



**South Quay Masterplan  
Supplementary Planning Document (consultation version)**

**Equalities Analysis (EqA) Scoping Report**

**September 2014**

## Section 1 – General Information (Aims and Objectives of SPD)

<b>Name:</b>	South Quay Masterplan Supplementary Planning Document (SPD) (consultation version)
<b>Purpose:</b>	The South Quay Masterplan SPD is required to help manage the unprecedented level of housing growth proposed in South Quay and to secure the associated benefits for the wider community. Specifically, it is needed to ensure that development contributes to a high quality and sustainable morphology, delivers an optimum level of affordable housing and that infrastructure requirements are planned for and delivered.
<b>Aim / Objective:</b>	<p>The overall aim of the Masterplan SPD is to provide concise and effective guidance to facilitate appropriate types and levels of development in the Masterplan boundary while securing benefits for the wider community.</p> <p>The key objectives of the Masterplan SPD are as follows:</p> <ul style="list-style-type: none"><li>• Coordinate and manage the delivery of 28 development sites;</li><li>• Guide the form and scale of development using a design parameter approach;</li><li>• Identify, plan and deliver social and physical infrastructure (including public transport, schools and open space);</li><li>• Coordinate planning contributions.</li></ul>
<b>Who is expected to benefit from the proposal?</b>	Key stakeholders in the area including the local community, people in housing need, businesses, developers, landowners, Registered Providers, and service providers.

<b>Service area:</b>	Planning and Building Control
<b>Team name:</b>	Strategic Planning - Plan Making
<b>Service manager:</b>	Owen Whalley (Planning & Building Control Service Head)
<b>Name and role of the officer completing the EA:</b>	Tom Clarke, Planning Officer

## Section 2 – Evidence (Consideration of Data and Information for EqA)

<b>What initial evidence do we have which may help us think about the impacts or likely impacts on service users or staff?</b>	<ul style="list-style-type: none"> <li>- The Council’s Core Strategy 2025, which was formally adopted by the Council in September 2010, and sets out a vision for the borough, including the ‘places’ of Canary Wharf, Cubitt Town and Millwall.</li> <li>- The Council’s Managing Development Document, which sets out development principles for the borough, and was formally adopted in April 2013.</li> <li>- A full Equalities Impact Assessment (EqIA), which was undertaken for the Council’s Core Strategy 2025 and Managing Development Document.</li> </ul> <p>The South Quay Masterplan SPD is required to be consistent with the vision and objectives set out in the Core Strategy and the Managing Development Document.</p>
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### Section 3 – Assessing the Impacts on the 10 Equalities Groups

#### How will what you're proposing impact upon the ten Protected Characteristics?

Target Group	Impact	Reason(s) and mitigation
Race	Positive/ Neutral	<p>According to 2011 Census data, there is a relatively high BME population in South Quay which equates to approximately 56% of the resident population within the boundary of the Masterplan area.</p> <p>The Masterplan SPD supports the Local Plan in delivery of new affordable housing for existing and future residents through new development and therefore has a positive impact. It is likely that people with a lower socio-economic status, which can include those from BME groups, will benefit from the additional provision of affordable housing.</p> <p>The Local Plan requirement for new community infrastructure including community centres will continue to be implemented to allow the whole community, including all BME groups, better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>Residents of all races will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction in hate crime and harassment.</p> <p>With regard to local job provision and employment, there will be a loss of existing employment floorspace but elements of it will be reprovided to more modern standards, including space conducive to the needs of start-ups and SMEs. It is expected therefore that the Masterplan SPD will generate economic investment in the area and provide a variety of employment and enterprise opportunities which in turn will promote better access to a diverse range of jobs for BME groups within the area.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Religion or Belief	Positive	<p>The Local Plan requirement for new community infrastructure including community centre facilities will continue to be implemented to allow the whole community, including all religious groups, better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p>

