity Area to Wider Baseline

- B.5.6 Crime rates in the OA are notably higher than the London average, with crime being a primary concern of residents. This perception can lead to further social disintegration and a lack of community cohesion in the borough and its neighbours, and so must be considered when planning for future development.

Future Baseline Evolution in the Absence of the OAPF

- B.5.7 Good planning can help mitigate some of the sources of crime, including providing mixed use developments, provision of facilities for the young, and proposals to create a more attractive environment such as improved street lighting and natural surveillance. In the absence of the OAPF there may be sufficient consideration of local impacts from predicted growth within the OA, including on crime, safety and security. Measures to reduce the relatively high crime rate within the OA are still likely to take place, but their effectiveness may be weakened through the persistence of underlying safety and security concerns.

B.6 Housing

Description of Key Features

- B.6.1 Due to London's population growing at a greater rate than previously predicted, there will be greater pressure on the city's housing supply. As more and more people chose to live in London, the Mayor has indicated that the majority of the housing increase will need to be accommodated within existing urban areas, in particular within areas designated as Opportunity Areas through the current London Plan (2015) and the emerging New London Plan.

- B.6.2 According to the IIA Report for the Draft LBTH Local Plan (2017) there were 101,257 households in the Borough (with at least one usual resident). In the 10 year period to 2011, the number of households increased by 22,727 (28.9%) which was the largest growth rate across London and accounted for 9.1% of all additional housing in London.
- B.6.3 In 2011, the average number of residents per household local authority area was 2.5 with household size varying from an average of 2.07 persons in St Katherine's and Wapping ward whilst Mile End East had the largest average household size with 2.85 persons. Household projections based on 2011 found that the number of households in the local authority area were expected to increase by 53,086 to 2035, 2,212 additional households per year. Dwelling stock estimates show that between 2001 and 2015 there was an increase of 38.1% in the total dwelling stock to 110,790⁶.
- B.6.4 The number of people per household has also seen an increase between 2001 and 2015, with the 2015 values being 6.3% greater than those of 2001. However, the LBTH area did see decreases in the number of persons per dwelling with 2003 – 2013 all having negative values compared with 2001⁶.
- B.6.5 The LBTH SHMA (2014)⁷ summarises the annual need for housing over the 24 year period between 2011 and 2035, with 2,562 houses expected to be required per annum to meet identified housing needs. This document also identifies affordable housing needs for the LBTH area, showing a significant requirement for social housing and little projected growth in market housing with the overall housing tenure mix for the borough for 2011 – 2035 requiring 62.3% social rented housing. This compares to 33.4% market housing and 4.3% intermediate affordable housing.
- B.6.6 In terms of ownership and tenure, the number of people living in council housing within the LBTH area declined by 16% between 2003 and 2014, whilst the number of private rental sector dwellings increased by 19% over the same period. There are also fewer owner occupied dwellings with an 8% decrease between 2003 and 2014.
- B.6.7 The 2011 Census found that the LBTH area has an average of 2.1 bedrooms per household with the average number of rooms per household being 3.9. This is down from the 2001 values which show that the average number of rooms per household was 3.95. As household sizes are reducing, the Borough has set out the need for more 3 and 4 bedroom households, particularly in the socially rented sector.
- B.6.8 In July 2017, the estimated average house price in the LBTH area was £468,412 compared to the London average of £488,729⁸. Relative to incomes, house prices have increased in the borough and is particularly evident for those in the lowest 25% for housing and incomes. Ratios for this have risen from 6.4 in 2003 to 9.32 in 2014.
- B.6.9 In terms of household population, the 2011 Census found that 34.6% of households in the local authority area were made up of one person households with 6% of these having occupants over the age of 65. 43.8% are one family households whilst 1.9% of all households are full-time students which equates to 1,974 households.
- B.6.10 With three universities in the Borough, demands for student accommodation is steady. However, supply of student accommodation needs to be considered alongside the council's other priorities and demands as student accommodation does not address the housing needs or affordable housing needs. Households in the borough have the smallest proportion of older

⁶ *Total Number of Dwellings and Net Additional Dwellings, Borough*, Department for Communities and Local Government, 2017.

⁷ *Strategic Housing Market Assessment*, London Borough of Tower Hamlets, 2014.

⁸ *UK House Price Index*, ONS and Land Registry, September 2017 (<https://data.london.gov.uk/dataset/uk-house-price-index>)

persons in greater London, however, the majority of older persons live in flats and social housing. Additionally, as of 2011, there was one traveller site which is deemed to meet current demand. In terms of homelessness, numbers have been relatively stagnant from 2012.

