

CALL-OFF CONTRACT TEMPLATE

Framework Number: GLA 80405
Call-Off Contract Number: 0018

THIS CALL-OFF CONTRACT is made the ~~4th~~ day of **May** 2017

BETWEEN:

- (1) **THE GREATER LONDON AUTHORITY** of City Hall, The Queen's Walk, London SE1 2AA ("the Contracting Authority"); and
- (2) **MOTT MACDONALD LIMITED**, a company registered in England and Wales (Company Registration Number 1243967) whose registered office is at Mott MacDonald House, 8-10 Sydenham Road, Corydon, CR0 2EE ("the Service Provider").

RECITALS:

- A. The Contracting Authority and the Service Provider have entered into an agreement dated **03 February 2014** which sets out the framework for the Service Provider to provide certain Services to the Contracting Authority or the Authority ("the Agreement").
- B. The Authority wishes the Service Provider to provide the specific Services described in this Call-Off Contract pursuant to the terms of the Agreement and this Call-Off Contract and the Service Provider has agreed to provide such Services on those terms and conditions set out in the Call-Off Contract.

THE PARTIES AGREE THAT:

1. CALL-OFF CONTRACT

- 1.1 The terms and conditions of the Agreement shall be incorporated into this Call-Off Contract.
- 1.2 In this Call-Off Contract the words and expressions defined in the Agreement shall, except where the context requires otherwise, have the meanings given in the Agreement. In this Call-Off Contract references to Attachments are, unless otherwise provided, references to attachments of this Call-Off Contract.

2. SERVICES

- 2.1 The Services to be performed by the Service Provider pursuant to this Call-Off Contract are set out in Attachment 1.

2.2 The Service Provider acknowledges that it has been supplied with sufficient information about the Agreement and the Services to be provided and that it has made all appropriate and necessary enquiries to enable it to perform the Services under this Call-Off Contract. The Service Provider shall neither be entitled to any additional payment nor excused from any obligation or liability under this Call-Off Contract or the Agreement due to any misinterpretation or misunderstanding by the Service Provider of any fact relating to the Services to be provided. The Service Provider shall promptly bring to the attention of the Call-Off Co-ordinator any matter that is not adequately specified or defined in the Call-Off Contract or any other relevant document.

2.3 The timetable for any Services to be provided by the Service Provider and the corresponding Milestones (if any) and Project Plan (if any) are set out in Attachment 2. The Service Provider must provide the Services in respect of this Call-Off Contract in accordance with such timing and the Service Provider must pay liquidated damages in accordance with the Agreement of such an amount as may be specified in Attachment 1. The Service Provider shall be liable for the ongoing costs of providing Services in order to meet a Milestone.

2.4 The Service Provider acknowledges and agrees that as at the commencement date of this Call-Off Contract it does not have an interest in any matter where there is or is reasonably likely to be a conflict of interest with the Services provided to the Authority under this Call-Off Contract.

3. CALL-OFF TERM

This Call-Off Contract commences on the date of this Call-Off Contract or such other date as may be specified in Attachment 1 and subject to Clause 4.2 of the Agreement, shall continue in force for the Call-Off Term stated in Attachment 1 unless terminated earlier in whole or in part in accordance with the Agreement.

4. CHARGES

Attachment 2 specifies the Charges payable in respect of the Services provided under this Call-Off Contract. The Charges shall not increase during the duration of this Call-Off Contract unless varied in accordance with the Agreement. The Service Provider shall submit invoices in accordance with the Agreement and the Charges shall be paid in accordance with the Agreement.

5. CALL-OFF CO-ORDINATOR AND KEY PERSONNEL

The Authority's Call-Off Co-ordinator in respect of this Call-Off Contract is named in Attachment 1 and the Service Provider's Key Personnel in respect of this Call-Off Contract are named in Attachment 2.

CALL-OFF CONTRACT TEMPLATE

Framework Number: **GLA 80405**
Call-Off Contract Number: **0018**

15th 

THIS CALL-OFF CONTRACT is made the ~~4th~~ day of **May** 2017

BETWEEN:

- (1) **THE GREATER LONDON AUTHORITY** of City Hall, The Queen's Walk, London SE1 2AA ("the **Contracting Authority**"); and
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RECITALS:

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- B. The Authority wishes the Service Provider to provide the specific Services described in this Call-Off Contract pursuant to the terms of the Agreement and this Call-Off Contract and the Service Provider has agreed to provide such Services on those terms and conditions set out in the Call-Off Contract.

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The Authority's Call-Off Co-ordinator in respect of this Call-Off Contract is named in Attachment 1 and the Service Provider's Key Personnel in respect of this Call-Off Contract are named in Attachment 2.

6. PROFESSIONAL INDEMNITY INSURANCE

Professional indemnity insurance to be £2 million in the aggregate per annum for the duration of the Call-Off Contract and for 6 years after expiry or termination of the Call-Off Contract.

This Call-Off Contract has been signed by duly authorised representatives of each of the Parties.

SIGNED

For and on behalf of the Authority

Signature: _____

Name: _____

Title: _____

Date: _____

SIGNED

For and on behalf of the Service Provider

Signature: _____

Name: _____

Title: _____

Date: _____

Attachment 1

Framework Number: GLA 80405
Request Form Number: 0018
Title: Integrated Impact Assessments – Mayor's Economic Development Strategy

and
Habitats Regulation Assessment Screening of the Mayor's Economic Development Strategy (if required)

1. Services to be provided and associated information

Please see the Specification for details of this commission, including Tender submission requirements.

2. Acceptance Criteria

As detailed in the Specification

3. Timetable

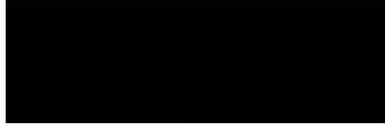
Commencement Date: as detailed in the Specification
Call-Off Term: as detailed in the Specification

4. The Authority account details

To be stated in the Call-off contract

5. The Authority's Call-Off Co-ordinator

Name:
Phone:
Email:



6. Professional Indemnity Insurance
As stated in the Agreement

7. Additional insurance (if any) to be held by Service Provider:
The total liability of the Service Provider in the aggregate for all claims shall be limited £2,000,000 (two million pounds). Nothing in this clause

shall operate to exclude or limit the Consultant's liability for death or personal injury.

Attachment 1
Specification

**Integrated Impact Assessment of the
Mayor's Economic Development Strategy**

and

**Habitats Regulation Assessment Screening of
the Mayor's Economic Development Strategy
(if required)**

Ref: GLA 80405-0018

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Section 1 Schedule of requirements

Section 2 Tender response format

Section 3 Tender evaluation and award criteria

Section 4 Notices and instructions to bidders

Section1 Schedule of Requirements

Integrated Impact Assessment (excluding Habitats Regulation Assessment) of the Mayor's revised Economic Development Strategy

Project Specification

1. Purpose of Work

- 1.1 The Greater London Authority ('GLA') wishes to appoint a supplier of Strategic Environmental Assessment ('SEA'), with the explicit inclusion of Health Impact Assessment ('HIA'), Community Safety Impact Assessment ('CSIA') and Equalities Impact Assessment ('EqIA') in the form of an Integrated Impact Assessment ('IIA'), to support a full review of the Mayor's Revised Economic Development Strategy.
- 1.2 Outcomes from this consultancy project will include: an IIA Scoping Report and IIA reports that incorporate an Environmental Report as required by the European Directive for SEA. An initial IIA report should be prepared following the initial drafting of an outline Economic Development Strategy, and a full IIA report, plus separate Equalities Impact Assessment, shall be published with the public consultation draft of the Economic Development Strategy. Any significant changes to the Strategy following public consultation will need to be included in a revised IIA report that should be published with the final adopted Economic Development Strategy. Non-technical summaries of all reports will also be required.

2. Background

- 2.1 The GLA is a unique form of strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly. The mayor is responsible for drafting a number of statutory strategies and for setting the budget for the GLA and its functional bodies.
- 2.2 The Act places responsibility for strategic planning in London on the Mayor, and requires him to produce an Economic Development Strategy for London; he is also required to keep it under review. The Greater London Authority Act 2007 devolves responsibilities from Whitehall to the Mayor to tackle climate change and health inequalities in London. There are currently discussions underway about the further devolvement of powers across a range of issues.
- 2.3 The Mayor of London has indicated that he would like a revised Economic Development Strategy to be adopted as soon as possible. The latest Economic Development Strategy was published in 2010.

Integrated Impact Assessment

2.8 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).

Equalities legislation

2.7 The Mayor is required to undertake a Strategic Environmental Assessment (SEA) of any of his plans and programmes that are considered to have significant effects on the environment under the European Directive 2001/42/EC (known as the SEA Directive). The SEA Directive has been transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No.1633). The purpose of the Directive is to ensure that environmental considerations are integral to the preparation and adoption of the plan or programme. The requirements of SEA are incorporated within the IIA and it is used to define the steps involved in the assessments.

Strategic Environmental Assessment

2.6 An internal GLA steering group was set up with the purpose of developing a framework which is to be applied to the IAs for each strategy, including the Environment Strategy and Economic Development Strategy. The framework includes a common set of IIA objectives to be used for the assessment stage of the IAs for each strategy. The guide questions which sit underneath each of the IIA objectives will be relevant and specific for the individual strategies.

2.5 The GLA adopts an integrated approach to demonstrate how these duties have been considered in the form of an Integrated Impact Assessment. This enables any common themes to be considered together.

2.4 The Mayor has legal duties to consider the following:

- Economic development and wealth creation (GLA Act 1999, as amended)
- Social development (GLA Act 1999, as amended)
- Protection and improvement of the environment (European Directive 201/42/EC on SEA, The Environmental Assessment of Plans and Programmes Regulations 2004, GLA Act 1999, as amended)
- Health inequality and promoting Londoners' health (GLA Act 1999, as amended)
- Community safety (Crime and Disorder Act 1998, Police and Justice Act 2006)
- Equality of opportunity, elimination of discrimination and the promotion of good community relations (GLA Act 1999, as amended, Equality Act 2010)

- 2.9 The Equality Act 2010 includes a new single public sector equality duty (“the Duty”) that brings together the previous race, disability and gender duties and extends coverage to the following:
- age
 - disability
 - gender reassignment
 - pregnancy and maternity
 - race
 - religion or belief
 - sex
 - sexual orientation
 - marriage and civil partnership (applicable only to the need to eliminate unlawful discrimination).
- 2.10 These are the grounds upon which discrimination is unlawful and are referred to as ‘protected characteristics.’
- 2.11 The Duty requires the Mayor and the GLA when exercising their functions to have due regard to the following:
1. **Eliminate unlawful discrimination, harassment and victimisation and any other conduct which is unlawful under the Equality Act 2010**
 2. **Advance equality of opportunity** between people who share a protected characteristic, and those who don’t have that characteristic. This means in particular:
 - a. **Removing or minimising disadvantages** suffered by people who share a protected characteristic that are connected to that characteristic
 - b. **Taking steps to meet the needs of people** who share a protected characteristic that are different from the needs of people who don’t have that characteristic
 - c. **Encouraging people** who share a protected characteristic to **participate in public life or in any other activity** in which their participation is disproportionately low
 3. **Foster good relations** between people who share a protected characteristic, and those who don’t have that characteristic. This means, in particular:
 - a. **Tackling prejudice**
 - b. **Promoting understanding**
- 2.12 Compliance with these duties may involve treating some persons more favorably than others.

Health Impact Assessment

- 2.13 The Mayor has a duty under the Act to promote the reduction of health inequalities and to have regard to the effects of his strategies on reducing health inequalities in London. Therefore the IIA is to include an identifiable

- in the light of these, it should assess the impact of the proposed policies on each of the protected groups and identify any opportunities to promote good relations;

4. Project Management and Reporting

- 4.1 The consultants will be expected to attend a project inception meeting in February 2017. During the assessment stage of the IIA there will need to be regular meetings with the project manager and other Economic Development Strategy team members on individual policies. The GLA wishes to publish a consultation draft of the IIA Scoping Report in April 2017. Subject to detailed project planning with the successful consultants, the wider IIA project will be generally in accordance with the following timetable that will work towards publishing a revised Economic Development Strategy by February 2018.

Provisional Task/Output	Date
Deadline for receipt of tenders	17 Feb 2017
Shortlist of tenders and award contract	Week commencing 27 Feb 2017
Project inception meeting	March 2017
Draft Project Plan (including consultation arrangements)	March 2017
Draft scoping report	March 2017
Publish draft scoping report for 5 weeks stakeholder consultation	March 2017
Draft scoping report workshop	Apr 2017
Initial assessment of strategic options for the Economic Development Strategy	May 2017
Prepare initial IIA Report	June 2017
Seminars with Economic Development Strategy team	June 2017
Carry out appraisal work on the draft Economic Development Strategy	June 2017
Prepare IIA Report - first draft to GLA for comment and amends (including presentation of findings with wider GLA colleagues) - second draft for comment	July 2017
Publish draft IIA report for 12 weeks public consultation	August 2017

(alongside draft Feb-May)	
If required, revisions to IIA Report following public consultation responses	August 2017

- 4.1 The project will be managed by a policy lead in the GLA's Economic & Business Policy Team and steered by an internal project management group made up of GLA officers. Regular contact with the project manager will be expected.
- 4.2 All analysis shall be generally in accordance with the assessment methodology set out by Government guidance and best practice documentation.
- 4.3 All associated imagery and mapping will be submitted to the GLA for their unrestricted use. Maps, -images and surveys shall be supplied in the same format as the existing Economic Development Strategy and shall be high resolution for large format displays.
- 4.4 The reports required in this commission should be presented in two bound copies and one unbound copy. An electronic copy of the text in Microsoft Word format should also be provided by USB.

5 Skills Required

- 5.1 The consultants will be expected to have understanding, expertise and resources as follows and must provide details and examples of this within its tender response.
- Demonstrated knowledge of economic development issues and IIA at a regional level including:
 - Skills / experience in SA/SEA;
 - Skills / experience in HIA;
 - Skills / experience in CSIA; and
 - Skills / experience in EqIA.
 - An understanding of the GLA's health, sustainable development, community safety objectives, equality and diversity strategies.
 - Demonstrable knowledge of SEA best practice.
 - Experience in data presentation and analysis.
 - Experience of working with other consultant teams on closely integrated projects.

8.1 The broad timetable for procurement is set out above. The table below* shows the evaluation criteria that will be used and the relative weighting of the different elements.

8. Procurement Procedures

- Relevant experience of the contractor's project team, relating to contracts of a similar nature where applicable.
- Qualifications and experience of the proposed personnel in the form of individual CVs. The amount of time each member will spend on the project must also be included; and

Personnel

- An indication of whether you will be working independently on the project or in a partnership approach (in which case you should include details of the partnership composition);
- Methodology;
- Detailed description of how the specification will be delivered; and
- Proposed detailed programme of the work.

Approach

- Total fixed cost for the contract, excluding VAT; and
- Breakdown of all staff and other costs associated with the contract;

Price

7.1 Responses to this specification should detail the following:

7. Responses

6.1 Tendering will be via a competitive process. When choosing the supplier, the GLA will assess bids on the basis of the most economically advantageous tender.

6. Costs

5.2 This tender project is being carried out in conjunction with that for a Habitats Regulations Assessment screening, and consultants are welcome to demonstrate they have a good working relationship with consultants that are bidding for that project.

Criteria	Weighting
Technical	70%
Commercial	30%
Total	100%

**See Section 2 for full details*

9. Terms and conditions

9.1 The Contract will be let under the Framework Terms and the enclosed call-off-conditions.

References

GLA

Mayoral Priorities

http://www.sadiq.london/a_manifesto_for_all_londoners

The Mayor's Economic Development Strategy for London 2010

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Economic-Development-Strategy.pdf

The London Plan 2016 - Consolidated with Alterations since 2011

<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

Other

Crime and Disorder Act 1998

European Directive 2001/42/EC (known as SEA Directive)

National Planning Practice Guidance

<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

The Greater London Authority Act 2007

European Directive 92/43/EC (on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of European (Natura 2000) Sites)

Section 2 Tender response format

1. Tender response instructions

1.1. Your tender response must contain a response to all of the questions set out below.

1.2. Bidders must demonstrate their track record in each of the areas and are expected to respond outlining how they will meet the requirements as described in Section 1.

1.3. The tender must be no longer than 15 sides of A4 and must be clear and concise using an easily readable font and size for all text, clearly showing the question that is being answered in each part of the submission. This limit does not include pages requested for CVs, certificates, declarations, checklists or forms

which can be included in appendices. Any submissions beyond the stated response length, including embedded files, may be ignored for the purposes of evaluation. Individual CVs must be a maximum of one side of A4. Please do not provide additional attachments or documents unless requested to do so. These will not be read and will not be taken into account in the evaluation of your tender.

1.4. Tender responses will be evaluated according to the evaluation criteria set out in Section 3. Bidders should refer to the evaluation criteria when preparing their Tender responses and should ensure that all relevant information is included within their tender response.

2. Technical capability response

2.1. The technical response must be clearly set out as in the table below and include how your organisation intends to cover all items listed.

Criteria	Weighting
Technical total	70%
- Methodology including demonstration for consultative approach that brings in expertise where appropriate	20%
- Demonstration of clear and tangible benefits to the strategy development process that have resulted from previous similar work.	10%
- Demonstration of experience of similar work including experience of working with other consultant teams on closely integrated projects	10%
- Strength of contractor's proposed evaluation / analysis framework	15%
- Experience and qualification of staff including CV's of staff that will be assigned to the project	15%

3. Commercial response

3.1. The commercial response will be weighted 30%.

3.2. You must complete the attached Pricing Schedule which provides for a fixed fee for this work broken down by deliverable, resource and cost.

Commercial total	30%
- Value for money demonstrated by building on existing work	

TOTAL TECHNICAL + COMMERCIAL	100%
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Section 3 Tender evaluation and award criteria

Technical Evaluation Scoring

The information stated above will be evaluated using the following method:

Commercial Evaluation Scoring

0 - Unacceptable	The response does not meet the requirement. Does not comply and/or insufficient information provided to demonstrate that the Tenderer has the ability, understanding, experience, skills, resource and quality measures required to provide the supplies/services, with little or no evidence to support the response.
1 - Poor	Some minor reservations of the Tenderer's relevant ability, understanding, experience, skills, resource and quality measures required to provide the services, with little or no evidence to support the response
2 - Meets Requirements	Demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services, evidence to support the response
3 - Good	Above average demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services. Response identifies factors that will offer potential added value, with evidence to support the response.
4 - Outstanding	Exceptional demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services. Response identifies factors that will offer potential added value and continuous improvement, with evidence to support the response.

Inverse proportion of lowest cost:
 Weighted Score = (Lowest cost) X Price Weighting
 Tender Cost

Section 4 Notices and instructions to bidders

1. General notice

- 1.1. A response to this ITT does not guarantee that any bidder will be awarded a contract.
- 1.2. The GLA reserves the right, at any time and without cost to the GLA:
 - to terminate or suspend any part of or the whole of this procurement process and/or to withdraw this ITT at any time or to re-invite responses on the same or any alternative basis
 - to waive any requirements of this procurement process
 - to vary any requirements and/or procedures relating to the procurement process, or
 - not to award the whole or part of the contract as a result of this procurement process.

2. Confidentiality and publicity

- 2.1. The contractor shall treat the ITT documentation as private and confidential.
- 2.2. The contractor shall not disclose either:
 - the fact that they have been invited to tender or release details of the contract; or
 - details of their tender in whole or in part prior to the award of the contract by the GLA or on receipt of notification that the tender has not been accepted as the case may be, other than on an “in confidence” basis to those who have a legitimate need to know or whom they need to consult for the purpose of preparing the tender response.
- 2.3. No publicity or other information relating to this procurement is to be released by any contractor without the prior written approval of the GLA.

3. Tender clarifications

- 3.1. In the event that discrepancies are discovered within the ITT documentation, the contractor should notify the GLA using the clarification process outlined below.
- 3.2. During the tender preparation, contractors may submit questions and requests for clarification or further information in accordance with the following:
 - all questions must be submitted through the e-Tendering portal
 - all questions and answers regarding further information in respect of the ITT may be issued to all contractors with anonymity maintained
 - at its absolute discretion the GLA will respond to a specific request privately, provided that the principle of equal availability of information to all contractors will not be breached
 - contractors should note that all information provided by the GLA to the contractors in response to their requests for clarification shall not bind the GLA in any way until such information becomes part of the contractual documentation

- contractors are requested to submit any requests for clarifications by the date stated at 8.2, with all GLA responses endeavoured to be sent within five working days. If a question or request for clarification is made after this date, the GLA will attempt to respond to the contractor, but does not accept any liability or responsibility for failure to provide any such information.

4. Tender submissions

- 4.1. Electronic tenders must only be made via the Transport for London e-Tendering portal EuroDynamics: <https://eprocurment.tfl.gov.uk>
- 4.2. If you require any further assistance use the online help or call the help desk, which is available Mon – Fri (8am – 6pm) on:
 - email: TfL-e-proc-helpdesk@eurodynam.com
 - phone: 0800 0740503

4.3. Tenders must be submitted before the tender deadline stated on the e-Tendering portal. Late tenders, for whatever reason, may not be accepted after the deadline has passed. The GLA's decision on whether or not a tender is acceptable will be final and the contractor concerned will not be consulted.

- 4.4. Signatures are required when making an electronic tender. Please note that the typing in of your name is sufficient for these purposes.
- 4.5. Submitted tenders will be treated in the strictest confidence. However information may be made available under the Freedom of Information Act 2000 and all related or subordinate legislation.
- 4.6. Where legal formalisation of documents is required the contractor will work with TfL's legal team and/or legal adviser.

5. Amendments to tenders prior to the due date

5.1. At any time after the issue of the ITT documentation and before the closing date for the submission of tenders, the GLA reserves the right to issue tender amendments detailing any changes to the Tender documentation or tender process. Contractors must take these amendments into account in the preparation of their tender response.

5.2. Contractors must not make any unauthorised alteration or addition to any tender documentation.

6. Acceptance period

6.1. The tender will be deemed to remain open for acceptance or non-acceptance for not less than 90 days from the tender submission. The GLA may accept the tender at any time within this prescribed period. The GLA is not bound to accept the lowest priced or any tender.

7. Sufficiency and accuracy of tender

7.1. Contractors will be deemed to have examined all the documents enclosed and by their own independent observations and enquiries will be held to have fully

informed themselves as to all matters relating to the scope of the services to be carried out in their resulting Tender Response.

- 7.2. Contractors are reminded to check the accuracy of their tender prior to submission thereof. Contractors will be required to ensure that tenders contain all the elements required and necessary for the performance of the contract. The final tender must be final and not subject to change through further negotiation.
- 7.3. Tenders will be checked initially for compliance with these instructions. There will be no facility for contractors to provide additional information after the submission date, nor to further develop tenders, except as part of the clarification process at the discretion of the GLA, or for matters of acceptable error identified by the GLA in the initial compliance check.
- 7.4. The GLA reserves the right to seek such clarification as it considers necessary from the contractor.
- 7.5. The GLA reserves the right to disqualify incomplete tenders.
- 7.6. Following its evaluation of the tenders received, the GLA may, in its sole discretion, invite bidders (by application of the evaluation criteria set out in the ITT) to prepare and submit further opportunities to adjust the price element of their submission.

8. Incurred expenses

- 8.1. The GLA shall not be responsible for, or pay, any losses or expenses which may be incurred by the contractor in the preparation and submission of their tender, including (but not limited to) the attendance at any pre or post tender meetings, the delivery of any presentations by the contractor to the GLA in relation to their proposal, site visits or other negotiations.
- 8.2. The GLA will not accept claims for additional charges relating to the work done by the contractor or the contractor's sub-contractors after acceptance of the tender if, in the reasonable opinion of the GLA, such additional charges should have been established by proper inspection of the tender documentation prior to tendering.

9. Pricing

- 9.1. The contractor should note the following:
 - The currency in which all prices, costs or rates stated on any templates/schedules/model must be quoted in Pounds Sterling and whole pence (i.e. to two decimal places)
 - All prices quoted should be exclusive of VAT
 - All sums shall be inclusive of all day to day expenses and disbursements
 - Travelling time will not be payable, nor will any travel costs
 - Equipment costs will not be payable
 - The GLA shall have no liability in respect of any costs over and above the agreed daily rates except where expressly agreed.

10. General framework agreement terms:

- 10.1. Except for the additional conditions below, the terms and conditions are in line with the Framework Agreement GLA 80405.
- 1.1. Bidders may not propose amendments to the contract. If bidders wish to seek clarification in relation to any provision of the contract, they should do so by asking a clarification question and submitting that question in accordance with the paragraphs under the tender clarifications as stated at 3.
11. Additional terms to the framework agreement:
- 11.1. The contractor will use branding as stated by GLA for all and any activities undertaken. The contractor agrees not to use its own branding when providing the Services and not to take any actions promoting the contractor or which indicate that the contractor is providing the Services rather than the GLA.

Section 1 Schedule of Requirements

Habitats Regulation Assessment screening of the Mayor's Economic Development Strategy

Project Specification

1. Purpose of the work
- 1.1 The Greater London Authority (GLA) wishes to appoint a supplier of Habitats Regulation Assessment (HRA) services that will support a full review of the Mayor's Economic Development Strategy.
- 1.2 This project specification will cover the GLA's requirements for an initial screening assessment. It is expected that the key outcome from this consultancy project will be an initial screening assessment for the HRA process; however, the results of this assessment will determine whether a full HRA process is required.

2. Background

- 2.1 The GLA is a unique form of strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly. The Mayor is responsible for drafting a number of statutory strategies and for setting the budget for the GLA and its function organisations.

- 2.2 The Greater London Authority Act 1999 places responsibility for strategic planning in London on the Mayor, and requires him to produce an Economic Development Strategy for London; he is also required to keep it under review. The Greater London Authority Act 2007 devolves responsibilities from Whitehall to the Mayor to tackle climate change and health inequalities in London. There are currently discussions underway about the further devolvement of powers across a range of issues.

- 2.3 The Mayor of London has indicated that he would like a revised Economic Development Strategy to be adopted as soon as possible. The latest Economic Development Strategy was published in 2010. Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitats Regulations') requires that competent authorities assess the effects of land use plans on European sites¹ to determine whether there will be any 'likely significant effects' (LSEs) on any European sites as a result of the plan's implementation (either on its own or 'in combination' with other plans or projects); if there are LSEs, there will be a need for the competent authority to undertake an Appropriate Assessment to determine whether or not there will be any adverse effects on the sites' integrity. The process by which the effects on European sites of a plan (or project or programme) are assessed is widely referred to (as in this report) as 'Habitats Regulations Assessment' (HRA).
- 2.3 The Habitats Regulations provide for the designation and protection of European sites, the protection of European protected species, and the adaptation of planning and other controls for the protection of European sites.
- 2.4 Under the Habitats Regulations screening for HRA entails consideration of whether a plan is likely to have significant adverse impact on the conservation objectives of designated EU conservation sites, and therefore whether HRA is required. If significant adverse impact is likely then a full HRA proceeds beyond screening to explore in more detail whether the plan will impact negatively on the site or sites in question. Where significant adverse impacts are expected, the HRA considers whether alternative measures can be adopted. If there are no viable alternatives, the plan can proceed only if there are 'imperative reasons of overriding public interest'.
- 2.5 A separate tendering exercise is being undertaken to develop the Integrated Impact Assessment (IIA) for the revised Economic Development Strategy. This is a separate exercise with distinct legal requirements; however, the consultants appointed to do the HRA screening will be required to liaise closely with IIA project consultants. The preparation of the Habitats Regulation Assessment screening will run in parallel to the preparation of the IIA.
- 2.6 Consultants are able to bid for both if they so wish to. Please provide a % discount if bidding for both assessments.

3. Key Outputs

¹ Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the new wild birds directive) are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para 118) when considering development proposals that may affect them. 'European site' is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

3.1 The key project outputs for this consultancy project are an HRA screening report that should cover the following:

- Description of the role and purpose of HRA and the EU Habitats Directive; and
- Review of baseline information on all Natura 2000 and Ramsar sites within and adjoining the Region, including qualifying features, conservation objectives, summary of factors that maintain site integrity, existing trends and pressures, and
- Assessment of potential impacts resulting from the policies within the new London Plan.

3.2 The initial commission will cover the HRA screening report only.

3.3 A decision will be made by the Economic Development Strategy team in conjunction with Natural England following receipt of the HRA screening report as to whether a detailed HRA of any affected site(s) will need to be carried out.

4. Consultation timetable

4.1 In addition to the project outputs outlined above, the consultants are required to prepare presentations and be available to facilitate consultation workshops. The estimated commitment is outlined in the following table for meetings.

Meeting	Date
If deemed necessary, attend as 'observers' the Advisory Group workshop on the IIA scoping report (to be held during the consultation period on the IIA Scoping Report).	Feb – March 2017
Meeting with Economic Development Strategy team (and nominees) to discuss the scenario testing process and draft policies for the revised Economic Development Strategy.	Feb-May 2017
Steering Group meeting to discuss the screening exercise and draft report.	April 2017
If required, seminar with Economic Development Strategy team on the results of the screening exercise.	May 2017

5. Project Management and reporting

5.1.1 The consultants will be expected to attend a project inception meeting in February 2017. This will be followed by meetings with the Project Management Group as required for the remainder of the project to ensure that

all milestones are met. The consultants will also be expected to engage with Natural England as required.

- 5.1.2 Subject to detailed project planning with the successful consultants, the project will be generally in accordance with the following timetable.

Task/Output	Date
Deadline for receipt of tenders	17 Feb 2017
Shortlist of tenders and award contract	Week commencing 27 Feb 2017
Project inception meeting	Feb/March 2017
Draft HRA project plan (and any consultation arrangements)	April 2017
Produce Screening Report	May 2017

- 5.4 The project will be managed by a policy lead in the GLA's Economic & Business Policy Team and steered by an internal project management group made of GLA officers. Regular contact with the project manager will be expected.
- 5.5 The project management group may also request that the screening results are presented to an expert panel/seminar to be arranged by the GLA. This requirement will be on top of any other reporting requirements noted in the tasks above and should not be included in the tender quote, but noted as part of an hourly or day rate.
- 5.6 The screening analysis shall be in accordance with the assessment methodology set out by relevant guidance and best practice documentation.
- 5.7 All associated imagery and mapping will be submitted to the GLA for their unrestricted use. Maps, images and surveys shall be supplied in the same format as the existing Economic Development Strategy and be high resolution for large format displays.
- 5.8 The reports required in this commission should be presented in two bound copies and one unbound copy. An electronic copy of the text in Microsoft Word format should also be provided on USB.