		<p>Residents of all religions or beliefs will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction in hate crime and harassment.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Disability	Positive	<p>The Masterplan boundary has a range of PTAL ratings between 2 (poor) and 5, which equates to very good levels of public transport access including buses, trains and the underground. Measures are proposed to implement additional bridge crossings which would improve access to transport interchanges in Canary Wharf. Additionally, the new Crossrail station due to open in Canary Wharf in 2018 will greatly improve access for all of the community and for those with mobility related disabilities, allowing enhanced access to a wide range of shops, services and employment London-wide using this strategic transport network.</p> <p>The Masterplan SPD has identified current access issues including physical severance of dockside paths and desire lines and lack of connectivity between South Dock and Marsh Wall. These create barriers to pedestrian movement and are exacerbated by the general lack of permeability within the existing street network and publicly restrictive estate ownership. The Masterplan SPD seeks to address these issues through establishing continuity of the dockside paths including implementing footbridges across the Millwall Cutting and South Dock and reconfiguring the street network by creating new links to better connect through emerging areas of public spaces and maximise the opportunities presented by larger development sites to improve permeability through the area.</p> <p>The Local Plan requirement for new community infrastructure including community centres will continue to be implemented to allow the whole community, including all disability groups, better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>Employment opportunities will likely be diversified through the implementation of Local Plan policies. Therefore, along with enhanced access to Canary Wharf and the rest of London, this should lead to increased access to employment opportunities for people with disabilities.</p> <p>The Masterplan SPD accords with housing and design guidance, which has regard to Lifetime Homes standards and will provide</p>

		<p>additional guidance for wheelchair accessibility standards to deliver additional wheelchair accessible homes.</p> <p>Improvements to the public realm and the detailed design of buildings will take account of the needs of people with disabilities.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Age	Positive	<p>According to 2011 Census data, South Quay has a young population with over half of the Masterplan area's population being under the age of 30. Working age people will benefit from the potential diversification of employment opportunities, potentially enhanced opportunities for local employment and improved access to employment opportunities.</p> <p>Residents of all ages will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction in crime and harassment.</p> <p>New housing will be required to meet Lifetime Homes standards, which ensure that the design of homes support the changing needs of people at different stages in their lives, including the young, those with families, and the elderly.</p> <p>The Local Plan requirement for new community infrastructure including community centres will continue to be implemented to allow the whole community of all ages better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Gender	Positive	<p>Employment opportunities will likely be diversified to include a broader and enhanced offer. This should lead to more balanced employment opportunities for different genders.</p> <p>Residents of all genders will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction</p>

		<p>in crime and harassment.</p> <p>The Local Plan requirement for new community infrastructure including community centres will continue to be implemented to allow the whole community better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Gender Reassignment	Positive	<p>Residents from all backgrounds, including those with gender reassignment, will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction in hate crime and harassment.</p> <p>The Local Plan requirement for new community infrastructure including community centres will allow the whole community better access to community facilities and meeting space, reducing the possibility of isolation for all groups including those with gender reassignment. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Sexual Orientation	Positive	<p>Residents from all backgrounds, including those with different sexual orientations, will benefit from better designed public spaces and lighting and the promotion of more ground floor activity, making neighbourhoods and streets safer by providing natural surveillance and activity. It is anticipated that this will result in a reduction in hate crime and harassment.</p> <p>The Local Plan requirement for new community infrastructure including community centres will continue to be implemented to allow the whole community, of all sexual orientations, better access to community facilities and meeting space. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's</p>

		Statement of Community Involvement and Local Plan Regulations 2012.
Marriage or Civil Partnership	Positive	<p>The Local Plan requirement for new community infrastructure including community centres will allow the whole community better access to community facilities and meeting space which could be utilised for ceremonies or receptions, and reduce social isolation for all groups. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>
Pregnancy and Maternity	Positive	<p>The Masterplan boundary has a range of PTAL ratings between 2 (poor) and 5, which equates to very good levels of public transport access including buses, trains and the underground. Measures are proposed to implement additional bridge crossings which would improve access to transport interchanges in Canary Wharf. Additionally, the new Crossrail station due to open in Canary Wharf in 2018 will greatly improve access for all of the community and for those with mobility related disabilities, allowing enhanced access to a wide range of shops, services and employment London-wide using this strategic transport network.</p> <p>The Masterplan SPD has identified current access issues including physical severance of dockside paths and desire lines and lack of connectivity between South Dock and Marsh Wall. These create barriers to pedestrian movement and are exacerbated by the general lack of permeability within the existing street network and publicly restrictive estate ownership. The Masterplan SPD seeks to address these issues through establishing continuity of the dockside paths including implementing a footbridge across the Millwall Cutting and reconfiguring the street network by creating new links to better connect emerging areas of public spaces and maximise the opportunities presented by larger development sites to improve permeability through the area.</p> <p>The new Crossrail station due to open in Canary Wharf in 2018 will greatly improve access for all of the community and for those with mobility difficulties including pregnant women, allowing enhanced access to a wide range of shops, services and employment London-wide using this strategic transport network.</p> <p>The Local Plan requirement for new community infrastructure including community centres will allow the whole community better access to community facilities and meeting space, reducing the possibility of isolation for all groups. The Masterplan will also provide a framework for the delivery of new primary schools.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this</p>

		extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.
Socio-economic	Positive	<p>The Masterplan's managed approach to providing high-quality housing development in the area along with improved social and community facilities, transport accessibility, employment opportunities and public realm will help focus and capture the benefits of investment towards targeting the socio-economic groups most in need.</p> <p>A statutory 6 week public consultation will be undertaken on the draft South Quay Masterplan SPD at the end of 2014. During this extensive consultation period the involvement and participation of stakeholders will be encouraged in accordance with the Council's Statement of Community Involvement and Local Plan Regulations 2012.</p>

#### **Section 4 – Mitigating Impacts and Alternative Options**

**From the analysis and interpretation of evidence in section 2 and 3 - Is there any evidence of or view that suggests that different equality or other protected groups (inc' staff) could have a disproportionately high/low take up of the new proposal?**

No

The impact of the Masterplan SPD has been assessed as overall rating is positive. It is therefore not relevant to complete a full Equalities Impact Assessment (EqIA) for the Masterplan SPD at this stage. In addition, a full EqIA was undertaken for the Council's Core Strategy 2025 and Managing Development Document, and the Masterplan SPD is required to be consistent with this. As such, in accordance with internal Corporate Guidance on EqA assessments relating to policy proposals in line with the Equality Act 2010 and public sector equality duty, the Masterplan SPD will be subject only to a Scoping Equalities Analysis.

Detailed assessments of the social impacts of new developments will be submitted for major planning applications and included within supporting Environmental Impact Assessments for the largest development sites. It is also important to note that the likely impact of the South Quay Masterplan SPD is positive, as the aims and objectives of the Masterplan SPD are in place to address local issues and needs.

**If yes, please detail below how evidence influenced and formed the proposal? For example, why parts of the proposal were added/removed?**

***(Please note – a key part of the EA process is to show that we have made reasonable and informed attempts to mitigate any negative impacts. AN EA is a service improvement tool and as such you may wish to consider a number of alternative options or mitigation in terms of the proposal.)***

N/A

**Have monitoring systems been put in place to check the implementation of the proposal and recommendations?**

Yes

**How will the monitoring systems further assess the impact on the equality target groups?**

The Council's annual Monitoring Report has the potential to review the SPD and this EqA scoping report on an annual basis. This will be considered as part of the action plan stated in section 6.

**Does the policy/function comply with equalities legislation?**

**(Please consider the OTH objectives and Public Sector Equality Duty criteria)**

Yes

**If there are gaps in information or areas for further improvement, please list them below:**

None

**How will the results of this Equality Analysis feed into the performance planning process?**

- The outputs of this scoping exercise will be reviewed and acknowledged within the Plan Making section of the Planning and Building Control Service Plan (updated annually).
- The SPD and this scoping report will be subject to a 6-week consultation period in accordance with the Council's 'Statement of Community Involvement'.

## Section 6 - Action Plan

As a result of these conclusions and recommendations what actions (if any) **will** be included in your business planning and wider review processes (team plan)? Please consider any gaps or areas needing further attention in the table below the example.

Recommendation	Key activity	Progress milestones including target dates for either completion or progress	Officer responsible	Progress
Ensure that all key stakeholders including the community are effectively consulted on the draft South Quay Masterplan as required by the Statement of Community Involvement.	<p>Undertake consultation with key stakeholders including the local community to ensure that, where appropriate, their views are taken in to account in the finalisation of the SPD.</p> <p>Ensure appropriate forms of consultation to reflect the diversity of the borough and the 10 target equalities groups identified in the Screening Report.</p>	<p>Update draft SPD to reflect representations received.</p> <p>Cabinet approval of draft SPD in early 2014.</p>		Statutory consultation to be undertaken subject to Cabinet approval.
Ensure the SPD and EqA scoping report are reviewed annually	The Council's annual Monitoring Report has the potential to review the SPD and this EqA scoping report on an annual basis, through a range of measures monitoring the impacts and performance of the SPD.	Review on an annual basis in line with Council's MR (March 2014-April 2015)		Current SPD and EqA scoping provides baseline position for review

**Section 7 – Sign Off and Publication**

<b>Name:</b>	Marissa Ryan-Hernandez
<b>Position:</b>	Team Leader – Plan Making
<b>Date signed off:</b>	