

**07 Socio-economics**



# 07 Socio-economics

## Preface – Update 2015

- This November 2015 Environmental Statement (ES) Addendum (hereafter referred as the 'November 2015 ES Addendum' or 'this ES Addendum') takes into account the design changes to the Blossom Street project (refer to *Chapter 4: Proposed Development*) that have occurred since the submission of the application in December 2014 ES and assesses if any changes to the likely significant effects occur as a result changes. This ES Addendum consolidates the environmental assessment of design changes since the 2014 ES into a single updated ES. Under headings throughout this ES Addendum, 'Update 2015' commentary is provided and the design changes associated with the March 2015 ES Addendum are described in blue text, and the design changes arising from the November 2015 design changes are described in red text. Where relevant, text removed will be denoted by strike-through, e.g. effect), and updated tables and figures will be denoted by the suffix 'A' (e.g. Table 2.10A).
- This ES Addendum adopts the following terminology to describe the development descriptions and design changes:
  - Proposed Development: description of the development presented in the December 2014 ES;
  - Revised Scheme: description of the scheme incorporating the design changes to the Proposed Development in March 2015 (the design changes referred as the 'March 2015 amendments'), assessed within the March 2015 ES Addendum;
  - Amended Proposed Development: description of the development incorporating the current design changes to the Revised Scheme (the design changes referred as the 'November 2015 amendments'), to be assessed within the November 2015 ES Addendum.
- Further details in regard to the approach taken in this November 2015 ES Addendum are outlined in *Chapter 2: EIA Methodology*.

## Introduction

- 7.1 This chapter of the Environmental Statement (ES) reports the findings of an assessment of the socio-economic effects of the Proposed Development and the extent to which the Proposed Development conforms to relevant socio-economic planning policy.
- 7.2 The chapter sets out the policy context in relation to socio-economic issues; the methods and assumptions used to assess the potential effects; the relevant baseline conditions and context surrounding the Site; presents qualitative and (where possible) quantitative assessment of the potential effects of the Proposed Development including appropriate mitigation measures; and identifies the residual effects (i.e. effect remaining following mitigation).
- 7.3 The potential for cumulative socio-economic effects as a result of interactions between the Proposed Development and other proposed developments in the surrounding area is set out at the end of this chapter.
- 7.4 This chapter has been prepared by Quod.

## Legislation and Planning Framework

### National Legislation

- 7.5 There is no national legislation which is directly applicable to the Proposed Development in terms of the assessment of socio-economic effects.

### National Policy and Guidance

#### National Planning Policy Framework (2012)

- 7.6 The National Planning Policy Framework (NPPF) (Ref. 7-1) is a central part of the Government's reforms to simplify the planning system.
- 7.7 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 14 states that 'local authorities should positively seek to meet the development needs of an area'. The NPPF articulates

the Government's vision for how the planning system should operate, and identifies three interdependent roles for the planning system:

- An Economic Role: ensuring that the right amount of land is available at the right time and place in order to support growth and innovation;
- A Social Role: providing the supply of housing and local services required to meet the needs of present and future generations and to support health, social and cultural well-being; and
- An Environmental Role: contributing to protecting and enhancing our natural, built and historic environment.

7.8 The document identifies 13 key objectives that will help to deliver sustainable development. Those objectives of most relevance to this chapter are outlined below:

- Objective 1: Building a strong, competitive economy – significant weight should be placed on the need to support economic growth in the planning system (para. 19). Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or a lack of infrastructure, services or housing (para. 21);
- Objective 6: Delivering a wide choice of high quality homes – planning applications for housing should be considered in the context of the presumption of sustainable development (para. 49). Local authorities should aim to deliver a choice of high quality homes and widen opportunities for home-ownership and create sustainable, inclusive and mixed communities (para. 50);
- Objective 8: Promoting healthy communities – planning policies and decisions should promote social interaction including through mixed use developments, neighbourhood centres and active street frontages, and safe and accessible environments where crime or fear of crime do not undermine quality of life and which encourage active and continual use of public areas (para. 69).

#### Planning Practice Guidance (2014)

- 7.9 Planning Practice Guidance (PPG) (Ref. 7-2) sets out technical guidance which provides further detail on the policies contained within the NPPF (see Ref. 7-1).
- 7.10 The PPG highlights the need for local authorities to identify both housing and economic needs in their areas in order to plan effectively. There is also recognition that design can affect a range of economic, social and environmental objectives. Good design is considered to have the potential to deliver a number of planning objectives including (inter alia): safe, connected and efficient streets, crime prevention, security measures, access and inclusion, and cohesive and vibrant neighbourhoods.

### Regional Policy and Guidance

#### The London Plan (2011)

- 7.11 The London Plan (Ref. 7-3) sets out the Mayor's vision for London and provides a strategic approach to economic, social, environmental and transport development in London over the next 20 to 25 years. By providing this framework for development and a policy context within which London boroughs can set their local planning policies, the London Plan aims to create: 'an internationally competitive and successful city with a strong and diverse economy'.
- 7.12 The London Plan expects the London economy to grow, although probably at a slower rate than before the recent economic downturn, and highlights that population growth will continue. Indeed, by 2031 the population is expected to reach 8.82 million, up from 7.80 million in 2011.
- 7.13 There is a focus in the London Plan on addressing issues that affect quality of life including: accessible homes, deprivation and exclusion, health inequalities, the natural environment, vibrant town centres, safety and community. 'Policy 1.1: Delivering the Strategic Vision and Objective for London' outlines six strategic objectives for development including:

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- Meeting the challenges of economic and population growth, including provision of high quality homes and neighbourhoods;
  - Ensuring diverse, strong, secure and accessible neighbourhoods; and
  - Being a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.
- 7.14** To help achieve the above objectives, the London Plan identifies 33 Opportunity Areas. Opportunity Areas are expected to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and where appropriate, contain a mix of uses. These areas should also support wider regeneration (Policy 2.13). The Proposed Development falls within the 'City Fringe Opportunity Area' (CFOA). The CFOA is expected to deliver 70,000 jobs and 7,000 homes. The City Fringe is identified as having the 'scope to support London's critical mass of financial and business services and clusters of other economic activity, such as creative industries'. There is also recognition that the area contains some of London's most deprived inner city neighbourhoods as well as affluent new quarters interspersed with affordable business premises, some serving the local communities, others meeting the needs of national and international business (Annex 1: Opportunity and Intensification Areas of the London Plan).
- 7.15** The London Plan recognises the need to increase housing supply (Policy 3.3) and optimise housing potential through the application of density guidelines (Policy 3.4). Table 3.1 of the London Plan indicates the London Borough of Tower Hamlets (LBTH) as a whole has a minimum ten year target of 28,850 homes between 2011 and 2021 (equivalent to 2,885 units per annum). 'Policy 3.8 Housing Choice' highlights the importance of giving Londoners a genuine choice of homes that they can afford and which meet the requirements for different sizes and types of dwellings in the highest quality environments.
- 7.16** 'Policy 3.9: Mixed and Balanced Communities' states that residential developments should accommodate communities that are balanced in terms of tenure and household income. This is considered to be a means of fostering social diversity, redressing social exclusion and strengthening communities' sense of responsibility for, and identity with, their neighbourhoods.
- 7.17** There is policy support for the development and growth of London's economy over the years to 2031, enabling it to contribute to the prosperity of the UK and provide Londoners with the goods, services and job opportunities they will need. 'Policy 4.1 Developing London's Economy' promotes the development of a strong, sustainable and increasingly diverse economy across all parts of London and ensuring the availability of sufficient and suitable workspaces of different types, size and cost. There is also encouragement for the provision of environments for larger employers and small and medium sized enterprises (SMEs). Policy 4.1 also highlights the need to sustain the continuing regeneration of inner London and redress its persistent concentrations of deprivation.
- 7.18** Other policies of relevance to this chapter include:
- The provision of play space (Policy 3.6), high quality social infrastructure (Policy 3.16), health and social care facilities (Policy 3.17), education facilities (Policy 3.18), and sports facilities (Policy 3.19) are also priorities.
  - 'Policy 4.12: Improving Opportunities for All' – encourages the removal of barriers to employment and progression and tackle low participation in the labour market;
  - 'Policy 7.1: Building London's Neighbourhoods and Communities' – states that people should have a good quality environment in an active and supportive local community with the best possible access to services, infrastructure, and public transport to wider London.
  - 'Policy 7.3: Designing Out Crime' requires new developments to reach the highest standards of accessible and inclusive design which ensures that developments can be used safely, and are convenient and welcoming. Design is identified as having a role in reducing opportunities for crime within new developments. Areas of public realm within development are expected to be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context and incorporate highest quality design, landscaping, planting, street furniture and surfaces.

