

## Equalities Background and Assessment

### *Equalities Impact Assessment*

The Mayor and GLA have "general public body duties" under equalities legislation and like all public bodies, have statutory duties to promote equality arising from the Equality Act 2010. The Mayor and the GLA also have an additional duty to promote equality of opportunity arising from the GLA Act 1999 (as amended).

The Equality Act 2010 brings together and replaces all the previous discrimination legislation. The Act contains a new single public sector equality duty ("the Duty") which brings together the previous race, disability and gender duties to the following:

- age
- disability
- gender reassignment
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation and
- marriage and civil partnership (applicable only to the need to eliminate unlawful discrimination)

These are the grounds upon which discrimination is unlawful and are referred to as 'protected characteristics.' Section 149 (Public sector equality duty) of the Act states:

1. A public authority must, in the exercise of its functions, have due regard to the need to:
  - a) **Eliminate discrimination, harassment and victimisation** and any other conduct that is prohibited by or under this Act
  - b) **Advance equality of opportunity** between persons who share a protected characteristic and persons who do not share it
  - c) **Foster good relations** between **people** who share a relevant protected characteristic and persons who do not share it
2. A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1)
3. Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to –
  - a) **Remove or minimise disadvantages** suffered by persons who share a relevant protected characteristic that are connected to that characteristic
  - b) **Take steps to meet the needs of people** who share a relevant protected characteristic that are different from the needs of people who do not share it

- c) **Encourage persons** who share a protected characteristic **to participate in public life or in any other activity** in which their participation by such persons is disproportionately low
- 4. The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities
- 5. Having due regard to the need to **foster good relations** between persons who share a protected characteristic, and those who do not share it involves having due regard, in particular to the need to:
  - a. **Tackle prejudice**
  - b. **Promote understanding**
- 6. Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitted conduct that would otherwise be prohibited by or under this Act.

### **Commentary / Assessment**

With regards to equalities, planning can have the most influence on elements 3 (a) and (b) of the Equalities Act 2010.

- 2. Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
  - a) **Remove or minimise disadvantages** suffered by persons who share a relevant protected characteristic that are connected to that characteristic
  - b) **Take steps to meet the needs of people** who share a relevant protected characteristic that are different from the needs of people who do not share it

This is because planning has the greatest influence on the physical environment that can facilitate people to move within their environment, including around their home, place of employment and local community and to and from these places. Planning also influences land use, including ensuring a variety of suitable land uses and affordability of the use, both housing and employment space.

### **Key issues**

In relation to equalities, the key issues in the draft London Riverside Opportunity Area include:

- housing
- accessibility
- meeting the cultural needs of a diverse population
- meeting the social needs of a diverse age range
- crime and perception of safety

- employment

## **Draft London Riverside Opportunity Area Planning Framework (OAPF)**

The draft London Riverside OAPF has been prepared in the context of the policies in the London Plan, and in particular the following policies:

2.13 - Opportunity Areas and Intensification Areas

2.6, 2.7 and 2.8 focussed on Outer London's vision, economy and transport

2.17 - Strategic Industrial Locations

3.1 - Ensuring equal life chances for all

3.3 - Increasing housing supply

4.1 - Developing London's economy

4.4 - Managing industrial land and premises

4.12 - Improving opportunities for all

6.1, 6.2, 6.4 - Strategic approach to transport, public transport capacity and connectivity

7.1 - Lifetime neighbourhoods

7.2 - An inclusive environment

7.19 - Biodiversity and access to nature

7.25, 7.26, 7.27 and 7.29 regarding the Blue Ribbon Network and the River Thames

The London Riverside Opportunity Area covers some 3,000 hectares extending from the Royal Docks in the west to Rainham Marches in the east, a total distance of 12 kilometres. It encompasses the southern parts of the boroughs of Barking and Dagenham and Havering, and a small part of Newham in the west. Historically the home of industry, changes in industrial practices have resulted in extensive areas of brownfield land and relatively deprived and isolated communities, with low levels of development activity. However, the area is well located between growth and employment areas in Central London including the City and Canary Wharf, and those in Essex at Bluewater, Tilbury and London Gateway, and presents great opportunities to capitalise on the geographic advantages. The areas land availability, its location and outstanding green spaces mean it is well suited for the delivery of new housing, jobs and supporting facilities.

The main purpose of this framework is to set out the Mayor's strategic priorities and long term vision for the area over the next 20 years based on a comprehensive review and analysis of key strategic and local issues. Specifically, the framework sets out how the Mayor wishes to see this part of London evolve into a sustainable and successful part of the city and how it relates to the wider south-east.

The OAPF puts forward strategies to guide the regeneration of the area setting out how the Mayor's planning, transport, housing and land functions can be coordinated to maximise the

public benefit to Londoner's. The framework looks at land use (housing and industry), built form and connectivity, transport and the interventions that will be needed to facilitate change.

There are five broad objectives aimed at achieving change in London Riverside:

- A coordinated land use strategy aimed at releasing underused Strategic Industrial Land (SIL) to create new neighbourhoods with up to 26,500 new homes and 16,000 jobs, (including within the potential Housing Zone bid areas), and the designation of new SIL;
- Improved and new transport infrastructure and services to unlock development potential;
- High quality public and private realm to improve the image of the area;
- Expediting the development of publicly owned land;
- Maximising housing investment.

