

LONDON BOROUGH OF NEWHAM

**Equalities Impact Assessment of the
Canning Town and Custom House
Supplementary Planning Document**

June 2008

1 Background

- 1.1 This is the equality impact assessment for the draft Canning Town and Custom House Supplementary Planning Document (SPD).
- 1.2 The purpose of the draft SPD is to clarify how planning policy should be applied within the Canning Town and Custom House regeneration area. The draft SPD provides a strong guide as to how development should take place to help implement the regeneration of the Canning Town and Custom House area and aims to ensure sites coming forward fit together coherently. It will act as a 'material consideration' as part of decision making on planning applications therefore it is necessary to consider the implications of the SPD in terms of equalities in the area.
- 1.3 This SPD has been produced to help implement a masterplan framework for the area (EEAA,2007). It takes forward the principles and proposals for development in general terms and applies this at a site by site basis. It also serves the purpose of showing how existing Unitary Development Plan policy for the London Borough of Newham can help ensure the implementation of the proposed regeneration and redevelopment approach.
- 1.4 The approach taken to the equalities impact statement, due to the status and weight of the SPD, is to take a pragmatic approach to the level of detail to be included. Therefore this document is an overview of issues with the aim of identifying which, if any, may need further consideration as part of consultation and implementation of the masterplan.

2 Equalities in Newham

- 2.1 Upon adoption, the draft SPD will become part of the development plan for the London Borough of Newham. Although it is important to consider how the document would impact on issues of equality it would not be suitable to repeat work completed at a higher level in the equality assessment to support the of this plan. In this case the Stratford and Lower Lea Valley Area Action Plan has already undergone a equalities impact scoping, that identifies key equality issues facing the wider area as part of a baseline study.
- 2.2 The comprehensive work already undertaken on the collection of baseline information and identification of key concerns (as part of equalities impacts assessment of the Stratford and Lower Lea Valley AAP) identifies several matters that characterise the area. These are taken as a general portrait of the diversity of the area and matters that will need to be considered as part of the regeneration of the area. They are:
 - lone parents (Newham has the highest proportion in the Country)
 - those with limiting long-terms illnesses (key issue in the area)
 - young people (those aged 0-14 years make up a quarter of the population)
 - woman (particularly from Black and Minority Ethnic populations)

- Asian and Black population (significant level in Study Area – including 8.8% Bangladeshi population compared to London average of 2.1%)
- Muslim populations (significant level in the Borough)
- older people (Study Area population above regional and Borough averages)
- lesbian, gay, bisexual and transgender population (same sex households above national average)
- married couples (Newham has a higher proportion of married couples than the regional average)

3 The Equalities Impact Assessment process

- 3.1 The approach taken in assessing the equalities impact of the SPD is to consider the key impacts against the headline development principles and development standards.
- 3.2 The SPD contains eight 'changes' needed to bring the needed regeneration to Canning Town and Custom House, that are adapted from those found in the masterplan framework for the area. These are:
- make new connections – so it is easier to get around, especially by cycle and on foot, linking Canning Town and Custom House centres, and making it safer with better access to shops and services
 - link Canning Town with surrounding areas – making it easier to get from Canning Town to the surrounding neighbourhoods, including reorganisation of pedestrian links and the A13 roundabout
 - create district and unique residential areas – making a diverse range of local housing areas that each respond to the character of their surroundings
 - a new heart for Canning Town – reinvigorating the centre of Canning Town including open space, shops, homes and offices, also Custom House will be enhanced to a local shopping and community area
 - focus on street character and secure design – in particular improving the look of the main streets linking Canning Town and Custom House, with benefits also in terms of creating development that is 'secure through design'
 - make the waterfront accessible and enjoyable – better use the water frontage of the Lea Valley, using parks, walkways and housing
 - secure open space – refurbishment of existing spaces and creation of new ones, with the aim to make these better used and safer spaces, with each space having unique characteristics

- create appropriate density – creating mixed densities with the higher density focused on the edge of the area to make the best use of land

3.3 These are then supported by ‘development standards’ developed specifically for the SPD, these are also the subject of assessment.