## Revised Early Minor Alterations to the London Plan (2013)

- 7.19** The Revised Early Minor Alterations to the London Plan (REMA) (2013) (Ref. 7-4) seeks to demonstrate that the London Plan (2011) policies are consistent with the principles outlined in the NPPF and alters the wording of policies to refer to the relevant sections of the NPPF where necessary in order to achieve this. The principal change is the way in which the London Plan (2011) defines affordable housing. The updated definition includes reference to 'affordable rented housing' which is intended to make the approach more broad and flexible.
- 7.20** Overall, the Mayor considers that the London Plan, incorporating the REMA, supports the presumption in favour of sustainable development as set out in the NPPF.

## Draft Further Alterations to the London Plan (2014)

- 7.21** The Draft Further Alterations to the London Plan (FALP) (2014) (Ref. 7-5) has been prepared primarily to address key housing and employment issues emerging from an analysis of 2011 Census data (see Ref. 7-21) released since the publication of the London Plan (2011). This data indicates a substantial increase in the capital's population – both working and resident populations.
- 7.22** The Draft FALP states that London has 'made good' the loss of jobs associated with the recent recession and is likely to see strengthening growth in the medium term. There is recognition that the London Plan must consider influences such as globalisation supported by mass production, technological innovation, reducing transport and communication costs. In addition, the FALP highlights the need to ensure that Londoners themselves have access to employment opportunities and that barriers to employment are removed.
- 7.23** The Draft FALP confirms that London's population has grown significantly more than was anticipated in previous projections. As a result, the annual housing target for London has been revised in Policy 3.3 to 42,000 net additional homes per year from 2015 to 2025. Of this total, the London Borough of Tower Hamlets is expected to deliver 39,314 housing units between 2015 and 2025 (equivalent to 3,931 homes per year).
- 7.24** There continues to be a City Fringe/Tech City Opportunity Area within the Draft FALP. Annex 1 of the Draft FALP shows that the area comprising this Opportunity Area has increased from 489 to 901 hectares and has an indicative employment capacity of 70,000 with 8,700 new homes. Annex 1 suggests that development within the City Fringe/Tech City Opportunity Area should 'nurture the employment, business and creative potential of the digital-creative sectors and ensure that suitable commercial floorspace, supporting uses and related infrastructure is available to meet the needs of this growing cluster'. It also identifies securing affordable workspace, high quality digital connectivity and an attractive 'buzzy' business environment as key considerations.

## Other Relevant Regional Policies and Guidance

### Jobs and Growth Plan for London (2013)

- 7.25** The Jobs and Growth Plan for London (Ref. 7.6) has been published by the London Enterprise Panel (LEP) and sets out findings by the four key priority groups that the LEP has established in order to help deliver jobs and growth to the capital. These priority groups cover the following aspects:
- Skills and employment;
  - Micro, small and medium sized enterprises;
  - Digital, creative, science and technology; and
  - Infrastructure.
- 7.26** Of particular significance to the Proposed Development, is the approach to skills and employment which ultimately seeks to reduce unemployment in London, of which a number of aims are identified. These include:
- Improve the competitiveness of Londoners by increasing numbers gaining economically valuable higher-level skills;

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- Support for apprenticeship schemes;
- Develop Londoners' skills to meet the needs of new and existing industries;
- Ensure that Londoners from disadvantaged groups have the necessary skills they need to succeed; and
- Ensure job opportunities are accessed in the most deprived areas of London.

## *Housing Supplementary Planning Guidance (2012)*

- 7.27** The Housing Supplementary Planning Guidance (SPG) (Ref. 7-7) sets out further detail around the housing policies contained within the London Plan (2011). In terms of optimising development (as per Policy 3.4 of the London Plan), the guidance identifies a number of aspects that should be considered when determining the density of development. These aspects include: dwelling type; Public Transport Accessibility Level (PTAL); viability; size of site; character of surrounding area; social infrastructure and amenity requirements and levels of car-parking.
- 7.28** The quality of housing development is further explored within the guidance through a series of design standards. These cover elements such as (inter alia): children's play space; private open space; aspect; flexibility and adaptability.

## *Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) (2012)*

- 7.29** This document (Ref. 7-8) provides guidance and detail on the need for adequate provision of play space in new residential developments in London.
- 7.30** The SPG guides the implementation of the 2011 London Plan Policy 3.6, which states that "planners, developers, designers and architects should promote a culture that accommodates the presence of children in the built environment, encouraging playable spaces and making London a child friendly city".
- 7.31** Specifically, it sets a target of providing at least 10m<sup>2</sup> of play space per child.
- 7.32** Tables 4.1 and 4.2 in the SPG set out the maximum distance that children of different ages should have to travel to find appropriate play space and the type of facilities that should be provided within play spaces.

## *Draft Social Infrastructure Supplementary Planning Guidance (2014)*

- 7.33** This document (Ref. 7-9) provides guidance on the implementation of London Plan (2011) policies (particularly Policy 3.16) which relate to the delivery of social infrastructure.
- 7.34** There is recognition that planning for social infrastructure in London is complex with a changing service commissioning and delivery landscape, an expanding population and an increasingly complex demography. The SPG encourages London boroughs to make regular assessments of social infrastructure need and highlights that housing development particularly in Opportunity Areas/Intensification Areas/Areas for Regeneration will place significant pressure on existing social infrastructure.
- 7.35** The co-location of social infrastructure not only with housing but with other social infrastructure uses is identified as a cross-cutting theme and is an important consideration in the context of increasing housing targets and the need to make the most efficient use of land whilst ensuring the long-term funding of community facilities.

