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Client: Aberfeldy New Village LLP
Project: Aberfeldy Village Masterplan
Report: Equalities Impact Assessment

QUALITY ASSURANCE

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1.0 INTRODUCTION

This report is an update to the version of the Equalities Impact Assessment dated October 2021 that has been submitted in support of the Hybrid Application to the London Borough of Tower Hamlets (LBTH) (LPA Ref: PA/21/02377/A1). This updated version has been prepared in response to a number of changes that have occurred during the course of the application, including:

- The inclusion of Jolly's Green into the red line boundary of the Masterplan;
- The removal of Block A3 resulting in a provision of additional open space and play space; and
- A change to the proposed unit mix to increase the number of affordable rent family units being delivered as part of the development.

Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated January 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated January 2023).

The sections of this report that are different from those contained in the resubmission version submitted in October 2022 are:

- Section 7.1 Housing
- Section 7.3 Community Facilities
- Section 7.4 Open Space and Play Space

This Equalities Impact Assessment has been prepared by Greengage Environmental and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development". The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floor space along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street, and a public park.

The purpose of the Equalities Impact Assessment is to assess the impact of the proposed development for the Applicant on persons who share a relevant protected characteristic and whether mitigation should be secured as part of any permission to advance equality of opportunity.

This assessment does this by assessing how the equal access and opportunity of the following characteristics listed as 'protected characteristics' in the Equality Act 2010 is addressed within the proposed development itself:

- a. Age;
- b. Disability;
- c. Gender reassignment;
- d. Marriage and civil partnership;
- e. Pregnancy and maternity;
- f. Race;
- g. Religion or belief;
- h. Sex; and
- i. Sexual orientation.

the assessment has also considered the vulnerable groups identified in the LBTH Equality Policy and the Public Sector Duties of LBTH with regard to equalities to fostering good relations on the basis of protected characteristics and reduce inequalities of outcome associated with socio-economic disadvantage.

The assessment includes the following:

- Description of the Site and the Proposed Development;
- A review of relevant National, Regional and Local Policies and Legislation;
- A review of the equalities baseline;
- A summary of the community engagement strategy; and
- An assessment of the impact of the Proposed Development on protected characteristics set out in the Equality Act 2010.

2.0 PROPOSED DEVELOPMENT AND SITE CONTEXT

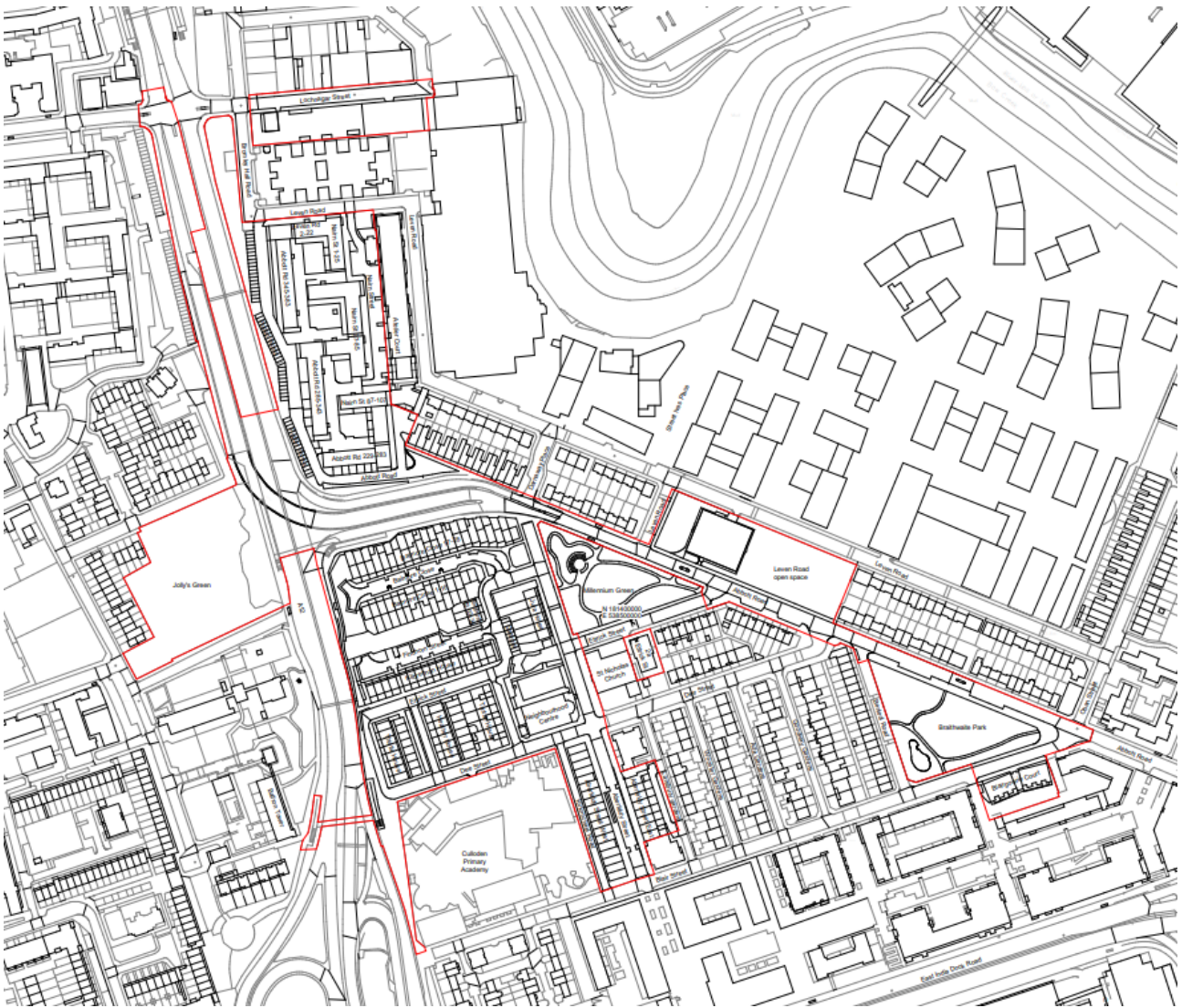
2.1 SITE DESCRIPTION

The Site is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets (LBTH). The Site is 8.14 hectares (approx. 20 acres) in total and comprises:

- Abbott Road;
- Aberfeldy Street;
- Balmore Close;
- Blairegowrie House;
- Heather House;
- Jura House;
- Tartan House;
- Thistle House;
- Kilbrennan House;
- Blairgowrie House;
- Nos. 33-35 Findhorn Street;
- Nairn Street Estate; and
- Leven Road Open Space and Braithwaite Park are included for their enhancement.

An existing site plan (including redline) is shown below in Figure 2.1.

Figure 2.1 Redline Boundary Plan



Existing Site Uses

Key uses within the site include 330 homes, a retail element consisting of two rows of shops along Aberfeldy Street, Aberfeldy Neighbourhood Centre and Aberfeldy (GP) Practice. The GP Practice has been provided within the Phases 1-3 of the Outline Planning Permission (OPP).

2.2 PROPOSED DEVELOPMENT

The Aberfeldy Village Masterplan aims to deliver, up to 1556 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road vehicular underpass.

The description of the Proposed Development is as follows:

'Hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 141,014.4sqm (GEA) of floorspace comprising the following mix of uses:

- *Residential (Class C3);*
- *Retail, workspace, food and drink uses (Class E);*
- *Car and cycle parking;*
- *Formation of new pedestrian route through the conversion of the existing vehicular underpass;*
- *Landscaping including open spaces and public realm; and*
- *New means of access, associated infrastructure and highways works.*

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and private open space.'

3.0 POLICY AND LEGISLATIVE BACKGROUND

3.1 NATIONAL

Equality Act 2010

The Equality Act provides a legal framework to protect the right so individuals and advance quality of opportunity for all. As such, it legally protects individual in Great Britain from discrimination in the workplace and in wider society. For instance, by ensures equal accessibility to employment, services, education facilities, buildings etc.

The Act has entered into force on 1st October 2010 and combined 116 separate pieces of legislation and simplifies and merges previous legislation including the Equal Pay Act 1970, Sex Discrimination Act 1975, Race Relations Act 1976, Disability Discrimination Act 1995, Employment Equality (Religion or Belief) Regulations 2003, Employment Equality (Sexual Orientation) Regulations 2003, Employment Equality (Age) Regulations 2006, Equality Act 2006 (Part 2) and, Equality Act (Sexual Orientation) Regulations 2007.

The Act sets out a list of ‘protected characteristics’ that are to be considered in the assessment of equality issues:

- a. Age;
- b. Disability;
- c. Gender reassignment;
- d. Marriage and civil partnership;
- e. Pregnancy and maternity;
- f. Race;
- g. Religion or belief;
- h. Sex; and
- i. Sexual orientation.

Overall, the Equality Act sets out provisions with the objective to eliminate unlawful discrimination, harassment, and victimization; advance equality of opportunity; and foster good relation between communities.

With respect the Equality Act it should be considered how the design process, planned construction and operation of the Proposed Development has taken communities and equality groups identified above under consideration. This assessment considers how communities and equality group can benefit from the Proposed Development and how their participation can be encouraged.

National Planning Policy Framework (NPPF)

The NPPF¹ was published in July 2021, replacing the previous NPPF, adopted in February 2019. The revised NPPF sets out the Government's planning policies for England and how they are expected to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. At the heart of the NPPF is a presumption in favour of sustainable development. As part of this, the NPPF recognises the social role of sustainable development and delivering on social, environmental, and economic objectives.

Within this framework, the Chapter 12 'Achieving Well Designed Places' states that planning policies and decisions should ensure that developers meet a number of specific policies including:

'f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'

3.2 REGIONAL

The London Plan, 2021

The London Plan 2021 was formally adopted in March 2021, forming the Spatial Development Plan for London and part of the statutory Development Plan for Greater London².

The London Plan provides a longer-term view of London's development to inform decision making until 2041. This plan replaces the London Plan 2016 and is, therefore, a key material consideration in planning decisions and has thus been referenced within this assessment. The concept of good growth underpins the entirety of the London Plan which then in turn informs several specific policies which are listed below.

GG1 Building strong and inclusive communities

This policy encourages early and inclusive engagement with stakeholders, to ensure the changes to the physical environment achieve an overall positive contribution to London. This policy aims for the provision of quality community spaces, services, amenities, and infrastructure to accommodate, encourage, and strengthen communities to increase social integration and address social isolation.