- ensuring quality design – to create high quality built development and urban design to enhance the character of the area
- addressing flood risk – this sets out a requirement for development to undergo Flood Risk Assessment with the aim of not exacerbating flood risk
- minimising resource use – seeking to reduce natural resource use as well as protect the health of residents for pollution, including noise, air and contaminated land
- parking – to control car parking levels as part of encouraging walking and cycling in place of car journeys particularly for journeys with the local neighbourhood
- implications of overhead power lines

3.4 In addition, there are two focuses for implementation

- delivering development – there are phases to the main redevelopment stages but much of the approach can be started straight away, and single projects can run in parallel
- engaging communities – to help ensure that all have the opportunity to have an input into new developments, particularly those of a larger scale.

4 Summary and findings

4.1 Table 1.1 shows the assessment of each of the principles for the SPD against the measures of equality, seeking to identify where potential impact may arise. As can be seen overall the approach taken in the SPD should aid in the producing more equitable development in Canning Town and Custom House.

4.2 Improving the pedestrian connections between residential neighbourhoods and the retail centre of Canning Town and local Custom House shopping areas will have positive benefits in allowing all have access to these services, without reliance on the costs of public transport or car ownership.

4.3 Provision of sufficient new homes of a range of sizes and tenures can help meet all residents housing needs. This can include ‘lifetime’ and accessible homes suitable to support the differing needs of older people and others with physical disabilities. Affordable homes to allow those on lower incomes, including lone parent families. Smaller homes to support smaller households, and people moving into their own first home, as well as larger homes to meet the needs of those with larger family groups.

- 4.4 Provision of a range of open spaces and parks, enabling all have access to safe outdoor environments for formal and informal recreation. These can also provide an essential resource and may help in promotion of equality through allowing space for community use and building community identity.
- 4.5 There is the risk that increasing emphasis on reducing reliance on private car use and increasing the density of development could lead to lack of sufficient parking for those with disabilities who rely on their cars to access shops and services. However so long as sufficient parking is included in developments to specifically meet these needs this potential impact can be avoided.
- 4.6 By requiring development to undergo flood risk assessments, noise assessment and air quality assessments where necessary it should help to ensure new development is not located in areas where it would exacerbate negative health impacts or risks. This can have advantages for all the community and in particular those who may be more vulnerable to various pollution impacts and flood risks.

Table 1: Equalities impact scoping matrix

The purpose of the SPD

The ultimate aim of this project is to ensure that development is implemented in Canning Town and Custom House that will help bring about regeneration and sustainable development benefits for the area. The SPD is based on the masterplan that sought community and other stakeholder views on how the area could best be renewed and regenerated.

The SPD has been prepared to apply planning policy at the local level and support the overall aim of the regeneration and redevelopment of the area. This should help in better quality information submitted with planning applications to assist the smooth running of the development control process and implementation of policy and the masterplan.

Overall it is intended that implementation of the masterplan will help improve this part of the London Borough of Newham to create a more desirable living environment of higher quality homes – this will include a mix of tenures but will not result in a loss of the number of social rented homes. In addition it is hoped that regeneration will include the provision of a greater level of services, including shops, jobs and community facilities that will be accessible on foot to the majority of residents.

The audience for the SPD

The SPD will be intended to benefit a wide range of people, including developers, land owners, the Council, the public and other local interest groups. Although the implementation of the SPD approach will be the responsibility of officers from the planning division of the London Borough of Newham

SPD Principle	G	R	D	A	F	S	Potential for impact	SDP Response
make new connections	•	-	•	•	-	-	There is the potential for changes in the connectivity of the area to bring improvements to various groups in the community. Improvements to walking and cycling routes should help allow better and more equitable access to services.	Improved links to central Canning Town and Custom House. Removing dead ends and cul-de-sacs and providing more direct link routes, such as the 'activity street'. Improving the safety of pedestrian and cycling routes through design. Making specific provision for new pedestrian