The document has seven chapters which set out the land use and transport strategies and the design principles that will deliver these objectives. As Supplementary Planning Guidance to the London Plan, the OAPF does not propose new policy. The strategies of the OAPF provide clarity on how existing policy will be applied in London Riverside and pull together the various policies and strategies of the three boroughs, indicate a direction of travel for local policy reviews.

The employment strategy is to facilitate the provision of 16,000 new jobs in the opportunity area to support the development of green industries, and to allow a limited release of surplus industrial land for other uses, mainly housing. It encourages and facilitates the consolidation and intensification of industrial districts at East Beckton, River Road and Dagenham Dock/Rainham employment areas; the designation of new Strategic Industrial Land in East Beckton and at Coldharbour in Havering, with a small reduction on Thames Road and Creekmouth. This will facilitate the expansion of the residential district west and south of Barking Town Centre and help to integrate sites along the River Roding and at Barking Riverside. The strategy envisages the extension of Rainham village west to integrate key sites on the A1306, and the establishment of a new community at South Dagenham/South Hornchurch around Beam Park. It also supports the intensification of retail uses in existing centres at Barking, Beckton, Dagenham Heathway and Rainham and in emerging centres at Barking Riverside, Chequers Corner and in the new developments along the A1306; and mixed-use developments to provide local shopping, services and employment in existing and emerging centres.

The strategy for housing and social infrastructure is to facilitate the provision of 26,500 new homes across the area in a number of locations including the Housing Zone bid areas in Barking Town Centre and Beam Park and Rainham, and other suitable sites along the A1306. These will be at densities that make the most efficient use of land bearing in mind the context of each site and the provision of social and transport infrastructure to support those homes.

The transport strategy supports the timely provision of transport infrastructure and services in order to support development in the opportunity area and to mitigate any adverse impacts on the existing transport network; and sets out the interventions necessary to facilitate development to meet new capacity demands. Along with the urban design strategy, it also considers how the issue of poor connectivity within the area can be addressed, and suggests how links can be created between new district and local centres and public transport. Key to this is the delivery of the London Overground extension to Barking Riverside, the new Thames crossings and improvements to the A13.

The urban design strategy builds on the All London Green Grid and sets out measures to improve connectivity and enhance the public realm across the area. It looks at existing urban form and gives broad indications of appropriate areas for density of future developments. For sites along the A1306, broad design principles are set out. As one of the largest housing regeneration sites in the OA, for Barking Riverside it provides a broad layout and phasing plan indicating delivery timescales.

The OAPF also identifies opportunities for decentralised energy production and the development of a satellite district-heating networks across the area that interconnect over time to supply locally produced low to zero carbon energy.

Finally, the framework outlines the phasing and delivery of infrastructure and possible delivery mechanisms. A Development Infrastructure Funding (DIF) study will be commissioned, building on the work already carried out by the boroughs and the London Thames Gateway Development Corporation when it was responsible for the area, and work done since by the GLA and TfL to secure funding.

The plan will be delivered in partnership with the London boroughs of Barking and Dagenham, Havering and Newham and the implementation chapter sets out how this will be achieved. Mechanisms for cooperation, funding and monitoring and review of the plan are considered in detail.

A development capacity and transport studies have been undertaken by the GLA and TfL to inform the strategies of the OAPF.

The OAPF does not seek to unnecessarily duplicate the policies of the London Plan or guidance set out in other SPG documents. As such the document only addresses policy areas necessary to achieve the vision and objectives set out above. The London Plan policies were subject to Equalities Impact Assessment (EqIA) as part of an integrated Impact Assessment (IIA) and this annex builds on that, specific to this OAPF. The London Plan IIA documents can be viewed at <https://www.london.gov.uk/priorities/planning/london-plan>.

## Key issues for the people with protected characteristics and the London Plan/ Draft London Riverside OAPF response

Protected characteristics	Issue with a planning influence	Planning policy influence	London Plan/ LR OAPF guidance	Assessment
Disability	Accessibility	Accessible homes	<p><u>London Plan:</u> Policy 3.8 – Housing choice</p> <p><u>Draft LR OAPF:</u> Chapter 3: Land use strategy Chapter 5: Urban design strategy</p>	<p>Approximately 15% of households that include one or more people with a long term limiting illness or disability feel that their current home is not suitable for their needs<sup>1</sup>. London Plan policy encourages the provision of 10% of new housing to be designed to be wheelchair accessible. This is broadly in line with the percentage of Londoners that state that they are limited in daily activities because of a health problem or disability (14.2%)<sup>2</sup>. Not all of these health problems or disabilities will be related to a physical disability.</p> <p>Over the coming years London’s population of over 65s is projected to increase significantly and therefore the Lifetime Homes approach set out in the London Plan remains important.</p> <p>These policies are further supported by detailed guidance in the Housing Supplementary Planning Guidance and the Mayor’s Housing Strategy.</p> <p>The draft LR OAPF supports the delivery of up to 26,500 new homes. The strategies set out within the framework are broad, and whilst the document is not prescriptive in terms of housing standards, all proposals for new housing will be expected to meet the Mayor’s housing standards outlined in the London Plan and the SPG.</p>