## **Local Policy and Guidance**

### *LBTH Core Strategy (2010)*

- 7.36** The London Borough of Tower Hamlets (LBTH's) Core Strategy sets out the Council's vision to "reinvent, strengthen and transform the places that make this borough unique" (Ref. 7-10). The policies of relevance to this Chapter are discussed below.

### *Housing*

- 7.37** Policy SP02.1 seeks to deliver 43,275 new homes over the Core Strategy period (2010 to 2025) equating to approximately 2,885 per year, in line with targets outlined in the London Plan (2011).
- 7.38** Policy SP02.2 seeks to "ensure new housing assists in the creation of sustainable places", by:

- Ensuring new developments optimise the use of land;
- Corresponding the distribution and density levels of housing to public transport accessibility levels and the wider accessibility of that location; and
- Corresponding the distribution and density levels of housing to the hierarchy and proximity of the nearby town centre, so that higher densities are promoted in and around town centres that are higher up in the hierarchy, and lower densities in town centres lower down in the hierarchy."

- 7.39** Policy SP02.3 outlines a target "requiring 35%-50% affordable homes on sites providing 10 new residential units or more (subject to viability)".
- 7.40** Policy SP02.5 requires a mix of housing sizes, including homes suitable for families which have good access to open space, schools and community facilities.
- 7.41** Policy SP02.6 seeks to ensure that "all housing is appropriate, high-quality, well-designed and sustainable". This will be achieved by a variety of measures, including:
- "Requiring new developments to comply with accessibility standards, including 'Lifetime Homes' requirements;
  - Requiring adequate provision of housing amenity space for new homes (including specialist homes where appropriate), including private amenity space in every development, and communal amenity space for developments providing 10 units or more; and
  - Requiring sites that are providing family homes to provide adequate space for play space for children."

### *Local Economy and Employment*

- 7.42** Policy SP01 outlines the Borough's aim to create a "hierarchy of interconnected, vibrant and inclusive town centres" and "to promote mixed use at the edge of town centres and along main streets".
- 7.43** Policy SP06 outlines support for the provision of a range and mix of employment uses, encouraging flexible workspaces and provision of units for small and medium businesses.
- 7.44** There is also policy support for the delivery of a range and mix of employment uses, sites and types in appropriate locations. Figure 33 of the Core Strategy identifies a Central Activity Zone and a Tower Hamlets Activity Area which cover the broad location within which the Proposed Development sits.
- 7.45** Policy SP06 seeks to maximise and deliver investment and job creation in the Borough by:
- "Supporting, maximising and promoting the competitiveness, vibrancy and creativity of the Tower Hamlets economy; the three economic anchors of the City of London, Canary Wharf and Stratford; and their role in delivering job growth across the region and sub-region;
  - Promoting the creation of a sustainable, diversified and balanced economy by ensuring a sufficient range, mix and quality of employment uses and spaces, with a particular focus on the small and medium enterprise sector".

### *Social Infrastructure and Open Space*

- 7.46** Policy SP03 supports opportunities for healthy and active lifestyles and seeks to achieve this through ensuring development is accessible by sustainable transport modes – particularly by foot and/or by bicycle and ensuring there is good access to leisure and recreation facilities.
- 7.47** Policy SP04 supports the delivery of an open space network by:
- "Protecting existing open spaces;
  - Maximising opportunities for new publicly accessible open space;
  - Improving the quality, usability and accessibility of existing publicly accessible open spaces; and
  - Supporting new developments that include the provision of new open spaces."
- 7.48** Policy SP07 focuses on ensuring communities have access to a network of high-quality, accessible and innovative educational, learning and training facilities. In particular, the policy supports the wider skills training and education of residents within the borough by:
- "Supporting and working with the Skillsmatch job brokerage service to increase the number of local people obtaining access to employment opportunities;

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- Support local universities and colleges, which provide further opportunities for improving skills and training for local people;
- Support developments that promote local enterprise, and the employment and skills training of local residents”.

## LBTH Managing Development Document (2013)

- 7.49** The Managing Development Document (MDD) (Ref. 7-11) provides guidance for managing development across the borough and also provides strategic guidance for key sites. Policies of relevance to this Chapter include:
- Policy DM3: Delivering homes - outlines the Council's aim to maximise delivery of affordable housing and to provide between 35% and 50% of affordable housing overall. There is also a requirement for development to provide a balance of housing types, including family homes;
  - Policy DM4: Housing standards and amenity space - gives detail on the private and communal amenity space and child play space provision which should be achieved within all new developments;
  - Policy DM10: Delivering open space - refers to the provision or contribution of developments to an improved network of open spaces; and
  - Policy DM15: Local job creation and investment – states that Development of new employment floorspace will need to provide a range of flexible units including units less than 250 square metres (m<sup>2</sup>) and less than 100m<sup>2</sup> to meet the needs of Small and Medium Enterprise (SMEs).

## LBTH Planning Obligations Supplementary Planning Document (2012)

- 7.50** LBTH's Supplementary Planning Document (SPD) on Planning Obligations, was adopted in January 2012 (Ref. 7-13). The SPD explains the Council's approach to planning obligations in order to improve transparency in the priority and calculation of planning obligations and to provide greater certainty on when planning obligations will be sought.
- 7.51** Aspects of the SPD which are of relevance to this Chapter are set out below:
- Employment and Skills Training – the Council will seek reasonable endeavours to ensure that a target of 20% employment of local residents is achieved in both the construction and end-user phases;
  - Local Enterprise – the Council will seek to secure 20% of the total value of contracts, which procure goods and services during the construction phase of the development, to be achieved using firms located within the borough;
  - Contributions to community facilities e.g. idea stores, libraries, archives; leisure facilities; multi-use community facilities; education; health; open space (12m<sup>2</sup> per resident).
- 7.52** Appendix 1 of the SPD sets out yields in order to calculate overall population figures for proposed developments as well as child yield assumptions. Both population and child yields are based on the Tower Hamlets Planning for Population Change and Growth Report (2009) (Ref. 7-13).

## LBTH Employment Strategy (2011)

- 7.53** This strategy (Ref. 7-14) outlines the council's objective to assist LBTH residents to maximise the benefits of employment growth within the borough. The strategy has the following five strategic objectives, to:
- “Make mainstream services work better for residents;
  - Engage those workless residents detached from the labour market and complement the work of the mainstream;
  - Encourage increased aspiration toward engaging with the labour market, particularly for inactive groups;
  - Ensure economic investment is co-ordinated and focused; and
  - Capture employment opportunities for Tower Hamlets residents within the Borough and wider London labour market”.

## LBTH Enterprise Strategy (2012)

- 7.54** The Enterprise Strategy (Ref. 7-15) aims to encourage and support enterprise and entrepreneurial activity to increase opportunity, prosperity and mobility in LBTH. The three main objectives of this strategy are to:
- “Support the establishment, growth and development of Small and Medium Enterprises (SMEs);
  - Provide an environment that supports a thriving and diverse economic base; and
  - Support the borough's enterprise economy by communicating local needs and wishes”.

## Other Relevant Policy and Guidance

- 7.55** There is no other relevant policy and guidance applicable to the Proposed Development and this assessment.