GG3 Creating a healthy city

This policy aims to reduce health inequalities. Those involved in planning and development must ensure:

- Determinants of health are addressed;
- Active and healthy lifestyles are promoted;
- The Healthy Streets Approach is utilised;
- Air quality is improved and;
- Green infrastructure is provided.

GG4: Delivering the homes Londoners need

This policy aims to create a housing market that is better for all Londoners. To do this planners and developers must:

- Ensure that homes are delivered
- Support the delivery of the strategic target of 50% of all new homes being genuinely affordable
- Create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing

Policy D5 Inclusive Design

This policy encourages Development Plans to support the creation of inclusive neighbourhoods by embedding inclusive design and collaborating with local communities in the development of planning policies that affect them.

Development proposal should achieve the highest standards of accessible and inclusive design. They should:

- be designed taking into account London's diverse population
- provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- be able to be entered, used and exited safely, easily and with dignity for all
- be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Policy D7 Accessible housing

This policy aims to support the provision of suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

- at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
- all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Policy H4 Delivering affordable housing

This policy encourages affordable housing to be provided on site. The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

- requiring major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach
- using grant to increase affordable housing delivery beyond the level that would otherwise be provided
- all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners

Policy E11 Skills and Opportunities for all

This policy aims to address low pay and gender and ethnicity pay gaps, and, as set out in his Skills for Londoners Strategy, co-ordinate national, regional and local initiatives to promote inclusive access to training, skills and employment opportunities for all Londoners.

Development proposals should support employment, skills development, apprenticeships, and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations where appropriate. Boroughs should ensure these are implemented in ways that:

- enable those people undertaking training to complete their training and apprenticeships
- ensure the greatest possible level of take-up by Londoners of the training, apprenticeship and employment opportunities created
- increase the proportion of under-represented groups within the construction industry workforce

Mayor's Equality, Diversity, and Inclusion Strategy, 2018

The Mayor's Equality, Diversity and Inclusion Strategy sets out the former mayor's equality framework for London³. It commits the GLA to tackle inequality, improve the life chances of Londoners and to remove barriers that hinder them from reaching their potential.

Page 10 of the Strategy includes a table of strategic objectives and particularly relevant groups. Those that are particularly relevant to this assessment are set out below.

Table 3.1 Strategic Equality, Diversity, and Inclusion objectives with relevant groups

Strategic Objectives	Particularly Relevant Groups
1. To work with housing associations, councils, developers, investors, and government to help increase the supply of homes that are genuinely affordable to buy or rent. This will	BAME groups, children and young people, low-income households, migrants, refugees.

Strategic Objectives	Particularly Relevant Groups
<p>help to tackle the inequalities experienced by certain groups of Londoners most affected by the city's shortage of affordable homes.</p>	
<p>2. To work with councils, landlords and government to help improve property conditions, management standards, security, and affordability for private renters. This will help to support the growing numbers of households with children in private rented homes, as well as groups who are more likely to live in the sector.</p>	<p>BAME groups, children and young people, low-income households, migrants, refugees, disabled people.</p>
<p>4. To work with councils, housing associations, government, and communities to help improve the supply of homes available to meet Londoners' diverse housing needs, including for accessible and adapted housing, specialist and supported accommodation, and Gypsy and Traveller sites.</p>	<p>Older people, including older LGBT+ and BAME people, disabled people, care leavers, gypsies and travellers, LGBT+ Londoners.</p>
<p>5. To work with councils, government, the voluntary sector, and communities to make preventing homelessness a priority and make Young people, LGBT+ Londoners, BAME groups, sure that people who lose their home are helped into sustainable accommodation.</p>	<p>Young people, LGBT+ Londoners, BAME groups, Londoners with mental ill-health, refugees and asylum seekers, women, veterans, single people on low-incomes.</p>
<p>6. To work with government, councils, the voluntary sector, and communities to ensure rough sleepers are helped off the streets as quickly and sustainably as possible. There should be a way for every rough sleeper in London to leave the streets.</p>	<p>Non-UK nationals, young people, LGBT+ people, single men, those with mental health issues.</p>
<p>9. To work with government, boroughs, developers, businesses, and communities to promote the use of inclusive design through planning, procurement and commissioning of projects and programmes.</p>	<p>Older people, disabled people, parents, women, people from low-income households.</p>
<p>19. To work with employers, education and skills providers, and voluntary and community organisations so that as many Londoners as possible can participate in, and benefit from, employment opportunities in London. This includes providing employability and skills support for those who are disadvantaged in London's skills, enterprise, and jobs market.</p>	<p>BAME groups, older women, Deaf and disabled people, low-income households, lone parents, ex-offenders, veterans, carers, care leavers, refugees, migrants.</p>

Strategic Objectives	Particularly Relevant Groups
20. To work with employers and their organisations, unions, and the voluntary sector to help ensure London’s employers have fair and inclusive employment practices to retain and help their employees progress. There will be a focus on those groups that experience major barriers at work.	Women, BAME groups, migrants, disabled people, carers, older people, low-income households.
23. To work through TfL and with the London boroughs, development partners and other planning authorities to help change London’s streets and public places to address barriers to walking and cycling, and make sure they focus on accessibility and inclusion issues.	BAME groups, older people, disabled people, women, low- income households

3.3 LOCAL

LBTH Local Plan 2031

The LBTH Local Plan 2031 was adopted in January 2020 and sets out how the borough will grow and develop from now until 2031⁴.

Within this document the 'Vision for Tower Hamlets' states that the Council will strive to:

"Support our existing communities and welcome new residents to make their home within liveable, mixed, stable, inclusive and cohesive neighbourhoods, which contribute to a high quality of life and more healthy lifestyles".

Additionally, 'Key Objective 2' states that:

'Growth must deliver social, economic and environmental net gains jointly and simultaneously and reduce inequalities, benefitting the lives of existing residents' and 'must promote community cohesion, ensuring the accessibility of spaces, places and facilities'.

Policy S.H1 Meeting Housing Needs

This policy supports the aim to deliver at least 58,965 new homes across the borough (equating to at least 3,931 new homes per year) between 2016 and 2031.

Development will be expected to contribute towards the creation of mixed and balanced communities that respond to local and strategic need. This will be achieved through:

- setting an overall target for 50% of all new homes to be affordable, to be achieved through:
 - securing affordable homes from a range of council-led initiatives
 - requiring the provision of affordable housing contributions on sites providing 2 to 9 new residential units against a sliding-scale target (subject to viability)

- requiring the provision of a minimum of 35% affordable housing on sites providing 10 or more new residential units (subject to viability), and
- (Subject to viability), and iv. requiring a mix of rented and intermediate affordable tenures to meet the full range of housing needs.
- requiring a mix of unit sizes and tenures to meet local need on all sites providing new housing
- supporting a variety of housing products in the market and affordable tenures which meet local need, and
- complying with our duty to support local demand for self-build.
- Development will be supported which seeks to meet the needs of specific communities, including:
 - j. Older people
 - k. Disabled and vulnerable people
 - l. Students
 - m. Gypsies and travellers, through safeguarding the existing gypsy and traveller site at Old Willow Close and seeking to deliver additional safeguarded pitches adjacent to the site, following the completion of the Elizabeth line

Policy D.H2 Affordable housing and housing mix

Development is required to maximise the provision of affordable housing in accordance with a 70% rented and 30% intermediate tenure split. Development is required to maximise the delivery of affordable housing on-site.

Policy S.EMP1 Creating investment and jobs

This policy encourages the delivery of development which supports, protects and enhances the role and function of the borough's designated employment locations maximises the provision of employment floorspace to contribute towards the borough's target of creating 125,000 new jobs over the period to 2031.

LBTH Planning Obligations SPD, 2021

LBTH Planning Obligations Supplementary Planning Document (SPD) sets out the type of planning obligations required in LBTH to be secured through a Section 106 agreement⁵. In LBTH the local CIL secures funding which can be used to support the provision, improvement, replacement, operation and maintenance of a wide range of local infrastructure including, but not limited to, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. The following types of infrastructure relevant to this assessment can be secured through Planning Obligations:

- Affordable housing;
- Employment, skills, and training;

- Early years education (where a nursery is provided on-site); and
- Open space and access.

LBTH Equality Policy

The LBTH equality policy sets out a clear commitment to ensure equality is an integral part of LBTH Policy⁶. Under the Equality Act 2010 LBTH council has a legal duty to advance equality of opportunity and foster good relations. The aims of this policy is to make LBTH safer, cleaner, fairer and improve outcomes for local people, reduce dependency on public services and enable people to live more independent and fulfilled lives.

The policy applies to all aspects of the Council's functions including:

- Development of policy and strategy
- Provision of services
- Commissioning and purchasing of goods and services
- Recruitment, employment, training, and development of staff
- Grants to voluntary and community organisations
- Exercise of statutory powers and responsibilities
- Partnerships with other organisations
- Community involvement
- Consultation with local people
- Communication and publicity

The Council Equality Priorities are as follows:

- Priority 1: People are aspirational, independent and have equal access to opportunities
- Priority 2: A borough that our residents are proud of and love to live in
- Priority 3: A dynamic, outcomes-based council using digital innovation and partnership working to respond to the changing needs of LBTH.

4.0 EQUALITIES POLICIES AND PROCEDURES OF THE APPLICANT

4.1 THE APPLICANT

The Applicant is Aberfeldy New Village LLP which is a joint venture between Poplar HARCA and EcoWorld London.

4.2 POPLAR HARCA POLICIES AND PROCEDURES

Poplar HARCA's 2021-26 strategic plan sets out their Purpose: *'Creating opportunities together, that realise community potential, through exceptional homes and thriving places, with social justice at our core.'*

Poplar HARCA have an Equality, Diversity and Inclusion (EDI) Strategy which celebrates individuals of all ages, ethnicities, abilities, faiths and beliefs, sexual orientations, gender identities, parental and caring responsibilities, socio-economic and educational backgrounds.

This Strategy states that Poplar HARCA's vision is that:

'Everyone benefits from our purpose. Everyone has potential. Everyone has a contribution to make.'