6 Skills required

- The consultants will be expected to have understanding, expertise and resources as follows, and must provide details and examples of the same within its tender response.
- Demonstrated knowledge of economic development and HRA issues at regional level including:
 - Experience of HRA best practise and how it fits in with IIA
 - Experience in data presentation and analysis
 - Experience of working with other consultant teams on closely integrated projects

- 6.1**
- The consultants will be expected to have understanding, expertise and resources as follows, and must provide details and examples of the same within its tender response.
 - Demonstrated knowledge of economic development and HRA issues at regional level including:
 - Experience of HRA best practise and how it fits in with IIA
 - Experience in data presentation and analysis
 - Experience of working with other consultant teams on closely integrated projects

- 7. Costs**
- 7.1 Tendering will be via a competitive process. When choosing the supplier, the GLA will assess bids on the basis of the most economically advantageous tender.
8. Responses
- 8.1 Responses to this specification should detail the following:

Price

- Total fixed cost for the contract, excluding VAT; and
- Breakdown of all staff and other costs associated with the contract;

Approach

- An indication of whether you will be working independently on the project or in a partnership approach (in which case you should include details of the partnership composition);
- Methodology;
- Detailed description of how the specification will be delivered; and
- Proposed detailed programme of the work.

Personnel

- Qualifications and experience of the proposed personnel in the form of individual CVs. The amount of time each member will spend on the project must also be included; and
- Relevant experience of the contractor's project team, relating to contracts of a similar nature where applicable.

9. Procurement Procedures

- 9.1 The timetable for procurement is set out above. The table below* shows the overall evaluation criteria that will be used and the relative weighting of the different elements.

Criteria	Weighting
Technical	70%
Commercial	30%
Total	100%

**See Section 2 for full details*

10. Terms and conditions

- 10.1 The Contract will be let under the Framework Terms and the enclosed call-off-conditions.
- 10.2 Payment will be made at intervals subject to satisfactory completion of each project milestone. The suggested payment structure is:

Project Milestone	Percentage payment
First draft of HRA report and presentation to GLA colleagues	60%
Final HRA report	40%

References

GLA

Mayoral Priorities

http://www.sadiq.london/a_manifesto_for_all_londoners

The Mayor's Economic Development Strategy for London 2010

https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Economic-Development-Strategy.pdf

The London Plan 2016 - Consolidated with Alterations since 2011

<https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan>

Other

- European Directive 92/43/EC (on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of European (Natura 2000) Sites)
- The Conservation (Natural Habitats, &C) (Amendment) (England and Wales) Regulations 2006
- European Directive 2001/42/EC (known as SEA Directive)

Section 2 Tender response format

4. Tender response instructions

- 4.1. Your tender response must contain a response to all of the questions set out below.
 - 4.2. Bidders must demonstrate their track record in each of the areas and are expected to respond outlining how they will meet the requirements as described in Section 1.
 - 4.3. The tender must be no longer than 15 sides of A4 and must be clear and concise using an easily readable font and size for all text, clearly showing the question that is being answered in each part of the submission. This limit does not include pages requested for CVs, certificates, declarations, checklists or forms which can be included in appendices. Any submissions beyond the stated response length, including embedded files, may be ignored for the purposes of evaluation. Individual CVs must be a maximum of one side of A4. Please do not provide additional attachments or documents unless requested to do so. These will not be read and will not be taken into account in the evaluation of your tender.
 - 4.4. Tender responses will be evaluated according to the evaluation criteria set out in Section 3. Bidders should refer to the evaluation criteria when preparing their tender responses and should ensure that all relevant information is included within their tender response.
- 5. Technical capability response**
- 5.1. The technical response must be clearly set out as in the table below and include how your organisation intends to cover all items listed.

Criteria		Weighting
Technical total		70%
-	Methodology including demonstration for consultative approach that brings in expertise where appropriate	20%
-	Demonstration of clear and tangible benefits to the strategy development process that have resulted from previous similar work.	10%

- Demonstration of experience of similar work including experience of working with other consultant teams on closely integrated projects	10%
- Strength of contractor's proposed evaluation / analysis framework	15%
- Experience and qualification of staff including CV's of staff that will be assigned to the project	15%

6. Commercial response

6.1. The commercial response will be weighted 30%.

6.2. You must complete the attached Pricing Schedule which provides for a fixed fee for this work broken down by deliverable, resource and cost.

Commercial total	30%
- Value for money demonstrated by building on existing work	

TOTAL TECHNICAL + COMMERCIAL	100%
-------------------------------------	-------------

Section 3 Tender evaluation and award criteria

Technical Evaluation Scoring

The information stated above will be evaluated using the following method:

0 - Unacceptable	The response does not meet the requirement. Does not comply and/or insufficient information provided to demonstrate that the Tenderer has the ability, understanding, experience, skills, resource and quality measures required to provide the supplies/services, with little or no evidence to support the response.
1 - Poor	Some minor reservations of the Tenderer's relevant ability, understanding, experience, skills, resource and quality measures required to provide the services, with little or no evidence to support the response
2 - Meets Requirements	Demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services, evidence to support the response
3 - Good	Above average demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services. Response identifies factors that will offer potential added value, with evidence to support the response.
4 - Outstanding	Exceptional demonstration by the tenderer of the relevant ability, understanding, experience, skills, resource and quality measures required to provide the services. Response identifies factors that will offer potential added value and continuous improvement. with evidence to support the response.

Commercial Evaluation Scoring

Inverse proportion of lowest cost:

Weighted Score = (Lowest cost) X Price Weighting

Tender Cost

Section 4 Notices and instructions to bidders

12. General notice

- 12.1. A response to this ITT does not guarantee that any bidder will be awarded a contract.
- 12.2. The GLA reserves the right, at any time and without cost to the GLA:
- to terminate or suspend any part of or the whole of this procurement process and/or to withdraw this ITT at any time or to re-invite responses on the same or any alternative basis
 - to waive any requirements of this procurement process
 - to vary any requirements and/or procedures relating to the procurement process, or
 - not to award the whole or part of the contract as a result of this procurement process.

13. Confidentiality and publicity

- 13.1. The contractor shall treat the ITT documentation as private and confidential.
- 13.2. The contractor shall not disclose either:
- the fact that they have been invited to tender or release details of the contract; or
 - details of their tender in whole or in part prior to the award of the contract by the GLA or on receipt of notification that the tender has not been accepted as the case may be, other than on an "in confidence" basis to those who have a legitimate need to know or whom they need to consult for the purpose of preparing the tender response.
- 13.3. No publicity or other information relating to this procurement is to be released by any contractor without the prior written approval of the GLA.

14. Tender clarifications

- 14.1. In the event that discrepancies are discovered within the ITT documentation, the contractor should notify the GLA using the clarification process outlined below.
- 14.2. During the tender preparation, contractors may submit questions and requests for clarification or further information in accordance with the following:
- all questions must be submitted through the e-Tendering portal
 - all questions and answers regarding further information in respect of the ITT may be issued to all contractors with anonymity maintained
 - at its absolute discretion the GLA will respond to a specific request privately, provided that the principle of equal availability of information to all contractors will not be breached
 - contractors should note that all information provided by the GLA to the contractors in response to their requests for clarification shall not bind the GLA in any way until such information becomes part of the contractual documentation

- contractors are requested to submit any requests for clarifications by the date stated at 8.2, with all GLA responses endeavoured to be sent within five working days. If a question or request for clarification is made after this date, the GLA will attempt to respond to the contractor, but does not accept any liability or responsibility for failure to provide any such information.

15. Tender submissions

- 15.1. Electronic tenders must only be made via the Transport for London e-Tendering portal EuroDynamics: <https://eprocmgmt.tfl.gov.uk>
- 15.2. If you require any further assistance use the online help or call the help desk, which is available Mon – Fri (8am – 6pm) on:
- email: TFL-eproc-helpdesk@eurodyn.com
 - phone: 0800 0740503

15.3. Tenders must be submitted before the tender deadline stated on the e-Tendering portal. Late tenders, for whatever reason, may not be accepted after the deadline has passed. The GLA's decision on whether or not a tender is acceptable will be final and the contractor concerned will not be consulted.

15.4. Signatures are required when making an electronic tender. Please note that the typing in of your name is sufficient for these purposes.

15.5. Submitted tenders will be treated in the strictest confidence. However information may be made available under the Freedom of Information Act 2000 and all related or subordinate legislation.

15.6. Where legal formalisation of documents is required the contractor will work with TFL's legal team and/or legal adviser.

16. Amendments to tenders prior to the due date

16.1. At any time after the issue of the ITT documentation and before the closing date for the submission of tenders, the GLA reserves the right to issue tender amendments detailing any changes to the Tender documentation or tender process. Contractors must take these amendments into account in the preparation of their tender response.

16.2. Contractors must not make any unauthorised alteration or addition to any tender documentation.

17. Acceptance period

17.1. The tender will be deemed to remain open for acceptance or non-acceptance for not less than 90 days from the tender submission. The GLA may accept the tender at any time within this prescribed period. The GLA is not bound to accept the lowest priced or any tender.

18. Sufficiency and accuracy of tender

18.1. Contractors will be deemed to have examined all the documents enclosed and by their own independent observations and enquiries will be held to have fully

informed themselves as to all matters relating to the scope of the services to be carried out in their resulting Tender Response.

- 18.2. Contractors are reminded to check the accuracy of their tender prior to submission thereof. Contractors will be required to ensure that tenders contain all the elements required and necessary for the performance of the contract. The final tender must be final and not subject to change through further negotiation.
- 18.3. Tenders will be checked initially for compliance with these instructions. There will be no facility for contractors to provide additional information after the submission date, nor to further develop tenders, except as part of the clarification process at the discretion of the GLA, or for matters of acceptable error identified by the GLA in the initial compliance check.
- 18.4. The GLA reserves the right to seek such clarification as it considers necessary from the contractor.
- 18.5. The GLA reserves the right to disqualify incomplete tenders.
- 18.6. Following its evaluation of the tenders received, the GLA may, in its sole discretion, invite bidders (by application of the evaluation criteria set out in the ITT) to prepare and submit further opportunities to adjust the price element of their submission.

19. Incurred expenses

- 19.1. The GLA shall not be responsible for, or pay, any losses or expenses which may be incurred by the contractor in the preparation and submission of their tender, including (but not limited to) the attendance at any pre or post tender meetings, the delivery of any presentations by the contractor to the GLA in relation to their proposal, site visits or other negotiations.
- 19.2. The GLA will not accept claims for additional charges relating to the work done by the contractor or the contractor's sub-contractors after acceptance of the tender if, in the reasonable opinion of the GLA, such additional charges should have been established by proper inspection of the tender documentation prior to tendering.

20. Pricing

20.1. The contractor should note the following:

- The currency in which all prices, costs or rates stated on any templates/schedules/model must be quoted in Pounds Sterling and whole pence (i.e. to two decimal places)
- All prices quoted should be exclusive of VAT
- All sums shall be inclusive of all day to day expenses and disbursements
- Travelling time will not be payable, nor will any travel costs
- Equipment costs will not be payable
- The GLA shall have no liability in respect of any costs over and above the agreed daily rates except where expressly agreed.

21. General framework agreement terms:

- 21.1. Except for the additional conditions below, the terms and conditions are in line with the Framework Agreement GLA 80405.
- 1.2. Bidders may not propose amendments to the contract. If bidders wish to seek clarification in relation to any provision of the contract, they should do so by asking a clarification question and submitting that question in accordance with the paragraphs under the tender clarifications as stated at 3.
- 22. Additional terms to the framework agreement:**
- 22.1. The contractor will use branding as stated by GLA for all and any activities undertaken. The contractor agrees not to use its own branding when providing the Services and not to take any actions promoting the contractor or which indicate that the contractor is providing the Services rather than the GLA.

Attachment 2

Proposal

The Service Provider has detailed below how it proposes to deliver the Services set out in Attachment 1.

1. Proposed Solution

This is detailed in the attached method statement explaining how the work will be undertaken. Including a Project Plan

2. Charges

These are detailed in the attached Pricing Schedule(s). The rates used to calculate the Charges do not exceed the Rates set out in Schedule 4 of the Agreement.
£102,900.

3. Service Team and Personnel

Details of the Service Provider's Manager, and Personnel, including grades and areas of responsibility are included. Please see attached copies of CVs.

4. Experience

Detailed in the method statement including references;

5. Proposed sub-contractors (if any)

Please see method statement:

6. Proposed completion date

Commencement Date: 11 April 2017

Completion Date: 31 January 2019

7. Insurance

As stated in the Agreement .

8. Other Information

The total liability of the Service Provider in the aggregate for all claims shall be limited £2,000,000 (two million pounds). Nothing in this clause shall operate to exclude or limit the Consultant's liability for death or personal injury.

1 Overview and understanding

1.1.1 The economic context

The Mayor's Economic Development Strategy (EDS) is key to realising the Mayor's legal duties to consider economic development, wealth creation and social development. It will set out a vision and objectives for London's economy, and actions to achieve these. The EDS will be in line with Mayor Khan's vision for the city and the latest 2016 London Plan², taking into consideration the key opportunities and challenges that face the capital.

Box 1: Mayor Khan's key manifesto³ priorities include, but are not limited to:

- Business support: Priorities around including businesses in decision making, supporting workforce competitiveness and championing London at home and abroad.
- Infrastructure: Priorities around improving the transport infrastructure to keep the city moving.
- Housing market: Priorities on affordable housing to rent and buy, tackling homelessness and long term housing provision.
- Labour market: Priorities around a new Skills for London Taskforce, stronger science, technology, engineering and mathematics (STEM) policies and devolution of further education powers in the city.

Economic development is also inherently dependent on other Mayoral policy initiatives too (as expressed in the 2016 Manifesto and October 2016 report 'A City for all Londoners'), for example: an improved transport network is crucial to supporting economic activity, safer communities lead to a stronger and more confident population and workforce, and a cleaner, and more equal city protects its residents and attracts the best talent.

The IIA approach addresses all of the Mayor's legal duties to carry out comprehensive assessments of the plan and its proposed policies within one integrated process. Undertaking an IIA will also enable the development of a more robust and sustainable EDS for London, providing a clear and transparent audit trail for policy decision-making.

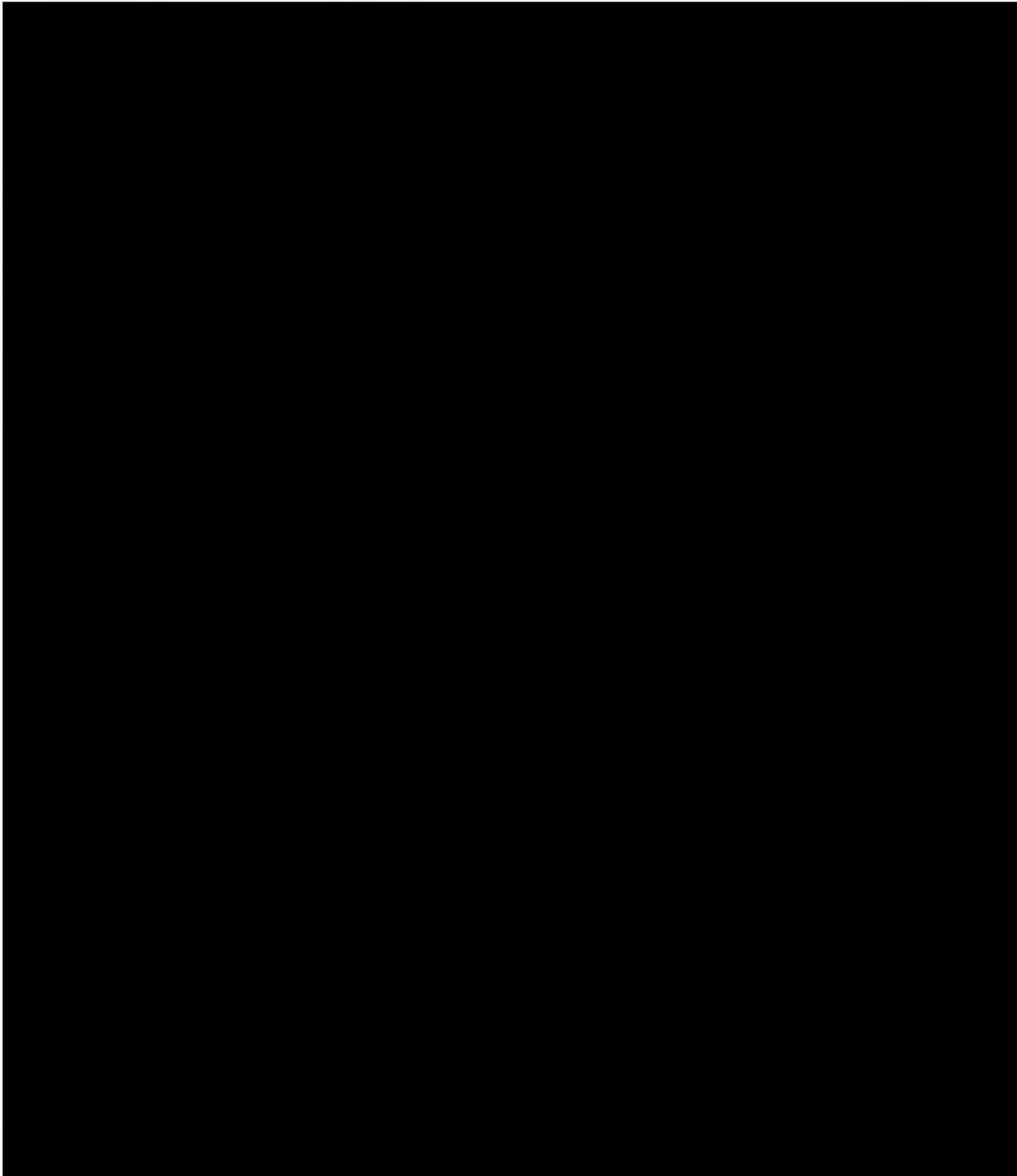
1.2 How will Mott MacDonald meet your needs and add value?



¹ Economic development and wealth creation (GLA Act 1999, as amended); Social development (GLA Act 1999, as amended)

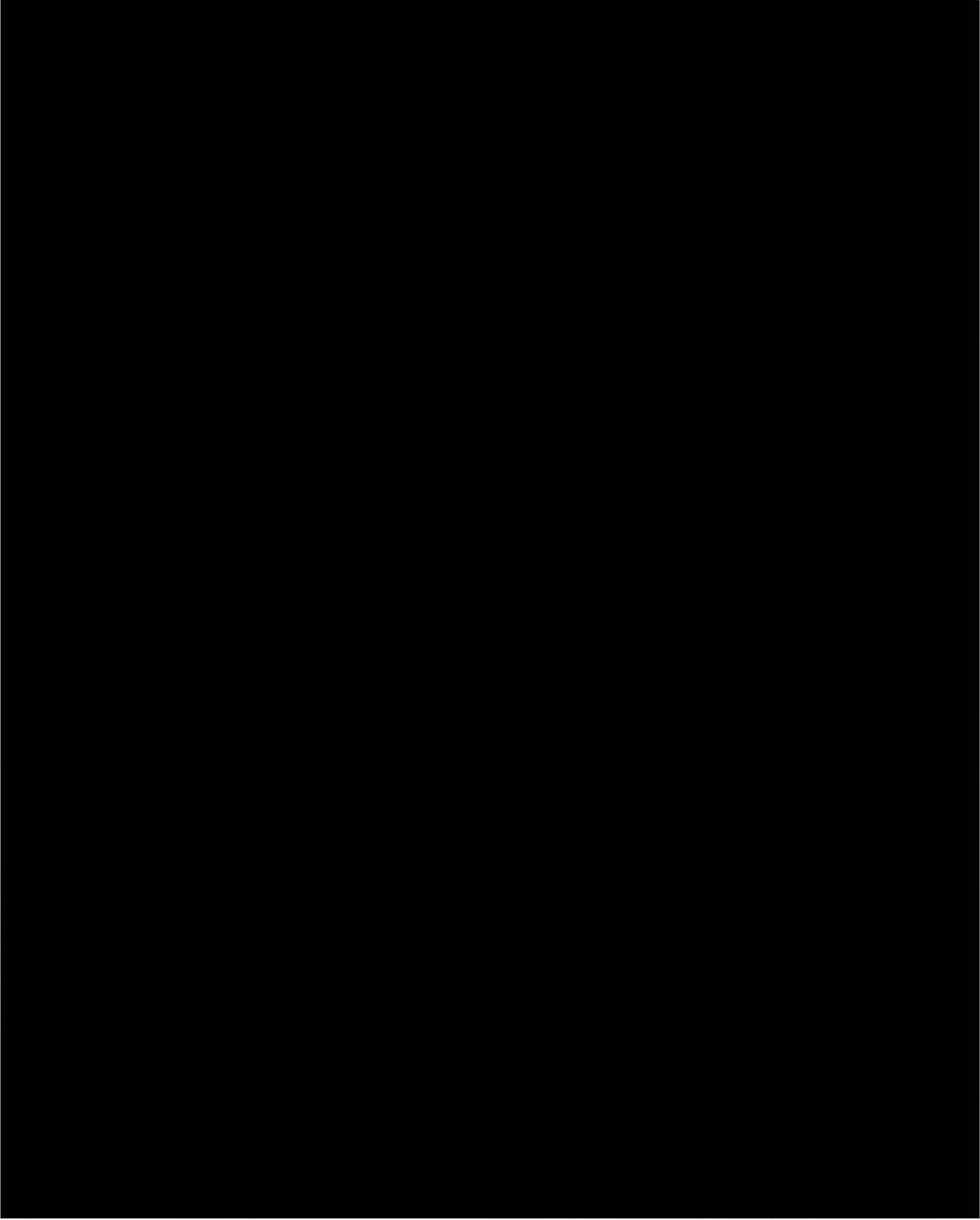
² GLA (2016) The London Plan

³ Sadig Khan (2016) A Manifesto for all Londoners

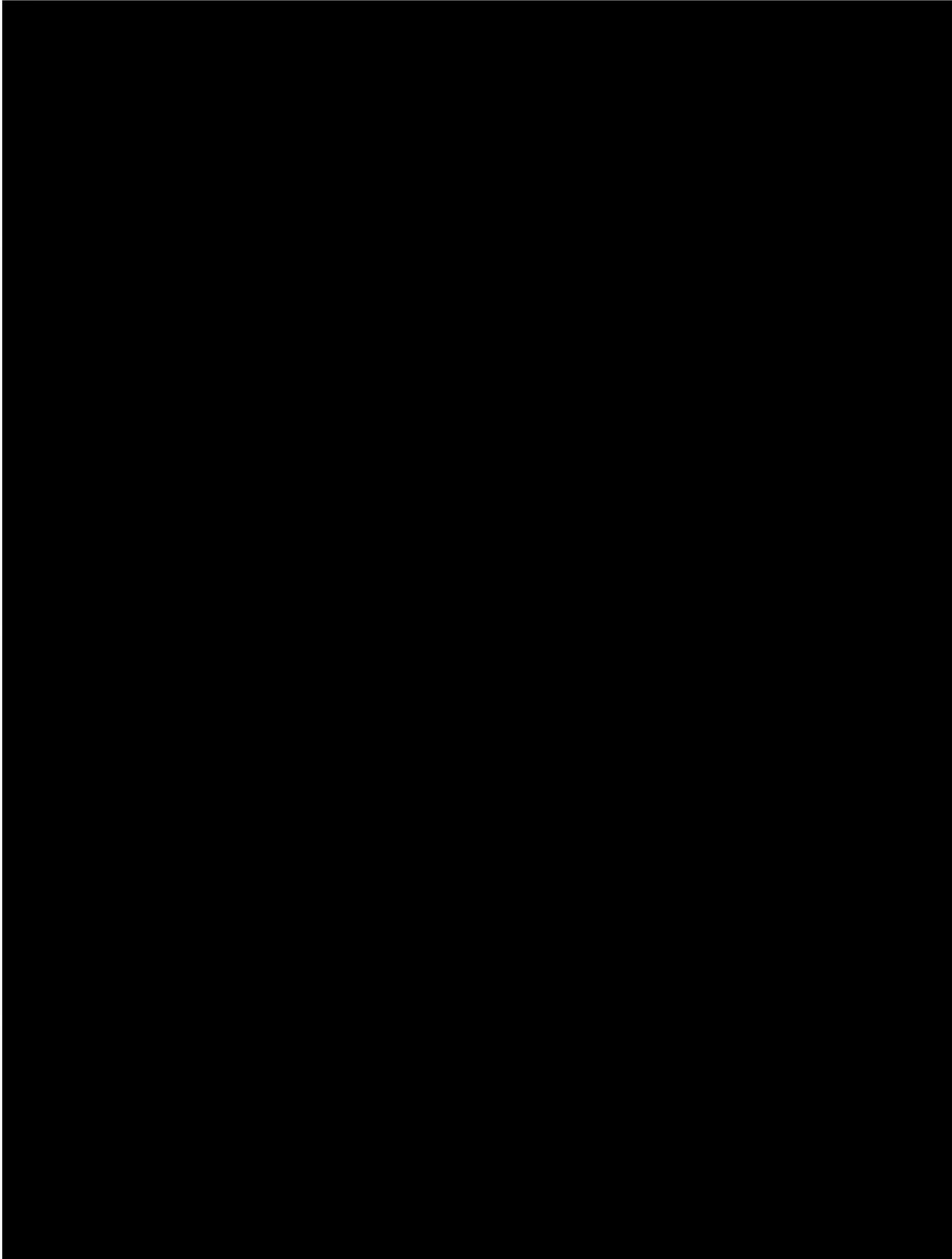


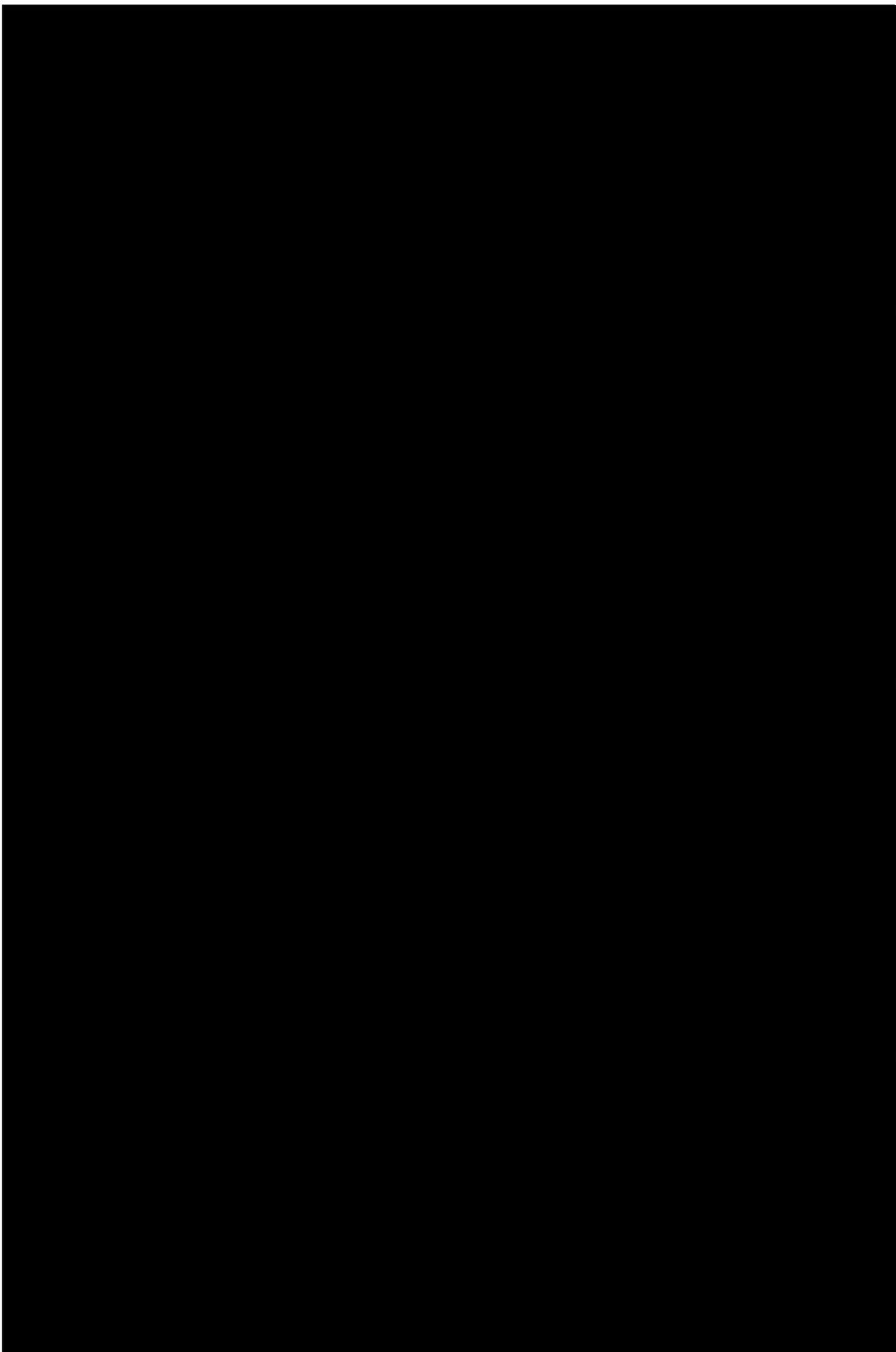
⁴ Public Health England (2007): The case for Integrated Impact Assessment. Accessed: <http://www.apho.org.uk/esource/view.aspx?RID=48174>

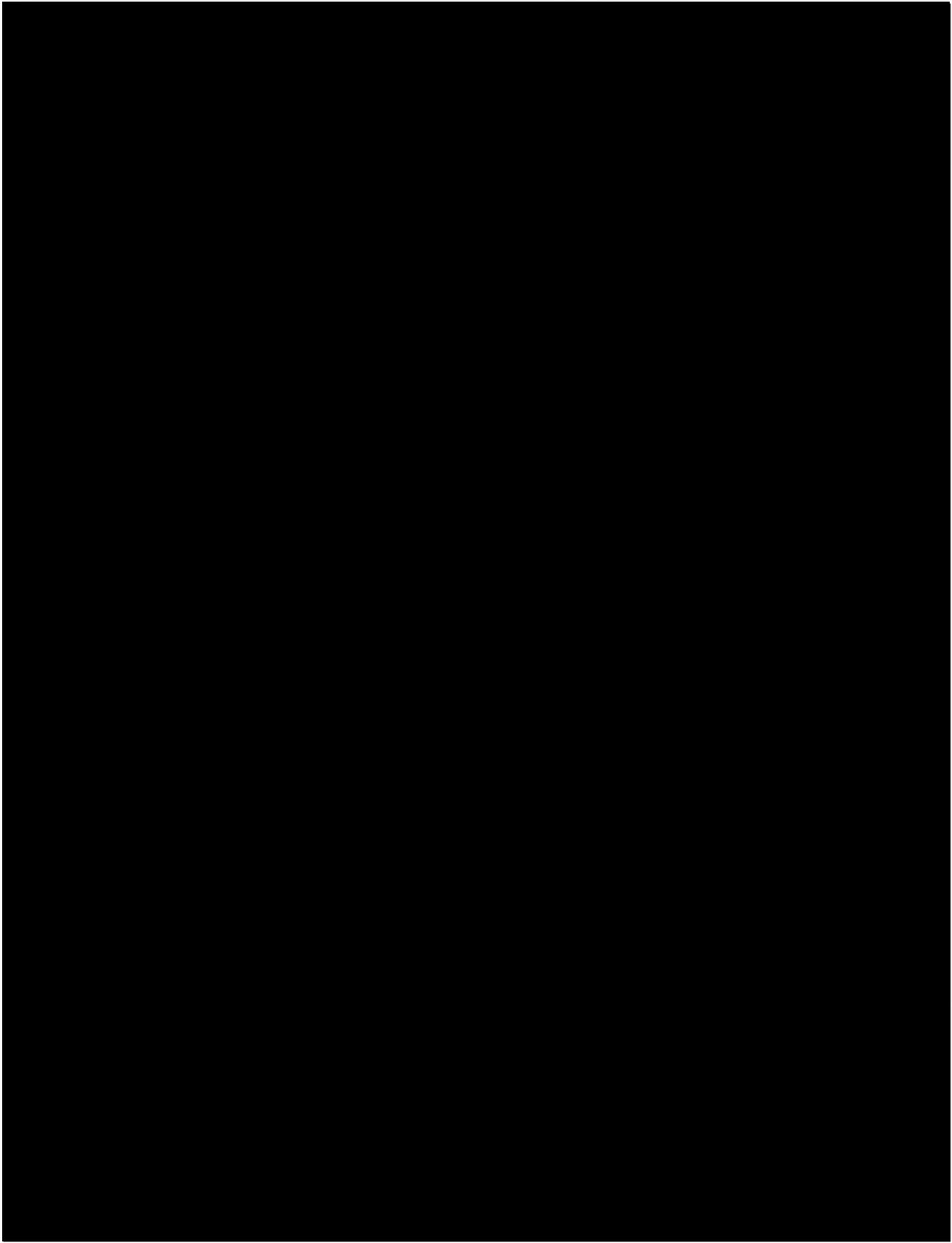
This will be used for all strategies aligned with the London Plan.

