

## Integrated Impact Assessment

### Alternative Options

#### **Spatial Options**

##### 1. Current London Plan

- Focusing high order economic growth in the CAZ/Isle of Dogs (and inner London)
- Opportunity and Intensification areas – largely residential led
- Housing Zones – 31 currently identified
- Town centres as the main focus of commercial activity beyond CAZ
- Renewal of medium order town centres (some Majors and more Districts) – higher density, housing led mixed use re-development
- Selective release of industrial land for housing based on updated industrial land benchmark release

##### 2. Sustainable Intensification

- Focusing high order economic growth in the CAZ/Isle of Dogs (with Stratford) and Old Oak as 'strategic office reserves' but also encouraging more dispersed growth across London (outer as well as inner London);
- all of option 1 with an uplift in housing density generally and in particular in locations well served by public transport,
- medium and higher order town centres – more targeted approach to identifying and facilitating re-development/intensification opportunities in some Major and, in particular, District centres through mixed use residential led higher density renewal;
- estate renewal - targeted approach in partnership with boroughs and residents, public landholdings - redevelopment of surplus landholdings for housing based on a review and reconfiguration of public service delivery,
- more proactive approach to managing industrial land release including facilitating co-location of suitable industrial and housing, and selective re-location of industry within and beyond London,
- suburban intensification - selective redevelopment of some parts of outer London that are in medium to high PTALS
- station intensification zones/areas – these areas may overlap with town centres, opportunities areas and growth corridors,
- growth corridors – scope for denser development based on significant infrastructure delivery such as Crossrail 2, Bakerloo line Extension, possible expansion of Heathrow,

##### 3. Polycentric approach

- focus on more dispersed patterns of economic growth with a greater emphasis on protecting and promoting local economies including street markets and local centres and supports the provision of new workspace
- protection of industrial areas with no further loss of industrial capacity
- investment in orbital movements

4. Green Belt Release
  - All of option 1
  - selective Green Belt release for housing, especially in Development Corridors – led by the boroughs as part of their Local Plan review
  
5. City Region Approach
  - Main focus of economic growth within CAZ/Isle of Dogs and encouraging more dispersed economic growth across London coupled with stronger emphasis on fostering economic success with partners for growth on city region scale – this would include proactively working with partners in the Wider South East to develop infrastructure corridors and selectively encourage industrial relocation outside of London
  - all of option 2 – housing growth
  - increased focus on DTC beyond London – targeting investment in strategic infrastructure there to enable partners to share housing delivery across the wider region

### **Strong and Inclusive Communities**

1. mixed and balanced
  - strategic target of 50% affordable housing to ensure a mix of tenure across London
  - policies to ensure a mix of dwellings types and sizes
  - policies that provide an accessible and safe environment
  - policies that promote a range of employment opportunities and training
2. more homogenous communities
  - much greater provision of affordable housing eg 75% could result in a concentration of deprivation (although with inclusion of intermediate, less likely)
  - rely on market forces for cost, type (tenure, no. bedrooms) of dwellings – could result in predominantly two bedroom market flats being provided, a move to shared living schemes, more student housing
3. improving infrastructure in targeted locations – policies to support the provision of additional social and physical infrastructure in deprived areas

### **Healthy City**

1. Prevention – healthy streets, building design, enabling healthy choices, active travel
2. Cure – provision of health facilities and care to address health issues
3. Targeted approach to tackle health inequality (ie location and health issues specific) or London wide approach

### **Delivering the homes Londoners need**

1. Temporary housing
2. Focus on family housing
3. Focus on one or studios
4. Leave delivery to the market forces – so probably 2 bed flats, student housing, shared living schemes
5. Greater focus on addressing need ie type and size of dwellings
6. Greater focus on addressing affordability – impact on viability, delivery and overall number of dwellings

### **An Inclusive Economy**

1. Investment in infrastructure to support economic growth in the CAZ, town centres

2. More dispersed economic across London
3. Leave to market forces to determine type and nature of employment space that is retained/provided

**Efficiency and Resilience**

1. Significant focus on carbon reduction
2. Significant focus on reliance on resilience – (design of building, reducing overheating)
3. Safe designed city
4. Not to significantly cut carbon dioxide emissions ie Not to go beyond Government carbon dioxide targets
5. Not to design for resilience or just certain elements of resilience