Poplar HARCA identify the following EDI strategy principles:

- Everyone is at the heart of our commitment
- Enabling equality of opportunity through fair and transparent policies and procedures
- Actively identifying and addressing discriminatory behaviour
- Establishing norms for open, welcoming behaviour
- Unequivocal support for multivariate diversity: all employees can bring their whole selves to work

Poplar HARCA are committed to making informed decisions, openness and leadership around EDI and continuous monitoring on progress towards their EDI commitments.

4.3 ECOWORLD POLICIES AND PROCEDURES

EcoWorld London's are committed to creating an inclusive environment that inspires employees to collaborate and stimulate creativity, attracting a diverse and talented workforce.

EcoWorld London's policies on Equal Opportunities and Equality Diversity and Inclusion are currently under development.

5.0 EQUALITY PROFILE BASELINE

A desktop review of the currently available (Q2 2022) baseline data has been conducted to establish an equality profile baseline of the local area. This has been supplemented with relevant data from the Socio-economics ES Chapter prepared by Quod (2021) and Health Impact Assessment prepared by Hatch (2021) that were submitted with the planning application.

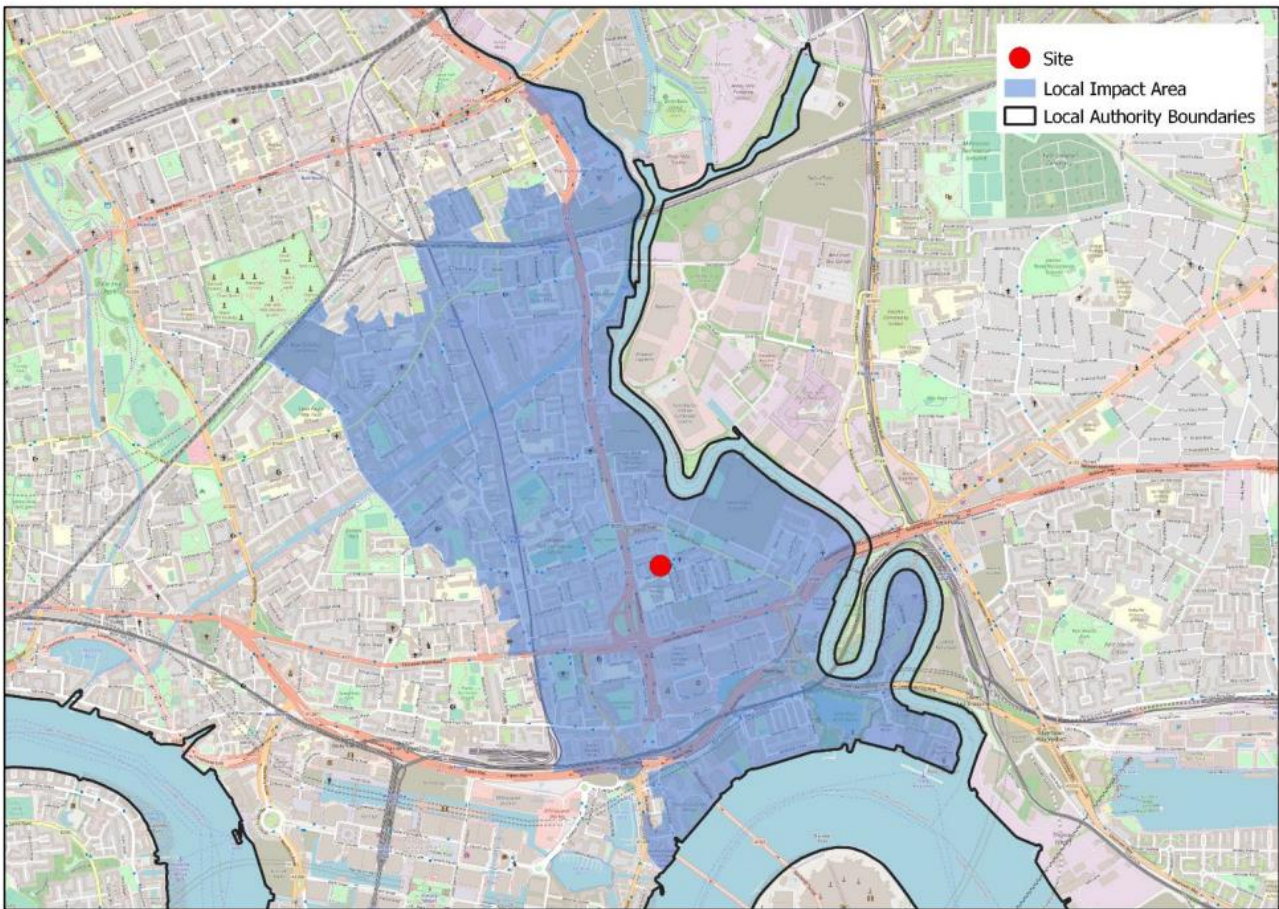
Levels of general inequality have been considered, along with determinants of equality. The Equality Act (2010) describes several 'protected characteristics'. The equality profile baseline has, therefore, considered data sets based on these protected characteristics that have the potential to be affected by the Proposed Development.

It is important when undertaking an assessment of the equalities effects that the geographical scope of the assessment is clearly understood.

For comparison purposes and to understand the wider context of the baseline conditions reviewed, the following additional geographic scopes have been considered where appropriate:

- Site ward: Poplar ward. In May 2014, the number of wards increased in LBTH from 17 to 20. The changes were made by the Local Government Boundary Commission for England. Prior to 2014 ward changes in the LBTH in 2014, the Site sat within the East India and Lansbury ward. For the purpose of this baseline, all ward statistics dated pre-2014 refer to the East India and Lansbury ward;
- Local Impact Area: As set out in the Socio-economics ES Chapter, the Proposed Development falls within the Poplar Riverside Housing Zone as identified by the GLA and LBTH. Given the scale of the Zone, it has been considered to be appropriate Local Impact Area geography. Given that the assessment is based on statistical geographies, best-fit Lower Layer Super Output Area (LSOA) boundaries aligning with the LIA are used (Figure 5.1);
- Borough: LBTH;
- Regional: Greater London; and
- National: averages for England, Great Britain or the United Kingdom dependent upon data availability to provide context.

Figure 5.1 Location of the Local Impact Area (LIA)



Source: Quod Socio-economics ES Chapter (2021), Contains Ordnance Survey data © Crown copyright and database rights, 2021.

5.1 POPULATION AND AGE

Local population data is set out in Table 5.1 below and indicates currently around 42,600 people are resident in the LIA, whilst LBTH is home to around 325,000 people⁷.

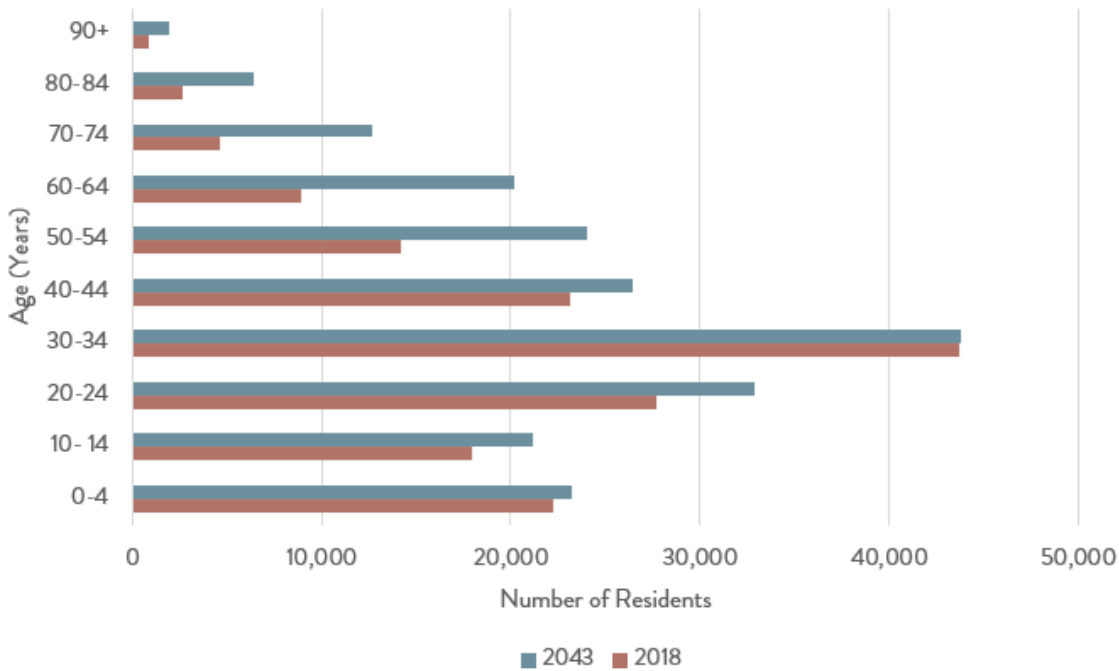
Table 5.1 shows the age demographic at the LIA, Borough (LBTH) and Regional (London) level. The profile of the population is broadly similar across all geographies, although the LIA has a higher population of young residents (aged 0-15) compared with both LBTH and London. In contrast, the LIA has a below average proportion of people aged 65+ compared to LBTH and in particular London.

Table 5.1 Age Demographics 2019

% of Population	LIA	LBTH	London
Total Population	42,600	325,000	8,962,000
% of age 0-15	24%	20%	21%
% of age 16-64	71%	73%	67%
% of age 65+	5%	6%	12%

Population forecasts for LB Tower Hamlets show that the population is expected to increase from 317,705 to 412,571 persons (by 29.9%) between 2018 and 2043⁸. The largest driver of this population increase is anticipated to be the increase in residents over 65, resulting in an ageing population due to increased life expectancy. The proportion of residents over the age of 65 was 6.3% in 2018, this is expected to increase to a proportion of 12.2% by 2043. Figure 5.2 demonstrates how the age profile is projected to change in LB Tower Hamlets.