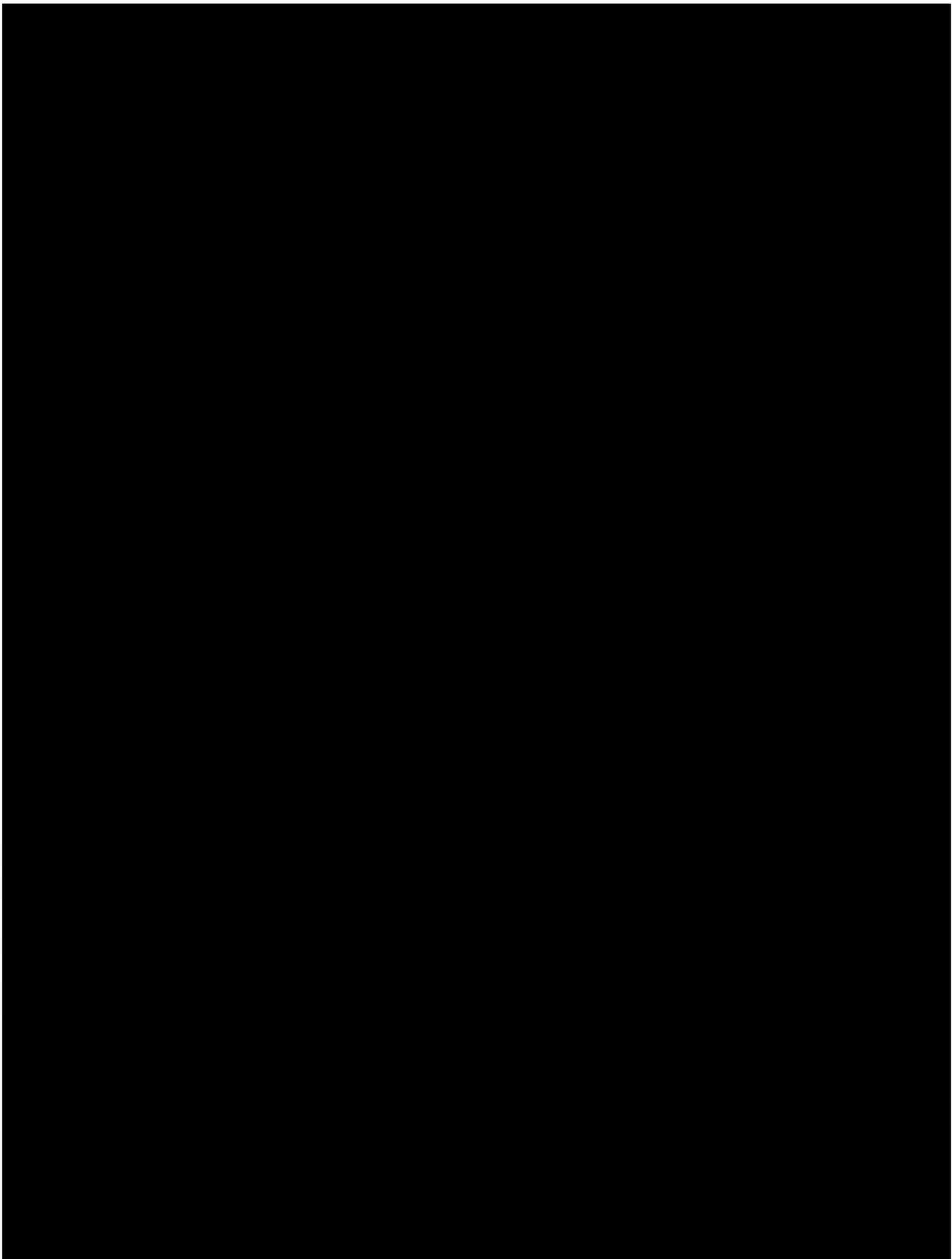


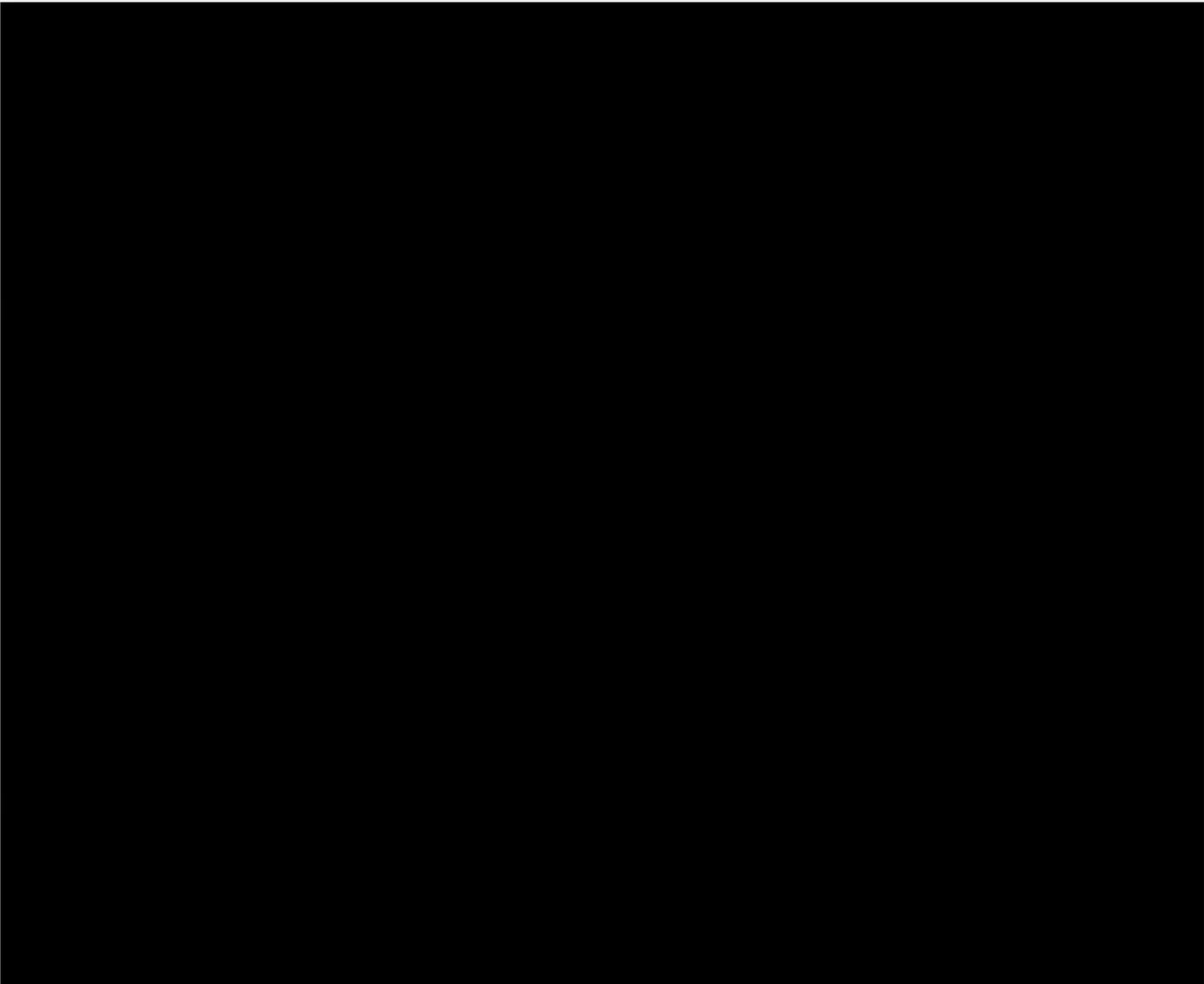
2 Methodology



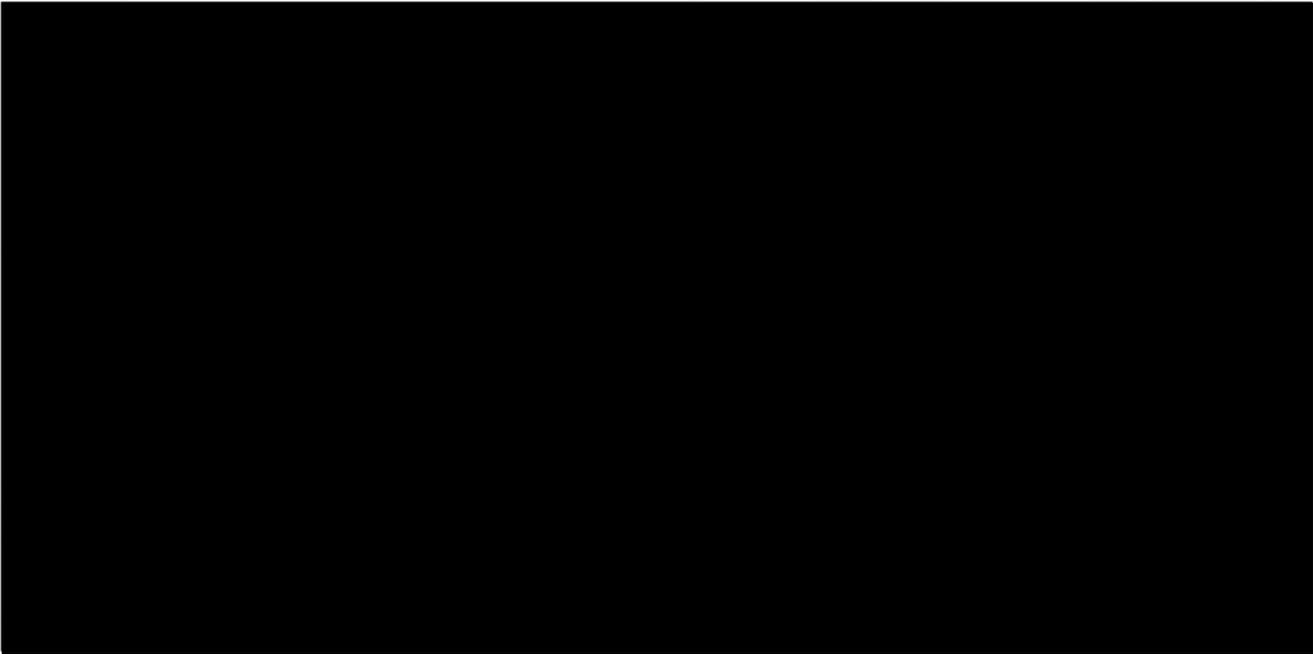








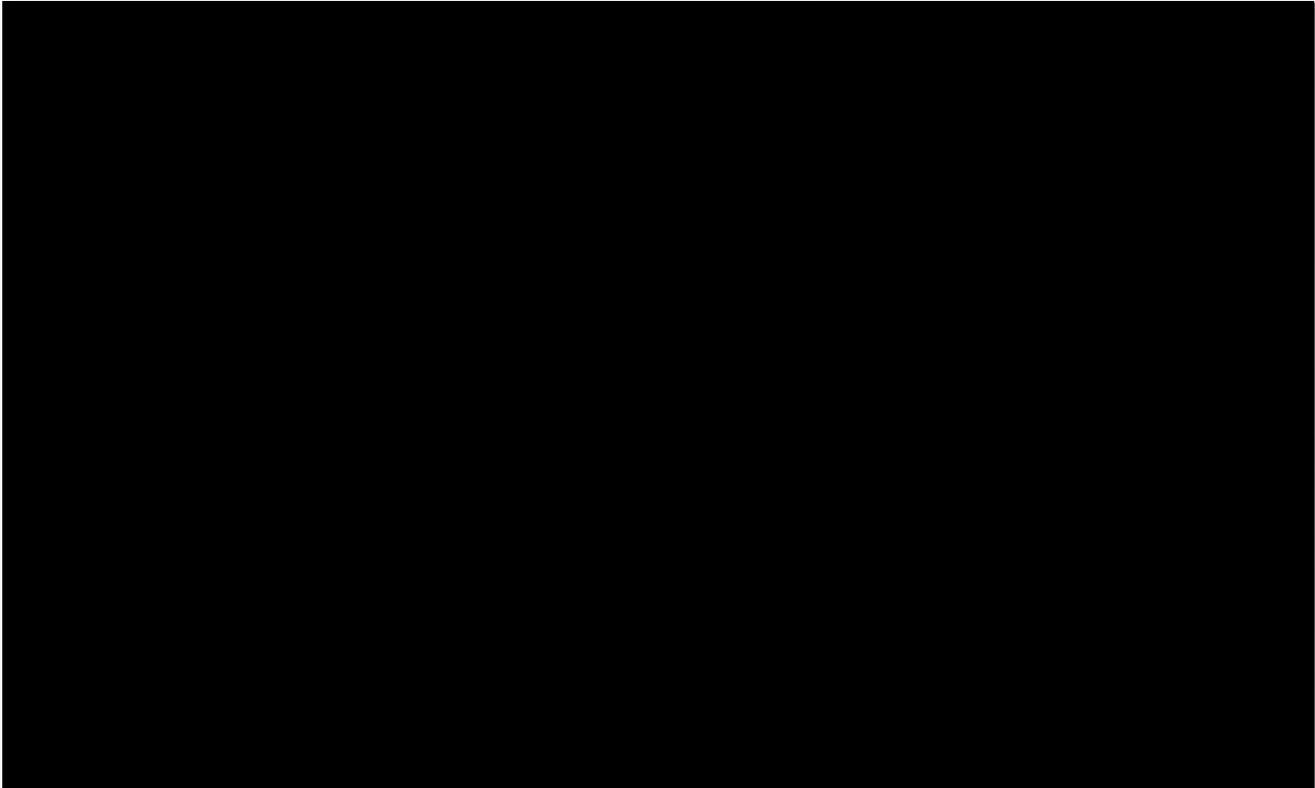
⁹ This will demonstrate how environmental considerations have been integrated into the EDS, how consultation responses and have been addressed, the reasons for choosing the EDS as adopted, and measures proposed for monitoring.



3.1 Project plan

3 Project plan

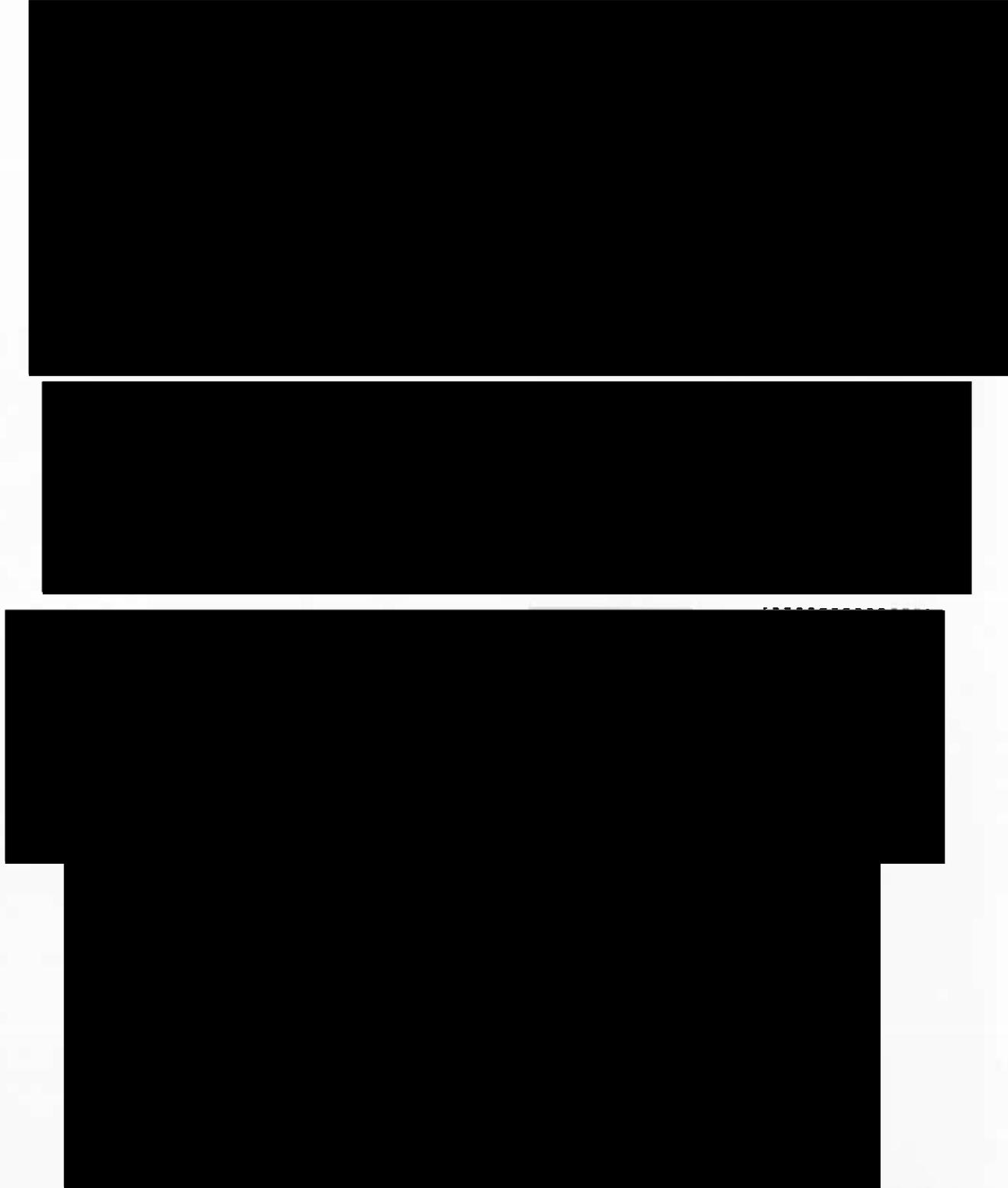
4 Resource schedule

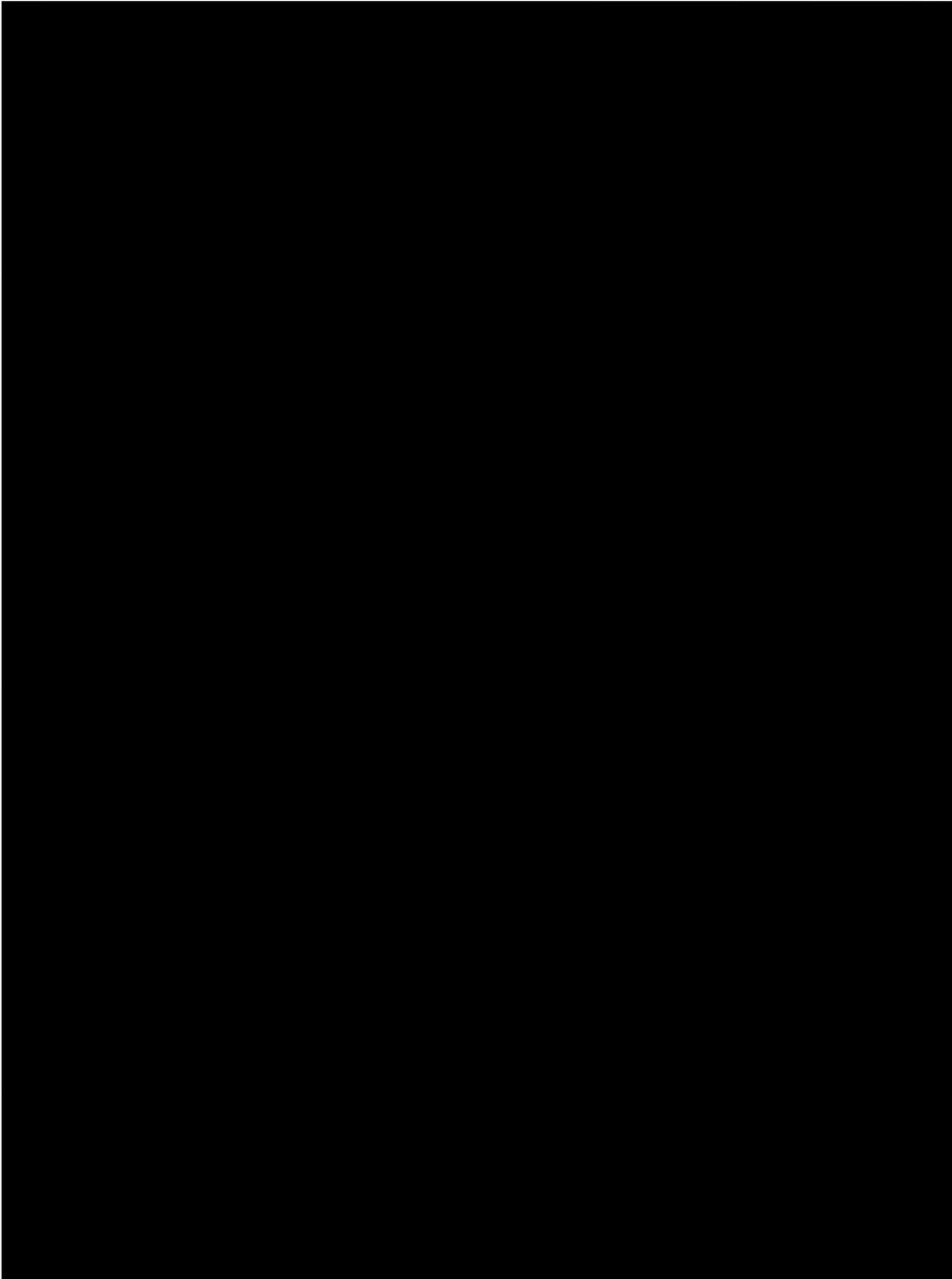


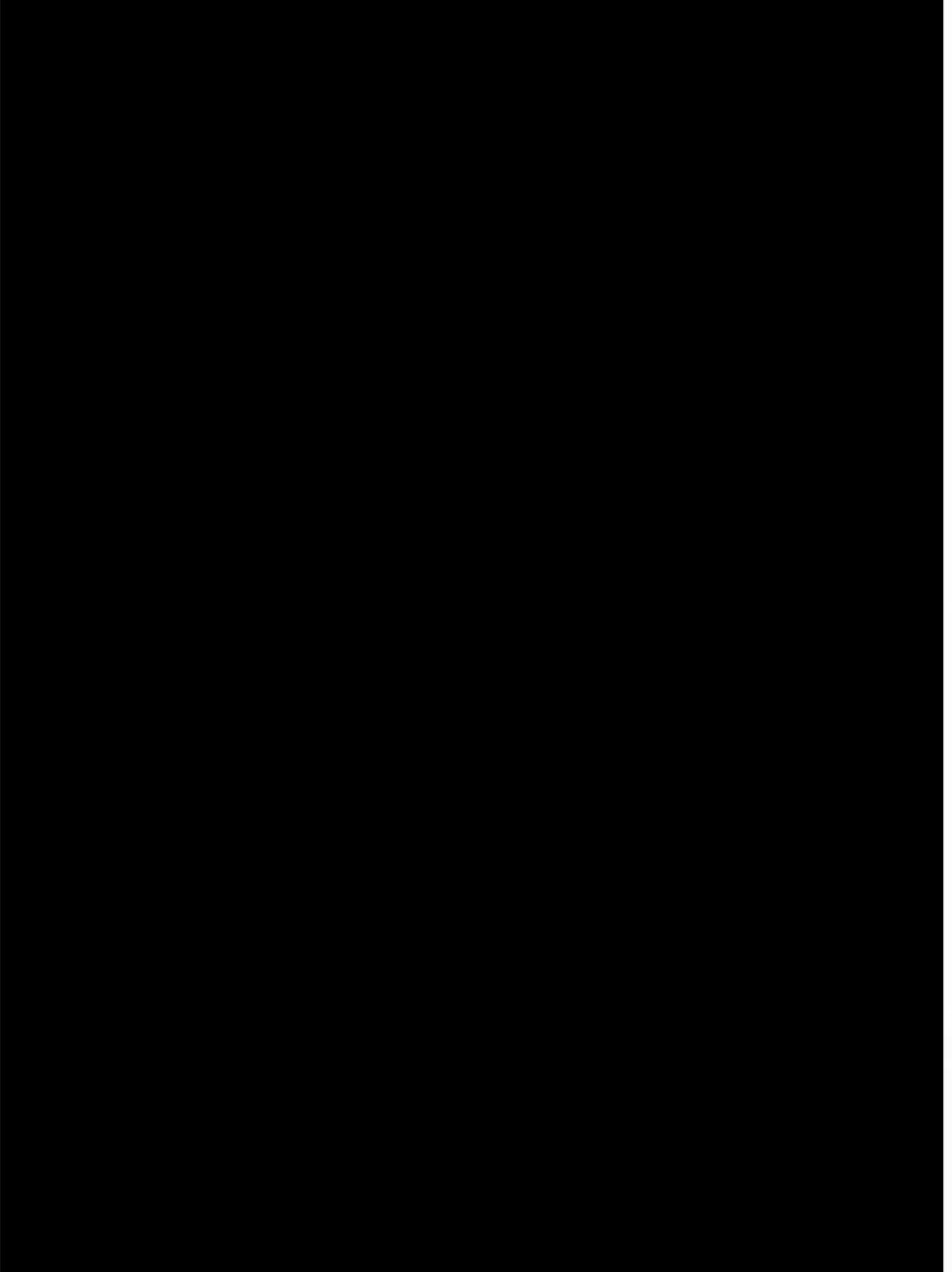
5 Our team

The organogram below sets out the team structure.

Figure 4: Team organogram









FEBRUARY 2017

IIA SCOPING REPORT

**INTEGRATED IMPACT
ASSESSMENT OF THE
LONDON PLAN**

MAYOR OF LONDON

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Greater London Authority
February 2017

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All figures GLA Planning unless stated

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1 INTRODUCTION

This chapter sets out the background, purpose and the status of the IIA Scoping Report and provides an overview of the contents of the rest of the report.

1.1 OVERVIEW

- 1.1.1 The GLA is a unique form of strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly. The Mayor is responsible for drafting a number of statutory strategies and for setting the budget for the GLA and its functional bodies.
- 1.1.2 The Greater London Authority Act (as amended) places responsibility for strategic planning in London on the Mayor, and requires him to produce a Spatial Development Strategy for London (also known as the London Plan); he is also required to keep it under review. The Greater London Authority Act 2007 gave the Mayor additional powers, including powers to 'call in' and determine some major planning applications. The Act devolved responsibilities from Whitehall to the Mayor to tackle climate change and health inequalities in London. There are currently discussions underway about the further devolvement of powers across a range of issues.
- 1.1.3 Following his election in 2016, Mayor Sadiq Khan indicated that a full review of the London Plan would be undertaken leading to the adoption of a new London Plan in 2019.
- 1.1.4 An key part of reviewing the London Plan is the requirement to undertake an Integrated Impact Assessment (IIA). This scoping report is the first stage of the Integrated Impact Assessment and incorporates the statutory and non-statutory requirements of:
- Strategic Environmental Assessment (SEA)
 - Sustainability Appraisal (SA)
 - Equalities Impact Assessment (EqIA);
 - Health Impact Assessment (HIA); and
 - Community Safety Impact Assessment (CSIA)
 - Habitats Regulation Assessment (HRA);

1.2 PURPOSE OF THIS IIA SCOPING REPORT

- 1.2.1 This IIA Scoping Report sets out, for the purposes of consultation, the proposed scope of issues to be addressed in the IIA and the approach to be undertaken in assessing them. The document aims to outline the baseline information and evidence which is needed to inform the IIA of the emerging London Plan objectives and policies. This is based on identification review of plans and programmes which are relevant to the study area and an assessment of the environmental, economic and social baseline information.
- 1.2.2 From an assessment of the baseline, this IIA Scoping Report identifies key social, environmental and economic issues facing London and provides a framework for assessing the likely impacts of the London Plan in terms of how it will contribute to resolve such issues and

ultimately how it will contribute to sustainability. The framework consists of IIA objectives and guide questions which will examine whether the spatial approach to development and policies set out in the London Plan are sustainable.

1.2.3 The IIA Scoping Report provides consultees with an early opportunity to comment on the IIA process. In accordance with the Office of the Deputy Prime Minister (ODPM) SEA Guidance, A Practical Guide to the Strategic Environmental Assessment Directive (2005), our approach should provide:

- An understanding of the context of the London Plan and its likely scope (Chapter 2)
- The approach of the IIA, the topics it will need to consider and to what level of detail (Chapter 3)
- Identification of other policies, plans, programmes and sustainability objectives and key issues related to them (Chapter 4 and Appendix A)
- An understanding of the baseline situation and its likely evolution in the absence of a revised London Plan, and other evidence likely to be available to the assessment, with any important gaps identified (Chapters 5 and 6)
- The proposed IIA objectives and framework to assess the sustainability of the London Plan and alternatives; (Chapter 7)
- An overview of the proposed approach to undertaking the assessment (Chapter 7)

1.2.4 The Scoping Report aims to provide sufficient information to key stakeholders on the proposed approach to the IIA for the London Plan review. The final results of the IIA will be described in a full IIA report that will be published at the same time as the draft new London Plan in Autumn 2017. A full public consultation process will be undertaken for both documents and stakeholders and the public will be provided with the opportunity to comment on the IIA Report.

1.2.5 Figure 1.1 signposts the reader to where the key issues under the respective elements of the IIA can be found in the Scoping Report, with specific reference to the topics which should be addressed under the SEA Directive in conformity with the DCLG guidance.