## Legislation and Planning Framework - Update 2015

### March 2015 ES Addendum

- 7.56** Since the submission of the December 2014 ES, there have been no significant changes in policy that require consideration as part of this ES Addendum.
- 7.57** The adoption of the FALP in March 2015 resulted in the consolidation of changes to the London Plan (2011) in the form of The London Plan (Consolidated with Alterations since 2011) (2015) – however, this does not alter the overarching content of the policy review undertaken as part of the December 2014 ES.

### November 2015 Amendments

#### The London Plan (2015)

- 7.58** As acknowledged within the March 2015 ES Addendum, the Mayor adopted the FALP in March 2015 resulting in the consolidation of changes to the London Plan (2011) to become the ‘London Plan (2015)’ (6.Ref. 7-34). The London Plan (2015) also incorporates the REMA, which were published in October 2013.
- 7.59** Therefore, as was concluded in the March 2015 ES Addendum, this does not alter the overarching content of the policy review undertaken as part of the December 2014 ES.

#### Minor Alterations to the London Plan (2015)

- 7.60** On 11 May 2015, the Mayor of London published for public consultation (11<sup>th</sup> May to 22<sup>nd</sup> June) two sets of Minor Alterations to the London Plan – on Housing Standards and on Parking Standards (6.Ref. 7-35). Both sets of minor alterations were the subject of a public examination, commencing on 21 October 2015.
- 7.61** These minor alterations have been prepared to bring the London Plan in line with new national housing standards and car parking policy and do not affect the socio-economic assessment being considered for this November 2015 Replacement ES.

## Assessment Methodology and Significance Criteria

### Consultation

- 7.62** LBTH has been consulted throughout the evolution of the Proposed Development. The scope of the socio-economic assessment for the EIA was set out in the EIA Scoping Report submitted to LBTH on July 2014 (see **ES Volume III: Appendix A**). The EIA Scoping Opinion identified a list of the information to be accounted for within the assessment. These matters have been addressed within this Chapter (refer below) or where aspects have not been addressed, reasons are provided as set out in Table 7.1.
- 7.63** Matters addressed include:

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**Table 7.1 Matters raised within Scoping Opinion**

Topic	Reference in this ES Chapter/Application Documentation
The loss of existing site users should be taken into account when calculating the operational effects	Refer 'Potential Effects and Mitigation Measures' section
Use 2011 Census to undertake a comprehensive assessment of the socio-economic characteristics of the area	Refer 'Baseline Conditions' section
Utilise LBTH's Planning Obligations SPD to calculate child yield and LBTH's Planning for Population Change and Growth Baseline Report to calculate child play space	Refer 'Assessment Methodology' section
Refer to LBTH's Planning Obligations SPD requirement of 12m <sup>2</sup> per resident for open space	Refer 'Legislation and Planning Framework' section Refer 'Potential Effects and Mitigation Measures' section
EIA will need to include an assessment of the provision of affordable housing	Planning Statement submitted as part of the Planning Application for the Proposed Development
Ensure the assessment of child yield assesses the correct affordable housing figure	Assessment of Effects will be undertaken on the basis of the housing unit mix (including affordable housing provision) in <b>Chapter 4: The Proposed Development</b>
Assessment of school places to use up to date data (e.g. LBTH annual Planning for School Places report, update due September 2014)	Refer 'Assessment Methodology' section
Assessment of the cumulative effect of other known residential developments on the demand for school places	Refer 'Effect Interactions and Cumulative Effects Assessment' section

## Assessment Methodology

### Assessment Methodology

**7.64** This section presents the following:

- Identification of the information sources that have been consulted for the baseline and assessment sections;
- Details of the consultation undertaken with respect to socio-economics;
- The methodology behind the assessment of socio-economic effects, including the criteria for the determination of sensitivity of receptor and magnitude of change from the existing or 'baseline' condition;
- An explanation as to how the assessment of potential socio-economic effects has been reached; and
- The significance criteria and terminology used for the assessment of socio-economic effects arising from the Proposed Development.

### Methodology for Determining Baseline Conditions and Sensitive Receptors

**7.65** In the absence of any Government guidance setting out a preferred methodology for assessing the socio-economic effects of developments, the following resources outline the approach used to identify the range of potential socio-economic effects expected to arise from the Proposed Development.

**7.66** The baseline section has been compiled using the following nationally recognised data sources:

- 2011 Census data (Ref. 7-16);
- Business Register and Employment Survey (BRES) (2012) (Ref. 7-17);
- Annual Population Survey (APS) (Ref. 7-18)
- Indices of Multiple Deprivation (IMD) (2010) (Ref. 7-19);
- Job Seekers Allowance Claimant Count data (July 2014) (Ref. 7-20);
- Annual School Census (2013/14) (Ref. 7-21) and boroughs' published admission numbers (Ref. 7-22);

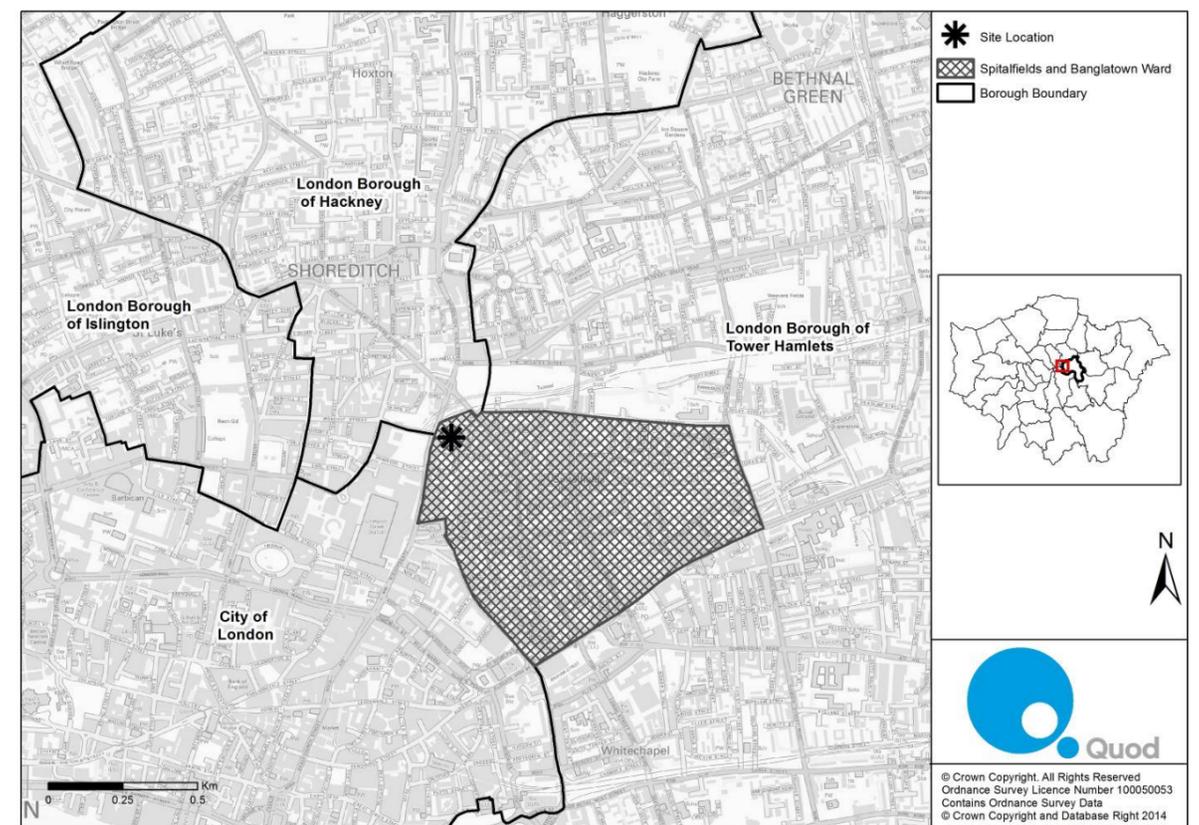
- National Health Service (NHS) data (Ref. 7-23) and information provided by LBTH within their Scoping Opinion on GP capacity (Ref. 7-24); and
- LBTH, London Borough of Hackney (LBH) and City of London (CoL) Interactive Open Spaces Maps (Ref. 7-25).