Figure 5.2 Population forecast for LB Tower Hamlets, 2018-2043



Source: ONS Population projections, 2018-based

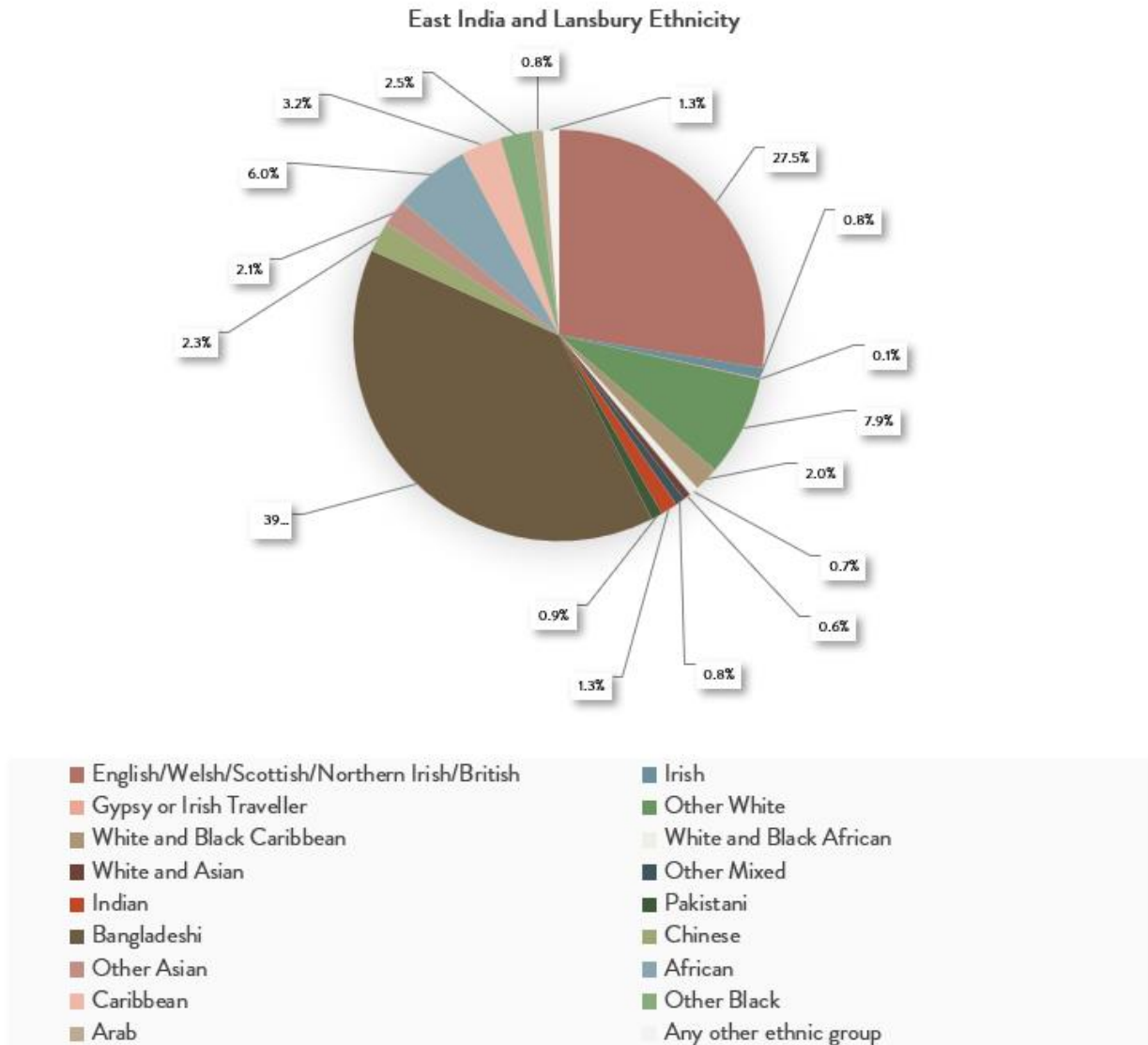
5.2 GENDER

According to the ONS 2019 population estimates, Tower Hamlets has a total population of 331,969 residents of which 47.4% are male and 52.6% are female⁹. Within Lansbury and East India Ward, there are 14,859 residents and of this total, 50.0% are male and 50.0% are female.

5.3 ETHNICITY

According to the 2011 Census, the majority of residents in East India and Lansbury ward are of Bangladeshi ethnicity, equating to 39% of residents, followed by 28% of residents being of English/ Welsh/ Scottish/ Northern Irish/ British ethnic groups. This is shown in Figure 5.3 below.

Figure 5.3 East India and Lansbury ward, Ethnicity, 2011 Census

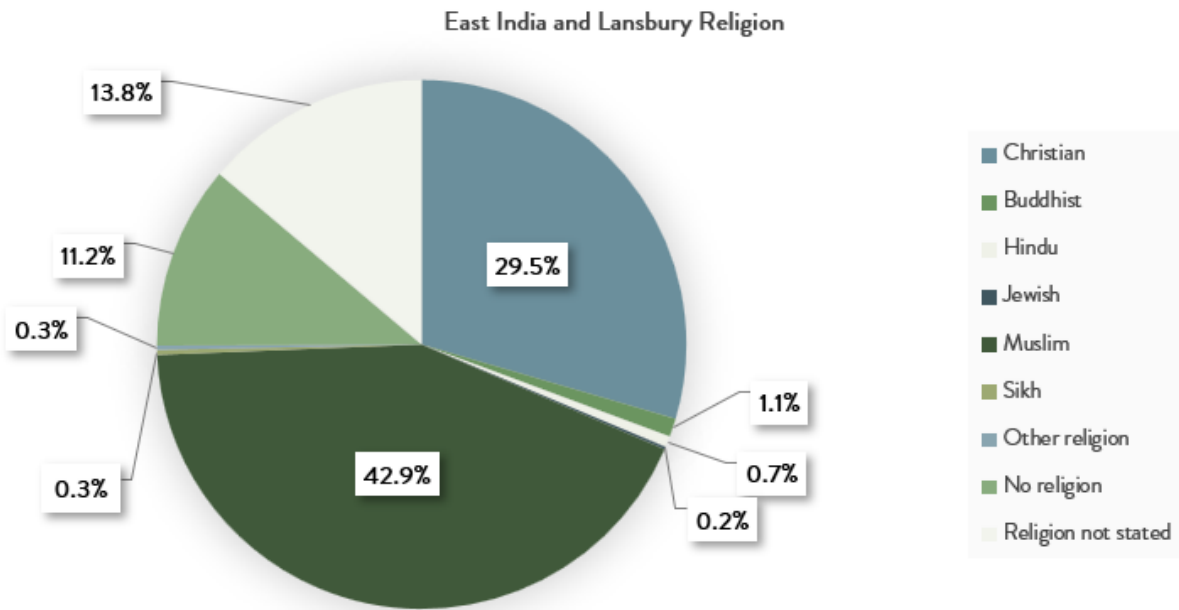


The proportion of residents of Asian/ Asian British ethnicity and Black/ African/ Caribbean/ Black British ethnicity in East India and Lansbury is higher than LBTH as a whole. Within LBTH 45.2% of residents are White, 41.1% are Asian/Asian British, 7.3% are Black/ African/ Caribbean/ Black British and 4.1% are of Mixed Ethnicity.

5.4 RELIGION

According to the 2011 Census, 75% residents in East India and Lansbury ward are religious with the most common religions being Muslim and Christian equating to 43% and 30%. This is shown in Figure 5.4 below.

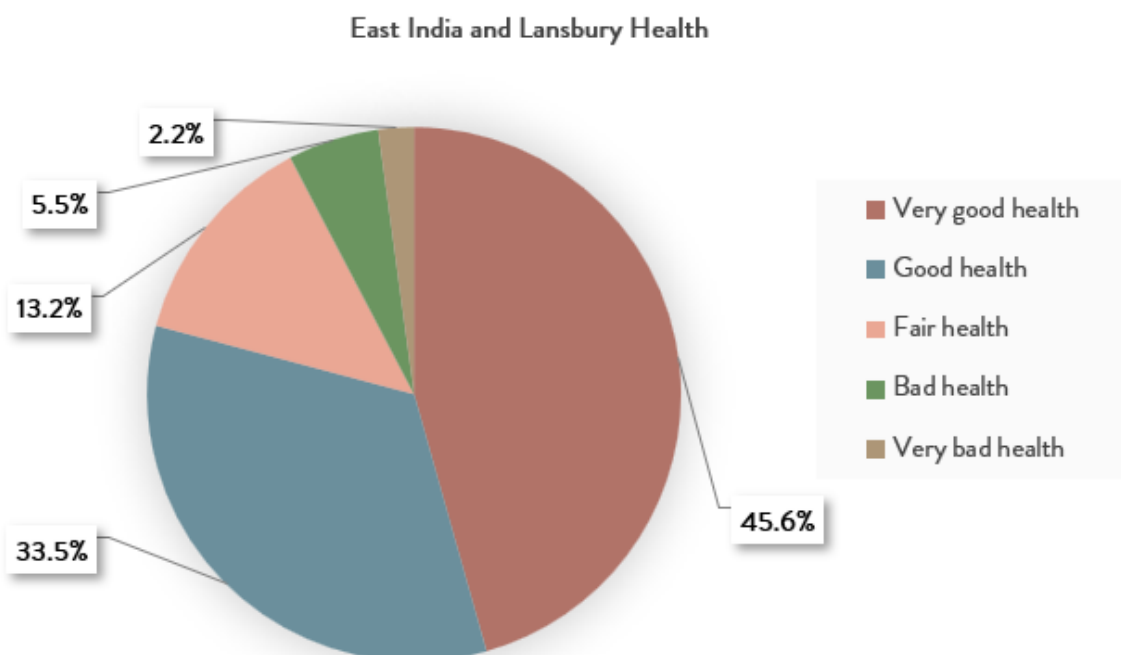
Figure 5.4 East India and Lansbury ward, Religion, 2011 Census



5.5 DISABILITY AND HEALTH

Generally, the population of the local ward is in good health, with 45.6% of the population being in "Very good health" and 33.4% in "Good Health". Comparatively, this is slightly lower than LBTH of which 50.5% of residents are in "Very Good Health" and 32.8% are in "Good Health". The general health in East Indian and Lansbury ward is shown in Figure 5.5 below.