Figure 1.1: SEA, SA, EqIA, HIA, and CSIA Topics and their Coverage in the IIA Scoping Report

SEA Directive Assessment of Effects Issues	IIA Topics	Issues under: SEA, HIA, EqIA, SA, CSIA	Where can be found in this IIA Scoping Report
Population	Demographic, Social Integration and Inclusion	SEA, SA, EqIA	Sections 5.2, 5.3, Figures 6.1, 7.1, Appendix B
	Economic competitiveness and employment	SEA, SA, EqIA	Sections 5.10, 5.11, Figures 6.1, 7.1 Appendix B
	Education and Skills	SEA, SA, EqIA	Section 5.12, Figures 6.1, 7.1, Appendix B
	Connectivity	SEA, SA, EqIA, HIA, CSIA	Section 5.8, Figures 6.1, 7.1 Appendix B
Material Assets	Materials and waste	SEA, SA, EqIA	Section 5.23, Figures 6.1, 7.1 Appendix B
	Housing and Sustainable land use	SEA, SA, EqIA, HIA	Sections 5.6, 5.7, Figures 6.1, 7.1, Appendix B
Human Health	Health and health inequalities	SEA, SA, EqIA, HIA	Section 5.4, Figures 6.1, 7.1, Appendix B
	Accessibility	SEA, SA, EqIA, HIA, CSIA	Section 5.9, Figures 6.1, 7.1, Appendix B
	Crime, safety and security	CSIA, SA, EqIA, HIA	Section 5.5, Figures 6.1, 7.1, Appendix B
	Noise and vibration	SEA, EqIA, HIA	Section 5.24, Figures 6.1, 7.1, Appendix B
Fauna & Flora Biodiversity	Natural environment and natural capital	SEA, SA, EqIA, HRA	Section 5.19, Figures 6.1, 7.1, Appendix B
Soil	Geology and soils	SEA, SA, HIA	Section 5.22, Figures 6.1, 7.1, Appendix B
Water	Water resources and quality	SEA, HRA, HIA, SA, EqIA	Section 5.17, Figures 6.1, 7.1, Appendix B

SEA Directive Assessment of Effects Issues	IIA Topics	Issues under: SEA, HIA, EqIA, SA, CSIA	Where can be found in this IIA Scoping Report	
		SEA, SA, EqIA, HIA Appendix B	Section 5.14, Figures 6.1, 7.1, Appendix B	
Climatic Factors	Air quality	SEA, SA, EqIA, HIA	Section 5.15, Figures 6.1, 7.1, Appendix B	
	Climate change adaptation and mitigation	SEA, SA, EqIA, HIA	Section 5.16, Figures 6.1, 7.1, Appendix B	
	Energy use and supply	SEA, SA, EqIA, HIA	Section 5.18, Figures 6.1, 7.1, Appendix B	
	Flood risk	SEA, SA, HIA	Section 5.21, Figures 6.1, 7.1, Appendix B	
	Cultural Heritage including Architecture & Archaeological Heritage	Historic Environment	SEA, SA, EqIA, HIA	Section 5.13, Figures 6.1, 7.1, Appendix B
		Culture	SEA, SA, EqIA	Section 5.21, 5.20, Figures 6.1, 7.1, Appendix B
	Landscape	Historic Environment and Landscape	SEA, SA, EqIA, HIA, CSIA	Section 5.21, 5.20, Figures 6.1, 7.1, Appendix B

1.3 ENGAGEMENT AND CONSULTATION

- 1.3.1 An internal GLA steering group has been set up to develop a consistent IIA framework for all Mayoral strategies. The framework will include a common set of IIA objectives to be used for the assessment stage of the IIAs for each strategy. The guide questions which sit underneath each of the IIA objectives will be relevant and specific for the individual strategies.
- 1.3.2 The GLA and TfL held a workshop with key stakeholders on 14 June 2016 to identify key issues and consider a consistent set of IIA objectives which could apply to all relevant Mayoral strategies. This has directly informed the IIA objectives identified in this report. A full list of workshop participants can be found in Appendix E.
- 1.3.3 Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004 defines certain organisations with environmental responsibilities as consultation bodies. In England the statutory consultation bodies are Historic England, Natural England and the Environment Agency.
- 1.3.4 This IIA Scoping Report will be provided for comment to the statutory consultees as well as well as other key stakeholders for a period of five weeks.

If you would like to comment on any part of this document please respond by any of the following means:

by e-mail to:

by post to:



The consultation period will run from 14th February 2017 to 21st March 2017 for a 5 week period.

2 THE LONDON PLAN

This chapter gives an overview of the London Plan, its current status and the need to revise the strategy. It describes the proposed approach to a revised strategy and provides an account of its scope.

- 2.1 ABOUT THE LONDON PLAN (SPATIAL DEVELOPMENT STRATEGY)**
- 2.1.1 The London Plan outlines the parameters for London's growth, including homes and job numbers, housing delivery targets for boroughs, and a range of strategic policies – with which the boroughs' Local Plan policies must be in general conformity.
 - 2.1.2 The latest London Plan was published in March 2016 and is a consolidated version based on the 2011 Plan (under the previous Mayor Boris Johnson) – including three minor alterations (Revised Early Minor Alterations 2013, Further Alterations 2015 and Minor Alterations 2016).
 - 2.1.3 After his election in May 2016, the Mayor of London Sadik Khan announced that a full review of the London Plan will be undertaken leading to the adoption of a new plan in 2019.
 - 2.1.4 As part of this early stage in the review, the Mayor formally published A City for All Londoner document in October 2016 which sets out his direction of intent for all his strategies, including the London Plan, providing an opportunity for early engagement in the development of all his strategies. Within this direction of travel document the Mayor has set out a vision for good growth:

"To build a London where no community feels left behind and where everyone has the opportunities they need to fulfil their potential

To accommodate as much growth as possible within London – protecting land for employment across London but particularly in the centre and intensifying housing developing around stations and well connected town centres so that people can live in convenient locations.

Ensure that people can access decent and affordable housing, jobs, culture and social infrastructure across the city, that methods of transport keep pace with the number of people needing to travel, and that the environment is protected and enhanced – in a bold and positive response to unprecedented growth pressures.

Bring forward more housing on Transport for London (TfL) and other public-sector land. Help the development industry to do more – and, importantly, offer a variety of affordable housing types – low-cost rented, the London Living Rent and shared ownership – working towards a target of 50 per cent of new homes in the capital being affordable.

Preserve and enhance London's global competitiveness on all fronts – delivering world-class transport infrastructure, arguing for an immigration system that prioritises access to talent, and protecting our environment and our world-class culture so that people and businesses from around the world continue to choose London.

Increase opportunities for all Londoners – from different backgrounds and of all ages – to ensure that everyone benefits from the capital's economic success.

Promote economic activity across London, day and night, and take account of the particular needs of small businesses operating in the capital.

Protect and enhance the environment - including the Green Belt. Bring air quality back down to safe levels as soon as possible, and by 2050 London to be zero carbon – which can be achieved in part by introducing measures for cleaner, more efficient energy production and use.

The city to be green, healthy and more attractive - reducing traffic and encouraging cycling and walking on ‘Healthy Streets’.

Protect the city’s heritage and culture and promote good design in public spaces to improve everyone’s quality of life.

To be a stronger, more cohesive and social integrated city by addressing inequalities, tackling disadvantage and discrimination and promoting full participation in the life of the city. Making sure that in every area of policy, they are given the resources they need to make London a more equal city.

Redefining the priorities of the Met Police to bring policing closer to communities; to protect young people, particularly from the dangers of knife crime; to confront violence against women and girls; to combat hate crime, extremism and terrorism; and to improve the criminal justice system so that it really works for all Londoners.”

The vision and objectives for the London Plan will derive from those in the ‘A City for All Londoners’ document, as set out above.

Growth challenges

2.1.5 Figure 2.1 sets out the key drivers of growth that the new London Plan will need to consider.

Figure 2.1: Key drivers of growth for London

Economic and demographic growth parameters to 2041 for the new London Plan	
Population	<ul style="list-style-type: none"> • 8.7 million people at 2015 • 2016 London Plan: projected growth of 76,000 people per year to 2036 • latest projections: projected growth of 72,000 people per year to 2041
Households	<ul style="list-style-type: none"> • 3.4 million households at 2014 • 2016 London Plan: projected growth of 40,000 households per year to 2036 • latest projections: projected growth of 46,000 households per year to 2041
Housing need	<ul style="list-style-type: none"> • 2016 London Plan: assessed need of 49,000 homes per year to 2036 • latest indications: 56,000+ homes per year to 2041?
Housing capacity	<ul style="list-style-type: none"> • 2016 London Plan: borough annual housing targets set at 42,000 homes in aggregate plus capacity sufficient to meet need (49,000 pa) to be identified • housing pipeline of 260,000 (planning approvals) • annual completions averaging only 25,000 per year (29,600 a year if non self-contained and vacant homes returning into use are included) • future housing capacity to be determined (2017 SHLAA)
Employment	<ul style="list-style-type: none"> • 5.6 million jobs at 2015 • 2016 London Plan: projected growth of 32,000 jobs per year to 2036 • latest projections: projected growth of 46,000 jobs per year to 2041

Policy Levers

- 2.1.6 The growth challenges described above can be tackled by applying different policy levers, various combinations of which will result in different spatial patterns of development for London (the spatial options). Some of these have been explored in Outer London Commission reports, commissioned by the previous Mayor, as well as joint work with Transport for London on options for transport infrastructure and through independent studies (see Appendix F). These include (noting many of these may overlap):
- focusing growth in CAZ/Isle of Dogs, opportunity and intensification areas, housing zones, the higher order town centres, Strategic Outer London Development Centres and locations well served by public transport, together with selective release of industrial land for housing. Note that this is the approach favoured by the current Plan.
 - promoting higher levels of growth in the above locations, recognising transport capacity constraints
 - housing density uplift
 - estate renewal
 - better use of public landholdings (including TfL's)
 - marginal industrial/brownfield land release – but not to the extent that London's core industrial base is compromised
 - suburban intensification
 - station intensification zones/areas
 - growth corridors in and extending beyond London (pulls all the above together but with a particular focus on strategic transport infrastructure (eg CrossRail1, High Speed 2, CrossRail2)
 - improved efficiency – making better use of existing housing stock and the pipeline of approvals,
 - metroisation (more frequent services on existing lines),
 - addressing barriers to housing delivery
 - green belt review/selective green belt release
 - Duty to Cooperate agreements with authorities outside London to take an element of London's growth (housing and/or industry)
- 2.2 **SPATIAL DEVELOPMENT OPTIONS**
- 2.2.1 As part of the London Plan review, high level spatial development options will be tested to assess strategic land use alternatives for London.
- 2.2.2 The options to be considered envisage that the new London Plan will strongly support economic growth, recognising that sustaining and enhancing the agglomerations of global and national activities in CAZ/Canary Wharf will be central to this but that opportunities must be taken to foster a faire, more accessible economic geography across London with a renewed emphasis on social integration and cohesion.
- 2.2.3 The new London Plan will also outline a stronger spatial emphasis with an increased focus on the delivery of development through the intensification of more parts of London.
- 2.2.4 The decision to leave the EU will also have implications for a range of policy areas the Plan will

need to consider, including London's economic competitiveness, access to labour markets and migration patterns.

2.2.5 At this stage in the review process spatial development options are still being finalised, however with reference to the available London Plan policy levers described above, three options are currently being explored.

1) the current London Plan's approach

- 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
- SOLDCs and other locations well served by public transport
- 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,
- improved efficiency of existing stock – provision of realistic and attractive

alternatives (eg sheltered or specialist housing) to allow movement of under occupiers to free up existing stock and addressing barriers to delivery of the substantial pipeline of planning approvals

3) 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
- selective Green Belt release for housing, especially in Development Corridors – led by the boroughs as part of their Local Plan review
- increased focus on DTC beyond London – targeting investment in strategic infrastructure there to enable partners to share housing delivery across the wider region

3 THE PROPOSED APPROACH TO THE INTEGRATED IMPACT ASSESSMENT

This chapter describes the purpose of the IIA, its role in the decision-making process and outlines the IIA process. The IIA is an integral part of good plan-making that identifies and reports on the likely significant effects of the London Plan and the extent to which implementation of the London Plan will achieve sustainable development. This chapter describes how this will assist the Mayor in fulfilling the objective of meeting the legal requirements for a Strategic Environmental Assessment and other requirements to have regard to economic, environmental and social impacts, and also explains the benefit of integrating different methods of appraisal and evaluation into a coherent single impact assessment.

3.1 PURPOSE OF THE IIA

3.1.1 The purpose of the IIA is to promote sustainable development through better integration of sustainability considerations into plan preparation and adoption. IIA is an integral part of good plan-making and should not be seen as a separate activity. It is an iterative process that identifies and reports on the likely significant effects of a plan or strategy and the extent to which implementation of the plan or strategy will contribute towards sustainable development.

3.1.2 The aim of the IIA is to help to identify and assess different strategic options and help advise on the most sustainable solutions. It also aims to minimize negative impacts, optimize positive ones, and compensate for the loss of valuable features and benefits. The IIA informs decision-makers about the environmental and sustainability consequences of the proposed London Plan policies which can then be considered alongside financial, technical, political and other concerns. Thus IIA adds an additional dimension to the decision-making process. The IIA process is, in many ways, a model for good plan-making. The more the plan-making and assessment processes are integrated, the more effective the assessment is likely to be.

3.2 WHAT IS IIA?

3.2.1 The aim of facilitating sustainable development requires the use of different disciplinary approaches to the impact assessment of plans and programmes, which can give a balanced consideration to the multidimensional nature of sustainable development targets.

3.2.2 The IIA is an assessment tool which uses an integrated appraisal approach across a number of topics to measure the potential impacts of the new London Plan. The IIA delivers SEA and SA requirements as well as looking in more depth into the issues of health, equality and community safety. By adopting this approach, the IIA provides for a thorough assessment of the respective aspects of sustainability.

3.2.3 The IIA is a strategic-level quantitative and qualitative assessment and is based on broad assumptions and judgements. It gives consideration of the significant environmental/sustainability effects of the London Plan and of reasonable alternatives that takes into account the objectives and the geographical scope of the strategy. The IIA is a tool for improving the strategic action proposed by London Plan, which may be changed as a result of the IIA, with a focus on different objectives, different means of achieving these objectives, and different forms of implementation.¹ It also promotes participation of other stakeholders in the decision-making process and focuses on key environmental/sustainability constraints.

¹ Therivel, R. (2010) *Strategic Environmental Assessment in Action*. 2nd Edition. Earthscan: London.

3.3 APPROACH TO IIA

3.3.1 The proposed policies within the new London Plan will be subject to the following assessments, of which the findings will be collated into the overall IIA Report:

- Strategic Environmental Assessment (SEA);
- Sustainability Appraisal (SA)
- Equalities Impact Assessment (EqIA);
- Health Impact Assessment (HIA);
- Community Safety Impact Assessment (CSIA);
- Habitats Regulation Assessment (HRA);

3.3.2 The requirement for each assessment is discussed in more detail in Appendix A.

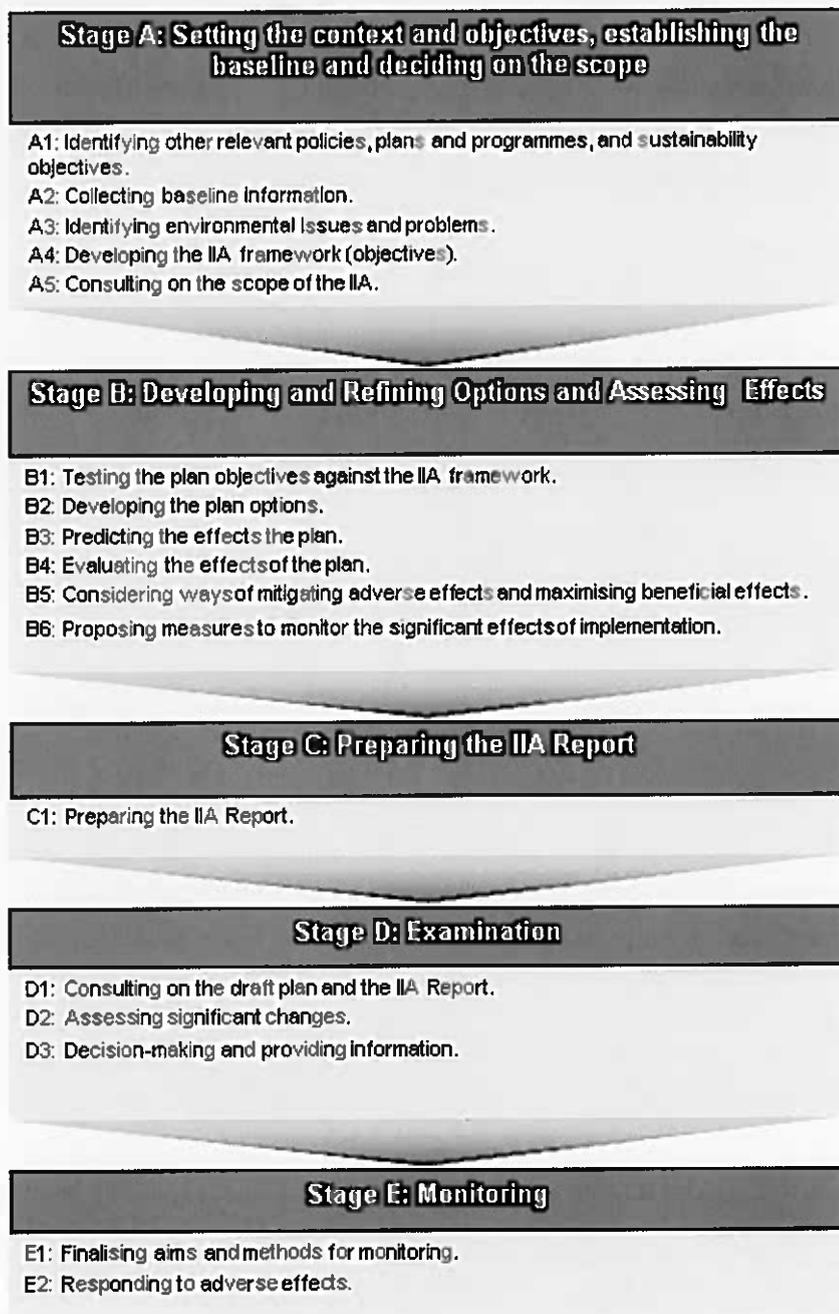
3.4 IIA PROCESS

3.4.1 This IIA Scoping Report follows key legislation, policy and guidance including:

- Directive 2001/42/EC 'on the assessment of the effects of certain plans, and programmes on the environment' (European Commission, 2001) i.e. the SEA Directive.
- Environmental Assessment of plans and programmes Regulations 2004 (SI 2004 No 1633)
- A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005);
- Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment (4th April 2013 European Commission);
- Historic England guidance (2013) on Strategic Environmental Assessment (SEA)/ Sustainability Appraisal (SA) and the Historic Environment;
- Planning Advisory Service (PAS) Good Plan Making Guide. Plan Making Principles for Practitioners (2014);
- National Planning Policy Guidance
- Crime and Disorder Act 1998 (as amended)
- Police and Justice Act 2006
- HUDU Planning for Health (June 2015) Rapid Health Impact Assessment Tool
- Equality and Human Rights Commission (November 2009) Equality impact assessment guidance A step-by-step guide to integrating equality impact assessment into policymaking and review.

3.4.2 The approach to IIA ensures that commonalities, inter-related issues and synergies between the above assessments are identified in a systematic manner and used to inform the development of the new London Plan. In doing this, the IIA will contribute to development of a better informed London Plan which will be enhanced by giving greater consideration to a range of sustainability issues and will identify opportunities to maximise the contributions to sustainable development that the London Plan can make. Previous Scoping Reports that have been prepared for past London Plan and Mayoral strategy assessments have also been reviewed to ensure consistency with this assessment approach.

Figure 3.1: Stages of the IIA process



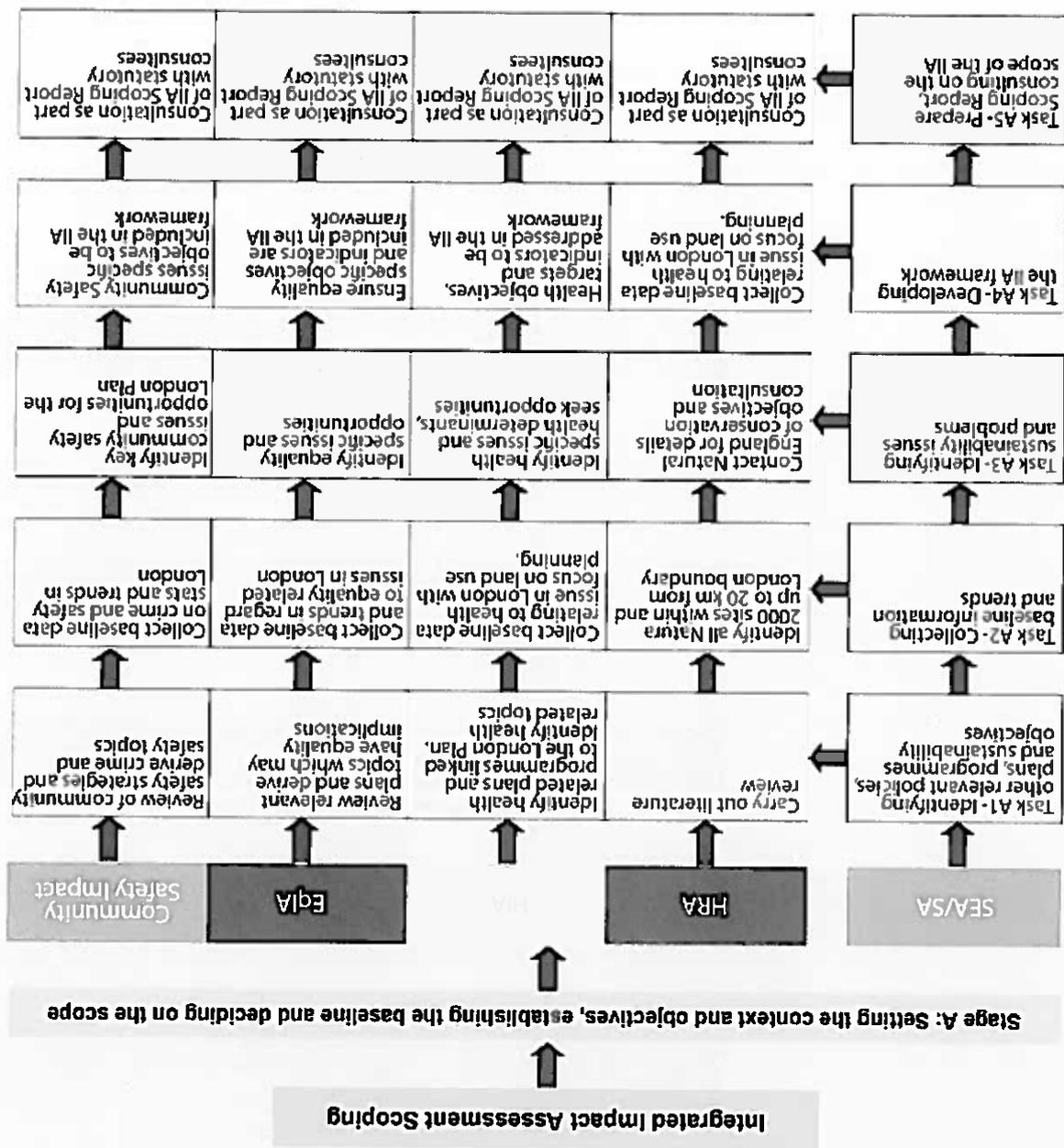
3.4.3 The first stage (**Stage A**) of the IIA process involves setting the context and establishing the baseline against which the London Plan review can be appraised. The key output of this stage is this Scoping Report, which has been developed with input from the statutory and selected non-statutory consultees as part of a workshop in June 2006. It is now subject to further consultation by these consultees.

3.4.4 The scope of the IIA includes environmental, economic and social issues (including health, equality and community safety) to provide a wide ranging assessment of the potential effects

of implementing the policies of the new London Plan. In order to produce this Scoping Report, the IIA process requires a review of relevant plans and programmes as well as the collation and analysis of relevant baseline information. This will help identify key issues and will inform the development of a set of sustainability objectives that will be used in the framework to assess the new London Plan.

3.4.5 A detailed process of IIA at the scoping Stage A is illustrated in Figure 3.2:

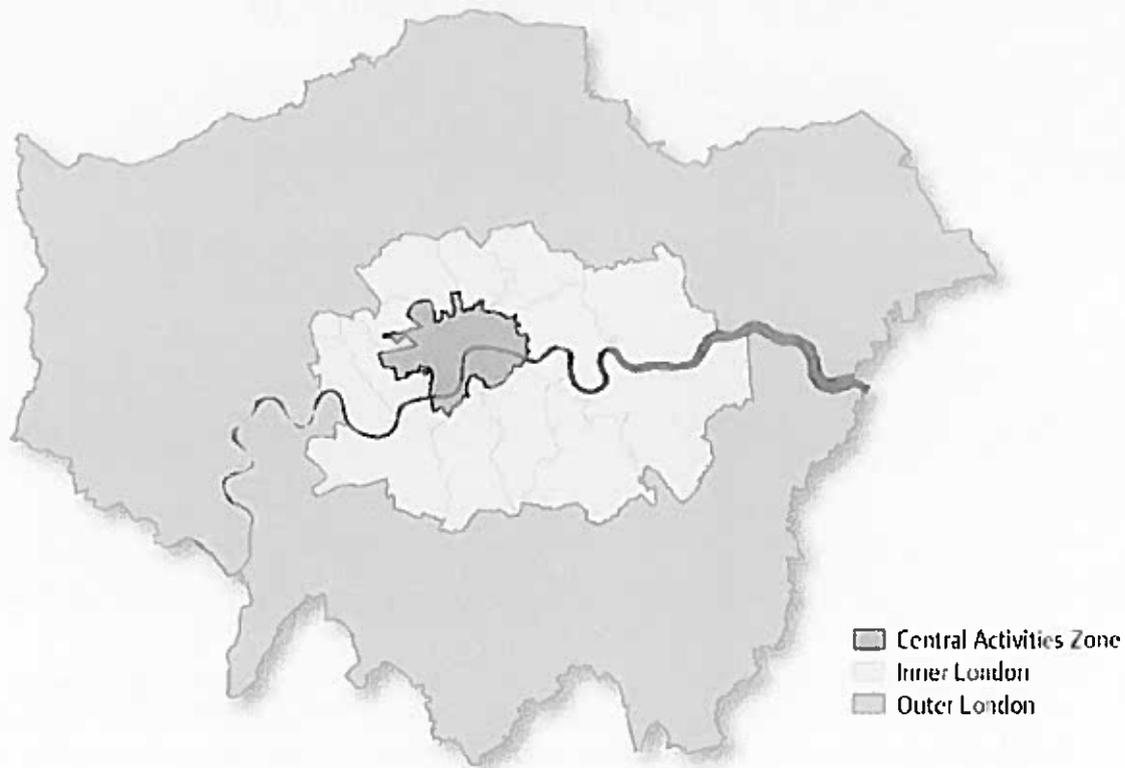
Figure 3.2: IIA Scoping detailed process



- 3.4.6 **Stage B** includes developing and refining alternatives and assessing impacts. This will commence following consultation on this Scoping Report, taking into account the responses of those consulted.
- 3.4.7 **Stage C** includes preparing the IIA report. This will involve the integration of the assessments from all work streams into a single document.
- 3.4.8 **Stage D** includes the publication for wider public and stakeholder consultation of the draft new London Plan and associated IIA report, which assesses the likely significant impacts of the proposed London Plan.
- 3.4.9 The responses to the consultation on both the draft new London Plan and IIA Report will be analysed by the GLA and a report prepared for the Mayor, with recommendations for potential changes (if any).
- 3.4.10 Following the Examination in Public where both the draft new London Plan and the IIA report will be assessed, the Inspector will prepare a report setting out whether the London Plan is sound and/or provide recommendations. The Mayor can choose to accept or reject the Inspector's recommendations, however he would need to provide justification as to why any of the Inspector's recommendations were not accepted. The Mayor will then submit the final new London Plan to Secretary of State (SoS). The SoS then has 6 weeks to decide whether to direct the Mayor to make changes in order to avoid inconsistency with national policy or detriment to an area outside London. Assuming the Secretary of State decides not to make a direction, the Mayor is required to lay a copy of his draft proposals before the London Assembly, which then has 21 days to decide whether to reject it in its entirety or not (rejection requires two thirds of those voting in favour). If the London Assembly does not decide to reject the draft, the Mayor can then publish the London Plan (or alterations to the Plan) (Stage E), and it will have formal status as part of the development plan. At this time the Mayor is also required to publish a Post-Adoption Statement which will set out:
- how environmental, social and economic considerations have been integrated into the London Plan;
 - how opinions expressed by consultees have been taken into account;
 - the reasons for choosing the London Plan as adopted, in the light of the other reasonable alternatives dealt with; and
 - the measures that are to be taken to monitor the significant environmental effects of the implementation of the London Plan.

3.5 SPATIAL AND TEMPORAL SCOPE OF THE IIA

- 3.5.1 The spatial scope refers to the geographic area that will be covered by the IIA. The principal spatial scope for the IIA will be the Greater London Authority area. The IIA will also take account of potential impacts on adjoining areas as appropriate, beyond the boundaries of Greater London into the neighbouring East of England and South East of England regions (for example, the outer metropolitan area and the interregional growth corridors). London in the context of the wider South East area is shown in Figure 3.3.
- 3.5.2 The key geographic areas within the Greater London boundary are defined by the individual London boroughs (depicted in Figure 3.4), and the areas of central, inner and outer London (depicted in Figure 3.5).

Figure 3.5: Central Activities Zone, Inner and Outer London

© Crown copyright and database right 2013. Information source: Ordnance Survey.

3.6 UNCERTAINTIES AND ASSUMPTIONS

- 3.6.1 The IIA is a strategic level assessment by nature and is based on broad assumptions and professional judgements, therefore some uncertainty over the assessment may exist. Qualitative rather than quantitative assessments will need to be made and there will be some degree of subjectivity which is typical of the IIA process. The assessment will be undertaken by independent consultants with specialist knowledge across a range of sustainability topics. The monitoring framework, which will be developed in the next stage, will assist in providing more clarity for the duration of the strategy and will enable the uncertainties identified in the IIA Scoping Report to be addressed.

4 IDENTIFYING OTHER PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES (TASK A1)

This chapter describes the process and the need to identify other plans and programmes relevant for the London Plan, their objectives and targets, and provides a summary on their implications for the London Plan. The most relevant plans that will require detailed consideration are summarised below and presented in Appendix B. They have been scoped and presented as of December 2016.