<sup>1</sup> DCLG, The English Housing Survey 2012

<sup>2</sup> ONS 2011

		<p>Access to transport</p>	<p>London Plan:  Policy 6.1 – Strategic approach  Policy 6.7 – Better streets and surface transport  Policy 6.10 – Walking  Policy 7.2 – An inclusive environment</p>	<p>These policies encourage general access to transport, as well as for those with physical disabilities by specifically encouraging de-cluttering of the public realm and step-free access, and referring to dignity and access for all.</p>
			<p>Draft LR OAPF:  Chapter 4: Transport strategy  Chapter 5: Urban design strategy</p>	<p>Further guidance on improving the public realm and where efforts should be prioritised are set out in Chapter 5: Urban design strategy. By targeting areas with severance, removing street clutter, widening pavements and reducing the level of traffic where possible the LR OAPF gives further clarity on how the LP Policies 6.7, 6.10 and 7.2 can be applied in London Riverside.</p> <p>Through the provision of new and improved transport connection, interchanges and services, there is significant scope to improve accessibility in London Riverside. New stations would meet modern inclusive access standards. Measures are also suggested to improve the severance effect of the A13, making the area safer and more attractive for cycling and walking, and ensuring that new residential neighbourhoods can access local amenities and jobs.</p> <p>No detailed plans are available and the OAPF seeks to provide a broad strategic overview, but when more detailed plans begin to emerge they will be subject to application of the relevant London Plan and local policies on access.</p>

		<p>Accessible buildings and public realm</p>	<p>London Plan:  Policy 3.8 – Housing choice  Policy 7.1 – Building London’s neighbourhoods and communities  Policy 7.2 – An inclusive environment  Policy 7.5 – Public realm</p>	<p>These policies encourage accessible environments, with specific policies for housing, including wheelchair housing and lifetime homes; and for the public realm.</p> <p>The ‘Accessible London’ SPG provides further guidance on accessible environments. The Town Centres SPG also gives guidance specifically waiting to London’s town centre network.</p>
			<p>Draft LR OAPF:  Chapter 5: Urban design strategy</p>	<p>Chapter 5 sets out the main urban design principles for the areas of London Riverside that are expected to accommodate the most development over the plan period.</p> <p>The land use and urban design strategy chapters outline the key development sites likely to come forward and suggests broad principles for how they could be developed to address the spatial challenges in the area, and in doing so, deliver the objectives of London Plan Policies 7.2 and 7.5, for example, encouraging more accessible environments and improving the public realm.</p> <p>Any new buildings and public spaces proposed will need to be accessible in line with London Plan policy.</p>

	Low incomes	Affordable housing	<p>London Plan:  Policy 3.10 – Definition of affordable housing  Policy 3.11 – Affordable housing targets  Policy 3.12 – Negotiating affordable housing  3.13 – Affordable housing thresholds</p>	<p>These policies set out the Mayor’s expectations and requirements in terms of affordable housing delivery across London. The policies defines the difference between affordable housing products, sets expectations for the quantum of units that should be affordable in new housing developments and discuss matters of viability, mixed and balanced communities, quality and management.</p>
			<p>Draft LR OAPF:  Chapter 3: Land use strategy</p>	<p>The OAPF sets out the expectations for affordable housing delivery in London Riverside, and echoes the aims of the policies in the London Plan. The locational characteristics and property market in London Riverside area is such that house prices on the open market are naturally more affordable than many other areas in London. As such, the OAPF indicates that a degree of flexibility will be applied to affordable housing, in order to facilitate delivery.</p>
	Crime	Designing out crime	<p>London Plan:  Policy 7.1 – Building London’s neighbourhoods and communities  Policy 7.3 – Designing out crime</p>	<p>Disabled people are almost twice as likely to be victims of vandalism (19%) compared to 10% of people who do not have a disability<sup>3</sup>.  These policies encourage the design of buildings and the public realm to discourage crime, improve safety and contribute to a sense of security.</p>

<sup>3</sup> Homophobic Hate Crime. The Gay British Survey 2013. Stonewall. 2013

			Draft LR OAPF Chapter 5: Urban design strategy	Whilst not being overly prescriptive, the urban design principles in chapter 5 relate to London Plan Policies 7.1 and 7.3. Where possible, opportunities to eliminate anti-social spaces, improve overlooking and natural surveillance and generally improve the public realm in order to discourage and deter crime and the fear of crime, improve safety and contribute to the sense of security have been highlighted.
	Unemployment	Local employment and training opportunities associated with development	London Plan: Policy 4.1 – Developing London’s economy Policy 4.9 – Small shops Policy 4.12– Improving opportunities for all Policy 6.7 – Better streets and surface transport Policy 6.10 – Walking Policy 7.2 – An inclusive environment	Of the 280,000 working-age adults whose day-to-day activities are limited a lot in London, most were not in paid work and almost all were economically inactive <sup>4</sup> .  Of the 340,000 working-age adults whose day-to-day activities are limited a little in London, in Inner London 42% were inactive and 10% were unemployed, with the figures for Outer London at 35% and 8% respectively <sup>5</sup> .  These policies aim to support local initiatives to improve employment opportunities for Londoners, including through skills development and training opportunities. They also support the provision of smaller or low cost business space to support start-up and smaller businesses.  Access to employment is supported by the London Plan policies that support accessible transport, workspaces and wider environment.