Issues, Problems and Objectives

- B.6.11 Overcrowding is currently an issue, particularly in terms of social housing therefore the rapid projected population growth could have negative impacts upon the environment as there is not enough housing being built to meet local or regional requirements.
- B.6.12 The price of housing can be a barrier social inclusivity and lead to displacement of current residents living within the rental sector.

Contribution of Opportunity Area to Wider Baseline

- B.6.13 The housing requirements set out by LBTH is key to London as a whole which requires around 48,840 new home between 2015 and 2035 of which 32% should be social rent or affordable rent⁹.
- B.6.14 Overcrowding is a key issue identified by the London Plan Scoping Report which the OA could support and help reduce as it has relatively high levels of overcrowding¹⁰.
- B.6.15 In terms of sustainability, locating housing within the OA and in close proximity to major employment locations such as Canary Wharf could promote the creation of walkable neighbourhoods and reduce work travel needs. This would contribute to wider efforts to reduce greenhouse gas emissions, in particular from the transport sector, and to improve air quality.

Future Baseline Evolution in the Absence of the OAPF

- B.6.16 The OAPF includes strategies, guidance and design principles to create well-designed places with a healthy environment. Without this, housing and development to meet the needs of the increasing population could take place without considering the surrounding environment and the health benefits associated with a pleasant environment. High density housing and development could also be detrimental to the environment due to loss of high quality environments should the OAPF not be in place.
- B.6.17 The absence of the OAPF could result in housing being located in inappropriate locations, including far away from employment centres, which would encourage people to use less sustainable means of transport, such as the private car. As a result, there could be increased congestion and reduced air quality. There could also be additional pressure on public transport services.

B.7 Economic Activity and Employment

Description of Key Features

- B.7.1 The Business Register and Employment Survey 2015 (BRES) highlights key industries in the OA with the 'Financial and insurance' sector making accounting for 26% of employment in the area. This is likely to be a result of the employment centre at Canary Wharf which is home to offices for Credit Suisse, HSBC and Morgan Stanley for example. 'Professional, scientific and

⁹ *The 2013 London Strategic Housing Market Assessment*, Great London Authority, January 2014.

¹⁰ *Integrated Impact Assessment of the London Plan: IIA Scoping Report*, Greater London Authority, February 2017.

technical' services make up 14.4% and 'Business administration and support services' make up 12.6%.

- B.7.2 According to BRES, approximately 277,000 jobs were located in the local authority area with approximately being located in Canary Wharf and the Isle of Dogs.
- B.7.3 The 2011 Census shows that there are 188,383 (74.1%) people who are of working age (16 – 65 years) in the local authority area with 113,219 people (57.6%) between the ages of 16 and 74 who are employed, either full time, part time or self-employed. This is lower than the levels for both Inner London as a whole and England. 6.7% are unemployed with 30.2% being economically active (retired, student, looking after family or home, long-term sick / disabled for example).
- B.7.4 Data for the year up to March 2017¹¹ shows that 8.6% of LBTH residents in employment were classified as 'managers, directors and senior officials' which is higher than both London and Great Britain as a whole. Additionally, both the proportion of those in 'professional occupations' (29.0%) and 'associate professional and technical' roles (25.1%) are also higher than London and Great Britain. The proportion of those in 'skilled trades occupations' and 'caring, leisure and other service occupations' is considerably lower than in London and Great Britain.
- B.7.5 In terms of weekly earning by place of residence, the gross weekly pay for those working full-time in the LBHT is £668.90 compared to £632.40 in London and £541.00 in Great Britain¹²

Issues, Problems and Objectives

- B.7.6 In terms of employment, there are a large number of daytime employees. As a result, this could put pressure on the transport system and lead to congestion and poor air quality. It could also put additional pressure on the public transport system.

Contribution of Opportunity Area to Wider Baseline

- B.7.7 The OA is a key employment site in London, particularly the Canary Wharf international financial district. This hosts many large financial and insurance companies which contribute to the wider economic growth of London and beyond. A large proportion of the jobs available in the LBTH are located in Canary Wharf and the Isle of Dogs; therefore, the OA is already very important for the provision of job opportunities for the LBTH and London, particularly as there are large numbers of daytime employees who travel into the area from other parts of London.