4.1	TASK A1	
4.1.1	Task A1 requires that all relevant policies, plans, programmes and environmental and sustainability objectives are analysed to:	
	<ul style="list-style-type: none"> • Identify any external social, environmental or economic objectives that should be reflected in the IIA process; • Identify external drivers that may influence the preparation of the London Plan; • Identify how the preparation of the London Plan might influence other external drivers; and • Determine whether the policies in other plans and programmes might lead to cumulative or synergistic effects when combined with policies in the London Plan. 	
4.1.2	A plan or programme may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. The IIA process takes advantage of potential synergies and addresses any inconsistencies and constraints. This IIA Scoping Report presents a summary analysis of the objectives of the key policies, plans and programmes (including legislation) that are relevant to the London Plan and the IIA assessment process.	
4.1.3	The most relevant plans are summarised and presented in Appendix B . They have been scoped as of December 2016. These are presented by their geographic scope, from international to local.	
4.2	IMPLICATIONS OF THE PLANS, PROGRAMMES AND POLICY REVIEW	
4.2.1	The review of relevant plans, programmes and policies has identified a number of key messages that need to be taken into consideration when developing the London Plan and IIA objectives::	
	<ul style="list-style-type: none"> • Demography – London’s population is significantly increasing and the composition is changing – becoming more diverse with a significant increase the proportion of older people. • Equality and Social Integration – reducing inequalities and the promotion of inclusion and participation opportunities for those groups with protected characteristics to promote social integration and cohesion. • Health and Health Inequalities – a need to improve the overall health and healthy life expectancy of London’s population and reduce inequalities in the health of the population. • Crime, Safety and Security – the design of the built environment and the mix of activities can significantly impact on fear and actual crime. • Housing – to significantly increase the delivery of housing, including a mix of size, tenures, affordable products and choice. The complexity of issues around barriers to housing delivery 	

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- **Sustainable Land Use** – ensure the most efficient use of land which adheres to the principles of sustainable development and considers London’s relationship as part of a city region
 - **Connectivity** – Integration of land use and transport planning to ensure growth is sustainable and optimises connectivity throughout London. The green network also provides connections which has many health and environmental benefits.
 - **Accessibility** – the need for people to be able to easily and independently access jobs, housing, public spaces, education, public transport, healthcare and amenities and be able to easily and independently navigate their way through the built environment.
 - **Economic Competitiveness** – the importance of London’s position as a leading global city and to support a strong, diverse and resilient economic structure providing opportunities for all.
 - **Employment** – employment growth in different sectors ensuring a diverse economy providing opportunities for all.
 - **Education and Skills** – the importance of ensuring a world class education system and that Londoners have the right skills to access a diverse range of jobs
 - **Culture** – the economic and social benefits of culture.
 - **Air quality** – the urgent need to meet mandatory standards for air quality and cut the annual number of premature deaths from air pollution-related diseases by almost 40 per cent by 2020.
 - **Climate Change** – the need to design buildings and spaces to adapt and mitigate the effects of climate change, including overheating, flooding, droughts and more extreme weather events. The Mayor has a commitment to reduce London’s CO₂ emissions by 60 per cent by 2025. Review options to achieve zero net carbon emissions by 2050.
 - **Energy Use and Supply** – Widening supply and demand gap. Greater efficiencies, use of renewable energy sources, and the importance of low carbon economy.
 - **Water resources and quality** – identified need to focus on the protection, improvements and sustainable use of the water environment.
 - **Flood Risk** – A need to ensure that development is designed not to increase flood risk, to encourage the use of Sustainable Urban Drainage Systems (SUDS) and that all elements of policy require review to ensure that flood risk is integrated with the management of the rest of London’s Environment.
 - **Natural Environment and Natural Capital** –facilitating opportunities to integrate biodiversity and the network of green spaces to provide a range of sustainability benefits, i.e. healthy living, improving air and water quality, cooling the urban environment, enhancing biodiversity and ecological resilience. This could include both enhancing existing habitats and providing new areas for biodiversity as opportunities arise.
 - **Townscape, Landscape and Public Realm** – the importance of creating and maintaining a safe, attractive and well designed public realm which encourages people to walk and cycle, promoting a sense of place and reducing the need to travel.
 - **Historic Environment** – the importance of the social, cultural and economic benefits of the historic environment and the importance of conserving and enhancing designated and non-designated heritage assets and their settings.
 - **Geology and Soils** – a need to focus on prevention and remediation of environmental damage, including land contamination. Need to increase efforts to reduce soil degradation and remediate contaminated sites.
 - **Materials and Waste** – A need to apply principles of circular economy when aiming for waste reduction, reuse, re-manufacturing and recycling in all construction and operational
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- **Noise and Vibration** – a need to minimise noise and vibration levels and the number of people exposed to high levels of noise from development, activities and use.
- practices. Review of London's waste management capacity projected alongside expected waste arisings to inform infrastructure gaps and need.

5 BASELINE INFORMATION AND KEY SUSTAINABILITY ISSUES IN LONDON (TASKS A2 & A3)

This chapter sets out the baseline data across all IIA topics. The baseline data has been aggregated into themes representing three dimensions of sustainable development - social, economic and environmental. Significant interlinkages exist between the thematic issues and cross-cutting issues such as air quality, health and equality which have been identified across many sustainability topics and addressed in an integrated way which can assist in the development of coherent policy guidance to inform the London Plan review process.

5.1 Overview

5.1.1 The baseline data for the IIA includes existing relevant environmental and sustainability information from a range of sources which is both quantitative and qualitative. This information provides the basis for assessing the potential impact of the proposed policies in the new London Plan and will aid development of appropriate mitigation measures, together with future monitoring indicators.

5.1.2 The baseline information in this chapter is set out in relation to topics relevant to each of the individual assessments which comprise the IIA. It can be seen from Figure 5.1 that the majority of these topics are applicable to more than one of the assessments. This table is an indicative marker of different inter-relationships between sustainability topics and the individual assessments which together make up the IIA.

Figure 5.1: Key issues (and subsequent topic areas) for baseline

Topic	Sustainability Appraisal (SA)	Strategic Environmental Assessment (SEA)	Equalities Impact Assessment (EqIA)	Health Impact Assessment (HIA)	Community Safety Assessment (CSA)
Demographic	.			.	.
Social Integration and Inclusion	.			.	.
Health and Health Inequalities	.			.	
Crime, Safety and Security	.			.	.
Housing	.			.	
Sustainable Land Use	.	.		.	

Topic	Sustain-ability Appraisal (SA)	Strategic Environmental Assessment (SEA)	Equalities Impact Assessment (EqIA)	Health Impact Assessment (HIA)	Community Safety Assessment (CSA)
Connectivity
Accessibility
Economic Competitiveness	.				
Employment	.				
Education and Skills	.				
Culture	.				
Air Quality	.	.			
Climate Change	.	.			
Energy use and supply	.	.			
Water Resources and Quality	.	.			
Flood Risk	.	.			
Natural Environment and Natural Capital	.	.			
Townscape, Landscape and Public Realm	.	.			.
Historic Environment	.	.			
Geology and Soils	.	.			
Materials and Waste	.	.			

Topic	Sustainability Appraisal (SA)	Strategic Environmental Assessment (SEA)	Equalities Impact Assessment (EqIA)	Health Impact Assessment (HIA)	Community Safety Assessment (CSA)
Noise and Vibration					

5.1.3 For each topic key issues have been identified. These have been used to inform the development of IIA objectives against which the emerging new London Plan will be assessed.

Social

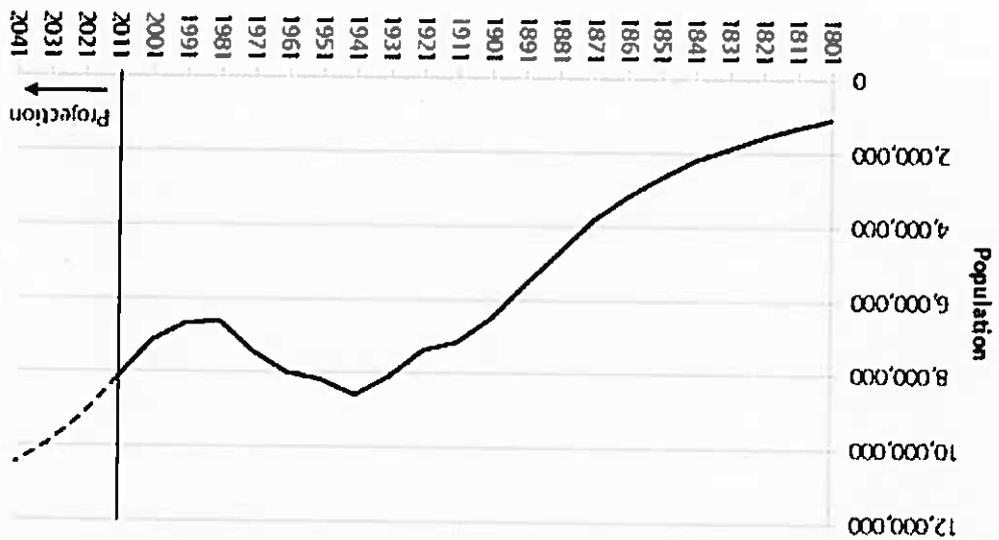
5.2 Demographic Change

The growth and composition of the population

5.2.1 London is experiencing huge population growth. In 2015, London's population peaked at 8.6 million people, equalling the previous peak which was last reached in 1939.

5.2.2 The Further Alterations to the London Plan, one of the most significant changes to the 2011 Plan, were a result of the significant increase in the projected growth that became apparent as a result of the release of 2011 Census data. The census showed that London's population has been increasing at the average of 87,000pa in the previous decade, which is nearly double the rate of that had been assumed previously and planned for in the 2011 London Plan. Current population projections suggest London's population is likely to continue to grow and anticipates an additional 3 million more people by 2050, reaching 10.5 million by 2041, the equivalent of c70,000 pa.

Figure 5.2: London's population, every ten years between 1801 and 2011 and projection to 2041



ONS Census (historic data), GLA 2015 trend-based population projections (long-term migration scenario)

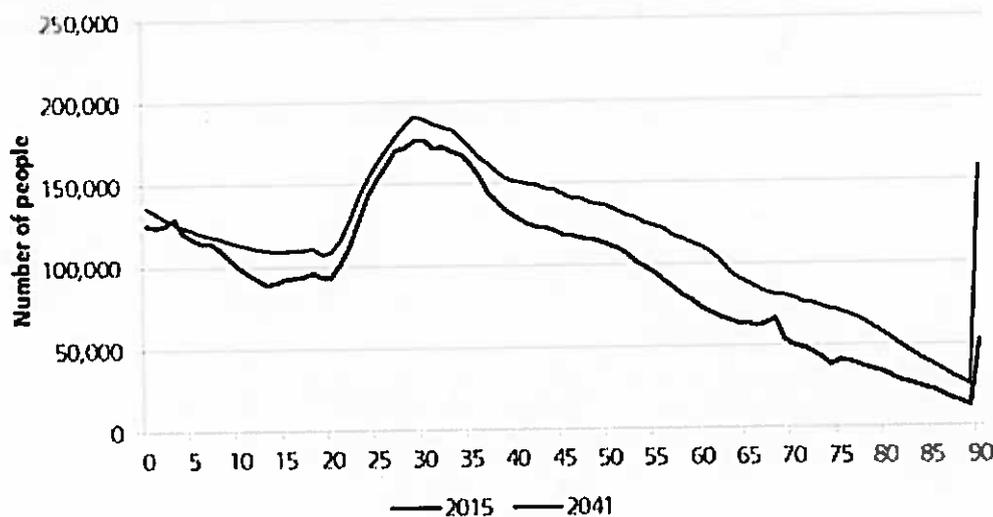
Age

5.2.3 London is a relatively 'young' and this is considered to contribute to its economic strength. The median age in London is 34 years old compared to the national average of 39 years. This is a result of the large numbers of young adults who come to work or study in London and, in the past, the tendency for Londoners to relocate outside the capital from their mid-30s onwards. ONS Census (historic data), GLA 2015 trend-based population projections (long-term migration scenario)

ONS Mid-year Estimates 2014

- 5.2.4 It is not anticipated that London’s growth will be evenly distributed between age groups. As Figure 5.3 shows the working age population (16 to 64) is projected to rise by 1 million between 2015 and 2041 while the over 65s are expected to increase by 600,000 persons, an increase of 65 per cent from 2011 - driven by increasing life expectancy, the large cohort of baby-boomers passing 65 and a significant increase in people aged over 85 years of age. Although the proportion over 90 years old is still a smaller proportion of the total population than in the rest of England, it is expected to more than double to make-up 1.5 per cent of London’s population by 2041⁴. The number of older person households varies significantly by borough. Outer London boroughs have the oldest populations (13 per cent compared to inner London’s 9 per cent) with Havering, Bromley and Bexley having the largest proportion of their population aged 65+ in 2015 (excluding City of London).
- 5.2.5 London’s school-age population is also growing and is projected to number nearly 1.4m by 2041, (up from 1.2 million in 2014)⁵.
- 5.2.6 Overall there are slightly more males than females, with more males in most age groups up to about 40 and more women in age groups aged 50 and over⁶.

Figure 5.3: London’s age structure 2015 and 2041



ONS Census, GLA 2015 trend-based population projections (long-term migration scenario)

Migration and Natural Change

- 5.2.7 London’s population growth is a function of the interplay between international and internal migration and natural change. Natural change, a function of age structure, is a significant contributor to London’s population growth (c70,000 pa). This high level of births reflects the relatively young age profile of internal and international migrants. The number of births peaked in 2012 at 134,000, however their impact will be felt into the future as these cohorts move through the education system before entering the world of work and have particularly requirements in terms of social infrastructure needs.

⁴ ONS Census, GLA 2015 trend-based population projections (long-term migration scenario)

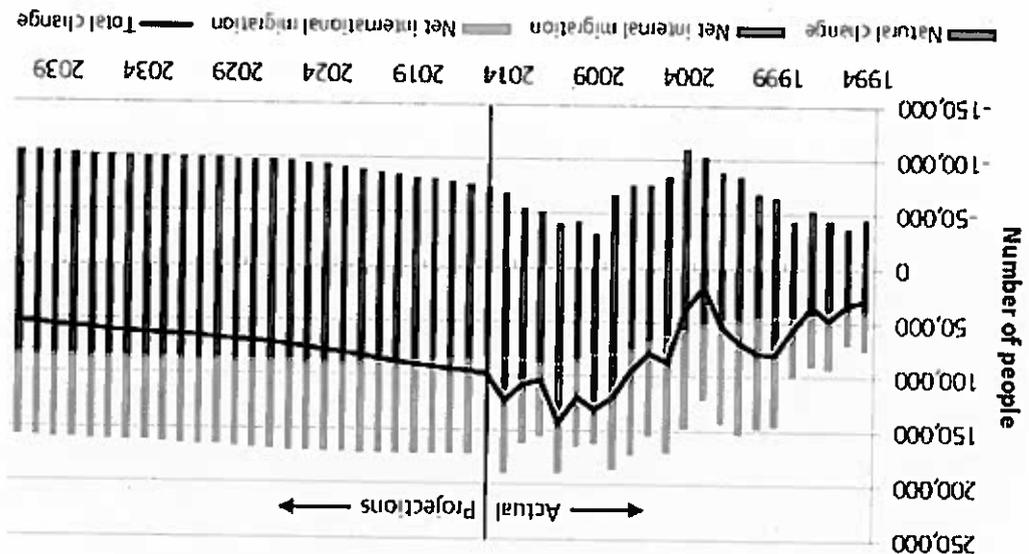
⁵ Ibid

⁶ Ibid

5.2.8 The other driver of population growth is migration. In 2014, approximately half of all migration to London (49.6 per cent) was from overseas, with the other half from the rest of the UK. Migrants from overseas tend to go to inner London, whereas there is a roughly even split of migrants from the rest of the UK going to inner and outer London. Meanwhile, the outflow of people from London (which includes migrants who have already arrived in London) shows that they are more likely to go to the rest of the UK. In fact, there is a net outflow of people from London to the rest of the UK, whereas in contrast there is a net inflow of international migrants to London.

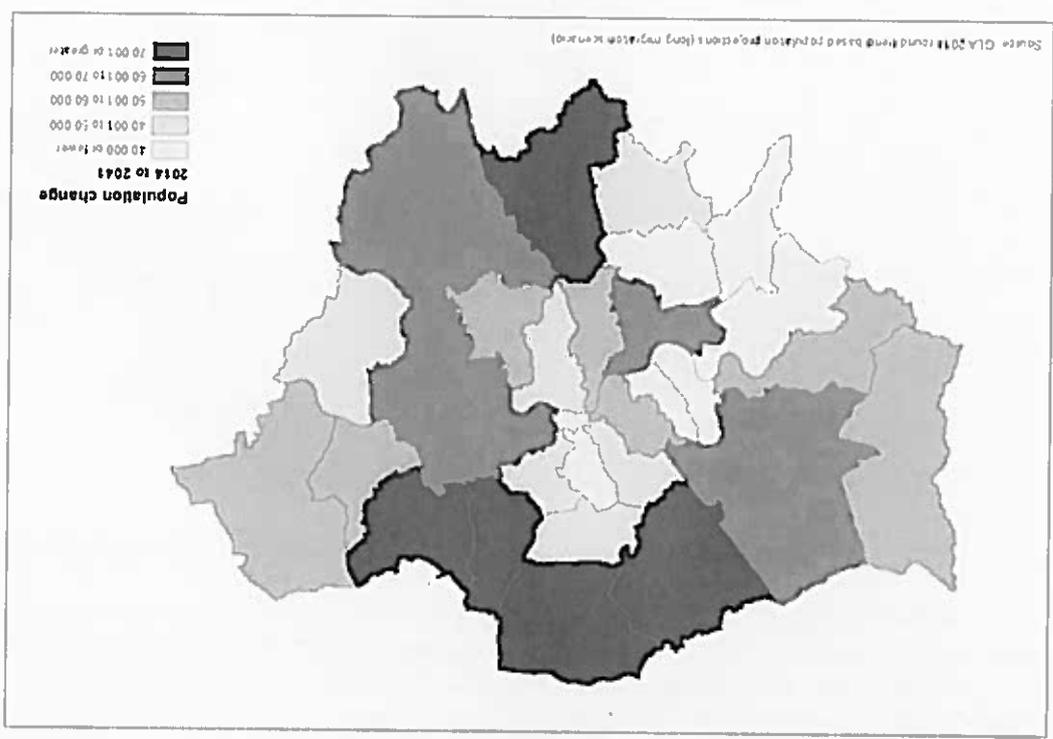
5.2.9 London currently has net domestic out migration of 50,000 pa, which is considered to be suppressed when compared to pre-economic crisis levels of 70-80,000 pa in the years leading up to the economic crisis. This drop in out migration is likely to have been in part the result of a slowing of the housing market, and in part due to London's job market proving relatively resilient compared to those in other parts of the UK, leading to more people staying in London. Net domestic outflows have begun to increase again as the economy has recovered, but it is not yet clear what impact further economic recovery / recession will have on future migration patterns. In terms of international migration, London has an international net in migration of c70-90,000 pa which again is probably a reflection of the relatively strong job market in London and the UK's stability. However, the referendum decision to leave the EU in spring 2016 may change migration patterns and it is hard to say at this time how these will be affected, particularly in the longer term.

Figure 5.4: Components of change for London's population, 1994 to 2041



ONS Mid-Year Estimates, GLA 2015 trend-based population projections (long-term migration scenario)

Figure 5.6: Trend based population distribution 2014 – 41



<p>Suggested IIA Objectives</p> <p>To make the best and most efficient use of land so as to support sustainable patterns and forms of development</p> <p>To ensure London has socially integrated communities which are strong, resilient and free of prejudice</p>	
	
<p>Implications of the Plans and Programmes Review</p> <p>Accommodating growth must be a central objective of the new London Plan however due to recession and referendum decision to leave the EU has led to increased uncertainty as to the relative scale of the growth, the composition of the resultant population and how that growth might be distributed across London.</p>	
<p>Opportunities</p> <p>To ensure that the benefits of growth are more fairly distributed</p>	
<p>Key issues</p> <ul style="list-style-type: none"> • Significant increase in the population • Young profile • Ageing and more diverse population • Uncertainty of the composition of the population, including migration patterns 	

5.3 Social Integration and Inclusion

One's ability to feel able to / want to participate in societal activities

Diversity

- 5.3.1 By 2041, 16 per cent of London's population is projected to be 65 and over compared to 11.6 per cent in 2015¹². With a higher life expectancy than the rest of England, the city needs to prepare to meet the needs of this growing group. Older people in London have a higher life expectancy than the national average with men in London at 80.3 years compared with 79.5 years nationally and women in London average life expectancy at 84.2 years compared to 83.2 years nationally¹³. Older people report higher life satisfaction and happiness than other age groups¹⁴. However, as with any group there are likely to be huge variations of situations. Some studies suggest that older Londoners are more likely to be socially isolated than any other group, with 18 per cent of pensioners in London living in poverty and material deprivation compared to 12 per cent in the rest of England and many remain digitally excluded¹⁵.
- 5.3.2 London saw 1.16m (14 per cent of residents) reporting that they had a long-term health problem or disability which limited their day-to-day activities. This proportion was below the national average (18 per cent) and was lower than every other region in England and Wales.¹⁶ This was mostly due to London's comparably younger age structure. When looking at individual age groups the rate of Londoners with limiting long-term health problems did not vary significantly from the national average.
- 5.3.3 45 per cent of Londoners identify themselves as White British with 40 per cent from Black, Asian and minority ethnic (BAME) backgrounds with a further 15 per cent of Londoners identifying as 'White Other'. 26 of the 30 local authorities with the most ethnically diverse populations in the UK are in London¹⁷. This makes London's population more diverse than any other UK city or region. BAME groups are projected to increase to 4.88 million by 2041, an increase of 1.57 million to .5 per cent increase¹⁸.
- 5.3.4 The White population is projected to increase from 4.91 million in 2011 to 5.48 million in 2041, an increase of 0.57 million (11.5 per cent) over the period¹⁹.
- 5.3.5 There are clear spatial trends when looking at London's ethnic groups and these have been changing over time. In 2011, London's White population was most highly concentrated in outer London; its Black population in east London; and its Asian population is west and north-east London²⁰.

¹² ONS Census, GLA 2015 trend-based population projections (long-term migration scenario)

¹³ Public Health Outcomes Framework 2012-14 <http://www.phoutcomes.info/public-health-outcomes-framework#page/0/gid/1000049/pat/6/par/E12000007/ati/102/are/E09000002>

¹⁴ ONS Self-Reported well-being statistics

¹⁵ ONS APS, <https://data.london.gov.uk/dataset/internet-use-borough-and-population-sub-groups>

¹⁶ ONS Census 2011

¹⁷ ONS Census 2011 incl update CIS 2012-04 <http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/internationalmigration/articles/internationalmigrantsinenglandand-wales/2012-12-11>

¹⁸ GLA Intelligence, 2014 ethnic group projections

¹⁹ Ibid

²⁰ GLA Economics (2016), Economic Evidence Base, Chapter 8

- 5.3.6 By 2036, 12 London boroughs are projected to have BAME majority populations, three in Inner London (Newham, Tower Hamlets, and Lewisham) and nine in Outer London (Brent, Harrow, Redbridge, Ealing, Hounslow, Barking and Dagenham, Croydon, Waltham Forest, and Hillingdon)²¹.
- 5.3.7 More than one in five Londoners used a language other than English as their main language at home. Polish, Bengali and Gujarati are the most widely spoken, each used at home by more than 100,000 Londoners²². Of London's total population 4 per cent at the time of the 2011 census could not speak English well or at all, significantly impacting their ability to fully participate in life in the city.
- 5.3.8 Nationally, 42 per cent of non-English speakers live in the capital.
- 5.3.9 In 2014, it is estimated that almost half (49 per cent) of Londoners define themselves as Christians (4.1 million), around 14 per cent as Muslims (1.2 million), 5 per cent as Hindu (440,000), 1.8 per cent Jewish (150,000), 1.2 per cent Sikh (101,000) and 1 per cent Buddhist (86,000)²³.
- 5.3.10 A high proportion of London's population is made up of individuals and families who moved here from another country. 3.1 million Londoners were born outside the UK (37 per cent of the total population), with just under half arriving in the UK in the last 15 years. This compares to only 13 per cent living outside their country of birth in the rest of the UK²⁴. In 2013, 58 per cent of live births in London were to a mother born outside the UK²⁵.
- 5.3.11 Globally, London is the city with the second largest foreign-born population behind New York City in terms of absolute numbers. In terms of the share of foreign-born population, London is in line with other big cities such as Hong Kong, Sydney, and Singapore. As with age, this diversity of population is considered to contribute to London's economic strength.
- 5.3.12 Traditionally, migration to the UK came from relatively few countries globally and led to the establishment of long-standing settled communities. Over the past decade, migration flows have changed with new migrants coming from a broader range of countries with a diversity of faiths, languages and immigration statuses, and settling in different areas of London compared to the more recognised settlement patterns of older migrant communities.
- 5.3.13 Official statistics may not fully capture all those living in the capital. Hidden within London's thriving economy are extremely vulnerable groups such as undocumented migrants including refused asylum seekers, those overstaying their visas, and those in forced labour. In 2007, LSE research²⁶ estimated that there were between 400,000 and 700,000 undocumented migrants in London. At any given time, there are also short-term migrants, overnight visitors and owners of second homes in the capital.
- 21 Mayor of London, The London Plan 2016
- 22 ONS Census 2011 incl update CIS 2012-04 <http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/internationalmigration/articles/internationalmigrantsinlondonandwales/2012-12-11>
- 23 GLA Economics (2016) Economic Evidence Base
- 24 ONS Annual Population Survey, 2014
- 25 ONS, Births by parents' country of birth, 2014, at: <https://data.london.gov.uk/dataset/births-by-parents--country-of-birth--2014>
- 26 London School of Economics (2009), 'Economic impact on the London and UK economy of an earned regularisation of irregular migrants to the UK', report for GLA Economics

- 5.3.14 The EHRC's (2016) research on fairness in England highlights the stigma and discrimination many groups face on the basis of their race and religion across England²⁷. This is particularly true for Muslims, Sikh and Gypsy Traveller and Roma communities across the country and impacts their ability to fully participate and feel included. The research found that some groups in England were being 'left further behind' compared to others because they 'face particular barriers in accessing important public services and are locked out of opportunities'²⁸. These groups make up a relative small part of the London's population yet face high levels of social isolation - they include travellers, asylum seekers and refugees, street homeless and disabled groups.
- 5.3.15 London's diversity does not only stem from its large ethnic mix; there are a range of other key characteristics that make London's population so diverse and its needs so varied.

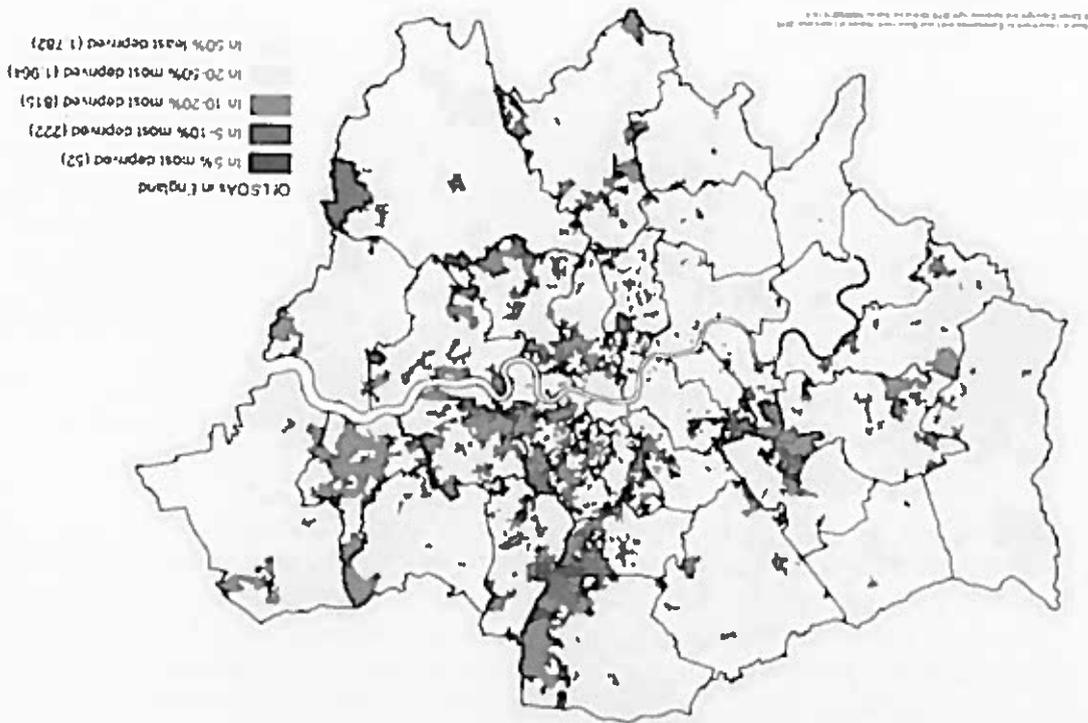
Deprivation

- 5.3.16 Based on the UK Government's qualitative index of multiple deprivation (IMD), many places in London are among the most deprived in the country. Areas within Hackney, Islington and Westminster are within two per cent of the most deprived areas in England. Parts of Haringey, Tower Hamlets, Croydon, Brent, Newham, Kensington & Chelsea, Barking & Dagenham, Enfield, Croydon, Lewisham, Waltham Forest, Lambeth and Ealing also fall within the most deprived five per cent of the country. As figure 5.7 shows, these areas are often in concentrations and follow particularly corridors.
- 5.3.17 A lack of income, employment and earnings is often associated with a wider range of other socio-economic issues: poor health, schooling, housing and crime. Whilst London has improved on this measure to become less deprived relative to the rest of the country between 2010 and 2015, it still contains persistently high levels of poverty in certain areas.
- 5.3.18 The City of London and Richmond are the only boroughs within London with no areas in the most deprived 20 per cent of England.

²⁷ Equality and Human Rights Commission 2016, 'Is England Fair: The State of Equality and Human Rights 2016',

²⁸ Ibid

Figure 5.7: Index of Multiple Deprivation for London, 2015



Department for Communities and Local Government, 2015

5.3.19 After accounting for housing costs, 2.2 million Londoners live in relative poverty (below 60 per cent of the national median), equivalent to 27 per cent of the population. This compares to 20 per cent in the rest of England, with a third of inner London residents living in poverty. It includes 1.3m adults of working age, 700,000 children and 200,000 pensioners¹⁹.

5.3.20 Housing is a significant factor in driving these high rates of poverty in London, with poverty rates almost doubling after housing costs are considered. National evidence shows that getting a job is one of the best ways of moving out of poverty yet in London 21 per cent of working families live in poverty. However employment is not in itself sufficient to escape poverty. In contrast to a decade ago, the majority (c.60 per cent) of children and adults in poverty in London now live in a family where someone is in work²⁰.

5.3.21 Different groups are more likely to experience poverty than others; households headed by minority ethnic individuals, households headed by young people and disabled people, refugee and asylum seekers, travellers and gypsy groups, and workless households. Children growing up in these households are at greater risk of experiencing poverty²¹.

5.3.22 37 per cent of children in London live in poverty with the highest rates (47 per cent) in inner London, which is 20 percentage points higher than in the rest of England, although the gaps

29 GLA Economics (2016), Economic Evidence Base
 30 London's Poverty Profile http://www.londonpovertyprofile.org.uk/2015_LPP_Document_01.7-web-per-cent55b2per-cent55d.pdf
 31 Equality and Human Rights Commission 2016, 'Is England Fair: The State of Equality and Human Rights 2016',

have been reducing.³² While fewer children in outer London were living without the essentials, more than 1 in 5 children in inner London could not afford items widely viewed as essentials. This includes items such as being able to afford birthday or other celebrations, a warm winter coat, and having a week-long holiday each year. Within London there are significant borough disparities between child poverty levels with Tower Hamlets and Newham having child poverty rates of 49 per cent and 41 per cent respectively while others like Richmond upon Thames (15 per cent) and Sutton (20 per cent) are much lower. Particular factors that influence child poverty include growing up in lone parent households, low income households; low parental qualifications; family instability; having a large family (family size) and parental ill health and disability. Another significant contributing factor that is often cited is the high costs of childcare in London³³.