<sup>4</sup> London’s poverty profile. Trust for London and New Policy Institute. 2013

<sup>5</sup> ibid

			<p>Draft LR OAPF:</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 4: Transport strategy</p> <p>Chapter 5: Urban design chapter</p>	<p>These chapters provide some broad detail on how LP policies 4.1 and 4.12 can be best applied in London Riverside. Business growth in London Riverside, in particular that associated with green industries and more traditional industries, has the potential to provide significant numbers of jobs for the increased residential population of London Riverside, addressing unemployment in some of the three boroughs most deprived wards.</p> <p>The land use strategy set out the areas where industrial uses will be consolidated and intensified to create an agglomeration of uses, such as the LSIP, and areas where surplus industrial land can be released to allow for new housing. The strategy also supports the provision of small or low cost business space to support start-ups and small businesses. The exact details such as rent levels and how this will be secured and managed will be considered at planning application/ pre-application stage and will depend largely on local planning policy.</p>
--	--	--	---	---

	Mental illness	Open space, tranquillity and greenery	<p>London Plan:</p> <p>Policy 5.10 – Urban greening</p> <p>Policy 7.1 – Building London’s neighbourhoods and communities</p> <p>Policy 7.15 – Reducing noise and enhancing soundscapes</p> <p>Policy 7.18 – Protecting local open space and addressing local deficiency</p> <p>Policy 7.19 – Biodiversity and access to nature</p> <p>Policy 7.21 – Trees and woodland</p> <p>Policy 7.27 – Blue ribbon network: Supporting infrastructure and recreational use</p>	<p>Open space and greenery are known to improve overall health and well-being, but especially mental well-being. These policies aim to protect existing and encourage new open space and greenery across London.</p> <p>Being able to find refuge in quiet places is also beneficial to overall health and well-being, including mental illness. These policies support the protection of areas of tranquillity, which are most likely to be open spaces.</p>
--	----------------	---------------------------------------	---	---

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 5: Urban design strategy</p>	<p>Where appropriate, guidance is given on the application of LP policies 7.18 and 7.27.</p> <p>The eastern part of London Riverside in particular has a generous amount of open space, with Rainham Marshes protected as a SSSI. There are also a generous number of local parks, green belt land and conservation parks within the area. As such, whilst the area is certainly not deficient in open space, severance by transport infrastructure and industrial areas currently inhibits access to these spaces and is a challenge, which the land use strategy seeks to address. Based on the All London Green Grid, the OAPF suggests ways in which to improve access to the areas open space for existing and new residents.</p>
	Housing type	Lifetime homes	<p>London Plan:</p> <p>Policy 3.8 – Housing choice</p> <p>Policy 7.2 – An inclusive environment</p>	<p>There is a significant projected growth in the 65+ population projected growth from 900,000 in 2011 to over 1.5 million by 2041<sup>6</sup>. These policies support the provision of housing that will remain suitable for occupants over their lifetime. More detailed guidance is provided in the Mayor’s Housing SPG.</p>
			<p>Draft LR OAPF:</p> <p>Chapter 3: Land use strategy</p>	<p>The land use strategy sets out the approach to the balance of residential and industrial land uses across London Riverside, and through industrial land consolidation and potential release, supports the delivery of up to 26,500 new homes. Where housing is proposed, London Plan policies and the Housing SPG are sufficient to ensure the requirements of Lifetime Homes are met.</p>

---

<sup>6</sup> ibid

Age - Elderly	Housing type	Smaller homes	London Plan: Policy 3.8 – Housing choice	These policies encourage a range of housing types, including smaller homes. More detailed guidance is provided in the Mayor’s Housing SPG.
			Draft LR OAPF: Chapter 3: Land use strategy	The land use strategy sets out the approach to the balance of residential and industrial land uses across London Riverside, and through industrial land consolidation and potential release, supports the delivery of up to 26,500 new homes. Where housing is proposed, London Plan policies and the Housing SPG are sufficient to ensure the requirements of housing choice and ensuring a good mix of unit sizes for elderly people are met.
	Health	Spaces that support mobility and encourage social interaction	London Plan: Policy 7.1 – Building London’s neighbourhoods and communities Policy 7.2 – An inclusive environment Policy 7.5 – Public realm	These policies seek to ensure that in development proposals, the public realm is designed to be inclusive, foster a community and encourage healthy and active lives, including social infrastructure such as public toilets.