**7.67** The baseline data and corresponding assessment has been analysed at the following spatial levels:

- Regional – Greater London;
- Borough – LBTH (as a whole, encompassing all wards) – the baseline also takes into account the socio-economic characteristics of the neighbouring LBH and CoL due to their proximity to the Site;
- Local – Spitalfields and Banglatown ward (unless stated otherwise) – this is the ward within which the Proposed Development is located. For the purposes of open space/children's play space, primary schools and primary healthcare, the definition of local is 800m, 1km and the NW Locality respectively; and
- Existing socio-economic conditions of the Site (where relevant/available).

**7.68** Figure 7.1 shows these spatial levels in relation to the Site.

**Figure 7.1 Site Context and Spatial Areas for Assessment**



### Sensitivity of Receptors

**7.69** It is not possible to ascribe specific 'values' to socio-economic sensitive receptors due to their diversity in nature and scale. There has therefore been a focus on the qualitative (rather than quantitative) "sensitivity" of each receptor and, in particular, on their ability to respond to change based on recent rates of change and turnover.

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**7.70** The socio-economic environment is a dynamic and adaptive one with constant background change and turnover, for example, people moving into and out of the area and changing jobs. This is a particular feature of the construction sector. This qualitative sensitivity is based on professional judgement but broadly ascribes low sensitivity to those receptors that are easily adaptive to change and high sensitivity to those receptors that are not easily adaptive to change.

**7.71** In the context of the size, change and turnover of London's population and economy, these factors are of lower sensitivity whilst provision of local services, for which there is greater lead time and less dynamism, are of higher sensitivities. More specific quantitative values to assess these changes cannot be realistically provided.

## *Methodology for Determining Demolition, Construction and Operational Effects*

**7.72** The assessment of effects has been undertaken using a number of methodologies, data sources and assumptions, as set out below:

- Demolition and construction effects have been assessed using standard ratios of construction employment to output (Ref. 7-26), assuming an average annual output per employee, applied to estimated total demolition and construction costs for the Proposed Development;
- Employment generated by the proposed commercial floorspace has been calculated by applying standard job density ratios and information provided by the Applicant (Ref. 7-27);
- The population expected to live on-site once the Proposed Development is operational has been forecasted using the yields set out within LBTH's Planning Obligations SPD (see Ref. 7-12);
- Calculation and analysis of the child yield for the purposes of assessing the net demand for school places has been calculated by applying the yields set out within LBTH's Planning Obligations SPD (see Ref. 7-12);
- Demand for play space is assessed using the gross number of children produced by the yields set out in the LBTH Planning for Population Change and Growth Report (see Ref. 7-13) which are then benchmarked against the methodology set out by the GLA in their Supplementary Planning Guidance (SPG) on 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation' (see Ref. 7-8).
- The Healthy Urban Development Unit (HUDU) benchmark of 1,800 registered patients per NHS General Practitioner has been used to estimate the capacity of and demand for local primary healthcare (Ref. 7-28); and
- An estimate of spending generated as a result of the Proposed Development once operational has been calculated using average national household spending figures (Ref. 7-29), and an average figure for daily worker spending (Ref. 7-30).

## **Significance Criteria**

### *Effect Significance Terminology Overview*

**7.73** There is no statutory definition of what constitutes a significant socio-economic effect and guidance is of a generic nature. However, it is recognised that 'significance' reflects the relationship between the scale of an impact and the sensitivity (or value) of the affected resource or receptor.

**7.74** For the reasons set out in paragraphs 7.62 to 7.64 above, the assessment of effects in this chapter has been based on the general methodology presented in **Chapter 2: EIA Methodology** and expert judgement.

### *Assessment of Effect Significance for Socio-Economics*

**7.75** The assessment has sought to be objective and to quantify effects where possible. Where quantification has not been possible, a qualitative assessment has been made and justified based on the expert judgement of the assessor.

**7.76** Potential effects are assessed as follows:

- Nature of the effect:
  - Beneficial – indicating advantageous effects;
  - Neutral – indicating no significant beneficial or adverse effects

- Adverse – indicating disadvantageous/detrimental effects
- Classification of the effect:
  - Major – considerable effect (by extent, duration or magnitude) of more than local significance or in breach of recognised acceptability, legislation, policy or standards
  - Moderate – limited effect (by extent, duration or magnitude) where are considered significant
  - Minor – slight, very short or highly localised effect of no significant consequence (i.e. insignificant); and
  - Negligible – imperceptible net effects.
- Duration of impact. The consideration of duration assumes the following criteria:
  - Temporary (e.g. demolition and construction phase);
  - Short term (<5 years);
  - Medium term (5-10 years); or
  - Long term (>10 years).
- Scope for adjustment or mitigation – the socio-economic study is concerned in part with economies. These adjust themselves continually to changes in supply and demand. As such, the scope for the changes brought about by the Proposed Development to be accommodated by market adjustment is a criterion in assessing significance.

## **Assessment Methodology and Significance Criteria - Update 2015**

### *March 2015 ES Addendum*

**7.77** There were no changes made to the assessment methodology as part of the review of the Revised Scheme. The methodology adopted as part of the December 2014 ES was considered to remain valid for the March 2015 ES Addendum.

### *November 2015 Amendments*

**7.78** There have been no changes to be made to the socio-economic assessment methodology from that considered in the December 2014 ES or for the March 2015 ES Addendum. The methodology is considered to remain valid for the purposes of assessing the Amended Proposed Development.

## **Baseline Conditions**

**7.79** This section establishes the baseline context with regard to the following socio-economic characteristics at the Site, Ward (Spitalfields and Banglatown), Borough (LBTH) and Regional (London-wide) levels.

**7.80** Although the Site falls within the LBTH, it is close to the administrative borders of both the LBH and CoL and, as such, the baseline characteristics of these two Boroughs has also been included as part of this baseline analysis.

**7.81** Potential effects arising from the Proposed Development are assessed relative to the relevant baseline areas set out in paragraph 7.60 of this Chapter and benchmarked against regional and national standards where appropriate.

### **Existing Site**

**7.82** The Site and its immediate surrounds is an area of transition from the 'City' activities to the west and smaller-scale industries moving east from Shoreditch High Street.