								and cycle links associated with identified Major Opportunity Zones.
link Canning Town to surrounding area	•	-	•	•	-	-	There is the potential for this approach to help allow longer distance journeys to be made on foot or bicycle. There is an emphasis on reducing car use, although it will be important to ensure this does not harm the ability of those with disabilities to access the services they need.	Alterations to the A13 roundabout Enhanced foot bridges Maintain and enhancing bus routes. Focus on the railway stations.
create district residential areas	•	•	•	•/x	-	-	Homes will have to be provided that meet the diverse needs of the local community, including for those who are less able, or have larger families. Housing tenure has an ethnicity dimension in the Borough, with more South Asian households in privately rented accommodation and significantly fewer in Local Authority housing, and with a low level living in homes they own. Housing redevelopment is likely to result in homes with up to date living standards, and may be a healthier living environment. The clearance of existing homes and relocation of residents may mean impact on some members of the community in particular the elderly.	A range of home types, styles and tenures, including: <ul style="list-style-type: none"> • lifetime homes • accessible homes • affordable homes • family homes • 1 /2 bedroom flats – as well as combinations of the above. Helping implement targets for the above range of homes, in particular affordable housing, lifetime homes and a mix of sizes. New homes will provide more healthy living environments than older housing stock, with benefits for older people and other vulnerable people.
a new heart for Canning Town and Custom House	•	-	•	•	-	-	Providing local services in these locations should help the ability of all parts of the community access to them without the need,	Better access to local services through improved pedestrian links. Provision of a new and improved retail and

							and cost, of travelling further away.	business core reflecting the needs of the local population. Encouraging the provision of multiple community facilities in clusters located in highly accessible locations.
focus on street character and secure design	•	-	•	•	-	-	New street layout and the way that buildings along the road connect with it can improve the safety of these routes for all users, including for groups who may be more vulnerable.	Road safety and risk of crime can be improved through enhanced road layout, including remodelling and changing the way roadside buildings contribute to their location.
make the waterfront accessible and enjoyable	-	-	-	-	-	-	Improved accessible outdoor environments can bring benefits to a wide range of people and can aid health benefits by increasing outdoor activity.	New and safe links and walkways along the areas river frontage can help deliver health benefits – although there is room for the SPD to be more specific on these matters.
secure open spaces	•	•	•	•	•	•	Open space can play an important role in community life. Unsuitable spaces, however, can be poorly used for reasons such as fear of crime or sense of exclusion. There is potential for redevelopment to bring improvements to these areas – and provided spaces where all feel welcome. All parts of the community should have an easily accessible local open space, that provides for their needs, this includes somewhere to relax as well as a location for more active recreation.	New multi-purpose parks can help bring sections of the community together, for example through sport and recreation and by providing locations for community functions. Improved safety in parks and open spaces can make these areas more accessible for all parts of the community. New landscapes and open spaces will be distributed throughout the area, with each providing a unique resource and together ensuring communities of Canning Town and Custom House have their diverse needs met within walking distance of their homes.
create appropriate density	-	-	-	x	x	-	There is the risk that increased densities may impact on the availability of larger family homes that are needed within the community.	Providing a range of densities allows for larger homes to meet the needs of families. Different housing types should allow some

							High densities may result in less private outdoor space which may mean vulnerable groups including young children are more at risk when accessing play space, eg. crossing busy roads	homes to have adjacent parking to meet the needs of those who have mobility difficulties and need to use a car to access services. Outdoor space is to be planned into new development, including roof gardens and balconies and gardens where possible, but it is not clear if these will be sufficient to meet all needs.
ensure quality design	-	-	•	•	-	-	Poor quality design in inappropriate location might be causing, and could cause, residents to be exposed to risks from poor air quality or a noisy living environment.	Requirements for noise impacts assessments, flood impact assessments and air quality assessments may help protect more vulnerable residents from exposure to adverse health risks.
addressing flood risk	-	-	•	•	-	-	Building in the flood plain could put residents at risk, particularly those with mobility difficulties.	The approach is to ensure that flood risks are taken into account in new development, and this should include keeping more vulnerable uses out of areas more prone to flood.
minimising use of resources	-	-	-	•	-	-	Energy used in heating and lighting the home can impact on those on lower incomes.	Provisions for improved energy efficiency standards in new development could help reduce fuel costs.
parking	-	-	•	-	-	-	Controlling car parking may have impacts on those who rely on their car for accessing services.	Sufficient parking will be provided for those with disabilities.
powerlines	-	-	-	-	-	-	This is unlikely to have any relationship to equality considerations.	
engaging communities	•	•	•	•	•	•	Without the possibility of engaging communities there is the potential for development to proceed that does not meet their needs and is unwelcome. This may particularly be the case given the possible	The approach put forward advocates and approach to fully involve all parts of the community in decisions on major development. These would be collaborative approaches to make sure all those who wish

							level of upheaval that redevelopment will have on re-housed communities.	to have a proper input into the process.
Key G: Gender R: Race D: Disability			A: Age F: Faith S: Sexuality			Residual impact • Positive impact - neutral impact x potential for adverse impact		