			<p>Draft LR OAPF:  Chapter 3: Land use strategy  Chapter 4: Transport strategy  Chapter 5: Urban design strategy</p>	<p>Through the land use and urban design strategies, the OAPF gives further guidance on how these policies should be applied with regards to key development sites in London Riverside. In particular, the strategies set out to improve existing public open spaces and improve access to them, through the All London Green Grid. Making the whole area more walkable and safe and attractive for cycling is also proposed, by rationalising land uses across the area so that residents can easily access local amenities and industries can form agglomerations.</p> <p>New neighbourhoods will be created at Barking Riverside and along the A1306 focussed on Beam Park, where mixed use residential developments will create new liveable neighbourhoods for communities to grow.</p> <p>All of this will further enhance business and social interaction between those living and working in the area.</p>
		<p>Community health facilities and centres</p>	<p>London Plan  Policy 3.16 - Protection and enhancement of social infrastructure  Policy 3.17 – Health and social care facilities</p>	<p>These policies encourage the retention and provision of a range of social infrastructure. It should be noted that planning can help secure appropriate physical space, including for health facilities and community centres. Planning cannot secure funding for the long term management and operation of these facilities. Funding for many services is being reduced.</p>

			<p>Draft LR OAPF</p> <p>Chapter 7: Infrastructure phasing and delivery</p>	<p>London Riverside has the potential to provide up to 26,500 new homes, significantly increasing the residential population in the area and therefore placing great demands on the social infrastructure, including health and social care facilities.</p> <p>Chapter 7 includes a broad development capacity study looking at the potential capacity for new homes across various typologies. It also sets out that the OAPF will be accompanied by a Development Infrastructure Funding (DIF) study that will look at the state of existing social infrastructure, and its capacity, together with what new or improved infrastructure needs are likely to arise. More importantly, it will look at the costs of providing new social infrastructure, and whether this can be met in part, or wholly through borough CIL receipts, or whether a tariff system would be more appropriate to ensure the cost of new infrastructure can be met by development value.</p>
	Health Facilities	Playspace (formal or informal)	<p>London Plan</p> <p>Policy 3.6 – Children and young people’s play and informal recreation facilities</p> <p>Policy 3.19 – Sports facilities</p>	<p>Safe and stimulating play facilities are essential for children and young people to develop physically and socially. Play London state that nearly half of children in London surveyed say they do not play out as much as they would like. A third say they would play out more if it were safer. This is around 10% higher than the UK average<sup>7</sup>.</p> <p>These policies encourage the provision of both formal and informal playspace, both on and off-site. Proposed policy changes in the FALP encourage the early consideration of how communal public realm will be managed over the long term.</p>

<sup>7</sup> <http://www.londonplay.org.uk/index.php>

			<p>Draft LR OAPF</p> <p>Chapter 5: Urban design strategy</p> <p>Chapter 7: Infrastructure phasing and delivery</p>	<p>Whilst London Riverside contains a generous proportion of local parks, public open spaces, conservation areas and green belt land, public access to these spaces is hampered by the severance caused by significant pieces of transport infrastructure.</p> <p>As individual planning applications come forward, LP policy 3.6 and 3.19 will be used to ensure sufficient facilities, both on-site and contributions towards improvements to off-site facilities, are secured where development generates additional need. More detailed guidance is provided in the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG.</p> <p>The draft OAFP does not contain additional guidance on the application of these policies; although the Urban Design chapter supports the improvement of access to existing public open spaces. Furthermore, by consolidating industrial land and uses that currently sever residential neighbourhoods and open spaces from each other, access routes to these existing open spaces will be made more attractive for residents to use.</p> <p>Overall the strategies of the OAPF and the application of LP policy in these areas will improve access to existing open spaces, create new open spaces and ensure that additional demand for play facilities through new development is mitigated through planning obligations.</p>
--	--	--	--	---

		Community facilities	<p>London Plan</p> <p>Policy 3.1 – Ensuring equal life chances for all</p> <p>Policy 3.16 - Protection and enhancement of social infrastructure</p>	<p>These policies encourage the retention and provision of a range of social infrastructure. It should be noted that planning can help secure appropriate physical space, but cannot secure funding for the long term management and operation of these facilities.</p>
			<p>Draft LR OAPF:</p> <p>Chapter 5: Urban design strategy</p> <p>Chapter 7: Infrastructure phasing and delivery</p>	<p>The OAPF supports the consolidation and intensification of industrial land uses at appropriate locations, in order to free-up surplus industrial land for housing across London Riverside. This will mean more people living and working there over the next thirty years.</p> <p>LP policies, alongside the CIL arrangements of Newham, Barking and Dagenham and Havering Councils will be used to secure and deliver improvements to existing/additional social infrastructure as development comes forward. In addition, chapter 7 sets out that the draft OAPF will be supported by a DIF study looking at how social infrastructure needs will be met over the plan period.</p> <p>No further guidance is given on the application of LP policies 3.1 and 3.16 in the OAPF as they are considered adequate for addressing these issues.</p>
Age - Young people	Facilities Crime and safety	Education places	<p>London Plan</p> <p>Policy 3.16 - Protection and enhancement of social infrastructure</p>	<p>In 2011/12, London had just less than 1.1 million children in its education system. This figure is set to grow year on year to approximately 1.25 million by 2016/17<sup>8</sup>.</p> <p>This policy encourages the retention and provision of a</p>

<sup>8</sup> London Councils

			Policy 3.18 – Education facilities	range of social infrastructure, including schools. It should be noted that planning can secure appropriate physical space for schools but cannot secure funding for the long term management and operation of these facilities.
			Draft LR OAPF Chapter 7: Infrastructure phasing and delivery	Chapter 7 includes a broad development capacity study looking at the potential capacity for new homes across various typologies. It also sets out that the OAPF will be accompanied by a Development Infrastructure Funding (DIF) study that will look at the state of existing social infrastructure including schools, and their capacity, together with what new or improved infrastructure needs are likely to arise, including school places at all age groups. More importantly, it will look at the costs of providing new social infrastructure, and whether this can be met in part, or wholly through borough CIL receipts, or whether a tariff system would be more appropriate to ensure the cost of new infrastructure can be met by development value.
		Designing out crime	London Plan  Policy 7.1 – Building London’s neighbourhoods and communities  Policy 7.3 – Designing out crime	These policies encourage the design of buildings and the public realm to discourage crime, improve safety and contribute to a sense of security.