**7.83** The Site currently comprises 22 commercial properties. A recent survey undertaken by the Property Manager of the Estate in late April 2014 found that there were approximately 220-250 employees on-site (Ref. 7-31). These occupiers represent a range of industries including: retail, financial and business services, digital consulting, marketing, design, health and beauty and recruitment.

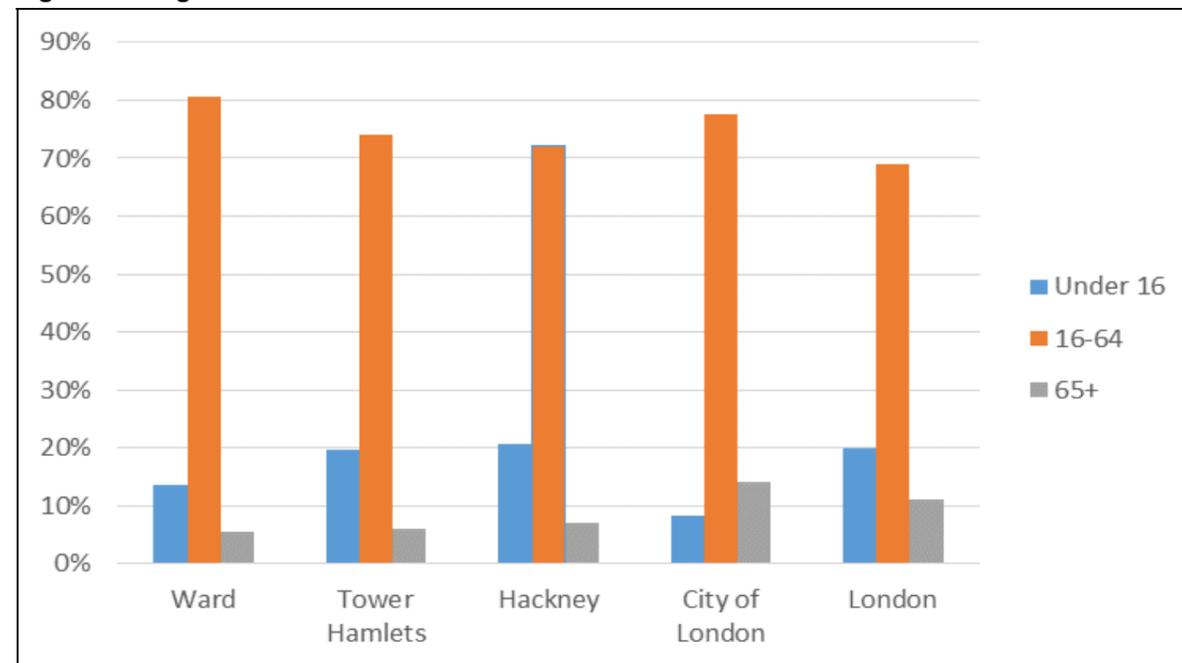
**7.84** The properties on-site however are under-occupied, with over half of the units being vacant at the time of the survey and some being derelict. In part, this is due to the existing buildings not being suitable for modern requirements.

# 07 Socio-economics

## Population and Age Profile

- 7.85** The Ward has a resident population of approximately 10,300 people, according to the 2011 Census. This represents 4% of the total population of LBTH.
- 7.86** There has been a significant increase in population since the 2001 Census of all of the spatial levels considered. Within the Ward the population has increased by approximately 23%, which is lower than LBTH taken as a whole where the population increased by 30% in the ten years from 2001 to 2011.
- 7.87** The population of working age (between 16 to 64 years old) residents at the Ward level increased by 45% in this timeframe. This is above the Borough rate where the same age group increased by 42%. This compares to the increases in working age population seen in the LBH of 30% and CoL of 3%.
- 7.88** The Ward has a higher proportion of working aged persons (aged 16 to 64) than any other spatial level considered. Approximately 81% of the population in the Ward are between the ages of 16 and 64 compared to 74% across LBTH, 72% in LBH, 78% in CoL and 69% in London as a whole.
- 7.89** Figure 7.2 sets out the age profile of all the spatial areas considered as part of the baseline analysis.

**Figure 7.2 Age Profile**



Source: ONS, 2011 Census

## Ethnicity

- 7.90** The Ward is ethnically diverse. According to the 2011 Census, the single largest ethnic group is Bangladeshi which comprises 37% of the population. This is in line with the ethnic profile of LBTH where the Bangladeshi ethnic group is the largest Black and Minority Ethnic (BAME) group (accounting for 32%).
- 7.91** This is significantly different to the profile across Greater London where the Bangladeshi population comprises 3% of the total population and where the largest ethnic group is White British (45%).
- 7.92** A comparison of the ethnic profile of the different spatial levels considered as part of this baseline assessment is set out in Table 7.2.

**Table 7.2 Ethnic Profile**

Ethnic Group	Ward (%)	LBTH (%)	LBH (%)	CoL (%)	London (%)
<b>White</b>	45.3	45.2	54.7	78.6	59.8
<i>White: English/Welsh/Scottish/Northern Irish/British</i>	25.9	31.2	36.2	57.5	44.9
<i>White: Other White</i>	17.6	12.4	16.2	18.6	12.6
<b>Mixed/multiple ethnic groups</b>	3.2	4.1	6.4	3.9	5.0
<b>Asian/Asian British</b>	44.9	41.1	10.5	12.7	18.5
<i>Asian/Asian British: Bangladeshi</i>	37.4	32.0	2.5	3.1	2.7
<b>Black/African/Caribbean/Black British</b>	4.5	7.3	23.1	2.6	13.3
<b>Other ethnic group</b>	2.2	2.3	5.3	2.1	3.4