Figure 5.5 East India and Lansbury ward, General Health, 2011 Census



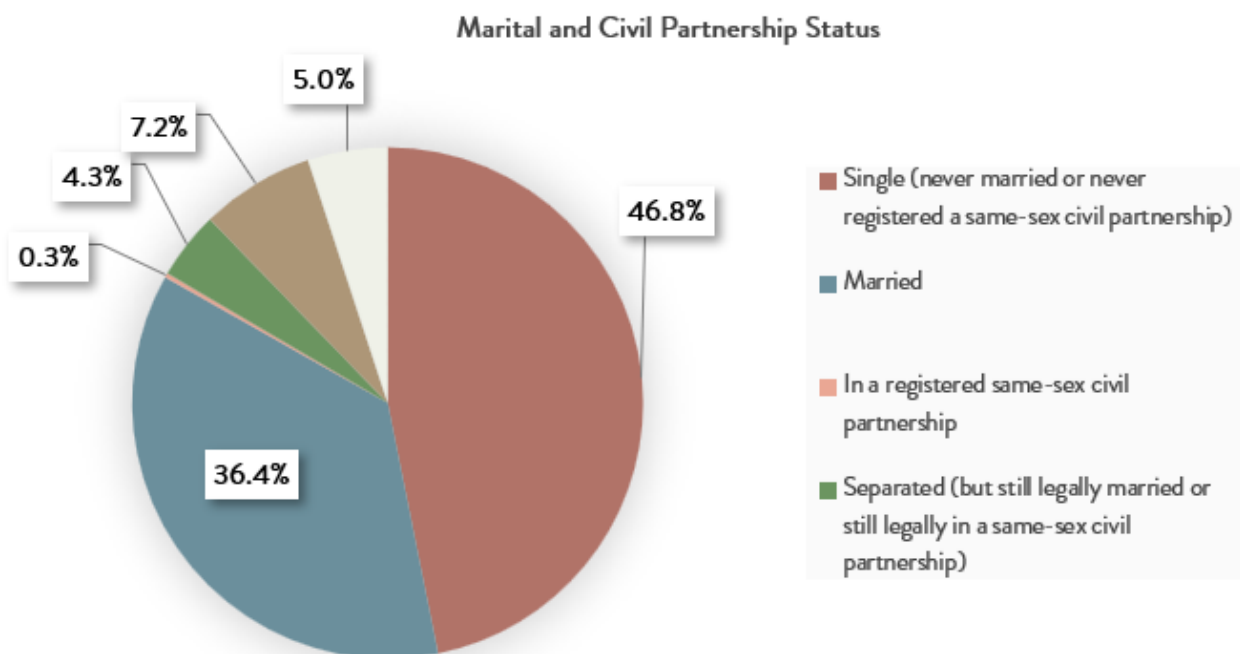
According to the Indices of Deprivation (2019), the Site of the Proposed Development is situated within one of the 50% most deprived neighbourhoods in the country under the Health Deprivation and Disability Domain.

According to the 2011 Census, 9% of residents within East India and Lansbury ward have day-to-day activities limited a lot and 8% of residents have day-to-day activities limited a little. This is slightly higher than within LBTH, where 7% of residents have day-to-day activities limited a lot and 7% of residents have day-to-day activities limited a little.

5.6 MARRIAGE AND CIVIL PARTNERSHIPS

According to the 2011 Census, 47% of residents in East India and Lansbury ward are single and 37% are married. Comparatively, in LBTH 45% of residents are single and 29% are married or in a registered same-sex civil partnership.

Figure 5.6 East India and Lansbury Marital and Civil Partnership Status



5.7 PREGNANCY AND MATERNITY

According to the 2011 Census, the proportion of lone parent households is significantly higher in East India and Lansbury (17.9%) than LBTH (10.6%) or London (12.7%)¹⁰.

5.8 SEXUAL ORIENTATION

A question was not included in the 2011 Census about sexual orientation and there is currently limited information available concerning both these groups. However, experimental estimates published by

ONS for 2017, show that nationally 2.2% of the UK population aged 16 and over identify as Lesbian, Gay or Bisexual (LGB), regionally, people in London (2.6%) are more likely to identify as LGB¹¹.

Local authority level sexual identification experimental estimates published for 2013-15 estimate that 4.3% of the LBTH population identified as lesbian, gay, or bisexual¹².

5.9 DEPRIVATION AND SOCIO-ECONOMIC STATUS

According to the Indices of Deprivation (2019), the site of the Proposed Development is situated within one of the 20% most deprived neighbourhoods in the country on the Multiple Deprivation Domain¹³. This is shown in Figure 5. below.

Figure 5.7 Indices of Deprivation, Multiple Deprivation Domain (2019)



Source: Ministry of Housing, Communities and Local Government, 2019; Contains Ordnance Survey data © Crown copyright and database rights, 2021.

According to the Indices of Deprivation (2019), the site is situated within one of the 30% most deprived neighbourhoods in the country under the Employment Deprivation Domain¹³. The site is also within one of the 30% most deprived neighbourhoods in the country under the Crime Domain.

Labour market data from the Annual Population Survey (APS) is not available for small areas below local authority level. As such, Table 5.3 shows the labour market profile for the working age population for 2011 from the Census of Population for the LIA, Borough (LBTH) and Regional (London) level¹⁴⁻¹⁵. Data from 2011 indicates that the LIA performed slightly below average, in terms of labour market indicators, when compared with the Borough (LBTH) and London. In terms of qualifications, the LIA

had a smaller proportion of residents with the equivalent of degree-level (i.e. Level 4+) qualifications, and a slightly higher than average proportion of residents with no qualifications.

Table 5.2 Local Labour Market Profile for Working Age Population, 2011 and 2020

LIA LBTH London		LIA	LBTH	London
Engaged in the Labour Market (for residents aged 16-64)	Economically Active (2011)	67.5%	69.8%	71.7%
	Economically Active (2020)	N/A	78.9%	80.1%
	Unemployment (2011)	3.1%	2.6%	2.0%
	Unemployment (2020)	N/A	3.5%	6.0%
Qualifications (% aged 16-64)	NVQ Level 4+ (2011)	33.9%	41.0%	37.7%
	NVQ Level 4+ (2020)	N/A	61.8%	58.5%
	No qualifications (2011)	23.5%	20.0%	17.6%
	No qualifications (2020)	N/A	8.9%	5.1%

Source: ONS (2021), 'Annual Population Survey, January 2020 to December 2020'; and ONS (2011), 'Census of Population, 2011'.

6.0 COMMUNITY ENGAGEMENT

A Statement of Community Involvement was prepared by Lowick and submitted as part of the planning application. This document outlines the Applicant's approach to community engagement and how the findings from the community engagement process have influenced the Proposed Development.

The public engagement and consultation for the application was coordinated by Lowick, in conjunction with The Applicant and the wider project team. Since 2019, there has been extensive discussions with neighbouring businesses, local groups and societies, as well as elected members.

The proposals have been strongly supported by the local community, with 88% strongly supporting or supporting the ambitions and principles of the masterplan in the second round of consultation undertaken in summer 2021. Respondents have recognised and stated that the masterplan will help tackle some of the existing socio-economic challenges facing the area, namely a chronic shortage of good quality and affordable housing, poor connections on and off the estate, and fear of crime.

The project team sought to involve local stakeholders in the consultation at an early stage. Lowick conducted a comprehensive audit of the relevant political stakeholders and community and voluntary groups in the area. The following local groups, business and organisations were regularly kept up to speed on developments with the project and whose feedback has helped refine and shape the submitted application.

- Aberfeldy Resident Steering Group (RSG)
- Aberfeldy Big Local
- Culloden Primary School
- Langdon Park Secondary School
- St Nicholas Church, Poplar
- Aberfeldy Islamic Centre
- The Aberfeldy Practice
- Aberfeldy Street businesses and tenants

The aims of the consultation and community involvement were to:

Allow the local community and local businesses to have their say on our proposals. Planning is a matter of public interest and The Applicant is committed to best practice in engaging with the local community on proposals for the site. The aim was to proactively involve individuals and groups to ensure that feedback could, where appropriate, be incorporated into the design.

Ensure the consultation was fully accessible, in particular to:

- People with little prior knowledge of the planning system; ensuring that the consultation was accessible and understandable to all, regardless of their level of knowledge of planning or development. This also offered translating consultation materials.

- To those with disabilities, by ensuring that all documents were available in accessible formats upon request and that the public consultation was held at an accessible venue.
- Reach a broad range of people, reflective of the areas demographics while also being mindful of protected characteristics. For those who were willing, basic demographic information has been recorded in the paper questionnaires.
- To be mindful of and adhere to the latest Government and local authority COVID-19 guidelines. In accordance with regulations, the Applicant has utilised a blend of virtual and traditional forms of engagement to ensure residents and stakeholders were informed of the proposals and could provide their feedback. As part of this, a suite of engagement tools were used, from in-person events to door knocking, as well as freepost consultation packs and surveys, as well as themed workshops at the Your Future Aberfeldy hub at 43 Aberfeldy Street.
- Support the development of a scheme that meets the needs and aspirations of the local area. The Applicant wants to ensure that through consultation and engagement with local businesses, residents, community groups, and councillors, the scheme respects the character of the local area and makes a positive contribution.

ZCD Architects have been leading a unique consultation among local school pupils at Langdon Park School and Culloden Primary School to expand the breadth of engagement and ensure that everyone's voices are heard, including young people who are rarely asked how they like to use their area and what would make it feel safer, more welcoming and well used. Further details of this are set out in Statement of Community Involvement Part 2: Children and Youth Engagement prepared by ZCD Architects.

This engagement included the creation of a Young Person's Manifesto on the Proposed Development and open space, which has fed into the design process and allowed young people to directly shape the spaces and places they want to use. The manifesto sets out five key aspirations:

- 1) I want to live in a friendly place
- 2) I want to live in a place where I'm free and safe to do what I like
- 3) I want it to be a place for all ages
- 4) I want to live in a green, eco-friendly environment
- 5) I want to be able to get around freely

ZCD Architects have carried out five sets of sessions with pupils from Year 5 at Culloden Primary Academy and pupils from Year 9 at Langdon Park School in November and December 2020. The sessions involved talking to them about their everyday lives in their local area, how they get about, the places they like and don't like and what ideas they have to improve them.

ZCD Architects undertook a walking tour of the Aberfeldy neighbourhood with local school pupils, looking at Aberfeldy Street and the open spaces, including the River Lea, and the pupils analysed the spaces, letting the project team know where they felt they could play safely, meet friends and enjoy themselves and when and where they couldn't.

The Applicant is committed to ongoing engagement with the local community, including through regular updates to the RSG and newsletter bulletins from Poplar HARCA to the wider community. The Commonplace website will also be updated in line with key project milestones.