			<p>Draft LR OAPF</p> <p>Chapter 5: Urban design strategy</p>	<p>Due to the size of the London Riverside area, the OAPF does not provide specific design principles. It does however include broad objectives for the two key sites (Barking Riverside and the A1306) seeking to improve connectivity, the public realm and create new neighbourhoods. Where possible, opportunities to eliminate anti-social spaces, improve overlooking and generally improve the public realm in order to discourage crime, improve safety and contribute to the sense of security are promoted.</p> <p>More detailed guidance is provided in the Mayor’s Shaping Neighbourhoods: Character and Context SPG.</p>
		Larger homes	<p>London Plan</p> <p>Policy 3.8 – Housing choice</p>	<p>The majority of households, in all ethnic groups in London, lived in accommodation that was either overcrowded or under-occupied, based on the number of bedrooms. Overcrowding was greatest in households whose head had Bangladeshi ethnicity at 35.8% of households. This was followed by 27% of African, 25.5% of Pakistani and 20.5% of Gypsy and Irish Traveller households being overcrowded<sup>9</sup>.</p> <p>These policies encourage a range of housing types, including family housing and housing for larger families.</p>

---

<sup>9</sup> ibid

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 7: Infrastructure phasing and delivery</p>	<p>Whilst supporting a mix of unit sizes and tenure, the draft OAPF in particular promotes the provision of family homes, with front doors and back gardens, in riverside settings, in line with local needs. The OAPF supports the provision of affordable family homes and acknowledges that there may be scope to be flexible on the approach to affordable housing given relatively low property prices in the areas compared with other parts of London. London Plan policies and the Housing SPG are considered sufficient to address this issue.</p>
Ethnicity	Housing type Unemployment	Local employment and training opportunities associated with development	<p>London Plan</p> <p>Policy 4.1 – Developing London’s economy</p> <p>Policy 4.9 – Small shops</p> <p>Policy 4.12– Improving opportunities for all</p>	<p>These policies aim to support local initiatives to improve employment opportunities for Londoners, including through skills development and training opportunities. They also support the provision of smaller or low cost business space to support start-up and smaller businesses.</p>

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 5: Urban design strategy</p>	<p>Growth in industry and commercial activity in London Riverside has the potential to provide significant numbers of jobs for existing and new residents within the area, wider East London and the wider south-east region, thus addressing unemployment in some of London's deprived wards.</p> <p>The land use strategy sets out the areas where existing industrial areas will be protected, and intensified in order to create an economic agglomeration of activity and support supply chains, whilst freeing up surplus land for new housing. It also indicates where emerging centres will be located to support new residential neighbourhoods.</p> <p>The land use strategy supports the provision of smaller or low cost business space to support start-ups and smaller businesses and set out where this may be more appropriate, for example along the A1306 to diversify the commercial offer and provide amenities for the new residential neighbourhood around Beam Park.</p> <p>The exact details such as rent levels and how this will be secured and managed will be considered at planning application/ pre-application stage and will depend largely on local planning policy.</p>
--	--	--	--	---

		Affordable housing	<p>London Plan</p> <p>Policy 3.8 – Housing choice</p> <p>Policy 3.10 – Definition of affordable housing</p> <p>Policy 3.11 – Affordable housing targets</p> <p>Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes</p> <p>Policy 3.13 – Affordable housing thresholds</p>	<p>These policies seek the provision of affordable housing, including accessible affordable housing. The provision of affordable housing varies due to funding, viability and local need.</p> <p>More detailed guidance is provided in the Mayor’s Housing SPG and Housing Strategy.</p>
			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p>	<p>The OAPF sets out the approach to the balance of residential and employment development across London Riverside, and in particular promotes the inclusion of affordable family homes. Where housing is proposed, London Plan policy and the Housing SPG are considered sufficient to address this issue</p>
	Unemployment Facilities	Community facilities	<p>London Plan</p> <p>Policy 3.1 – Ensuring equal life chances for all</p> <p>Policy 3.16 – Protection and enhancement of social infrastructure</p>	<p>This policy encourages the retention and provision of a range of social infrastructure. It should be noted that planning can secure appropriate physical space, but cannot secure funding for the long term management and operation of these facilities.</p>