Future Baseline Evolution in the Absence of the OAPF

- B.7.8 The OAPF will aims to safeguard and strengthen the role of Canary Wharf as an international financial services district and its key office status, whilst encouraging diversification of employment. Therefore, the absence of the OAPF could result in a lower growth and diversity of job opportunities in the area compared to the growth level which the OAPF will seek to deliver. With population growth anticipated to be faster than previously predicted, the creation of job opportunities is important.
- B.7.9 As a result, a lack of investment in the area could result in less investment in infrastructure such as transport which could lead to congestion and poor air quality. It could also allow brownfield sites or poorly maintained sites to have a negative impact on the environment.

¹¹ *Employment by Occupation*, Nomis, April 2016 – March 2017.

¹² *Earnings by place of residence*, Nomis, 2016.

B.8 Education and Public Services

Description of Key Features

- B.8.1 In 2015, 3.4% of 16 – 18 year olds were recorded as not being in education, employment or training (NEET)¹³. This is similar to the NEET levels in London as a whole (3.1%) and is lower than the England (4.2%).
- B.8.2 Based on 2016 data¹⁴, 52.2% of the resident population in the LBTH aged 16 – 64 hold NVQ 4 and above which is similar to the London levels (51.9%) and significantly greater than Great Britain as a whole (38.2%). However, 8.7% do not hold any qualifications which is higher than London and Great Britain.
- B.8.3 In terms of the OA, the most educated areas are within Canary Wharf, which is to be expected in correlation with its role as a financial service centre. This is in juxtaposition to the area to the North of Aspen Way has the lowest level of attainment in the OA, with some areas having as much as one in four people with no formal qualifications.
- B.8.4 As shown on **Figure 8** within **Appendix A**, eight primary schools are currently located in the OA. In terms of secondary schools, Westferry Printworks and George's Green school are both located within the OA. There are three universities: UCL School of Management, University of Sunderland in London and University of Wales.

Issues, Problems and Objectives

- B.8.5 Proportionally, the LBTH area experienced the second fastest population growth rate of any borough in England and Wales in 2013/14. In the medium-long term this has the potential to give rise to significant additional demand for school places in the Borough, indeed the LBTH School Places Review 2017 indicates that the Borough currently has a deficit in secondary age provision and unless additional education infrastructure capacity (beyond that already planned) is developed, a shortfall is likely within primary school age provision by 2026.
- B.8.6 Relatively low levels of educational attainment in some parts of the OA, and disparities in attainment levels across the OA, also need to be addressed.

Contribution of Opportunity Area to Wider Baseline

- B.8.7 The universities situated in the OA provide educational opportunities for residents far beyond those living within the OA, offering a wide variety of courses. This could generate local benefits through increasing the breadth and depth of skills within the day-time population of the OA, and thus potentially filtering into the labour market, even although a segment of this population reside outwith the OA

Future Baseline Evolution in the Absence of the OAPF

- B.8.8 With rapid growth in population predicted, additional educational facilities will be required to cope with demand. The OAPF and supporting studies help to define this need and provide a framework for meeting it through future infrastructure developments. In the absence of the OAPF it may therefore be more challenging to provide the educational facilities which will be needed to accommodate predicted significant population growth within the OA and the wider LBTH area.

¹³ *Young people not in education, employment or training (NEET)*, ONS, 2016.

¹⁴ *Qualifications*, Nomis, January 2016 – December 2016

B.9 Air Quality and Climatic Factors

Description of Key Features

Air Quality

- B.9.1 The LBTH area exceeds air quality objectives for Oxides of Nitrogen (NO + NO₂ – collectively referred to as NO_x) and particulate matter (PM₁₀). Air pollution monitoring in 2014 showed pollution levels in Blackwall and Mile End were in breach of government targets for Nitrogen Dioxide (40 ug/m³ as an annual mean). The Borough has subsequently been declared as Air Quality Management Zone (AQMA) as a result of high NO_x and PM₁₀ concentrations, largely resulting from major arterial roads in the borough. Poor air quality hotspots in 2010 were Aldgate, Limehouse and Bromley-by-Bow, none of which are in the OA.

Climatic Factors

- B.9.2 In 2011 the estimated average carbon footprint for residents within the LBTH area was 7.5 tonnes per person. This is higher than the London average of 4.9 tonnes and England average at 6.7 tonnes. The high rate per capita has been attributed to the high number of non-resident population that commute to key employment areas within the borough every day, such as Canary Warf.
- B.9.3 Intense urban development in London has led to what is known as the Urban Heat Island – where the centre of London has been recorded as up 10°C warmer than rural areas around the city. This extreme heat can aggravate the effects of already hot weather on public health and infrastructure and will be exacerbated in future years due to the effects of climate change.