It is recommended that any ongoing engagement with the local community continues to involve priority stakeholders and includes equalities demographics monitoring to ensure that protected and vulnerable groups are not adversely affected by the Proposed Development.

The Applicant is also committed to undertaking a post-occupancy survey to ensure residents' views are considered and that meaningful feedback is gained which will help to inform future design which should be secured through the Section 106 Agreement. It is recommended the Applicant liaise with the RSG and Poplar HARCA to establish a post-occupation communication channel where residents can voice concerns, issues and suggestions.

7.0 EQUALITIES IMPACTS

For the purposes of this assessment, sub-groups have been identified within certain protected characteristic group categories based on the desk-based evidence review to improve the assessment.

- Within ‘age’, all age ranges are considered, but specific sub-groups include children (aged under 16), younger people (aged 16-24), and older people (aged over 65).
- Within ‘race’, all races and ethnicities are considered, but the sub-group of ethnic minority is identified to refer to non-White British communities.
- Within ‘religion and belief’, all religious and belief groups are considered, but the term ‘Minority faith groups’ refers to religious groups who are not Christian (Buddhist, Hindu, Jewish, Muslim, Sikh, and ‘other’).
- Within ‘sexual orientation’ and ‘gender reassignment’, all sexual orientations and gender statuses are considered, but the ‘Lesbian, Gay, Bisexual, Transgender, Queer Plus’ (LGBTQ+) community is considered together.
- Within ‘sex’, the sub-groups of men and women are used.
- Within ‘pregnancy and maternity’, pregnant women are reported as a sub-group where the effect only relates to pregnancy.

The Proposed Development will have the following socio-economic and health impacts, which are considered to have a potential impact on the protected characteristic groups identified under the Equalities Act:

- Housing;
- Local employment and skills;
- Community facilities;
- Open space and play space;
- Accessibility; and
- Crime and Social Cohesion.

The impacts of the Proposed Development on local education and healthcare are identified as Negligible in Environmental Statement (ES) Chapter 6: Socio-economics following the provision of local Community Infrastructure Levy (CIL) payments for education and Section 106 healthcare contributions and are therefore not repeated in this assessment.

7.1 HOUSING

Affected groups: Children, Older People, Disabled People, People from Ethnic Minority groups, and low income existing residents.

Background

Where renewal schemes require the resettlement of many residents, issues can arise regarding sourcing suitable housing that meets the needs of families with children, people requiring adaptable and accessible housing, and people seeking affordable housing.

A lack of suitable housing can lead to families living in overcrowded properties. Overcrowding can lead to negative impacts on children's health, putting them at increased risk of developing respiratory conditions, infections, psychological problems, SIDS, and stress.

Health effects caused by poor housing, such as respiratory disease, is more likely to impact upon older people.

Where renewal schemes require residents to resettle, it can lead to an increase in their financial outgoings due to costs associated with moving and obtaining new housing. Relocation costs could include removal services, the need to adapt a new home or buy new furniture. Access to the required finance to obtain new housing may be most limited for those at risk of financial exclusion, who experience difficulty accessing appropriate and mainstream financial services, such as bank accounts, loans and mortgages.

Renewal can lead to improvements in housing provision within the regeneration area therefore improving appropriateness, accessibility and affordability, as well as housing quality.

Equalities Impacts

Demolition and Construction

The demolition and construction of the Proposed Development would result in the removal of the existing buildings on Site including the 330 existing residential units.

The Applicant has provided a decanting strategy to ensure the existing residents have an opportunity to either be relocated within the Proposed Development once complete, or to relocate to an alternative Site in close proximity. It is proposed that all residents of the existing social units will be offered housing off-site (within Phase 3 of extant planning application for Aberfeldy Village), resulting in them only having to move once, whilst private leasehold property tenants will be offered an option of a new home/lease within the Proposed Development. For full details see the Decanting Strategy submitted with the planning application.

Even though there is a temporary loss of existing residential units during the demolition phase, the proposal provides appropriate phasing which will ensure suitable accommodation is re-provided.

Therefore, considering the measures set out above, the Proposed Development will have a **Negligible** impact from housing during demolition and construction on children, older people, disabled people, people from ethnic minority groups, and low income existing residents.

Operation

The Proposed Development will provide up to 1,556 (gross) residential units varying from one to six-bedrooms and will include up to 363 social rented units and 77 intermediate units. The Proposed Development will therefore result in a net increase of 1,226 residential units.

The Proposed Development will deliver 38.5% of homes by habitable room as affordable with a 82.5%/17.5% split between social rented and intermediate. The affordable homes will consist of social rent re-provision for existing residents, additional social rented homes and additional shared ownership homes.

Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered. Phase A has the highest proportion of affordable homes, delivering much needed affordable homes for existing residents early in the regeneration.

The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Homes of all tenures share the communal podium amenity space.

The social rented homes are generally located in the low and mid rise buildings, with the majority of the private homes located within the towers and in buildings closer or adjacent to the A12.

A tenure plan is shown in Figure 7.1 below.

Figure 7.1 Diagram to Illustrate Site Wide Tenure Strategy



The mix of units is in line with the requirements set within the LBTH Local Plan, and the London Plan, and will therefore contribute to creating a diverse mix of housing including housing suitable for families, young children and low income people (which are likely to be disproportionately people from ethnic minority groups).

10% of homes are accessible or adaptable wheelchair homes and all units meet the requirements of Part M, the London Plan Housing SPG (parts relating to accessible homes) and the Nationally Described Space Standard. This will ensure that suitable housing is provided for older people and disabled people.

The accommodation mix, tenure and details of accessible housing provision will be confirmed for the outline element of the Proposed Development at Reserved Matters Stage.

Therefore, considering the measures set out above, the Proposed Development will have a **Positive** impact from housing during operation on children, older people, disabled people, people from Ethnic Minority groups, and low income existing residents.

7.2 LOCAL EMPLOYMENT AND SKILLS

Affected groups: Young people, Disabled People, People from Ethnic Minority groups, and low income existing residents.

Background

The renewal process may result in the closure and relocation of businesses. These changes may result in business owners becoming unemployed, redundancies or in current staff being unable to access ongoing employment at a different location.

Older people, disabled people and minority ethnic people may particularly be at risk if faced with redundancy and/or extended periods of unemployment due to typically facing additional barriers in securing interviews and offers of new employment. In addition, older people are more likely to be self-employed, meaning that they could face further barriers in finding new roles in the labour market. Closure or relocation may affect the customer base and net revenue of businesses, resulting in restructuring and redundancy of staff as a result.

The renewal process may result in the closure and relocation of businesses. Research evidence shows that minority ethnic people are more likely to be self-employed and twice as likely to be in precarious work conditions than their White British counterparts in the UK. In addition, older people are also more likely to be self-employed, representing one in five self-employed population in the UK, placing them at potentially greater risk where businesses are affected.

Involuntary job loss due to redevelopment and renewal can have disproportionate health and well-being effects for certain groups.

Older workers are at an increased risk of cardiovascular disease due to increased stress resulting from contributing factors such as a lower likelihood of re-employment, a substantial loss of income and the severance of work-based social interactions.

Redundancy can create an increased risk of family tension and disruption, and that job loss for a parent can have detrimental effects on children including lowered self-esteem and socio-psychological well-being.

For businesses, redevelopment and renewal may result in relocation or closure. This may result in a need to access finance to secure new premises, which can be more difficult for particular groups.

Renewal can act as a means of promoting economic growth and supporting job creation. For example, property development can contribute to urban economic regeneration by enabling local stores to grow and expand, and through attracting investment to the area and revitalising neighbourhoods. It can also facilitate improved connectivity between communities and places of employment and education. Improved opportunities to access employment and education can serve to help address issues of inequality and improve social mobility.

Equalities impacts

Demolition and Construction

The existing buildings within the Site support around 46-63 FTE jobs in the retail/restaurant industries. It is understood that once the current lease period expires/ runs out, the jobs supported on the Site will potentially relocate to elsewhere in LBTH and London. However, as part of the Detailed Proposals, creation of further meanwhile space provides an opportunity for businesses to return to the newly developed Aberfeldy High Street.

As set out in the Socio-economics ES Chapter, it is anticipated that that an average of around 651 construction workers will be supported each year during the 10 year 8 month construction period. This employment will be expected to include a broad range of job-types and occupations, both on-Site and off-Site (i.e. both direct and supply chain employment). A number of these jobs could be expected to be filled by LBTH residents who are currently unemployed. It has been assumed that the majority of temporary construction jobs supported will be accessed by people (i.e. both employed and unemployment) from across London.

The following will be agreed through the Section 106 Agreement in accordance with the Planning Obligations SPD:

- A construction local labour target of 20%;
- An Employment and Skills training financial contribution; and
- Potential provision of apprenticeships during construction.

These measures will help to ensure that the Proposed Development has a **Positive** impact on low income and unemployed existing residents across LBTH (including young people, disabled people and ethnic minority residents) during construction through the provision of employment, skills and training opportunities.

Operation

The Socio-economics ES Chapter has identified that the proposed flexible non-residential floorspace has the potential to support 319-357 FTE gross jobs. This equates to a new increase of 177-234 FTE jobs in LBTH.

The following will be agreed through the Section 106 Agreement in accordance with the Planning Obligations SPD:

- A operational local labour target of 20%;
- An Employment and Skills training financial contribution; and
- Potential provision of apprenticeships during operation.

These measures will help to ensure that the Proposed Development has a **Positive** impact on low income and unemployed existing residents across LBTH (including young people, disabled people and

ethnic minority residents) during operation through the provision of employment, skills and training opportunities.

7.3 COMMUNITY FACILITIES

Affected groups: Children, Young People, Older People, Disabled People, People from Ethnic Minority groups, Minority faith groups, LGBTQ+ People, Pregnancy and Maternity.

Background

The renewal process can involve temporary or permanent resettlement of residents and demolition of housing and community resources. This can lead to the risk of loss of social infrastructure and access to these resources. In particular, it can increase residents' distances from facilities or places of social connection located on or in close proximity to their neighbourhood.

The ongoing COVID-19 pandemic and regulations have had already had an impact on access to social infrastructure and resources, and as such any further impacts may have cumulative negative effects, especially on older people and disabled people.