- 5.3.23 London has a smaller proportion of their total population over 65s than the rest of England, but at 18 per cent it has a higher rate of those in living poverty compared to 12 per cent in the rest of the country. This is equivalent to 200,000 Londoners, or 1 in 6 Londoners in this age group. Material deprivation affects more than a quarter of all pensioners in inner London. This is more than twice the rate in any other part of the UK with more than one in four unable to have or take part in the social norms for that population group (such as having a damp-free home, access to a telephone when needed, having their hair done or cut regularly, etc.)³⁴.
- 5.3.24 Poverty and deprivation are important predictors of loneliness and poorer old people tend to be disadvantaged in multiple ways i.e. having lower levels of mobility, less access to technology and leisure activity³⁵. Londoners experience more social isolation than people in other regions of the UK. Isolation and loneliness is not only found among older people, though it tends to be concentrated among this group.
- 5.3.25 The Runnymede Trust also highlights that deprivation and poverty act as major barriers to (social) integration. EHRC found BAME people were more likely to live in poverty than White people and children in BAME households were more likely to live in overcrowded accommodation than children in White households³⁶.
- 5.3.26 Different groups are also likely to face differing challenges relating to financial exclusion and will have different support needs around financial resilience. There are strong links between financial exclusion and vulnerable groups or those on low income³⁷. Problem debt is a significant and growing challenge in London, with the potential to affect all Londoners in different ways, regardless of where they live or how much they earn³⁸.

³² Family Resources Survey, DWP 1994/5-2013/14 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/437246/households-below-average-income-1994-95-to-2013-14.pdf

³³ GLA Economics (2016), Economic Evidence Base

³⁴ DWP Family Resources Survey

³⁵ Friends of the Elderly - Future Foundation. The Future of Loneliness: Facing the challenge of loneliness for older people in the UK, 2014 to 2030

³⁶ Equality and Human Rights Commission 2016, 'Is England Fair: The State of Equality and Human Rights 2016'

³⁷ Toynbee Hall, 'Financial Inclusion and financial capability: what's in a name?' http://www.toynbeehall.org.uk/data/files/Services/Financial_Inclusion/Financial_Inclusion_and_Capability_-_f

³⁸ Step Change, 'London in the Red - A briefing on problem debt in London', https://www.stepchange.org/Portals/0/documents/Reports/London_in_the_Red_final_report.pdf

Population Churn

- 5.3.27 There is a mixture of people coming into, leaving and moving around London for all sorts of reasons: natural change through births and deaths; movements of people within an area, into or out of the area from other parts of the country or overseas on both a short-term or long-term basis all contribute to 'population churn'. This can impact on people's sense of belonging to an area and community cohesion. In 2014, roughly 50 per cent of the 400,000 people moving to London were from abroad with the remaining 50 per cent moving from other regions within the UK⁴⁹. Havering, Barking & Dagenham, Bexley and Bromley have experienced the highest proportion of London's internal movements, which have seen more people leave inner London boroughs than elsewhere across the capital, being absorbed by outer eastern and some southern boroughs⁴⁰.
- 5.3.28 Social integration and community cohesion can have a significant effect on people's well-being and mental health. The Annual London Survey, based on interviews with 3,861 adult Londoners, found that around half of the respondents agreed that there are good relations between older and younger people, and between ethnic and religious communities in their local area⁴¹. The DCLG community life survey⁴² found that 89 per cent of respondents believed that their local area is a place where 'people from different backgrounds get along well together' this was slightly higher than the England average of 86 per cent. However the Annual London Survey also showed that Londoners also reported having less trust in people in their neighbourhood than the rest of the country (31 per cent versus 44 per cent)⁴³.

39 ONS internal migration estimates; and ONS mid-year components of change, year to mid-2014
40 ONS internal migration estimates, 2014 at: <https://data.london.gov.uk/dataset/internal-migration-by-local-authorities>
41 GLA Intelligence Unit, Annual London Survey 2015, GLA
42 DCLG (2014) Community Life Survey
43 GLA Intelligence Unit, Annual London Survey 2015, GLA

<p>Key issues</p>	<ul style="list-style-type: none"> • Increasing aging and diverse population • Multiple Deprivation • High levels of poverty in some parts of London, with rates of child poverty continuing to exceed national levels • Discrimination • Isolation • Population churn and impact on community cohesion • Gentrification
<p>Opportunities</p>	<ul style="list-style-type: none"> • Development should meet the highest standards of inclusive design, to ensure it is suitable for the diversity of London’s population • Design of the built environment to encourage social cohesion and reduce isolation – inclusive neighbourhoods • Implications of an ageing and diverse population for public service delivery, urban design and housing provision. • Provision of accessible open space to encourage recreation and high quality public realm to encourage active travel. • Provision of a more accessible public transport system. • Link with other strategies to address wider determinants of deprivation, access to jobs, good quality housing and choice, provision open space, access to amenities and services
<p>Implications of the plans and programmes review</p>	<p>Reducing inequalities and the promotion of inclusion for those groups with protected characteristics to promote social integration and cohesion.</p>
	
<p>Suggested IIA Objectives</p>	<ul style="list-style-type: none"> • To ensure London has socially integrated communities which are strong, resilient and free of prejudice • To make London a fair and inclusive city where every person is able to participate, reducing inequality and disadvantage and addressing the diverse needs of the population • To ensure that provision of environmental, social and physical infrastructure is managed and delivered to meet population and demographic change in line with sustainable development and to support economic competitiveness

5.4 Health and Health Inequalities

The health of the population in terms of general health, lifestyle, life expectancies and other health determinants

5.4.1 Health can be influenced by a range of factors, and the quality and accessibility of the health care system is generally recognised to account for only a minority of the variation in overall health. Wider factors such as socio-economic status, the environments in which people live and the influence of these social and environmental factors on people's behaviour have a profound impact on people's physical and mental health.

5.4.2 **Londoners are living with complex health needs for longer periods.**
 Life expectancy at birth in London is now 80.3 years for men and 84.2 years for women⁴⁴, which is slightly higher than for England as a whole, and trends in premature mortality for the leading causes of death - cancer, cardiovascular and respiratory diseases - are all going down. However, increases in the amount of time that people can expect to live without suffering from ill health (known as healthy life expectancy) are not keeping pace with increases in overall life expectancy, and a significant proportion of life is spent in ill-health. Healthy life expectancy in London is only 64 years for men and 64.1 years for women⁴⁵.

5.4.3 An ageing population and improvements in healthcare also lead to an increasing burden from long-term conditions. Older people are more likely to have a long-term condition, or multiple long term conditions resulting in complex needs, and population projections suggest that this trend is increasing. As well as the obvious impact demand for healthcare services, long periods spent in ill-health can also have important implications for the way people live, affecting demand for different types of housing, infrastructure which is accessible to people with a range of health needs and implications for people's ability to work.

Access to Health Services

5.4.4 There are significant differences in the number of GPs per 1,000 population between London boroughs, with Islington having 0.69 GPs per 1000 compared to Bexley which had 0.40 GPs per 1,000 in 2015 - these differences could have significant implications on GP appointment waiting times. 19 boroughs have less than the England average number of GPs per patient at 0.57 GPs per 1,000 population, with the fewest in Bexley, Barking & Dagenham and Redbridge. Bexley has the lowest number of GPs per patient in England. The highest numbers of GPs per 1,000 population are in the boroughs of Islington, Tower Hamlets and Wandsworth⁴⁶.

Londoners are not consistently enabled to lead healthy lifestyles

5.4.5 Lifestyle factors play an important part in determining people's long and short-term health. The four major lifestyle risks of poor diet, low levels of physical activity, smoking and excessive drinking can each independently have a major impact on health, but these lifestyle factors

44 ONS Life Expectancy at Birth
 45 Public Health Outcomes Framework, Healthy Life Expectancy at Birth (2012-14) <http://www.phout.comes.info/>
 46 Health & Social Care Information Centre (HSCIC) (2014) www.hscic.gov.uk/catalogue/17387

are also known to cluster in particular populations over time, with compounding effects for health⁴⁷.

- 5.4.6 57.8 per cent of adults in London are physically active⁴⁸, which is slightly better than for England. However, the relatively high proportion of people who meet physical activity recommendations masks a substantial minority of the population who do almost no physical activity at all. As much as 28.1 per cent of London's population is considered inactive, meaning they do less than 30 minutes of physical activity per week, with particularly high rates of physical inactivity in Barking and Dagenham - 43.7 per cent, Newham - 39.8 per cent and Brent - 34.3 per cent⁴⁹. Certain groups, such as those who own a car and older people, are less likely to walk or cycle making them less likely to be getting the activity they need.
- 5.4.7 The London Health Commission finds that only 55 per cent of children in London are physically active. Inactivity rates are much lower in London men than women – 23 per cent of London men are inactive compared to 30.9 per cent of London women. These rates are slightly lower than the England average. 28.3 per cent of BAME Londoners are inactive, similar to the national rate for BAME groups. 49.5 per cent of London disabled people are inactive compared to 50 per cent of the England average. In London inactivity increases with age with the highest levels of inactivity found among the 60 and over group at 49 per cent in London compared to 45.3 per cent in England. Inactivity on average is higher in London than England for all age groups except 26-34. The majority of young people aged 5-15 years old (84 per cent of girls and 79 per cent of boys) are not meeting the minimum recommended guidelines for physical activity⁵⁰.
- 5.4.8 Childhood obesity is a particular problem in London and is related to a poor diet, low physical activity and an obesogenic environment. The proportion of children aged 4-5 classified as overweight or obese in London is 22.2 per cent and is as high as 37.2 per cent for 10-11 year olds, significantly higher than for England as a whole. Excess weight in adults is 58.4 per cent in London as a whole⁵¹.
- 5.4.9 Whilst physical activity is an essential part of a healthy lifestyle, diet is proven to have more impact on people's weight. Public Health England data shows a strong association between deprivation and the density of fast food outlets, with more deprived areas having more fast food outlets per 100,000 residents. A large number of these outlets are also located near to schools. This is likely to have an impact on the food choices young people make and affect levels of obesity within this age group⁵².
- 5.4.10 It is important that the London Plan considers the role and design of the built environment on the opportunities communities' have to access healthy lifestyle choices, however this will need to be in conjunction with the Mayor's other strategies which can more directly impact behavioural choices.

⁴⁷ King's Fund, Clustering of Unhealthy Behaviours Over Time 2012 <https://www.kingsfund.org.uk/publications/clustering-unhealthy-behaviours-over-time>

⁴⁸ Meaning that they meet the Chief Medical Officer's recommendation of doing at least 150 minutes per week of physical activity

⁴⁹ Public Health Outcomes Framework 2012-2014, percentage of physically inactive adults, 2015 <http://www.phoutcomes.info/>

⁵⁰ <http://activepeople.sportengland.org>

⁵¹ Public Health Outcomes Framework 2012 - 2014 <http://www.phoutcomes.info/>

⁵² http://www.noo.org.uk/securefiles/160411_0954//FastFoodOutletsJan13_v2-2.pdf

Social inequalities in the physical and mental health of Londoners

5.4.11 There are very substantial differences in life expectancy and healthy life expectancy between different boroughs and demographic groups, with people in the most deprived areas having the shortest life expectancy. Healthy life expectancy for men is 17.6 years shorter in Barking and Dagenham as in Richmond on Thames, and 13.7 years shorter for women in Tower Hamlets as in Richmond on Thames. Looking at smaller local areas (MSOAs), the gap in healthy life expectancy is as high as 26.9 years for men and 28 years for women between certain areas⁵³.

5.4.12 Although there are large variations across boroughs, London has the lowest reported life satisfaction, worthwhileness and happiness and the highest anxiety of any UK region. London's average anxiety rating was 3.15, compared to England's average of 2.93 on an eleven point scale⁵⁴. These differences may be explained by London's different age structure.

5.4.13 Whilst older people generally report higher life satisfaction and happiness than other age groups, this masks significant variations in experiences. There are 65,000 older Londoners (over 65 years old) that experience dementia. This figure is expected to almost double over the next 30 years. Mental health problems are common in all age groups, and the proportion of people with a recorded mental health problem is higher in London than in England as a whole⁵⁵.

5.4.14 A London Assembly Health Committee report identified a wide range of factors beyond health that may contribute to an individual's predisposition to mental ill-health, including access to good housing, education and employment. These are particularly pertinent in areas of high deprivation⁵⁶. The Cavendish report (2014) also finds Londoners are more likely than residents in other parts of UK to suffer mental health problems as a result of unemployment or debt⁵⁷.

5.4.15 Whilst difficult to study, there is also a possible link between access to green space and increases in physical activity, with the consequent health impacts. There is stronger evidence that people with better access to the natural environment tend to be happier and less prone to mental illness: nature has positive effects on mood, concentration, self-discipline, and physiological stress. There is also good evidence for the contribution of the natural environment to social cohesion, particularly for well-maintained green spaces⁵⁸.

Air Quality

5.4.16 Whilst air quality in London is improving, in the last fifteen years the concentrations of all local air pollutants in London have decreased, London is failing to meet limits for NO₂ with specific concerns over particulate matter, which is damaging to health at any level. Children,

53 Analysis conducted on behalf of the GLA by Public Health England, 2016
 54 <http://www.ons.gov.uk/ons/rei/wellbeing/measuring-national-well-being-in-the-uk--2013-14.html#tab-5--Personal-well-being-in-the-English-regions->
 55 <http://www.ons.gov.uk/ons/rei/wellbeing/measuring-national-well-being-in-the-uk--2013-14.html#tab-5--Personal-well-being-in-the-English-regions->
 56 Mayor of London (2014), LONDON MENTAL HEALTH: The invisible costs of mental ill health, GLA
 57 <http://tavisstockandportman.uk/sites/default/files/London%20Mental%20Health%20Fact%20Book%20Cavendish%20square%20Group%20FINAL.pdf>
 58 Mayor of London (2015) Green Infrastructure Task Force Report, GLA

older people, and people already suffering from lung or heart issues are particularly vulnerable. Nearly 25 per cent of all school children in London are reported to be exposed to levels of air pollution that exceed legal limits.

5.4.17 The London Health Commission states that 7 per cent of all adult deaths in London are attributable to air pollution. Mortality is not the only air pollution related health effects, in 2010 - London air pollution was associated with over 3,000 hospital admissions, an increased sensitivity to allergens, pre-natal exposure linked to low birth weight and increased risks of chronic disease later in life are also associated with issues of air quality.

5.4.18 Other wider determinants of health and exposure to environment risks such as the urban heat island effect and flooding and their related impacts on the population’s health are discussed in sections 5.15 and 5.18

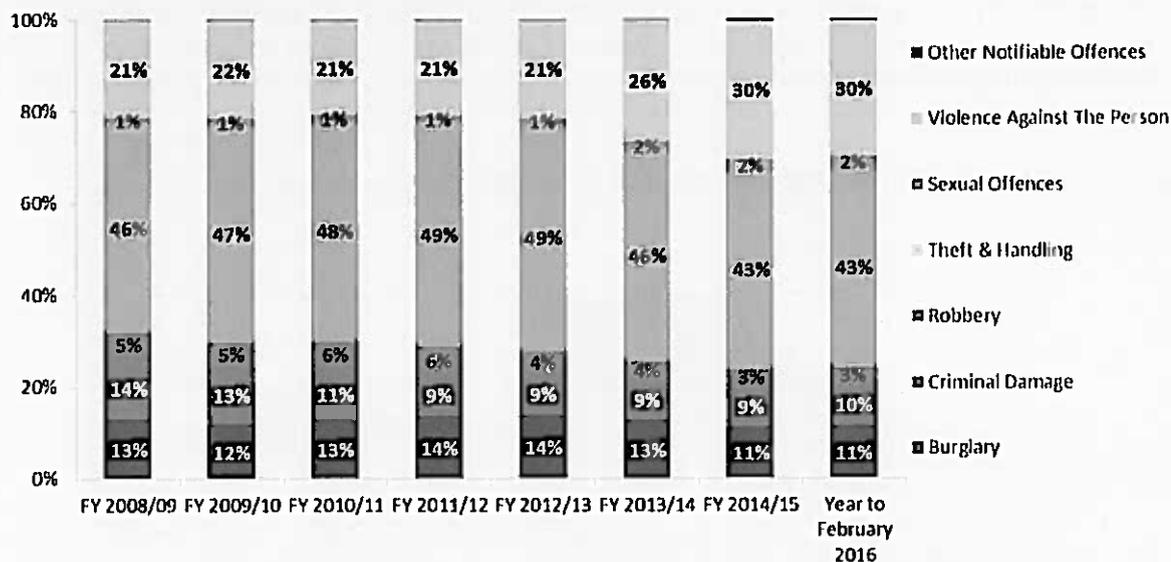
<p>Key issues</p>	<ul style="list-style-type: none"> • Increasing health inequalities across the population • Londoners are living with complex health needs for longer period • Increasing and changing pressure on the health services and service provision • Differentials in life expectancy and healthy life expectancy across London • Widening social inequalities • Low levels of physical activity and increasing obesity levels across the population
<p>Opportunities</p>	<ul style="list-style-type: none"> • Development should be meet the needs of wide range of peoples • Increased co-ordination of between the provision of different service delivery to meet requirements of an ageing and more diverse population Design of the built environment to promote health lifestyle choices • Link with other strategies to address wider determinants of health, access to jobs, good quality housing and choice, provision open space, access to amenities and services
<p>Implications of the plans and programmes review</p>	<p>A need to improve the overall health of London’s population and reduce inequalities in the health of the population.</p>
	
<p>Suggested IIA Objectives</p>	<p>To improve the mental and physical health and wellbeing of Londoners and to reduce health inequalities across the City and between communities.</p>

5.5 Crime, Safety and Security

Actual crime, perceived risk of crime, anti-social behaviour (ASB) and threats to security / major incidents.

- 5.5.1 London is a relatively safe city when compared to other global cities and the likelihood of being a victim of crime is low in London. However, as a global city it is at higher risk of terrorist attacks than other cities in the UK.
- 5.5.2 Heightened risks of threats to security can impact London's economic competitiveness and tourism.
- 5.5.3 The Counter-Terrorism and Security Act 2015 permits the Home Secretary to issue guidance for the purpose of preventing people from being drawn into terrorism. CONTEST is a national strategy and based around four main areas of work: Pursue, Prevent, Protect and Prepare. There is also a new counter-extremism strategy which sits alongside the government's wider counter-terrorism activity. Collectively, these strategies set out how the government, with the boroughs and other statutory partners in London, work together to reduce the threat from terrorist or extremist activity.
- 5.5.4 In terms of other forms of crime and perceptions of safety, although most Londoners feel safe in their communities, in 2015 36 per cent of Londoners were 'worried' or 'very worried' about crime in their local area.
- 5.5.5 Recorded crime statistics are published on the Metropolitan Police Service website each month, and are broken down into 32 different crime types: including violence with injury, robbery, theft from person, burglary, theft of motor vehicle, theft from motor vehicle and criminal damage.

Figure 5.8 Recorded Crime Statistics 2008 - 2016



MOPAC

- 5.5.6 In general, levels of recorded crime in London have fallen consistently since 2008. Notably, the volume of victim based crimes has decreased over time, with over 53,000 fewer offences in the most recent year compared to 2008/09.
- 5.5.7 Reports of hate crimes however have increased over the last few years with the largest percentage rises in disability and faith hate crimes in London. Racist and religious crime represents the bulk of recorded hate crime across the London in the year to December 2015 – representing 88 per cent of all hate crimes. Victims of hate crime are most frequently recorded as male (61 per cent male and 39 per cent female), and tend to be adults (18-34 years - 44 per cent, 35-60 years - 41 per cent). Older people over 60 years old (8 per cent) and children under 18 (7 per cent) account for a lower proportion of victims of reported hate crimes⁵⁹.
- 5.5.8 Regardless of the offence, in 2014, 3 per cent (16,404) of all victims were flagged as having a disability, with violence against the person having the highest amount of victims with a disability (39 per cent).
- 5.5.9 Anti-social behaviour incidents have fallen since 2007/08 from a rate of 51 incidents per 1000 population to 32 per 1000 population in 2014/15. This figure is currently lower than the England and Wales rate of 34 per 1000 population but fluctuates from year to year.
- 5.5.10 Using London-specific data covering issues of deprivation, population, crime, and educational attainment, the Vulnerable Locality Profile (VLP) maps the relative safety of locations in London to identify wards in London most at risk from issues of community cohesion. This identifies a ‘central cross’ of vulnerability in London and classifies a top 10 per cent of wards as of being of most concern. In this group, several wards are located in Haringey (7), Enfield (7), Newham (6), Barking and Dagenham (5), Southwark (5), Lewisham (4) and Brent (4), with Northumberland Park in Haringey assessed to be the ‘most vulnerable’ ward in London. In contrast, over 70 per cent of the least vulnerable wards are located in South London, in the boroughs of Richmond, Bromley, Wandsworth, Sutton, Merton, Bexley, Kensington and Kingston (see figure 5.9).

⁵⁹ Mayor’s Office for Police and Crime 2016

5.5.11 Within the most vulnerable areas, there are higher rates of crime, particularly violence against the person, and there are also much higher rates (compared to the group of least vulnerable wards) of unemployment, deprivation, residents of BAME ethnicity, and deliberate fires⁶⁰. Understanding the interrelationship between these factors is important in being able to target action effectively.

Figure 5.9: Vulnerability locality profile at ward level, 2016



GLA London Landscapes, derived from data provided by GLA population projections, the Metropolitan Police Service and Department for Education via ONS Neighbourhood Statistics.

5.5.12 Fear of crime can be a barrier to walking or using public transport. A recent TfL survey (2014) indicates that 31 per cent of Londoners are put off using public transport because of concerns about anti-social behaviour⁶¹. BAME groups and women are most likely to say that their frequency of travel is affected 'a lot' because of concerns over anti-social behaviour⁶². Fear of anti-social behaviour can be stressful and can limit people's access to activities and contribute to social isolation.

5.5.13 The design of the build environment can help to minimise risk of criminal behaviour through passive surveillance. Sometimes there is a balance between designing a place to make it feel safe and secure and allowing places to be permeable and attractive which can aid walking and

60 Based on simple comparisons between Ward level data via the GLA ward profiles and atlas (2014 boundaries), available at: <http://data.london.gov.uk/dataset/ward-profiles-and-atlas>
 61 Transport for London (2015), Safety and Security Survey, Future Thinking
 62 Mayor of London (March 2016), Crime on public transport. GLA.

movement. Ensuring that places are appropriately lit can also help to minimise risk of crime and add to perceptions of safety.

- 5.5.14 Safety concerns are a barrier to active travel and contribute to inactivity which, in turn, has impacts on health and wellbeing.
- 5.5.15 The evening and night time economy is a key driver of the economic and cultural regeneration of town centres. However whilst an increase in night-time activities may provide greater 'passive-surveillance', it can also lead to an increase risk in crime, anti-social behaviour and community safety problems which, without appropriate management and mitigation, can impacts on the quality of life of local residents, workers and customers. Perceptions of safety may also disproportionately impact certain vulnerable groups.
- 5.5.16 As well as the social effects of crime and perceptions of safety, there are costs to business such as impacts of crime/fraud, cost of insurance and additional security measures which can affects London's global reputation.

Key issues	<ul style="list-style-type: none"> • Increased threat of major incidents and unplanned events • Perceptions of safety • Fear of crime creating barrier to activities leading to increased social isolation • Vulnerability of different groups of people at greater risk of crime • More vibrant night-time economy leading to increased risk of crime
Opportunities	<ul style="list-style-type: none"> • Designing out crime should be integral to development proposals and considered early in the design process • Use of lightening and passive surveillance to help improve perceptions of safety • Need to balance aspects of permeability and legibility with concerns of safety and security • Promote the use of private spaces for the public
Implications of the plans and programmes review	The design of the built environment can significantly impact on people's fear of and actual crime.
	
Suggested IIA Objectives	To contribute to safety and security and the perceptions of safety.

5.6 Housing

A person's home / shelter

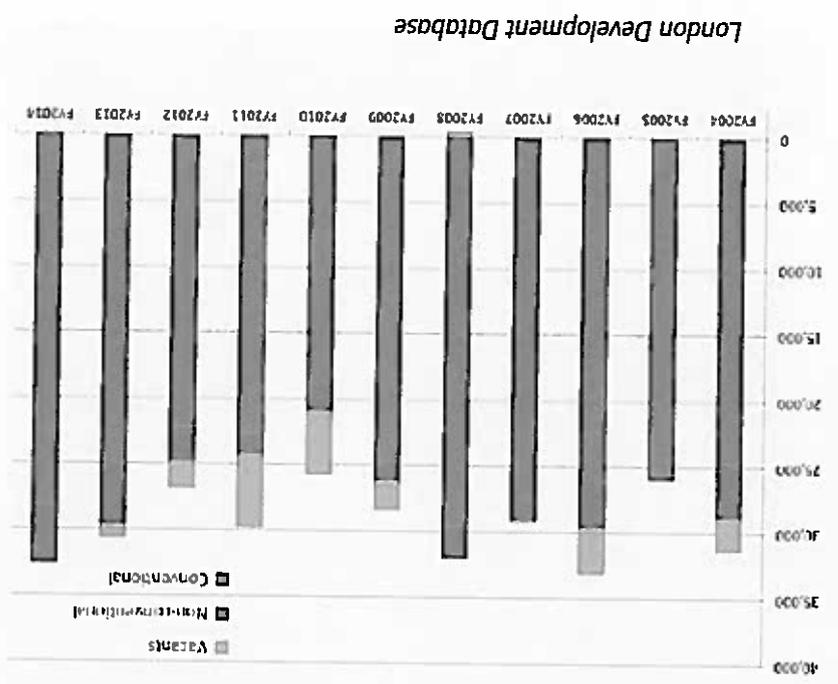
Housing need

5.6.1 The 2013 London Strategic Housing Market Assessment (SHMA) estimated that London will need around 48,840 new homes every year between 2015 and 2035, of which: 48 per cent should be market homes, 32 per cent social rent or affordable rent, and 20 per cent intermediate. In terms of unit size, 34 per cent of the estimated requirement is for homes with one bedroom, 18 per cent with two bedrooms, 26 per cent with three bedrooms and 22 per cent with four or more bedrooms. An updated SHMA is currently being undertaken to inform the new London Plan. This is likely to show a higher overall housing requirement due to faster projected household growth and worsening affordability problems.

Housing supply

5.6.2 Over the last 10 years, London has delivered on average around 25,000 net conventional homes each year. This includes new build housing as well as additional housing from conversions and change of use. This figure rises to around 27,500 housing units a year when other non-self contained housing units are included. It includes bedrooms in student halls of residence, hostels and large houses in multiple occupation. Where vacant homes returning to use are accounted for, the average overall net housing supply in London has been c29,500 units a year.

Figure 5.10: Housing Delivery



London Development Database

5.6.3 The most recent London Plan AMR⁶³ shows that overall housing provision in London during 2014/15 was 32,44064. This overall net figure includes:

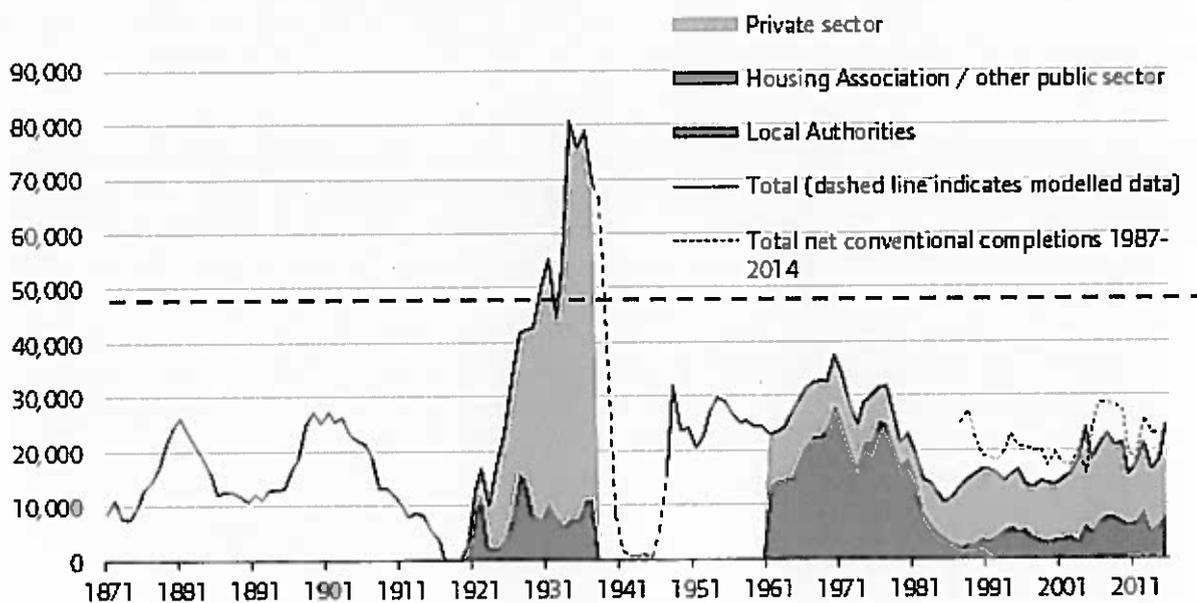
- 28,191 net conventional housing completions – 83 per cent of these completions were new build homes, 4 per cent were housing conversions and 13 per cent were change of use
- 4,369 non-self-contained housing units were completed. 4,369 non-self-contained housing units were completed.
- the number of long term vacant properties rose by 120 overall.

5.6.4 New housing provision in London is heavily weighted towards smaller units. Across all tenures, 34 per cent of homes completed during 2014/15 had one bedroom, 42 per cent had two bedrooms and the remaining 24 per cent had three bedrooms or more⁶⁵.

Historic context – housing delivery

5.6.5 Substantial increases in current rates of housing delivery are required to ensure London meets its housing need, with almost one million new homes needed between 2015 and 2035⁶⁶. This level of housing output has not been achieved in London since the 1930s. From a historic context, the number of new homes built in London peaked in 1934 at 80,600 units. Even the post war council housing booms producing a peak of only 37,400 unit pa in 1970 and during this period the overall net housing provision was actually lower than during the past three decades. This is because of higher rates of demolitions during this period and also the impact of net housing provision from conversions and change of use. As Figure 5.11 shows, local authority housing pretty much stopped from the early 1990s.