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 7: Infrastructure phasing and delivery</p>	<p>The OAPF supports the intensification of employment and industrial land uses at appropriate locations throughout London Riverside, to allow for land to be released for new housing development and new neighbourhoods. This will mean more people living and working in the area over the next twenty to thirty years. London Plan policies, alongside the emerging CIL arrangements for Barking and Dagenham, Havering and Newham Council's, will be used to secure and deliver improvements to existing/ additional social infrastructure as development comes forward. No further guidance is given on the application of London Plan policies 3.1 and 3.16 in the OAPF as they are considered adequate for addressing these issues.</p>
		Spaces that encourage physical activity	<p>London Plan:</p> <p>Policy 3.2 – Improving health and addressing health inequalities</p> <p>Policy 7.1 – Building London's neighbourhoods and communities</p> <p>Policy 7.2 – An inclusive environment</p> <p>Policy 7.5 – Public realm</p>	<p>These policies support the provision of high quality public realm and spaces that encourage healthy and active lives, including social infrastructure such as public toilets.</p>

			<p>Draft LR OAPF:</p> <p>Chapter 5: Urban design strategy</p> <p>Chapter 4: Transport strategy</p>	<p>The urban design strategy of the OAPF provides further guidance on the application of LP policies 7.1, 7.2 and 7.5. Whilst there are a number of good quality public open spaces, parks and recreation grounds in London Riverside, getting access to them on foot is challenging due to the large areas of industrial land and busy pieces of transport infrastructure disconnecting the area. The urban design principles in Chapter 5 seek to reduce the severance caused by transport infrastructure and improve pedestrian and cycle access routes between existing and emerging residential neighbourhoods, and local parks and open spaces. Chapter 5 also supports significant improvement to transport infrastructure to enable an increasingly safe and integrated cycle network for residents, workers and visitors.</p> <p>The improvement of open spaces, public realm and pedestrian connectivity improvements and an improved cycle network will encourage increased levels of physical activity.</p>
	Health	Community health facilities	<p>London Plan</p> <p>Policy 3.16 - Protection and enhancement of social infrastructure</p> <p>Policy 3.17 – Health and social care facilities</p>	<p>This policy encourages the retention and provision of a range of social infrastructure. It should be noted that whilst planning can secure appropriate physical space, it cannot secure funding for the long term management and operation of these facilities.</p>

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy Chapter 5: Urban design strategy Chapter 7: Infrastructure phasing and delivery</p>	<p>London Riverside has the potential to provide up to 26,500 new homes, significantly increasing the residential population in the area and therefore placing great demands on the social infrastructure, including health and social care facilities.</p> <p>LP policies, alongside the CIL arrangements of Barking and Dagenham, Havering and Newham Councils will be used to secure and deliver improvements to existing/additional social infrastructure as development comes forward. In addition, chapter 7 sets out that the draft OAPF will be supported by a DIF study looking at how social infrastructure needs will be met over the plan period.</p> <p>Chapter 7 includes a broad development capacity study looking at the potential capacity for new homes across various typologies. It also sets out that the OAPF will be accompanied by a Development Infrastructure Funding (DIF) study that will look at the state of existing social infrastructure, and its capacity, together with what new or improved infrastructure needs are likely to arise. More importantly, it will look at the costs of providing new social infrastructure, and whether this can be met in part, or wholly through borough CIL receipts, or whether a tariff system would be more appropriate to ensure the cost of new infrastructure can be met by development value.</p> <p>No further guidance is given on the application of LP policies 3.1 and 3.16 in the OAPF as they are considered adequate for addressing these issues.</p>
--	--	--	--	--

	Health	Playspace	<p>London Plan Policy 3.6 – Children and young people’s play and informal recreation facilities</p> <p>Policy 7.1 – Building London’s neighbourhoods and communities</p>	<p>Safe and stimulating play facilities are essential for children and young people to develop physically and socially. Play London state that nearly half of children in London surveyed say they do not play out as much as they would like. A third say they would play out more if it were safer. This is around 10% higher than the UK average<sup>10</sup>.</p> <p>These policies encourage the provision of both formal and informal playspace, both on and off-site. Proposed policy changes in the FALP encourage the early consideration of how communal public realm will be managed over the long term.</p>
			<p>Draft LR OAPF Chapter 3: Land use strategy Chapter 4: Transport strategy Chapter 5: Urban design strategy</p>	<p>Whist London Riverside contains a generous proportion of local parks, public open spaces, conservation areas and green belt land, public access to these spaces is hampered by the severance caused by significant pieces of transport infrastructure.</p> <p>As individual planning applications come forward, LP policy 3.6 and 3.19 will be used to ensure sufficient facilities, both on-site and contributions towards improvements to off-site facilities, are secured where development generates additional need. More detailed guidance is provided in the Mayor’s Shaping Neighbourhoods: Play and Informal Recreation SPG.</p> <p>The draft OAFP does not contain additional guidance on the application of these policies; although the Urban Design chapter supports the improvement of access to existing public open spaces. Furthermore, by consolidating industrial land and uses that currently sever residential</p>

<sup>10</sup> <http://www.londonplay.org.uk/index.php>

				<p>neighbourhoods and open spaces from reach other, access routes to these existing open spaces will be made more attractive for residents to use.</p> <p>Overall the strategies of the OAPF and the application of LP policy in these areas will improve access to existing open spaces, create new open spaces and ensure that additional demand for play facilities through new development is mitigated through planning obligations.</p>
		Accessible environment	<p>London Plan</p> <p>Policy 6.1 – Strategic approach</p> <p>Policy 6.7 – Better streets and surface transport</p> <p>Policy 6.10 – Walking</p> <p>Policy 7.2 – An inclusive environment</p> <p>Policy 7.5 – Public realm</p>	<p>These policies encourage general access to transport by specifically encouraging decluttering and step-free access, and referring to dignity and access for all. These policies also encourage accessible environments.</p> <p>The Accessible London SPG provides further guidance on accessible environments.</p>