This can lead to increased stress and anxiety in children who may need to change school; and loneliness and isolation in older people which can turn to negative health outcomes such as poor mental health and obesity. Disabled people and pregnant women may also experience negative health impacts from this, including increased stress and anxiety.

Community resources provide important places of social connection and promote wellbeing for many groups. For example, community hubs can provide an accessible centre point for local activities, services and facilities. They allow for a cross section of the community to be brought together in a safe place, allowing for better social cohesion and helping to address social isolation.

An opportunity to socialise can have a positive effect on the loneliness of older people and disabled people, which may in turn provide positive health benefits. Social contact and out-of-classroom learning can also improve the wellbeing of children.

Equalities impacts

Demolition and Construction

There are two community centres within the Site boundary – the Aberfeldy Neighbourhood Centre (which will be re-provided as Phase 3 of the extant application) and the Aberfeldy Islamic and Cultural Centre and Mosque (which is being re-located within the existing GP Practice building at Ettrick Street). These are being re-provided at appropriate locations following extensive consultation with local communities.

A number of potential meanwhile and community uses have been tested and spoken about with the local community throughout the community engagement process:

- Safe cycling and walking routes - this has been highlighted as a priority by the local community. Interventions could include paint on the ground, temporary lighting, crossings and improved connections, safe routes to school.

- Play and activity - this could include socialising, relaxing, being active and outdoor. This could be located with existing open spaces like Braithwaite Park.
- Healthy eating and meeting - Pop-up markets and seating with tables could be introduced along Aberfeldy Street creating opportunities for local businesses.
- Community Garden - Areas along Dee Street and other existing and future streets could include mobile gardens and places to grow your own food.
- Pop-up cinema and events - The open spaces and civic spaces such as Aberfeldy Square have the capacity to host a variety of events, including music events, film screenings and events which showcase the history and future of the area.

These measures will help to ensure that the Proposed Development has a **Negligible to Positive** impact through the retention of community facilities and meanwhile uses during demolition and construction on children, older people, disabled people, people from ethnic minority groups, minority faith groups, LGBTQ+ People and pregnancy and maternity.

Operation

The Socio-economics ES Chapter identifies the current provision within the LIA amounts to 1 community centre per 6,000 population.

As such the additional population of 3,376 residents is expected to increase this ratio from 6,000:1 to 6,586:1, an uplift of 8%.

The Socio-economics ES Chapter identifies there is 1 leisure centre within the Local Impact Area. It is therefore considered the net additional population of 3,376 residents is likely to increase demand for leisure facilities in the area.

However, the Proposed Development is expected to provide over 4,400m² of communal space for residents within the Site boundary together with a residents' hub.

The provision of opportunities for communal activity, including spaces to eat, exercise, shop and meet will increase community interaction, opportunities for physical activity and reduce isolation often experienced especially by older and disabled people.

The provision of new community uses will have a potential **Positive** impact on Children, Older People, Disabled People, People from Ethnic Minority groups, Minority faith groups, LGBTQ+ People and Pregnancy and Maternity.

7.4 OPEN SPACE AND PLAY SPACE

Affected groups: Children, Young People, Older People, Disabled People, People from Ethnic Minority groups, Pregnancy and Maternity.

Background

Health status and life expectancy of minority ethnic groups can vary significantly from the wider/ average population reinforced by experience of deprivation.

Children who cannot move about safely and independently on foot and bicycle often become less physically active, reducing opportunities for children to develop certain cognitive, motor and physical skills – as well as contributing towards childhood obesity risks. Parents and carers may also play an enabling role in assisting and supervising young children's use of open space.

Renewal offers an opportunity to improve the public realm. The ability to access and use the public realm is vitally important to ensuring people feel that they are active members of their society. This includes basic activities such as using local shops or meeting up with people in a shared space outside close to home. In addition, the opening up of green space has been shown to impact positively on both physical and mental health.

Inner-city green space can promote social cohesion and instil a sense of community. Social contact is especially important for the health and wellbeing of older people. Green space can also have a positive role in a child's cognitive development, their wellbeing, and is linked to lower BMIs. Access to green space has also been shown to have positive health benefits for disabled people, and people with autism or learning difficulties in particular.

Equalities Impacts

Operation

The Socio-economics assessment indicates that at the LBTH level, there is an average 0.89 ha of open and play space per 1,000 residents within the Borough. This is lower than the local standard of 1.2ha per 1,000 population and in line with the FIT benchmark of 0.8 ha per 1,000 residents. The additional 3,376 residents will increase demand for open and play space requiring approximately 2.7 ha of open space. The Proposed Development will bring forward over 10,294m² or 0.10ha of new public open space. Whilst the additional demand for open space will place further pressure on existing provision, this will not significantly reduce the level of provision per 1,000 residents within the Borough (<1%).

A network of green open spaces, connected by pedestrian and cycle friendly routes will promote and encourage active and healthy lifestyles. The existing open spaces of Jolly's Green, Millennium Green, Leven Road Open Space, and Braithwaite Park will be improved and connected by a pedestrian and cycle friendly 'Healthy Street' along Abbott Road.

Based on an estimated population of 772 gross children under the age of 18, and the requirement for 10m² of play space per person (as per the LBTH and GLA's guidance) it is estimated that the Proposed

Development will result in an overall requirement of 7,720m² of play space. The total play space, including dedicated play, playable landscape and existing greenspaces is up to 9,665m².

Play space provision for all ages will be made up of 2,725m² dedicated play space and 4,418m² of playable landscape. The three Existing Greenspaces of Braithwaite Park, Leven Road Open Space, and Jolly's Green are all included within the red line boundary of this outline planning application. It is acknowledged that the three Existing Greenspaces already provide 1,553m² of dedicated play, in the form of the MUGA (1,093m²) at Leven Road Open Space, as well as play equipment and gym equipment. As part of the masterplan these facilities will receive significant investment at Braithwaite Park and Leven Road Open Space which will include new play that all residents can access. This will have an overall beneficial impact on existing young people and new community residents.

Design of play space for each age group has been considered. Doorstep play is provided for 0-4 year olds and is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

Play for older children (5-11years) will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers. The final provision is subject to alteration for each Phase of the Outline Proposals, determined by the final mix of the residential units (by size and tenure) applied for at each reserved matters application stage.

Play provision for 12+ year olds in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate. It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

The play and open space plans for the illustrative scheme provided in the Design and Access Statement demonstrates how the required play space for the child yield generated by the accommodation schedule as assessed in this chapter, can be met, demonstrating how it will be possible to meet the requirements of the LBTH within the Site. In addition to the improvement proposed to the play space provision with the Leven Road Open Space and Braithwaite Park, it's considered that play space demand can be met within the Site.

The proposed play space has been distributed across both the detailed and outline proposals in a way which allows for different tenure homes to have direct access to both dedicated play space and playable landscape creating a child-friendly neighbourhood.

The enhancement and provision of open space and play space will have a potential **Positive** impact on local residents and visitors, particularly for children, young people, older people, disabled people, people from ethnic minority groups, and pregnancy and maternity.

7.5 ACCESSIBILITY

Affected groups: Older People and Disabled People.

Background

Evidence has indicated that during construction the accessibility and mobility of the local area can be affected. In particular, construction can cause difficulties in relation to increased traffic in the local area, reducing parking (construction vehicles and subcontractors in parking), the construction activities blocking access to homes, shops, bus stops and pavements and safe routes, as well as effects on wayfinding.

People with disabilities will often experience the built environment in different ways to the wider population. If these differences are not adequately considered when developments are being designed, then relative disadvantage and social isolation can be further entrenched. Buildings and spaces need to be legible and easy to navigate, free of physical barriers and appropriately lit.

Renewal processes open up opportunities to create spaces and places that can be accessed and effectively used by all, regardless of age, size, ability or disability, using principles of inclusive design. There are a number of equality groups who can experience difficulties with access, mobility and navigation who could benefit from improvements in this area.

Transport facilities and services need to be planned for ease of use and convenience. Particular care also needs to be taken to provide suitable parking arrangements (car or bike) for disabled users. As with the young and elderly, people with disabilities may participate less than the wider population in public life and as a consequence feel more isolated.

Equalities Impacts

Housing

Accessible homes are provided on the basis of 90% as M4(2) and 10% as M4(3), as per London Plan and London Borough of Tower Hamlets planning policy. Of the M4(3) homes, the social rental tenure homes will be provided as M4(3) (2)(b). This will ensure that suitable housing is provided for older people and disabled people.

Statutory requirements for access in communal areas of residential buildings are set out in Approved Documents Parts M and K. Some aspects of communal facilities in residential buildings will be designed with reference to Approved Document M, Vol 2, Buildings other than dwellings.

Parking

The residential development will deliver 3% Blue Badge parking, which equates to 48-spaces of which 10 will be provided as part of the detailed element (Phase A). The quantum for Phases B - D could increase up to the maximum parking provision set out in the Transport Assessment and will be developed in line with the Parking Management Plan.

The accessible car spaces have been located close to the building cores, which house accessible homes, either within the podium car parks or the public realm. This layout has been designed in collaboration with the LCL access consultant.

Fire Safety

The Fire Strategy for the Development will take precedence over this section. Nevertheless, the following measures for the evacuation of residents, disabled staff, customers and visitors to the Development should be considered.

The strategy should include best practice procedures for the evacuation of disabled people from all parts of the buildings, including BS 9999:2017 and Regulatory Reform (Fire Safety) Order Supplementary Guidance and all relevant emerging fire guidance.

Management procedures will need to include the training and provision of staff to assist with the evacuation of disabled people from the retail / commercial units.

The use of suitable warning systems, such as vibrating pagers may be considered for individual members of staff, (such as a concierge) following a PEEP (Personal Emergency Evacuation Plan) assessment.

Normal provisions for residential buildings will apply to the residential levels of the Development whereby only the residents of an affected unit will evacuate. Others are protected as the residential units themselves function as safe refuges.

Open Space and Public Realm

Pedestrian and cycling connections across the A12 are limited and where they do exist, they are typically enclosed, tight spaces that are not well overlooked and do not feel safe, and are not safe. The two underpasses to the A12 are in poor condition, unpleasant and considered unsafe.

The proposed masterplan significantly improves pedestrian and cycle connections, ensuring safety and wider network legibility linking Aberfeldy to the wider east west and north south existing and emerging routes.