Source: ONS, 2011 Census

## Qualifications

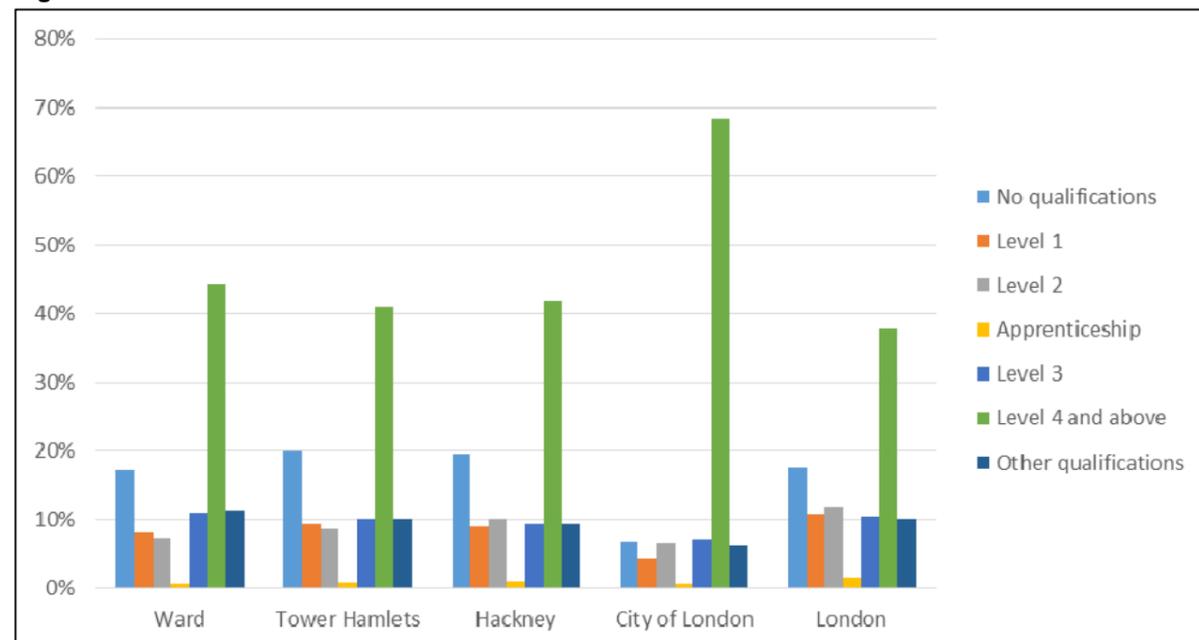
- 7.93** According to the 2011 Census, the overall level of qualification attainment is higher amongst the working age residents of the Ward than is the case for the areas in LBTH, LBH and Greater London as a whole. Only the working age residents of the CoL show higher levels of qualification attainment.
- 7.94** Approximately 44% of working age residents of the Ward have gained a Level 4 or above qualification (e.g. Degree, Higher Degree, NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level). This compares to 41% in LBTH, 42% in LBH, 68% in CoL and 38% across London as a whole.
- 7.95** The proportion of residents who have not gained a qualification is highest in LBTH (20%) and LBH (20%) than in the Ward (17%), CoL (7%) and London as a whole (18%) (as shown in Figure 7.3).

## Labour Market Profile

- 7.96** There are approximately 8,300 working age residents in the Ward (see Ref. 7-16). These people represent 4% of the working age population across the whole of LBTH.
- 7.97** Just over 60% of those people are employed in higher-skill occupations (e.g. Managers, Directors and Senior Managers; Professional Occupations; and Associate Professional and Technical Occupations). This is compared to LBTH, LBH and CoL where 57%, 56%, and 81% respectively of working age residents are employed in higher skilled occupations, respectively. Figure 7.4 shows the skills profile of the working age residents within the different spatial levels.
- 7.98** According to Claimant Count data (see Ref. 7-20), the rate of Job Seekers Allowance (JSA) claimants in the Ward is 4.3% which is higher than all spatial levels including LBTH (3.3%), LBH (3.5%), CoL (1.6%) and Greater London as a whole (2.5%) (refer to Figure 7.5). These numbers represent the proportion of the working age population registered as unemployed and claiming JSA in August 2014.
- 7.99** The highest sought occupation (48%) of those claiming JSA within the Ward is the 'Sales and Customer Services' sector. This sector also accounts for the largest proportion of sought occupations across LBTH and LBH (both at 48%), CoL (33%) and across London (42%).