Issues, Problems and Objectives

- B.9.4 Air pollution has a significant, negative impact on health and life expectancy. Air pollution levels currently exceed government targets and an AQMA is in place across the LBTH area. This pollution is largely attributed to arterial roads and traffic, however major hotspots for poor air quality are on the Transport for London road network which the borough has no direct control over, limiting their ability to mitigate dangerous levels of pollution.
- B.9.5 Hot temperatures also result in increased demand on the city's power supply for air conditioning.

Contribution of Opportunity Area to Wider Baseline

- B.9.6 As hotspots of air pollution are attributed to the arterial road network, mitigating these is a cross boundary issue and will require cooperation and investment from various boroughs, Transport for London and other regulatory bodies.
- B.9.7 Residents within the LBTH area are estimated to have higher than average carbon footprint. This means they are a high contributor towards global climate change. Local and governmental sustainability measures, including those set out within the OAPF, would be best directed towards activities and behaviours associated with higher carbon emissions, e.g. commuting by single occupancy car.
- B.9.8 Addressing rising temperatures in the city is also a cross-boundary issue rather than one that is specific to the OA.

Future Baseline Evolution in the Absence of the OAPF

- B.9.9 The OAPF includes strategies, guidance and design principles to enhance accessibility and connectivity whilst promoting sustainable modes of transport. Encouraging a modal shift away from private car use will reduce air pollution, however without the OAPF these connections may be lost to development or take longer to be constructed.
- B.9.10 The OAPF will also set out key design principles, including to ensure heating and cooling is considered as part new developments, particularly for social housing. These measures could include appropriate glazing, wall insulation, ventilation and cooling, green roofs and installation of water efficient taps. Without the OAPF, notwithstanding relevant policy requirements at other spatial scales (including the emerging LBTH Local Plan), developers may not sufficiently consider these needs and continue constructing inefficient buildings that place more pressure on the electricity grid.

B.10 Green Space and Open Space

Description of Key Features

- B.10.1 In the LBTH area, over a third of land is covered by buildings, roads and car parks to create an impermeable surface. 40% of the borough is covered by gardens and landscaped areas, 15% is a water surface and 13% is public open spaces (including car parks). There are 120 parks and green spaces in the local authority area of which eight have received Green Flag Awards. These are: Mile End Park; Millwall Park; Island Gardens; King Edward Memorial Park; Victoria Park; Trinity Square Gardens; Weavers Fields; and St George's Gardens.
- B.10.2 The largest public green areas within the OA are Mudchute Park and Farm, Millwall Park and Sir John McDougall Gardens. There are also smaller areas such as Jubilee park within Canary Wharf, Island Gardens and St Johns Park at Cubbitt Town. In terms of overall coverage, **Figure 9** within **Appendix A** indicates significant variations in the density of greenspace across the OA.

Issues, Problems and Objectives

- B.10.3 Open space has a key role in relation of the environment and the rapid population growth predicted could lead to additional pressure on the provision of open space as due to physical constraints, particularly as population density increases. This is a particular issue as high levels of development and high land prices encourage high yielding development. Therefore, planning authorities should take into consideration the impacts of development on the surrounding features and ensure that open space provides an attractive and healthy environment either through conserving it or creating new spaces.
- B.10.4 Negative implications as a result of development pressure could include the loss of biodiversity and reduced ecological resilience, pressure on existing habitats and issues with inhabitants mental health.
- B.10.5 As well as improving air quality, green spaces can assist in mitigating the effects of the urban heat island and reduce surface run-off. Good public realm can enhance the environment and should be conserved or improved to maximise this. This can also have a positive impact upon the health of the population and ensure the area looks attractive. High quality public realm can also help to mitigate issues with surface run-off and can also improve the perception of public realm including the perception of traffic congestion and parking. Attractive public spaces can also help encourage active travel which in turn can reduce traffic congestion, alleviate parking issues and reduce pressure on the public transport network.
- B.10.6 The Borough is already covered by a large proportion of urban development (housing, roads etc.). This process of soil sealing irreversibly damages the soil and continued urban

development will exacerbate this problem. Further, the OAPF itself identifies a clear deficit in open space provision within the OA.