			<p>Draft LR OAPF</p> <p>Chapter 3: Land use strategy</p> <p>Chapter 4: Transport strategy</p> <p>Chapter 5: Urban design strategy</p>	<p>Chapter 5 sets out the main urban design challenges in the London Riverside area and the areas that that the most potential for change and expected to accommodate the most development in the next twenty years.</p> <p>The strategic design principles consider the likely development sites coming forward and how development can be used to address these challenges and in doing so deliver the objectives of LP policies 6.7, 6.10, 7.2 and 7.5. i.e. encourage more accessible environments, reduce severance and connect neighbourhoods, improve the public realm and promote walking and cycling.</p> <p>A transport study was conducted by TfL to inform the OAPF and ensure that strategies were aligned with the Mayor’s transport proposals and designed so as to maximise their effectiveness in unlocking development potential in London Riverside.</p>
Gender - female	Violence	Affordable housing	<p>London Plan</p> <p>Policy 3.8 – Housing choice</p> <p>Policy 3.10 – Definition of affordable housing</p> <p>Policy 3.11 – Affordable housing targets</p> <p>Policy 3.12 – Negotiating affordable housing on individual private residential and mixed use schemes</p> <p>Policy 3.13 – Affordable housing thresholds</p>	<p>These policies seek the provision of affordable housing, including accessible affordable housing. The provision of affordable housing varies due to funding, viability and local need.</p>

			Draft LR OAPF: Chapter 3: Land use strategy	The OAPF does not seek to add to the detail provided in the above London Plan policies, the Mayor's Housing Strategy or the Housing SPG. The main focus of the OAPF is provide a strategy for the balance of employment/industrial land uses with new housing and mixed use residential neighbourhoods around new transport infrastructure. Where housing is proposed, whether as part of a mixed-use development or residential scheme, these policies and guidance are detailed enough to allow determination of planning applications.
		Designing out crime	London Plan: Policy 7.1 – Building London's neighbourhoods and communities Policy 7.3 – Designing out crime	These policies encourage the design of buildings and the public realm to discourage crime, improve safety and contribute to a sense of security.
			Draft LR OAPF: Chapter 5: Urban design strategy	The urban design principles specifically relate to Policies 7.1 and 7.3 of the London Plan. Where possible, opportunities to eliminate anti-social spaces, improve overlooking and generally improve the public realm in order to discourage crime, improve safety and contribute to the sense of security have been highlighted.
	Crime and safety	Designing out crime	London Plan: Policy 7.1 – Building London's neighbourhoods and communities	Research <sup>11</sup> found 1 in 8 (13%) of lesbian, gay and bisexual victims have had their homes, vehicle or property damaged. These policies encourage the design of buildings and the public realm to discourage crime, improve safety and contribute to a sense of security.

<sup>11</sup> Homophobic Hate Crime. The Gay British Survey 2013. Stonewall. 2013

			Policy 7.3 – Designing out crime	
			Draft LR OAPF: Chapter 5: Urban design strategy	The urban design principles relate to Policies 7.1 and 7.3 of the London Plan. Where possible, opportunities to eliminate anti-social spaces, improve overlooking and generally improve the public realm in order to discourage crime, improve safety and contribute to the sense of security have been highlighted.
Crime and safety	Access to transport	London Plan:  Policy 6.1 – Strategic approach Policy 6.7 – Better streets and surface transport Policy 6.10 - Walking Policy 7.2 – An inclusive environment		These policies encourage general access to transport by specifically encouraging decluttering and step-free access, and referring to dignity and access for all.
			Draft LR OAPF: Chapter 5: Urban design strategy	Further guidance on improving the public realm and where efforts should be prioritised are set out in Chapter 5: Urban design strategy.  By targeting areas with severance, removing street clutter, widening pavements and reducing the level of traffic where possible the OAPF gives further clarity on how London Plan Policies 6.7, 6.10 and 7.2 can be applied in London Riverside.

Sexual orientation	Accessibility	Accessible buildings and public realm	<p>London Plan:</p> <p>Policy 3.8 – Housing choice</p> <p>Policy 7.1 – Building London’s neighbourhoods and communities</p> <p>Policy 7.2 – An inclusive environment</p> <p>Policy 7.5 – Public realm</p>	<p>These policies encourage accessible environments, with specific policies for housing and for the public realm.</p>
			<p>Draft LR OAPF</p> <p>Chapter 5: Urban design strategy</p>	<p>Chapter 5 sets out the main urban design challenges in the London Riverside area and the areas that that the most potential for change and expected to accommodate the most development in the next twenty years.</p> <p>The strategic design principles consider the likely development sites coming forward and how development can be used to address these challenges and in doing so deliver the objectives of London Plan policies 7.1, 7.2 and 7.5. i.e. encourage more accessible environments, reduce severance and connect neighbourhoods, improve the public realm and promote walking and cycling.</p>