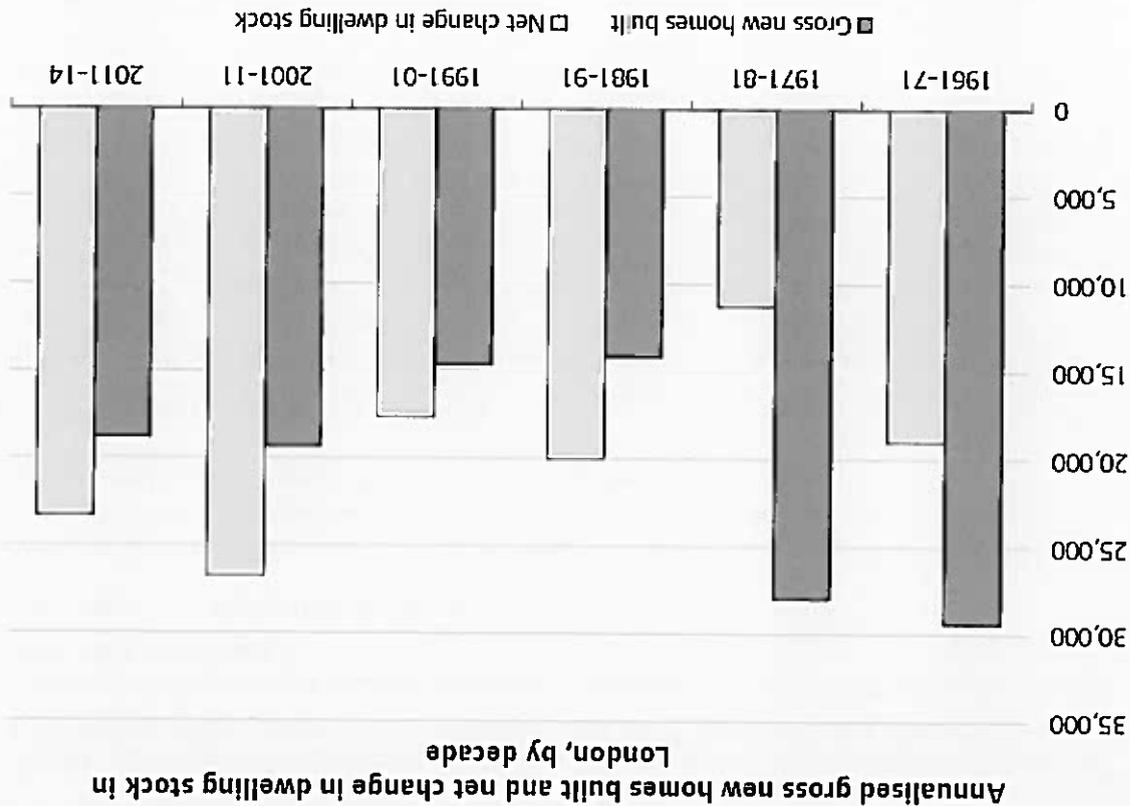
Figure 5.11: Net housing delivery by type



GLA and Department for Communities and Local Government⁶⁷

⁶³ Mayor of London, London Plan AMR 12, 2014/15
⁶⁴ This includes net conventional and non-self contained housing and the number of long-term vacant homes returning to use
⁶⁵ London Development Database
⁶⁶ Mayor of London (2013) Strategic Housing Land Availability Assessment, GLA
⁶⁷ Note – net conventional completions (1987–2013) includes net housing provision from conversions, change of uses and extensions (Source: London Development Database)

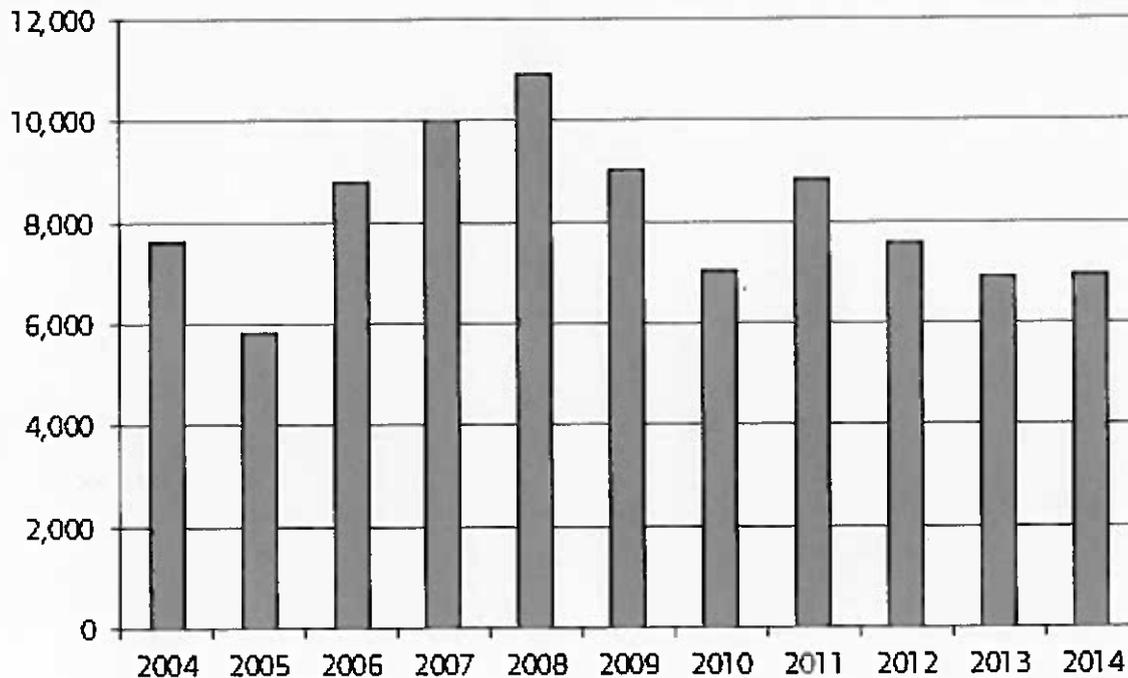
Figure 5.12: Annualised Gross new homes built and change in dwelling stock



Affordable housing delivery

GLA Housing in London, 2014/5

5.6.6 Over the last three years, 28 per cent of overall net conventional housing planning permissions were affordable units equivalent to 21,529 homes – providing on average 7,176 net affordable homes a year⁶⁸. This is significantly less than the current housing target in the London Plan, which seeks a minimum of 17,000 affordable homes a year. Social rented units make up 52 per cent of affordable completions over this period, intermediate housing 37 per cent and affordable rent nearly 11 per cent. Overall, 28 per cent of affordable housing completions in 2014/15 comprised homes with three or more bedrooms, with the remainder being 1 and 2 bedroom units. Average annual net affordable housing in London has been around 8,100 since 2004 and is shown on figure 5.13. In 2014/15, 87 per cent of approved units were for market sale or rent, leaving 13 per cent as affordable units, broken down as 7 per cent intermediate, 4 per cent affordable rent and 2 per cent social rented⁶⁹.

Figure 5.13: Net affordable housing delivery 2004/5 to 2014/15

London Development Database

- 5.6.7 Measured in gross terms (including acquisitions of existing private sector homes for use as affordable housing) 53,430 affordable homes were delivered during the four years 2011/12 to 2014/15, of which 23,200 were social rented housing, 17,490 intermediate housing and 12,270 were affordable rent. Nb this figure does not include demolitions.

London's planning pipeline

- 5.6.8 As of 31 March 2015, the net conventional housing pipeline consisted of 261,600 homes, of which 51 per cent are under construction. 78 per cent of the pipeline are 1 and 2 bed units and 22 per cent 3+ bedroom homes. This pipeline has more than doubled over the last 10 years, as shown in Figure 5.14, as around twice the number of units are approved each year as are completed. London boroughs consistently grant planning permission for over 50,000 conventional homes a year, with completions averaging 25,000 a year⁷⁰. Indeed, over 74,000 homes were approved in London during 2014/15 up from 63,700 in 2013/14⁷¹.
- 5.6.9 However, half of London's pipeline of approved units is concentrated in schemes of over 500 units in size which will take years, if not decades, to be completed due to phasing and infrastructure delivery constraints and timescales. Indeed, many approved schemes may not come forward. The pipeline is also concentrated in particular boroughs and in East London. Figure 5.15 shows the distribution of London's pipeline in terms of size of schemes.

⁷⁰ London Development Database – net conventional homes

⁷¹ Mayor of London, London Plan Annual Monitoring Report 2014/15

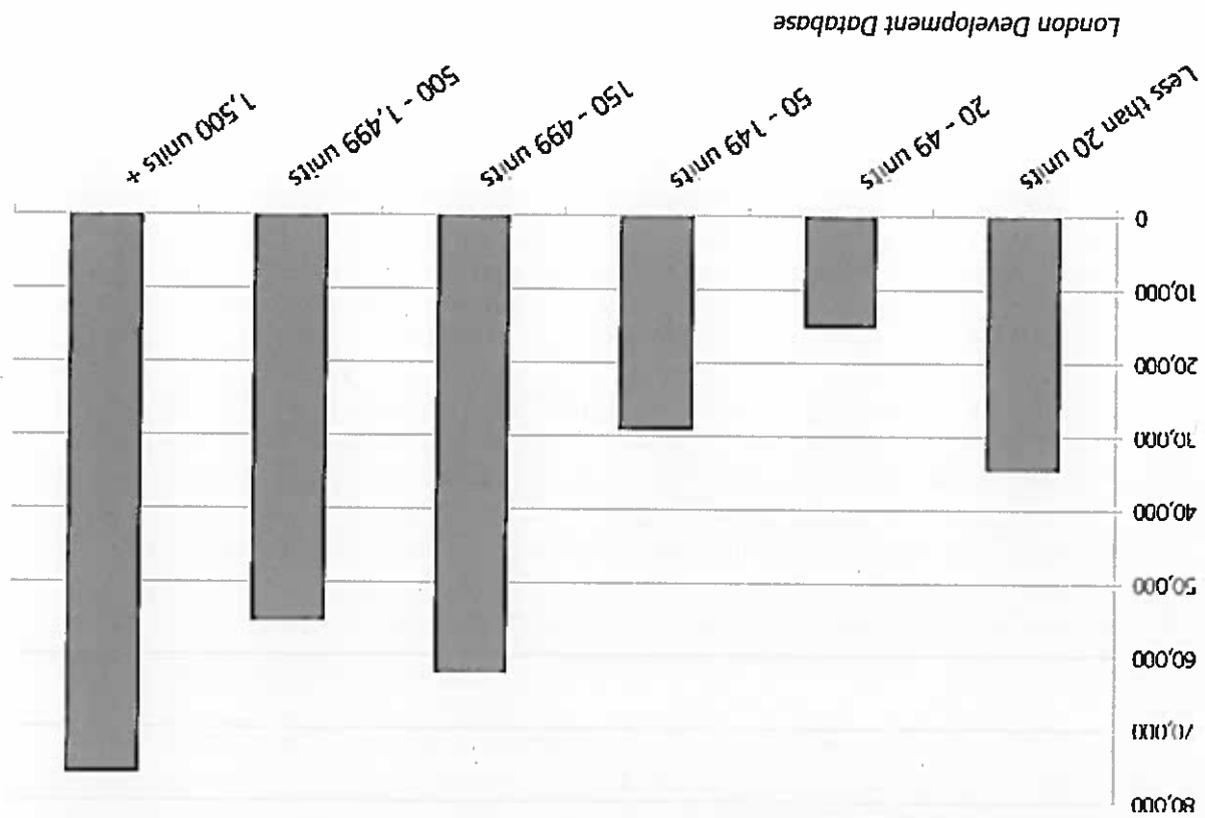


Figure 5.15: London's housing pipeline by number of units in the scheme

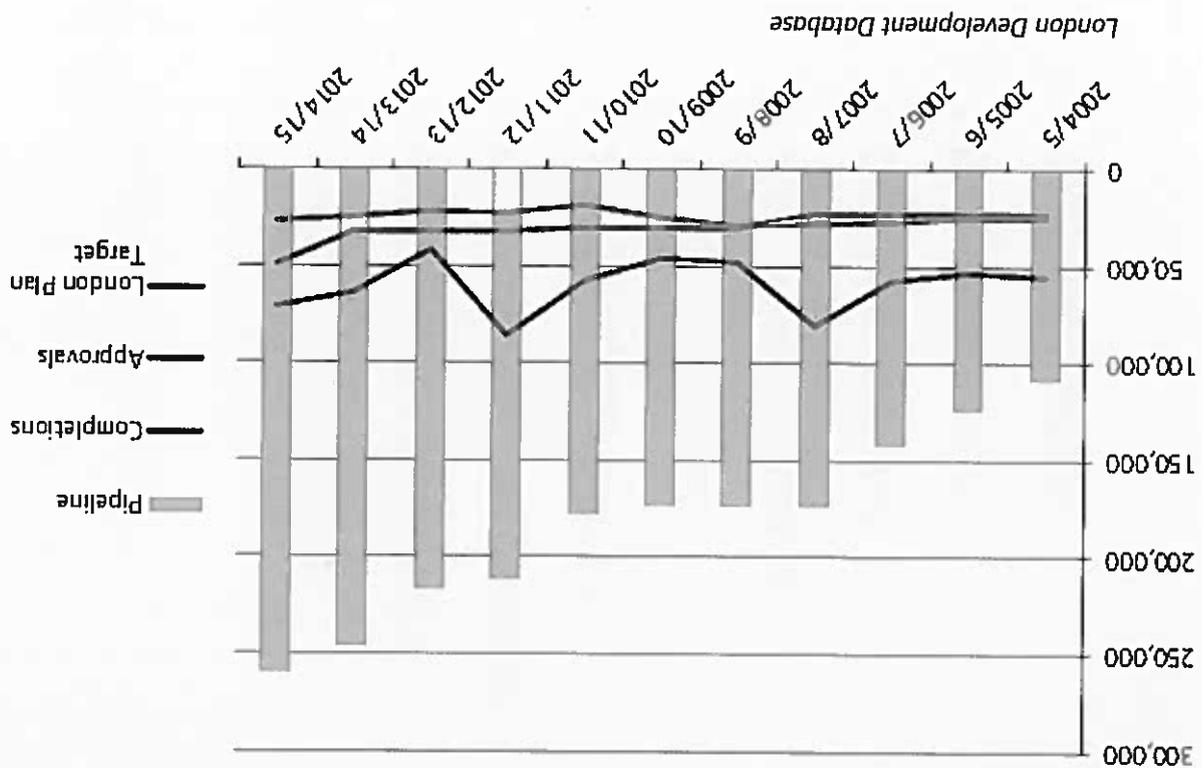
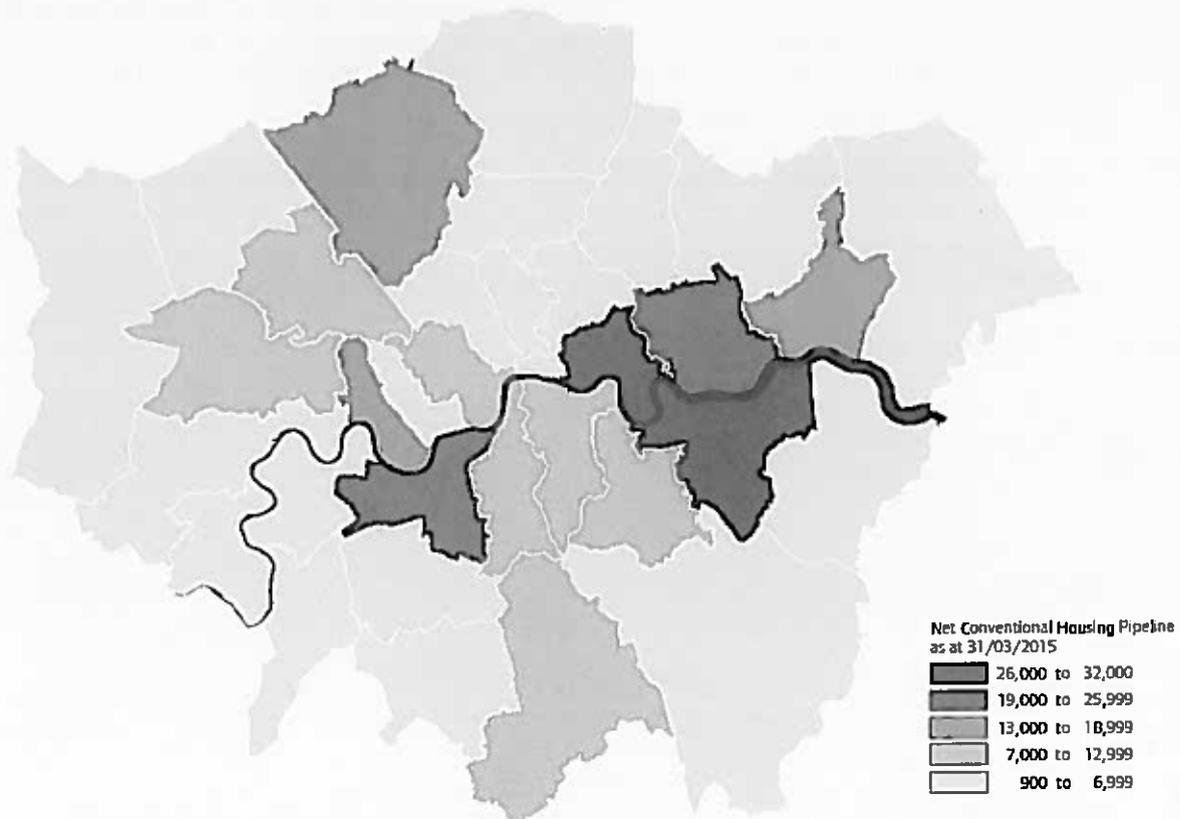


Figure 5.14 London's net conventional housing pipeline, 2004 to 2015

Figure 5.16: London's net conventional housing pipeline by borough



London Development Database

Residential density, typology and stock

5.6.10 The average density of new housing approvals in 2014/15 was 160 dwellings per hectare (dph), and the average density of completions was 124 dph. The 2011 Census shows that flats comprise just over half of London's accommodation, compared to less than 20 per cent in the rest of the country⁷² and the London Development Database (LDD) shows that they make up the large majority (7/8th) of new dwellings being built in London.

5.6.11 New homes in London have an average floor area of 80 square metres (m²), compared to an average across England as a whole of 92m². The average size of homes in London depends on the age of the housing stock. Homes built before the war are typically larger on average (87m²), whilst those built during the post war period and 1980s and 1990s tend to be smaller compared to the current average⁷³.

Housing tenure trends

5.6.12 The private rented sector was once the largest tenure in London but shrank from 46 per cent of households in 1961 to 14 per cent in 1991, before rapid growth brought it back up to 26 per cent in 2011, making it the second largest tenure. In contrast, social renting grew rapidly between the 1960s and 1980s, accommodating 35 per cent of households in 1981, before falling to 24 per cent in 2011⁷⁴.

⁷² Mayor of London, London Plan Annual Monitoring Report 2014/15

⁷³ Mayor of London (2015), Housing in London, GLA

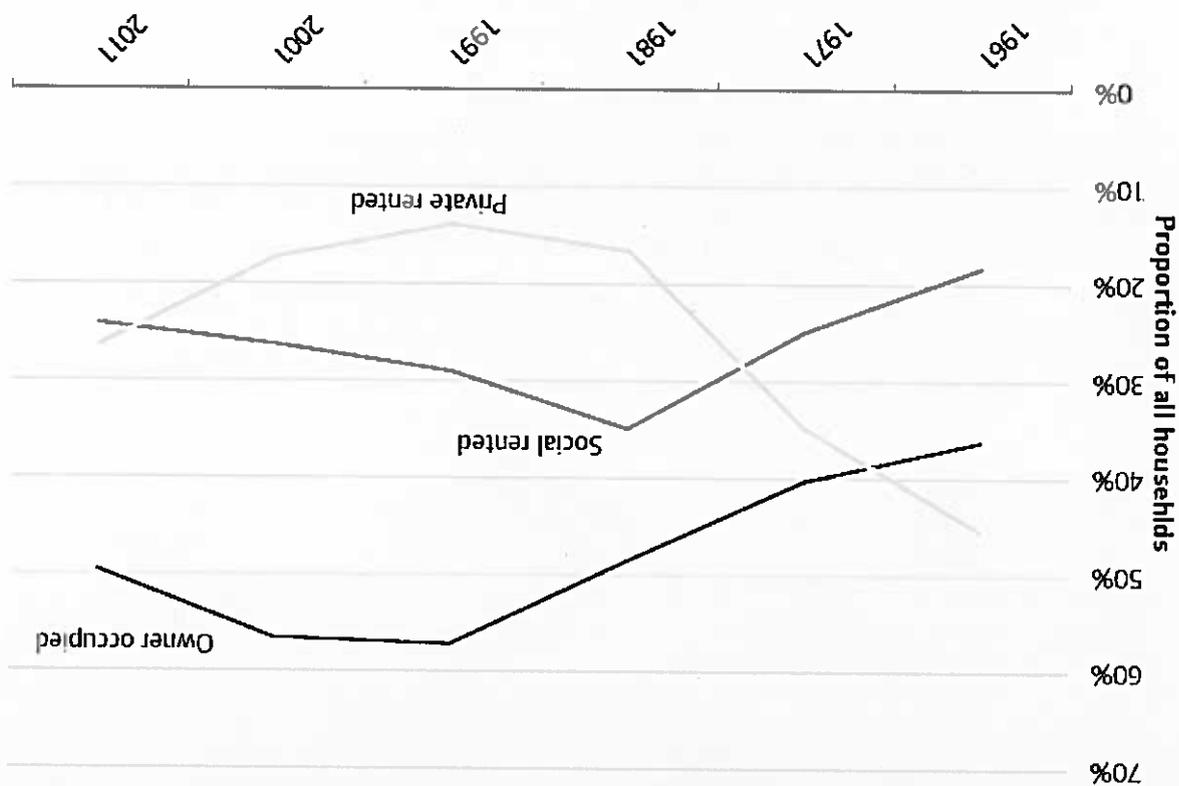
⁷⁴ Mayor of London (2015), Housing in London, GLA

5.6.13 The proportion of London households who own their own home (whether outright or with a mortgage) peaked in the early 1990s but then fell to just under half by the time of the 2011 Census, the first time owner occupiers have been in the minority since the early 1980s. In England as a whole, 64 per cent of households owned their home in 2011, with 18 per cent each in social and private rented accommodation⁷⁵.

5.6.14 Homes in Multiple Occupation comprise 8 per cent of London's private housing stock, a much higher rate than in other areas in the country. One in three private renting households in London has children, up from one in five a decade ago. The proportion of private renting households with children rose from 20 per cent in 2004 to 33 per cent in 2014⁷⁶.

Figure 5.17: Housing Tenure 1961 – 2011

Decadal trend in household tenures, London 1961-2011



GLA Housing in London 2015

Housing affordability

5.6.15 In March 2015 average rents in the private sector have risen 29 per cent since 2005 and are increasing at a faster rate than average earnings, implying affordability is increasingly getting worse⁷⁷. The median cost of renting a one or two bed flat is now £1,155 and £1,400 respectively. However, there is also huge variation in monthly market rents within London and in the most expensive boroughs, between the top and bottom of the market. Across Inner

75 Ibid
76 Ibid
77 Ibid

London as a whole, the median monthly rent for a two bedroom home is £1,650, compared to £1,200 in outer London.

- 5.6.16 In 2014 median house prices were almost 10 times median earnings⁷⁸, meaning that the aspiration of home-ownership is increasingly beyond the reach of many Londoners, unless households have access to significant deposits or are able to access and progress from shared ownership products.
- 5.6.17 Home ownership rates among younger Londoners have fallen sharply in recent decades. In 1990, 25 per cent of households in London were headed by someone aged 16-24 and 57 per cent by someone aged 25-34 owned their home, but by 2014 these figures had fallen to 6 per cent and 26 per cent respectively. Home ownership rates also fell for households headed by someone aged 35-44 (from 69 per cent to 47 per cent) and 45-54 (71 per cent to 56 per cent)⁷⁹.
- 5.6.18 Nearly a quarter of young adults in London live with their parents, up from one in six in the late 1990s. Around 470,000 young adults (those aged 20 to 34) in London live with their parents, 24 per cent of all those in this age group. The proportion living with their parents has risen from 17 per cent in the late 1990s, with a particularly rapid rise seen in recent years⁸⁰.
- 5.6.19 The average age a Londoner purchases their first home is 34 years old and an increasing number are only able to meet the value of large deposits needed thanks to parental assistance and/or inheritance. This may have long-term implications for social mobility and entrench wealth inequality across generations.
- 5.6.20 The affordability challenges facing low and middle income groups, including key workers, has been a key economic concern for businesses in London, particularly in light of the potential impacts on labour market mobility, staff retention, consumer spending and the capital's overall attractiveness as a global city⁸¹. In November 2014 there were 269,000 Housing Benefit recipients in London's private rented sector, and 557,000 in social housing.

Overcrowding

- 5.6.21 Around 8 per cent of households in London are in overcrowded accommodation, with higher rates of overcrowding in certain boroughs and within the private and social rented sector (around 13 per cent)⁸². Increases in overcrowding since the 1990s are driven by rising overcrowding rates in private and social rented housing, as the proportion of overcrowded homeowner households has held relatively steady at around 3 per cent over the period. The proportion of overcrowded private renting households has more than doubled since the 1990s. While inner London has always been more overcrowded than outer London, there is enormous variation in overcrowding rates across London at ward level and it has risen sharply in pockets of outer London.

⁷⁸ GLA Economics (2016), Economic Evidence Base

⁷⁹ Mayor of London (2015), Housing in London, GLA

⁸⁰ Ibid

⁸¹ London Chamber of Commerce and Industry, Getting our house in order, 2014

⁸² Mayor of London (2015), Housing in London, GLA

Homelessness

5.6.22 In March 2015 there were 48,240 homeless households in temporary accommodation arranged by London boroughs, an increase of 11 per cent from 2014 and 35 per cent from its lowest point in mid-2010⁸³. Most of these households (around 37,000) were being housed in accommodation leased from private sector landlords or other private sector accommodation, with the remaining households housed in hostels and refuges, bed and breakfast hotels and social housing. The average length of stay in temporary accommodation in London has remained steady in recent years. There were 7,580 people seen sleeping rough in London in 2014/15, an increase of 16 per cent or more than a thousand on the 2013/14 figure. 17,530 households were accepted as statutorily homeless in London in 2012/13, which accounts for 32 per cent of the national total⁸⁴.

Empty homes

5.6.23 According to council tax data there were 56,720 empty homes in London in 2014, equivalent to 1.7 per cent of the total dwelling stock. Both the number of empty homes in London and their share of the total housing stock are at their lowest levels since at least 1978 having fallen more or less continuously since a peak of 160,500 or 5.4 per cent in 1993. Since 2004 the overall number of long-term vacant homes in London (registered as vacant for longer than 6 months) has reduced by half and now accounts for only 0.6 per cent of the total housing stock - 20,800 homes. This is also a record low. London has a much lower vacancy rate in its private sector housing than other parts of the country, while vacancy rates for affordable housing are broadly similar⁸⁵.

Second homes

5.6.24 There are 48,390 homes in London recorded as second homes for council tax purposes, around 1.4 per cent of the total housing stock. Just over half of these are in four boroughs: 8,330 in Kensington and Chelsea; 6,080 in Westminster; 5,560 in Camden; and 5,000 in Tower Hamlets. Together, the remaining 29 boroughs have 23,420 recorded second homes⁸⁶.

Under-occupation

5.6.25 There are around 730,000 under-occupying households⁸⁷ in London, around 23 per cent of all households in the capital. Around 85 per cent of these are home owners, 8 per cent are private renters and another 8 per cent are social housing tenants. According to the 2011 census, 34 per cent of households in outer London are currently under-occupying their homes to the extent that they have a surplus of two or more rooms (based on the number of recorded household residents). This compares to just 19 per cent of households in inner London. In some outer London boroughs the rate is between 40 per cent and 50 per cent of all households⁸⁸.

83	Ibid
84	Ibid
85	Ibid
86	Ibid
87	Under-occupied households are those with two or more bedrooms more than they require according to the bedroom standard (though this does not necessarily mean that the bedrooms are unused).
88	Bexley (43 per cent), Bromley (51 per cent, Havering (45 per cent), Kingston-upon-Thames (43 per cent), Richmond upon Thames (48 per cent); Sutton (41 per cent)

Decent homes and fuel poverty

5.6.26 Around 21 per cent of homes in London are below the official Decent Homes standard⁸⁹ and has fallen faster in London than in the rest of England since 2006. 30 per cent of private rented homes in London are below the Decent Homes standard, compared to 18 per cent of owner occupied and 19 per cent of social rented homes. The proportion of homes below the standard has fallen significantly in each tenure since 2006. The number of affordable homes in London below the Decent Homes standard has fallen from 260,300 in 2005 to 79,800 in 2014. Around a tenth of London households are estimated to be living in fuel poverty, just below the national rate. For more information on fuel poverty, please see the energy baseline section.

Accessibility

5.6.27 Around 30 per cent of households in London include a person with a long standing illness, disability or impairment which causes substantial difficulty with day to day activities⁹⁰. English Housing Survey data suggests that 180,000 households, 6 per cent of all households in London, say the illness or disability of one or more household members requires adaptation(s) to the home. Of these, around 20,000 households say they are currently attempting to move to find a more suitable home.

5.6.28 The English Housing Survey (EHS) grades the accessibility of the existing housing stock by reference to the four 'visitability' features⁹¹. GLA analysis of EHS data⁹² shows that around one fifth of all homes in the capital have no 'visitability' features – over half a million dwellings⁹³. A further 1 million homes have only one 'visitability' feature and only 9 per cent of London's existing housing stock is estimated to exhibit all four 'visitability' features (less than 300,000 homes).

5.6.29 In terms of planning approvals, the London Plan Annual Monitoring Report shows that a very high proportion of new build units in London currently comply with Lifetime Homes standards (93 per cent)⁹⁴. However, due to the time lag between approvals and completions particularly on approved large schemes, only 59,000 units have been completed which meet Lifetime Homes standards since the standards were introduced in 2004 London Plan⁹⁵.

Demographic forecasts

5.6.30 Whilst London has a relatively young existing population profile compared to other areas in England, 20 per cent of households include someone aged over 65, and the overall number of these older person households in the capital is substantial – nearly 700,000⁹⁶. This is expected to increase to over 1 million households during the period of the Plan (2019 to 2041). This will

⁸⁹ This is a composite measure of dwelling stock conditions that takes into account minimum standards, thermal comfort, kitchen and bathroom facilities and the general state of repair. London's 'non-decency' rate is not significantly different from the national average of 22 per cent or from most other regions.

⁹⁰ DWP, Family Resources Survey (2013/14)

⁹¹ These are: level access; flush threshold; a sufficiently wide door and circulation space to move around; and use of a WC on the ground or entry floor.

⁹²

⁹³ DCLG and ONS, English Housing Survey, 2012

⁹⁴ Mayor of London, London Plan, Annual Monitoring Report 11, 2013-14, GLA,

⁹⁵ London Development Database, Lifetime Homes completions 2004/5 to 2014/15

⁹⁶ GLA Intelligence Unit (2013) household projections (central trend), GLA

represent an increase of 50 per cent (over 350,000 additional households) and will mean that older person households will constitute 25 per cent of all households in London. Particularly substantial increases are expected in the number of households with representatives aged over 85, which are forecast to more than double.

5.6.31 GLA's evidence⁹⁷ estimates that the potential demand for specialist retirement housing which cannot be met from existing stock is of the order of 3,900 units a year. This estimate is based on the assumption that 15 per cent of households aged 75 and over and 2.5 per cent of households 65-74 are likely to require specialist older persons housing. It also takes into account existing levels of provision and the current pipeline.