- Community Lane is the primary pedestrian and cycle route offering a range of open spaces.
- A safe and direct pedestrian and cycle crossing of the A12 has been ensured with the proposals for Highland Place and the improvements to the existing Dee Street pedestrian underpass;
- The connection with Jolly's Green in particular will bring together pedestrian and cycle connections and join the green infrastructure across the A12.

The public realm has been designed inclusively, with easy-going routes, sufficient surface drainage and lighting, durable materials and suitably designed seating.

All external areas will be designed using the principles of accessibility and inclusive design as the scheme progresses with the key aspects being noted as follows:

- Good connections to public transport, local pedestrian networks, and town centre facilities nearby;

- Legible and logical arrangement of streets and buildings, with hierarchy of streets denoted by various surface treatments and planting;
- Provision of mixed use on the site, reducing travel distance to work, eat and shop which are especially critical for older and disabled people with limited mobility.
- The public realm has been developed to ensure a simple and unobstructed footway network is promoted and any unavoidable overlap between pedestrians, cycles and vehicles will be minimised and carefully designed.
- Slopes will be gentle with gradients not steeper than 1:20 so as not be designed as ramps.
- Cycle rails will be included in flights of steps where possible.
- Appropriate signage and material changes will be implemented to ensure safe movement of pedestrians and cyclists at all times.
- Pavement widths will provide a high level of pedestrian comfort based on TfL's Pedestrian Comfort Guidance for London.
- All pedestrian access routes on the site will be appropriately graded or level wherever possible within the constraints of the site. The main pedestrian access points into the development lead to a clear and safe pathway layout to ensure ease of access to all the apartment entrances.
- The public realm provides easily identified, legible wayfinding for all.
- The accessibility requirements of partially sighted and disabled people will be a major factor in the determination of surface and edge types, so as to provide a legible and safe environment in conjunction with current accessibility requirements.
- Surface materials have been selected to avoid loose materials that may be difficult for wheelchair users, people with walking aids and cane users. Surface materials that are firm, durable and slip resistant in all weathers have been selected.
- Slots in drainage gratings will be designed to avoid trapping walking aids, canes or wheelchair wheels.
- The use of tactile and hazard warning paving will be provided in compliance with British Standards, Building Regulations and Department for Transport (DfT) guidance.
- A low kerb (minimum 60mm upstand) will be used to delineate between the vehicular/cycle zone and the pedestrian only footway.
- Regular resting places are provided at around 50m intervals on main routes. All street furniture has been placed in a logical and consistent manner to prevent restriction of routes and to become a hazard.
- Ergonomically designed seating with arms and backrests will be provided.
- The lighting of the public realm will be designed with cognisance of the Council's lighting palette and relevant standards. Lighting will be designed to be well distributed without extreme shadows, sudden change in intensity of lighting, glare or reflection.

- Proposed trees and plants will be carefully selected and located to fit around existing retained trees, and to enhance both users experience and the local ecology. Selection of planting using a variety of colours, textures, shapes and scents will provide sensory stimulus and aid wayfinding for visually impaired people and those with neurodiversity and cognitive impairments.

These measures will be embedded into the design of and used to inform an *Access Management Plan*, which will assist the Proposed Development's future operation in relation to the operator's obligations under the Equality Act.

The provision of accessible housing, parking and public realm during operation will have a **Positive** impact particularly for older people and disabled people.

7.6 CRIME AND SOCIAL COHESION

Affected groups: Children, Older People, Disabled People, People from Ethnic Minority groups, Minority faith groups, LGBTQ+ groups.

Background

In the lead up to the renewal process and during the decanting and demolition of properties in the area, properties will be vacated and can fall into disrepair. This can attract unwanted activity including anti-social behaviour and crime, which can affect those who are more likely to be a victim or witness of crime or those who are more fearful of crime.

It has been suggested that fear of crime can contribute to social isolation, particularly for vulnerable groups such as women, older people, children and ethnic minority groups.

Community safety/ perception of safety is a particular concern for some Black and Minority Ethnic groups and needs to be considered when public realm schemes are being considered. It is also likely that women belonging to some minority ethnic groups are more likely to be at home during the day and will therefore be disproportionately affected by the quality of the local built environment.

The recent reported increases in hate crime involving lesbian, gay, bisexual, transgender, and queer (LGBTQ+) populations emphasises the importance of access to safe spaces of for this group.

Levels of crime have in part been attributed to the urban environment. It has been argued that the opportunity for some forms of crime can be reduced through thought-out approaches to planning and design of neighbourhoods and towns.

Reducing potential for crime can affect those more likely to fear crime or be a victim or witness of crime.

Equalities Impacts

The Proposed Development is designed using best practice and guidance aimed at designing-out crime through several passive and active responses aimed at deterring and reducing fear of crime and social disorder.

This includes elements such as:

- Natural surveillance – having more ‘eyes on the streets’ deterring criminal activity;
- Access control – creating physical barriers to entry which provide fewer opportunities for criminals; and
- Ongoing maintenance and management – based on the belief that low levels of visual deterioration may reduce opportunities for crime and increased ‘pride of place’.

The design of the Proposed Development will help its residents, and those living in the area interact with, and mix with people visiting Poplar, as well as people who work there, by avoiding the feeling of gated communities.

Once completed, the Proposed Development will result in improved public realm, providing access through the Site that was not previously possible. Within the Site, there will be a range of uses, inviting workers, nearby residents, visitors and community groups all to share the same environment.

It is anticipated that this will result in a reducing in crime and an overall improvement to social cohesion due to improved design resulting in a potential **Positive** impact for children, older people, disabled people, people from ethnic minority groups, minority faith groups and LGBTQ+ groups.

8.0 SUMMARY AND CONCLUSIONS

This Equalities Impact Assessment has reviewed the Proposed Development at Aberfeldy Village Masterplan with respect to relevant policies and procedures. In particular, the following protected groups have been considered:

- Age;
- Disability;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion or belief;
- Sex; and
- Sexual orientation.

The proposed development will be subject to policies and procedures of the Applicant and residential management company set out to ensure equality for the protected groups outlined in the Equality Act 2010.

Overall, the Proposed Development is not considered to have any negative impacts on the equalities of different protected groups. Potential impacts affecting vulnerable groups relating to the protected characteristics defined in the Equality Act 2010 are summarised in Table 8.1 along with specific reporting and monitoring requirements for future design stages. Therefore, no further mitigation is required, beyond measures already proposed and identified in this assessment.

Inclusive design represents a key consideration of the Proposed Development and Equalities Impacts will continue to be considered as part of designs and community engagement approach for the detailed design stages of the outline element.

Table 8.1 Equalities Impact Summary

Vulnerable Group	Impacts	Ongoing Reporting and Monitoring requirements
Children	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> • Housing provision during demolition and construction and operation; • Community facilities provision during demolition and construction and operation; • Open space and play space enhancement and provision during operation; and • Design measures to reduce crime and encourage social cohesion. 	<p>Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through reported in Statement of Community Involvement.</p>
Young People	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> • Local employment and skills opportunities during demolition and construction and operation; • Community facilities provision during demolition and construction and operation; and • Open space and play space enhancement and provision during operation. 	<ul style="list-style-type: none"> • Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement • Local employment and skills opportunities secured through Section 106 Agreement
Older people	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> • Housing provision during demolition and construction and operation; • Community facilities provision during demolition and construction and operation; • Open space enhancement and provision during operation; • Design measures to provide accessible housing and public realm; and • Design measures to reduce crime and encourage social cohesion. 	<ul style="list-style-type: none"> • Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement • Provision of Access Management Plan
Disabled People	<p>Negligible to Positive impacts during operation through:</p> <ul style="list-style-type: none"> • Housing provision during demolition and construction and operation; 	<ul style="list-style-type: none"> • Details of outline provision to be confirmed at detailed design stage in Design and Access

Vulnerable Group	Impacts	Ongoing Reporting and Monitoring requirements
	<ul style="list-style-type: none"> Local employment and skills opportunities during demolition and construction and operation; Community facilities provision during demolition and construction and operation; Open space enhancement and provision during operation; Design measures to provide accessible housing and public realm; and Design measures to reduce crime and encourage social cohesion. 	<ul style="list-style-type: none"> Statement and ongoing community engagement through updated Statement of Community Involvement Local employment and skills opportunities secured through Section 106 Agreement Provision of Access Management Plan
Ethnic Minority people	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> Housing provision during demolition and construction and operation; Local employment and skills opportunities during demolition and construction and operation; Community facilities provision during demolition and construction and operation; Open space and play space enhancement and provision during operation; and Design measures to reduce crime and encourage social cohesion. 	<ul style="list-style-type: none"> Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement Local employment and skills opportunities secured through Section 106 Agreement
Pregnancy and Maternity	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> Community facilities provision during demolition and construction and operation; and Open space and play space enhancement and provision during operation. 	<ul style="list-style-type: none"> Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement

Vulnerable Group	Impacts	Ongoing Reporting and Monitoring requirements
Religious groups, particularly Minority Ethnic Groups	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> Community facilities provision during demolition and construction and operation; and Design measures to reduce crime and encourage social cohesion. 	<ul style="list-style-type: none"> Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement
LGBTQ+ People	<p>Negligible to Positive impacts through:</p> <ul style="list-style-type: none"> Community facilities provision during demolition and construction and operation; and Design measures to reduce crime and encourage social cohesion. 	<ul style="list-style-type: none"> Details of outline provision to be confirmed at detailed design stage in Design and Access Statement and ongoing community engagement through updated Statement of Community Involvement

REFERENCES

- ¹ Ministry of Housing, Communities and Local Government (2021); *National Planning Policy Framework*
- ² GLA (2021); *New London Plan 2021*
- ³ GLA (2018); *The Mayor's Equality, Diversity and Inclusion Strategy*
- ⁴ LBTH (2019); *Tower Hamlets Local Plan 2031*
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- ⁶ LBTH (2022); *Tower Hamlets Equality Policy*.
- ⁷ ONS (2019); *Mid-year population estimates 2019*.
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- ¹² LBTH (2022); *Borough profile*. towerhamlets.gov.uk
- ¹³ Department of Communities and Local Government (2019); *Indices of Multiple Deprivation, Explorer map*.
<http://dclgapps.communities.gov.uk/imd/idmap.html>
- ¹⁴ Office for National Statistics (2011); *'Census of Population, 2011'*.
- ¹⁵ ONS (2021); *'Annual Population Survey, January 2020 to December 2020'*.