Contribution of Opportunity Area to Wider Baseline

- B.10.7 In London, publicly accessible green spaces account for about 16% of the land coverage, however, 45% of Greater London are deficient in access to district parks and 50% are deficient in access to local, small and pocket parks. Therefore, ensuring there is sufficient open space within the OA will contribute towards the GLA's aim to address this. This will benefit the air quality in the city and help to reduce the effects of the urban heat island. Additionally, increasing the level of vegetation can help to reduce surface run-off as well as improving the quality and quantity of habitats.
- B.10.8 Enhancing green spaces also has aesthetic benefits in addition to being a means of carbon storage, improving biodiversity and help to reduce localised flooding. There is also the potential for green space to reduce energy usage through helping to cool areas in the summer and provide insulation in the winter. High quality green spaces can also contribute to an increase in active travel levels which will contribute to the reduction in private car travel and pressure on the public transport network across London.

Future Baseline Evolution in the Absence of the OAPF

- B.10.9 The OAPF includes measures to encourage greater levels of active travel through providing high quality green spaces to reduce traffic congestion and improve air quality. In the absence of this, there could issues at the local level in conserving and enhancing open space (given development pressures), which would restrict improvements to the number of people using active travel. The OAPF also includes strategies, guidance and design principles to make the best use of existing open space by improving its robustness and connections. It will also coordinate new open space provision across site boundaries. Without the OAPF this essential green space may be lost to development or take longer to reach fruition.

Appendix C Completed London HUDU Rapid HIA Checklist



London Healthy Urban Development Unit

HUDU Planning for Health

Rapid Health Impact Assessment Matrix

Self-completion Form

May 2017

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NHS London Healthy Urban Development Unit

<http://www.healthyurbandevelopment.nhs.uk>

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HUDU Planning for Health

Rapid Health Impact Assessment Matrix – Self-completion Form

Introduction

The assessment matrix is designed to rapidly assess the likely health impacts of development plans and proposals, including planning frameworks and masterplans for large areas, regeneration and estate renewal programmes and outline and detailed planning applications. It should be used prospectively at the earliest possible stage during plan preparation, or prior to the submission of a planning application to inform the design, layout and composition of a development proposal.

The matrix does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. It is generic and should be localised for specific use. Not all the issues or assessment criteria may be relevant and the user is encouraged to prioritise specific actions which focus on key impacts.

The assessment matrix identifies eleven topics or broad determinants. Under each topic, Section 2 of the tool identifies examples of planning issues which are likely to influence health and wellbeing and the section also provides supporting information and references.

Health impacts may be short-term or temporary, related to construction or longer-term, related to the operation and maintenance of a development and may particularly affect vulnerable or priority groups of the population. Where an impact is identified, actions should be recommended to mitigate a negative impact or enhance or secure a positive impact.

Name of assessor / organisation:

Name of project (plan or proposal):

Planning reference (if applicable):

Location of project:

Date of assessment:

1 Housing quality and design

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the housing needs of older people, ie extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

2 Access to healthcare services and other social infrastructure

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the impact on healthcare services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal contribute to meeting primary, secondary and post 19 education needs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

3 Access to open space and nature

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide a range of play spaces for children and young people?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide links between open and natural spaces and the public realm?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise air pollution caused by traffic and energy facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal minimise noise pollution caused by traffic and commercial uses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

5 Accessibility and active travel

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage walking (such as through shared spaces?)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is the proposal well connected to public transport, local services and facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal allow people with mobility problems or a disability to access buildings and places?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Has engagement and consultation been carried out with the local community?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

7 Access to healthy food

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

8 Access to work and training

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide childcare facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include opportunities for work for local people via local procurement arrangements?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

9 Social cohesion and lifetime neighbourhoods

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal include a mix of uses and a range of community facilities?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal address the six key components of Lifetime Neighbourhoods?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

10 Minimising the use of resources

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal encourage recycling (including building materials)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

11 Climate change

Assessment criteria	Relevant?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, ie ventilation, shading and landscaping.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal maintain or enhance biodiversity?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
Does the proposal incorporate sustainable urban drainage techniques?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Peter Brett Associates LLP is a leading development and infrastructure consultancy. As an independent consulting practice of planners, economists, engineers and scientists, we provide trusted advice to create value from land and buildings owned or operated by our clients.

All of our work, from the engineering of landmark buildings and critical infrastructure to the spatial planning and economic evidence in support of development, is evidence based and informed by a deep understanding of what it takes to deliver construction.



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