5.6.32 Poor quality homes, insecure housing and overcrowding can significantly affect people's mental and physical health. These effects may also disproportionately impact certain vulnerable group such as older people, those on low incomes, BAME groups or disabled groups.

Gypsies and travellers

5.6.33 The London boroughs conducted a joint Gypsy and Traveller Accommodation Assessment in 2009, but have not repeated the exercise on a joint basis since then. Boroughs are responsible for assessing needs at the local level and addressing these needs in light of local circumstances and in line with government guidance and the London Plan.

Government reforms

5.6.34 There are currently a large number of reforms being progressed by Government through the Housing & Planning Act and proposed changes to the National Planning Policy Framework (NPPF). These include proposals for starter homes, extensions to 'right to buy' to include housing association tenants and the proposed sale of vacant council houses in high value areas. In addition, proposed changes to the National Planning Policy Framework have been put forward which would change the definition of affordable housing by removing 'in perpetuity' requirements to enable the provision of starter homes and other intermediate housing products.

5.6.35 Government has also made permitted development rights for change of use from office to residential permanent, with the current exemptions ceasing at the end of May 2019 and will need to be replaced with Article 4 Directions by local planning authorities, subject to Secretary of State approval. A consequence of this liberalisation is that new homes delivered through these permitted change of use do not need to accord with affordable housing policies or meet residential or accessible housing design standards.

5.6.36 These Government reforms will cumulatively impact on London's ability for overall delivery of new homes as well as for different tenures. The new London Plan will therefore need to carefully consider the potential impacts of these reforms as well as the other issues of supply and demand outlined above.

5.6.37 Ensuring a sufficient supply of quality homes, of the type that people desire and can afford, in the right places for residents to access a range of employment opportunities, as well as

necessary services and amenities, is of fundamental importance to London’s global success and the quality of its offer to a competitive workforce. If businesses find it harder to recruit skilled worker due to the cost and availability of housing then they will consider locating elsewhere.

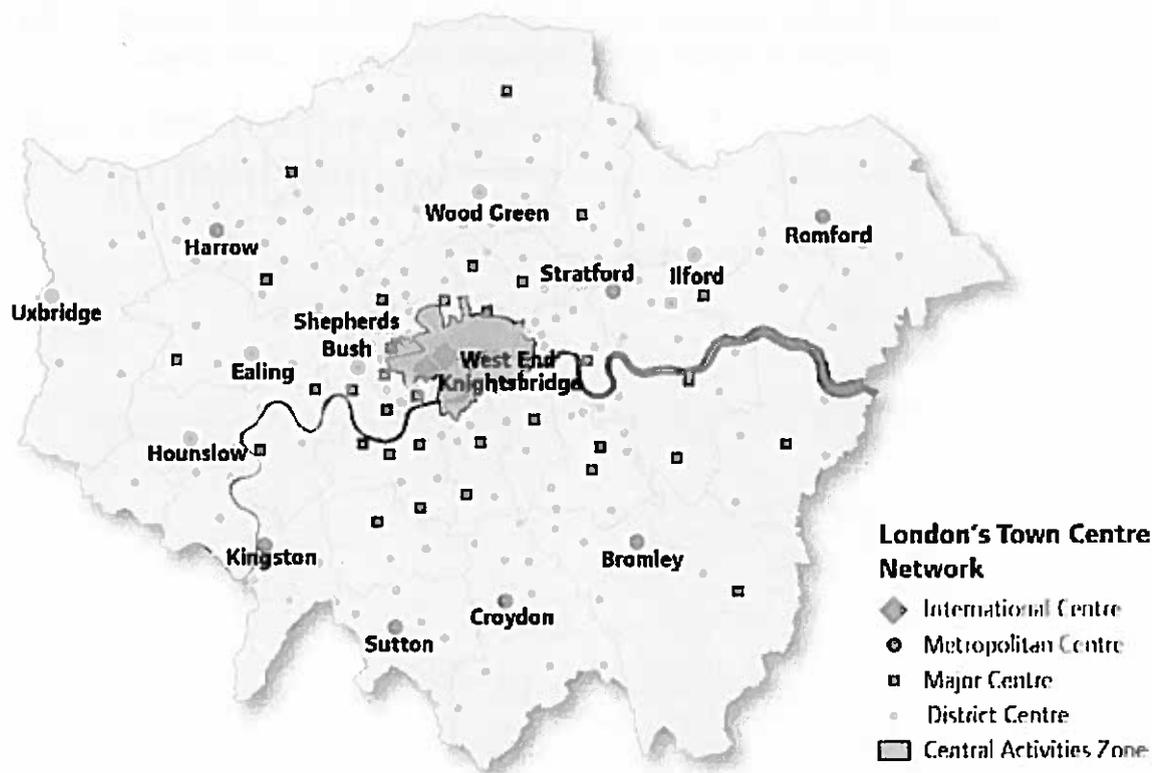
<p>Key issues</p>	<ul style="list-style-type: none"> • Lack of affordable housing • Under supply of homes which meet the needs of Londoners (size, type, tenure) • High level of approvals, low level of completions • Increasing costs of housing relative to wages • Homelessness • Implications for delivery from major Government reforms to housing legislation and policy
<p>Opportunities</p>	<ul style="list-style-type: none"> • Diversifying the sector - build to rent, SMEs • Diversify the range of sites • Turning approvals in to completions, helping to ensure new approvals are built out (review mechanisms). • Provide greater certainty within the planning system, particularly around the level of affordable housing required.
<p>Implications of the plans and programmes review</p>	<p>To significantly increase the delivery of housing, including a mix of size, tenures and affordable products</p>
	
<p>Suggested IIA Objectives</p>	<p>To provide a quantum, type, quality and tenure of housing (including specialist and affordable provision) to better meet demographic change and household demand</p>

5.7 Sustainable Land Use

The use of land that is developed or undeveloped, brownfield and greenfield, agricultural or urban and the associated density of development

- 5.7.1 London saw a large expansion in its population and geographic area up until the Second World War. Urban land was not in restricted supply because new transport – commuter rail, trams, London's underground and then arterial roads – opened up land as it was needed. The expansion of London meant it absorbed towns such as Croydon, Kingston, Harrow and Romford within its boundary.
- 5.7.2 The introduction of the 1947 Town and Country Planning Act, which changed development rights and introduced urban containment policies such as greenbelts saw a change in the way London developed. A reduction in the densities at which people lived, coupled with Government policy of decentralisation through measures like the building of the New Towns resulted in London's population started to fall, reaching a low of 6.7 million by 1988.
- 5.7.3 However, since 1988 London's population has increased every year. Even during the economic downturn of the early 1990s and the more recent recession in the late 2000s, London's population grew and overall growth accelerated. The main reasons for this change is more people of childbearing age moving to the city, leading to strong natural population growth (the surplus of births over deaths). London's current population is 8.6 million and it is expected to continue to grow at c70,000pa.
- 5.7.4 London's continued economic success (which is discussed in more detail in section 5.10) will, alongside demographic factors, drive population growth. The spatial distribution of growth is fundamental to preparation of the London Plan. A number of spatial scenarios for managing that growth and the infrastructure needed to underpin it are currently being explored.
- 5.7.5 In terms of London's future growth, it is important to consider the current geography of activities within London and how they might be impacted in the future. Inner London is characterised by a strong focus on commercial, cultural and employment activities, whilst outer London comprises of mostly residential activities. As a result, economic development within the city has developed a distinct geography that is predominantly focused on the central area.
- 5.7.6 The Central Activities Zone (CAZ) covers London's geographic, economic and administrative core. It brings together the largest concentration of London's financial and globally-oriented business services. Almost a third of all London jobs are based there and, together with the Northern Isle of Dogs (including Canary Wharf), it has historically experienced the highest rate of growth in London. Employment in the CAZ and Northern Isle of Dogs is expected to grow substantially, particularly driven by expansion of the office-based business services sector, as well as more jobs in areas like retail and leisure services.
- 5.7.7 Town Centres are also of fundamental importance to the capital and are the focus for a wide range of uses including shopping and leisure, arts and culture, housing and employment, civic and social infrastructure. They also serve as community hubs, providing a sense of place and identity. Figure 5.18 shows the spatial network of different types of town centres within London.

Figure 5.18: Town Centre Network



5.7.8 Current London Plan policy highlights town centres generally as a focus for growth however it is likely that there will be even greater emphasis for higher density residential growth in the future, potentially with a more targeted approach to identifying specific town centres to help target resources more effectively to increase delivery.

5.7.9 Opportunity Areas are the capitals major reservoirs of brownfield land also have significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport. Almost two thirds of the land within Opportunity Areas (measured by area) is in outer London, a quarter in inner London and the remaining tenth in and around the Central Activities Zone. The largest concentrations of Opportunity Areas follow the River Thames to the east, along the Upper Lea Valley to the north, and around Old Oak Common/Park Royal and Heathrow in the West. Figure 5.19 shows their distribution and relationship to each other.

5.7.10 The Opportunity Areas are diverse, ranging in size from 3,900 hectares (Upper Lea Valley) to 19 hectares (Tottenham Court Road). Some, particularly in the east of London, require significant public intervention whereas for others the market will be stronger. They are and will continue to be of fundamental importance in delivering London's future growth.

5.7.11 Intensification Areas are typically built-up areas with good existing or potential public transport accessibility. Their importance is likely to grow in the delivery of higher density housing as the competition for land becomes even more intense.

employment, and competition between them can impact on the spatial and economic structure of the city. How London will accommodate this growth is fundamental to the preparation of the new London Plan.

5.7.16 The most recent SHMA (Strategic Housing Market Assessment 2013) identified a need for 49,000 homes per year. Demographic changes alone suggest that this might increase to the mid-50,000s; meeting the backlog of need in ten rather than 20 years could take the figure to the high 60,000s. Changing the need assessment methodology to that recommended by Government's Local Plans Expert Group could put it in the region of c70,000-80,000 pa. The most recent SHLA (Strategic Housing Land Availability Assessment 2013) identified capacity for 42,000 homes per year (based on current London Plan policy assumptions) and put in place policy to bring forward an additional 7,000 pa, thus matching potential capacity with the 49,000 need figure. This was more than achieved in terms of approvals, but not in terms of completions which have only average c27,000 pa.

5.7.17 A new SHMA and SHLA are currently being undertaken, however if the housing need figure rises to the region of 60,000pa or even 70,000pa then significant more capacity needs to be identified. To complicate this further, arguably the real challenge is not identifying capacity through the planning system but translating the 50,000pa approvals into completions. It may be prudent therefore that the new London Plan is more delivery focused.

5.7.18 Current London Plan policy is to realise additional housing output through intensification, especially where there is good public transport connectivity. It may be the case that further sources of supply need to be identified or that there is a more targeted approach to intensification within London.

5.7.19 There are both advantages and disadvantages to higher densities. Economic advantages of higher densities include improving a city's economic efficiency and employment opportunities through agglomeration of businesses, increases in productivity levels and the provision of a critical mass to support social and physical infrastructure, including a more viable and efficient public transport network. Higher densities can also lead to a greater choice of homes thereby reducing social inequality; however higher densities can also lead to more cramped living conditions, a loss of privacy, increases in noise and nuisance, contribute to a lower overall sense of community and have an impact on people's mental health and wellbeing. As with many impacts, these vary depending on the circumstances of the individual.

5.7.20 Ensuring a strong relationship between the scale and intensity of development and connectivity of public transport will continue to be a central axiom of the London Plan. In order to close the gap between need and capacity, outer London boroughs are likely to have to make a more substantial contribution to meeting their projected housing growth and overall housing need.

5.7.21 The growing gap between demand and supply for homes in London poses many challenges, not least house price inflation, bridging the affordability gap and meeting the needs of different groups of Londoners. In terms of employment, failure to provide sufficient and suitable employment land at competitive prices could diminish access to employment opportunities, putting at risk the achievement of sustainable, mixed and balanced communities, as well as potentially compromising London's international competitiveness.

5.7.22 Accommodating forecast growth within London’s existing boundaries will rely on greater integration between land use and transport planning. Growth will need to be accommodated in a way that delivers more housing that is accessible and affordable for Londoners and a continued shift towards public transport, walking and cycling. The London Plan will need therefore need to consider the ability of London to accommodate its need within its boundaries and consequentially its relationship with the wider region. This might entail partnerships with authorities beyond London where infrastructure investment might enable an uplift in development in appropriate locations; in particular strategic transport corridors eg along the London-Stansted-Cambridge corridor and possibly associated with an extension of Crossrail 1 along the south of the Thames estuary; and/or possibly extensions to other existing towns outside London.

5.7.23 The decision on future of airport capacity in the South East will also have significant effect on the location of future development pressures in London. Not only in terms of associated infrastructure and transport links but also in terms of economic opportunities and connections to the rest of the UK

<p>Key issues</p>	<ul style="list-style-type: none"> • Inability for London to accommodate required growth within its boundaries • Unsustainable patterns of development within and across London’s boundaries • Higher density developments • Competing pressures for land impacts on ability to provide social, physical and environmental infrastructure • Non-efficient use of land • Integration of land use and transport • Spatial impact and consequential development pressures resulting from decision on London’s future airport capacity
<p>Opportunities</p>	<p>Targeted intensification of focused areas Growth corridors supported by infrastructure investment</p>
<p>Implications of the plans and programmes review</p>	<p>Ensure the most efficient use of land which adheres to the principles of sustainable development and considers London’s relationship as part of a city region</p>
	
<p>Suggested IIA Objectives</p>	<p>To make the best and most efficient use of land so as to support sustainable patterns and forms of development.</p>

5.8 Connectivity

One's ability to reach employment, education, shops, recreation, friends, family and health and social services measured by whether the infrastructure is in place and whether it is able to accommodate demand

5.8.1 Transport issues will be principally addressed in the review of the Mayor's Transport Strategy, which is being undertaken in parallel to the London Plan review. However, improvements to London's transport system and accessibility for all Londoners will remain key considerations for the London Plan. Importantly the new London Plan will need to ensure coordination of land use and transport planning and the provision of infrastructure and services to address the needs of a growing and increasingly diverse city.

5.8.2 Connectivity relates to ease of reaching employment, education, shops, recreation, friends, family and health and social services by different modes of transport i.e. public transport, private transport, cycling and walking. Good connectivity can help to improve mental wellbeing and personal resilience as well as reduce stress and social isolation. Good connectivity is particularly important for people on low incomes who may not be able to afford all types of transport and therefore have fewer options to connect to facilities and services.

5.8.3 At present, almost 800,000 people commute into London for work⁹⁸ and the GLA estimates that this will grow to more than a million by 2041. The centralisation of jobs in the CAZ generates growth in demand for radial peak travel and a continuing ebb and flow of passengers. Sectoral employment trends (discussed in section 5.11) are expected to have an impact on travel demand to work, with public transport mode shares expected to increase and car modal share to reduce. It is expected that the number of trips made by London residents will increase from 20m to 25m per day between 2011 and 2041. Including in-commuting and visitor travel, there will be close to 32.2m trips in London on an average day in 2041⁹⁹.

Public transport

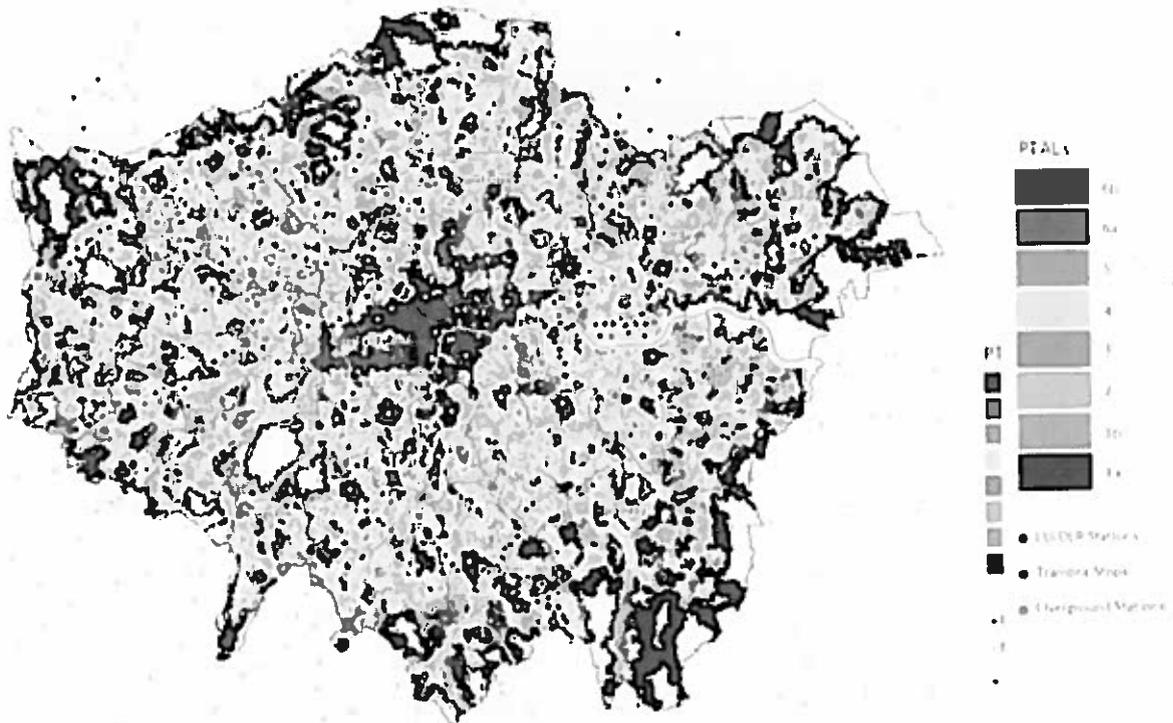
5.8.4 London benefits from a well-developed public transport network, which includes the Underground, National Rail services and an extensive bus network, which provide a high level of transport connectivity. Connectivity can be impacted by busy wide roads, railways and rivers which can sever destinations which are geographically close but as a result of the road (the infrastructure itself or the volume and/or speed of traffic it carries), railway or river, cannot be easily reached.

5.8.5 Connectivity to the public transport network in London is measured by using TfL's Public Transport Access Level (PTAL). The PTAL value combines information about how close public transport services are to a site and how frequent these services are. It does not include where these services actually take people to or indeed how accessible they are to all members of the population.

5.8.6 The highest level of connectivity has a PTAL score of 6b and the lowest has a PTAL score of 0. As shown in Figure 5.21, generally the central London and metropolitan centres including

Uxbridge, Harrow, Wood Green, Stratford, Ilford, Romford, Bromley, Croydon, Sutton, Kingston, Hounslow, Ealing and Shepard’s Bush are more connected to the public transport system than other parts of London. The predominantly radial orientation of the main public transport corridors is also visible in the figure. It also shows that East London is less connected than West London.

Figure 5.21: Public transport connectivity within Greater London, 2015



Source: TfL Planning, Strategic Analysis.

Transport for London (2015) Travel in London. Report 8

- 5.8.7 It is important to note that PTAL scores do not consider crowding or the ease of interchange. However these elements affect connectivity as they impact on the ‘ease’ of reaching employment, services and facilities by public transport.
- 5.8.8 Another measure of connectivity is the number of jobs (whether filled or currently vacant) that are potentially available within a given travel time – 45 minutes by the principal public transport modes.

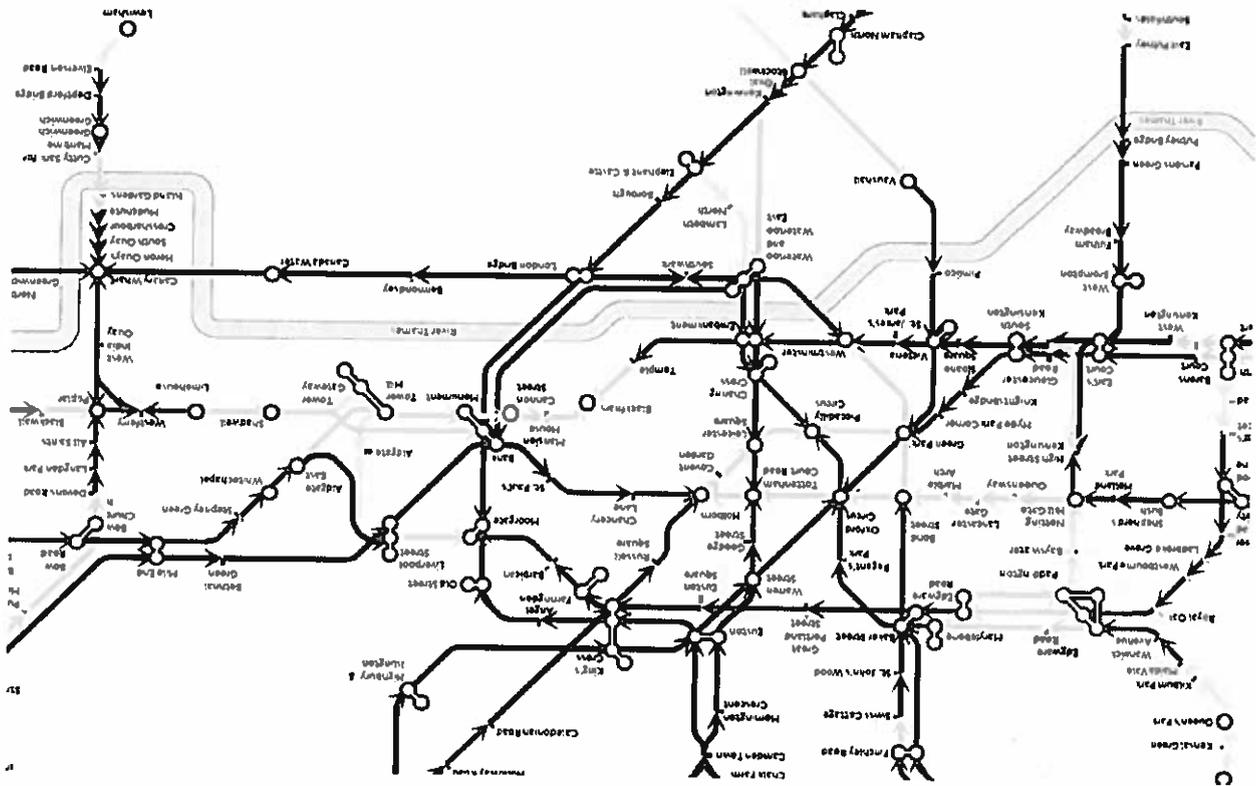
5.8.13 There is also issue on the lack of orbital connectivity around London, particularly from one outer London borough or 'high street' centre to another. Access to jobs is also poorer in parts of London predominantly dependant on the National Rail network.

5.8.14 Overcrowding on public transport is a serious concern. GLA's 'The Big Squeeze, Rail overcrowding in London' (February 2009) reported that overcrowding on trains was a significant problem in 2009 and that the most overcrowded trains were carrying around 40 per cent more passengers than they should have been during the morning and evening peak periods. Since 2009, the growth in public transport trips has increased significantly, maintaining or heightening concerns over overcrowding.

5.8.15 Employment growth in central London places significant pressure on the public transport network, and in particular on the rail network. A million additional daytime public transport trips are expected by 2041 to/from/within central London. With demand increasing faster than supply, by 2041 the number of passenger-km exceeding a standing passenger density of two people per square metre, is expected to increase by 60 per cent on London Underground and 150 per cent on National Rail¹⁰⁴.

5.8.16 Figure 5.24 shows the most overcrowded sections on the tube network AM Peak in 2014

Figure 5.24 The most overcrowded sections on the tube network

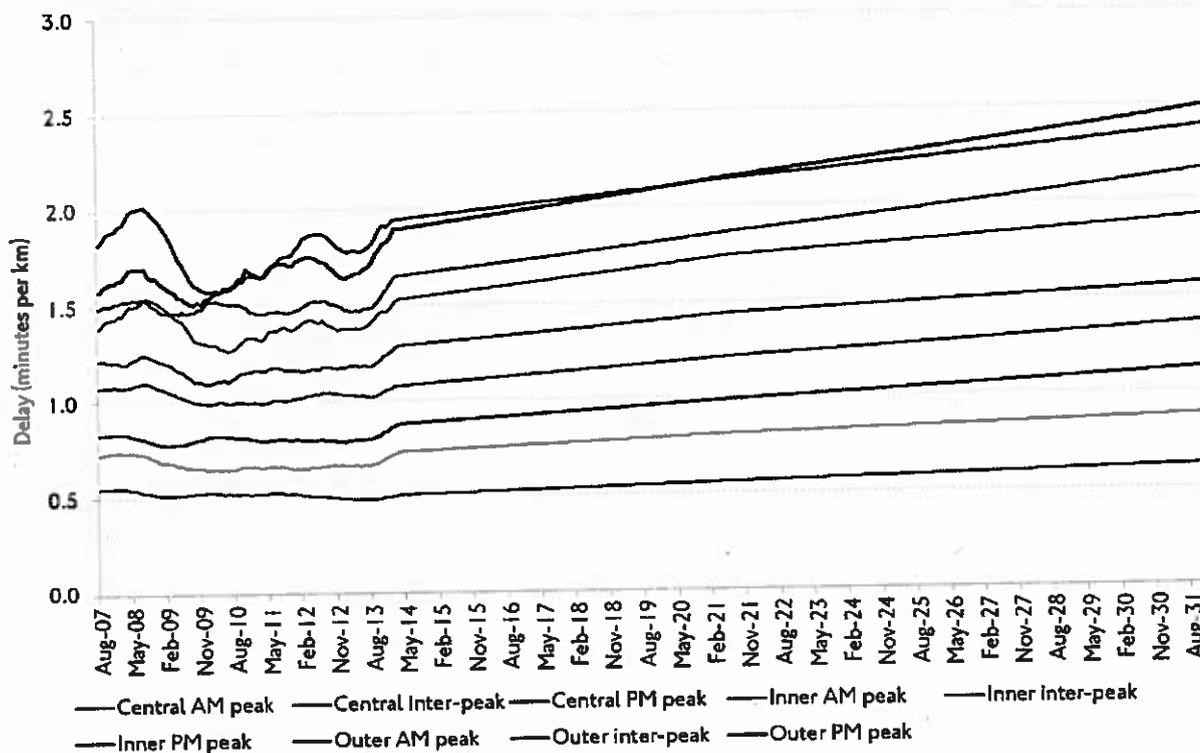


Private transport

5.8.17 London has an extensive road network. Roads and streets in London account for 80 per cent of public spaces in London, 80 per cent of all journeys and 90 per cent of all goods moved¹⁰⁵. Congestion on the road network makes for a more hostile road environment, reducing the ease of reaching employment, services and facilities by private transport and increasing the costs and inconvenience for business and people. Congestion is caused by high usage of the road but also as a result of incidents which cause delay (maintenance or accident) and has adverse impacts across the wider road network. Increased congestion can also worsen localised air quality, disproportionately affecting more vulnerable groups.

5.8.18 Figure 5.25 shows that road congestion has, on average, increased and is expected to continue to increase, in particular at AM and PM peaks. It further shows that central London has seen the greatest increase in road congestion, followed by inner London and outer London.

Figure 5.25: Average vehicle delay (minutes per kilometre) by functional sector of London. Working weekdays, by time period



TfL Planning, Strategic Analysis

5.8.19 A recent study by INRIX and the Centre for Economics and Business Research suggested that London could incur £9.3 billion from traffic congestion by 2030, an increase of 71 per cent from today, costing each car commuting household more than £4,000 a year.

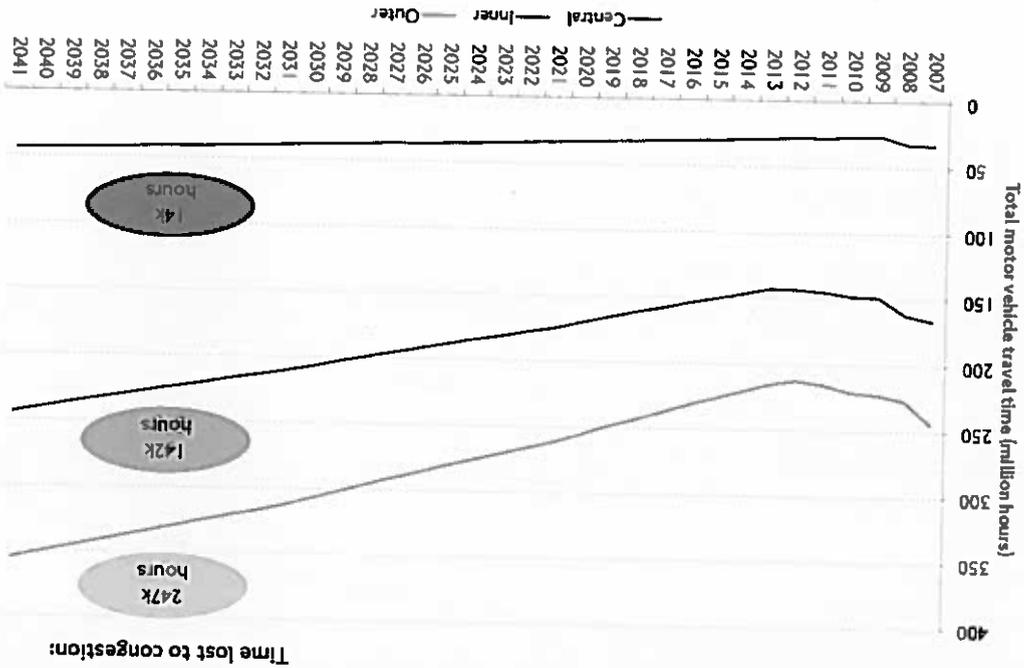
5.8.20 The reallocation of capacity in central London means that, although traffic volumes may decrease, congestion is still projected to rise. However, not all journeys on the road are made

¹⁰⁵ Transport for London. (2015). Roads Task Force. Progress report: a successful first year. April 2015.

5.8.21 Travel in outer London is more car dependent with fewer public transport options available and thus the economic viability of the region is more dependent on people and goods being able to travel efficiently on the road network. Congestion in outer London is forecasted to grow by 40 per cent compared to 32 per cent in central London¹⁰⁷. Figure 5.26 illustrates time lost to congestion across the capital by central, inner and outer London areas. The forecasts suggest that congestion per capita will grow fastest in outer London thus increased congestion there could have a more significant economic impact than in central London, despite being 'less congested' on a minutes per km basis.

5.8.22 Additionally, east London suffers from road congestion as a result of limited river crossings between Tower Bridge and Dartford Crossing. These include the Rotherhithe and Blackwall tunnels which both have restrictions on use by large vehicles and are over capacity, particularly in peak directions at peak periods. Poor cross-London connectivity in east London place limitations on businesses' access to markets as well as residents' connectivity to employment and other opportunities.

Figure 5.26 Total delay experienced by motor vehicles by functional area of London



Cycling

5.8.23 In 2014 over 615,000 journeys were made each day by bike equating to the equivalent of 10 per cent of bus passenger journeys, one fifth of tube passenger journeys or 100 per cent of all journeys on the District Line¹⁰⁸. In 2014, across London cycling rose by 10.3 per cent; between

Transport for London (2015) Travel in London. Report 8.

Ibid.

GLA Economics (2016) Economic Evidence Base, Chapter 3,

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