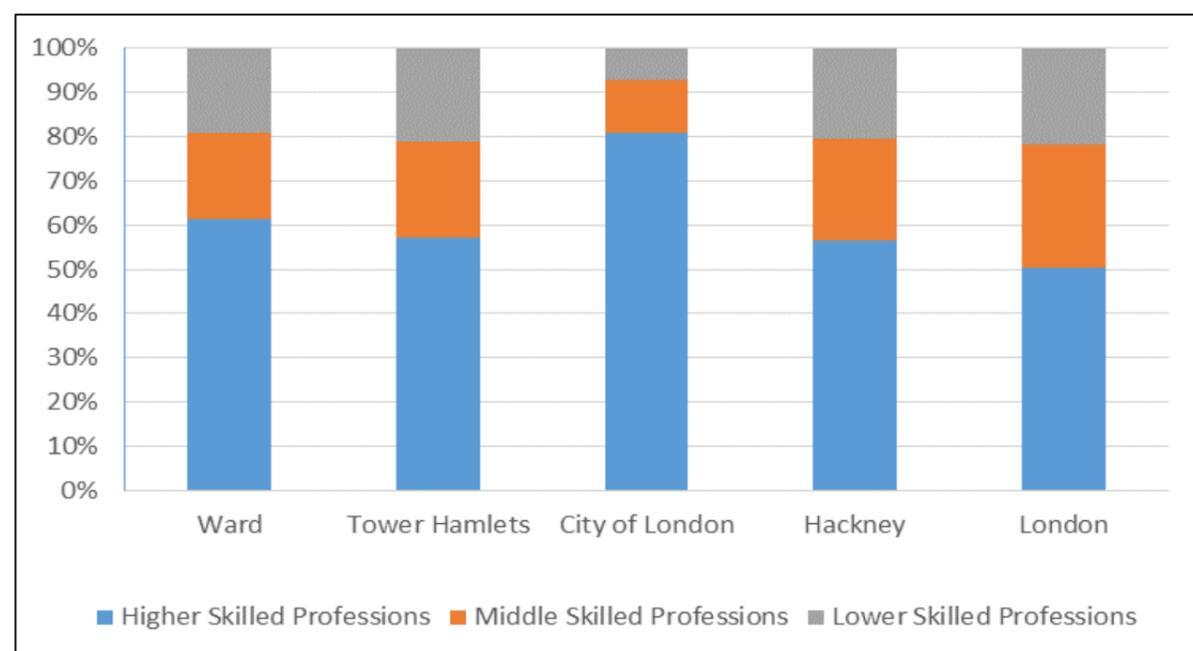
# 07 Socio-economics

**Figure 7.3 Qualifications Attainment**



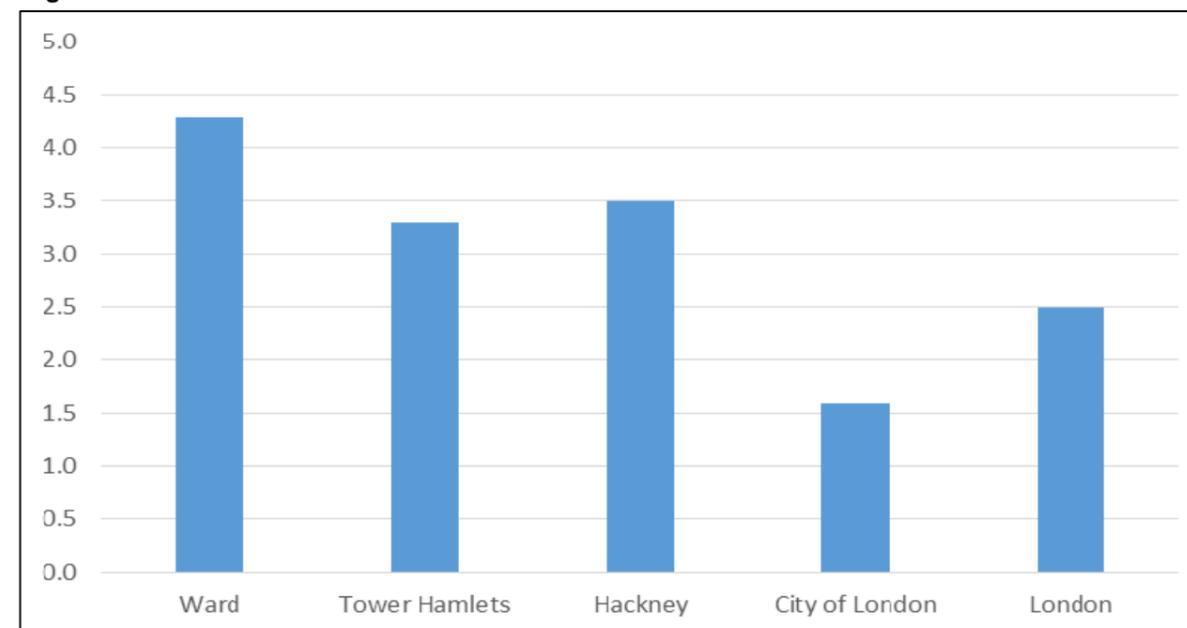
Source: ONS, 2011 Census

**Figure 7.4 Skills Profile**



Source: ONS, 2011, Census

**Figure 7.5 Claimant Count**



Source: ONS, August 2014 Claimant Count

**7.100** Data from the Annual Population Survey (July 2013 - June 2014) (see Ref. 7-18), which can only be collected at the Borough and London-wide levels, provides information on other indicators of unemployment and worklessness beyond the proportion of people claiming JSA.

For example, LBTH's unemployment rate is 10.8% of the total working age resident population, which is greater compared to 7.6% across London as a whole. Information from the same dataset shows that 16% of economically inactive people within LBTH want a job. This compares to nearly 35% in LBH (Note: data not available for CoL).

**7.101** Overall, this information suggests that there are other residents, in addition to those receiving JSA, who could become part of the labour market given the right support and/or intervention.

### Economic Profile

**7.102** Approximately 23,000 people work within the Ward (see Ref. 7-17). The 'Professional, Scientific and Technical' sector accounts for the greatest proportion of jobs in the Ward at 28%, with 'Financial and Insurance' the next largest sector of employment at 17%.

**7.103** Collectively, these sectors account for 45% of all employees in the Ward. This compares to 40% of all employees in the same sectors within LBTH and 21% of all employees within London.

### Housing

**7.104** According to the 2011 Census, housing in the Ward is characterised by a relatively high proportion of private rented homes (40%). This is a higher proportion than is the case in LBTH (33%), LBH (29%), CoL (36%) and London as a whole (25%).

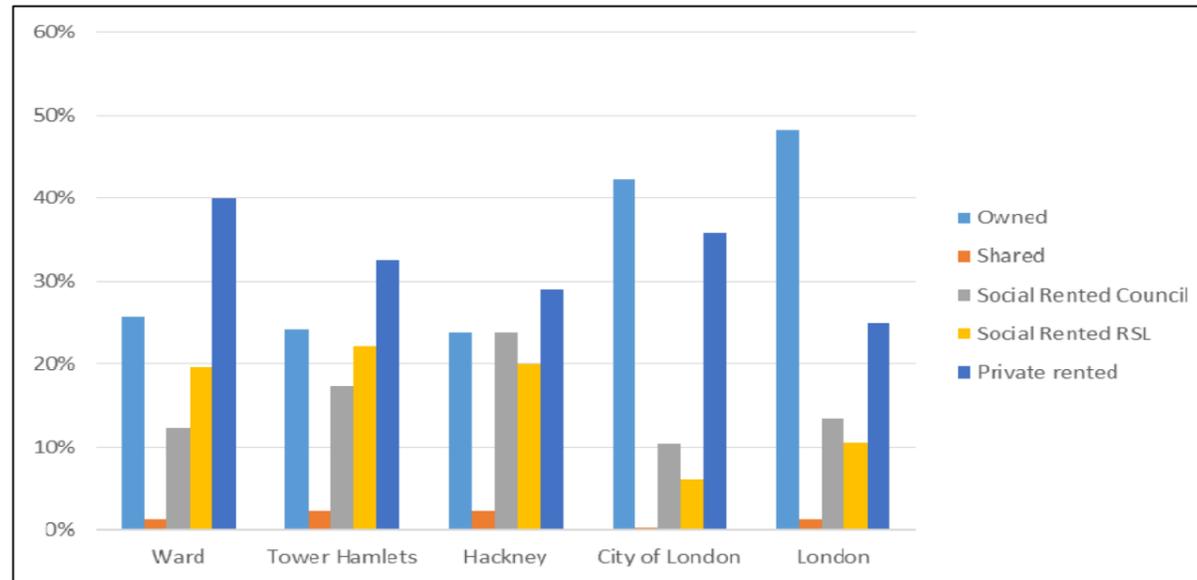
**7.105** Owner-occupied and social rented homes account for 26% and 32%, respectively, of all residential property in the Ward.

**7.106** The proportion of social rented property in the Ward is less than the proportion across LBTH (at 40%) and LBH (44%), but is significantly above the proportion of social rented tenures found within the CoL (17%) and across London (24%) as a whole.

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7.107 Figure 7.6 illustrates the residential tenure types at the different spatial levels assessed.

**Figure 7.6 Residential Tenure Types**



Source: ONS, 2011 Census

7.108 While London as a whole comprises a relatively balanced mix of housing typologies (48:52 split between houses and flats), all other spatial areas assessed as part of this baseline are dominated by the proportion of flats which comprise 87%, 86%, 79% and 98% of the Ward, LBTH, LBH and CoL respectively (refer to Table 7.3).

7.109 Data on the occupancy rating of homes at the spatial levels considered shows that the Ward level has the highest incidence of overcrowding (at 40%) than is the case across LBTH (35%), LBH (32%) and CoL (35%). The London-wide average is 22%. (Note: Overcrowding is defined by the 2011 Census – see Ref. 7.21 as household's with an occupancy rating of -1 or less).

**Table 7.3 Residential Dwelling Type**

Dwelling Type	Ward	LBTH	LBH	CoL	London
Detached	1%	1%	2%	0%	6%
Semi-Detached	2%	3%	4%	0%	19%
Terraced	9%	10%	15%	1%	23%
Purpose-built flats	75%	80%	58%	86%	38%
Converted flats	7%	4%	18%	4%	13%
Flat Other	6%	2%	3%	8%	2%

Source: ONS, 2011 Census

## Education

### Primary School Provision

7.110 The Proposed Development is located in proximity to the LBH and CoL, resulting in a number of the schools (within 1km of the Site) falling outside the administrative boundary of LBTH.

7.111 According to the Department for Education and Schools Annual School Census (see Ref. 7-21), there are 10 primary schools within 1km of the Proposed Development; one in LBH, one in CoL and eight in the LBTH.

7.112 The two nearest primary schools to the Site are St Matthias Church of England Primary School (0.6km north-east) and Christ Church of England School (0.5km south-east) (both located within the LBTH). Figure 7.7 maps the primary schools within 1km of the Site.

7.113 According to data from the Annual Schools Census (see Ref. 7-26) and relevant local authority schools admission documents (see Ref. 7-27), there are 227 surplus places (or 8.3%) within the primary schools identified within a 1km radius of the Site. The capacity details of these 10 schools are outlined in Table 7.4.

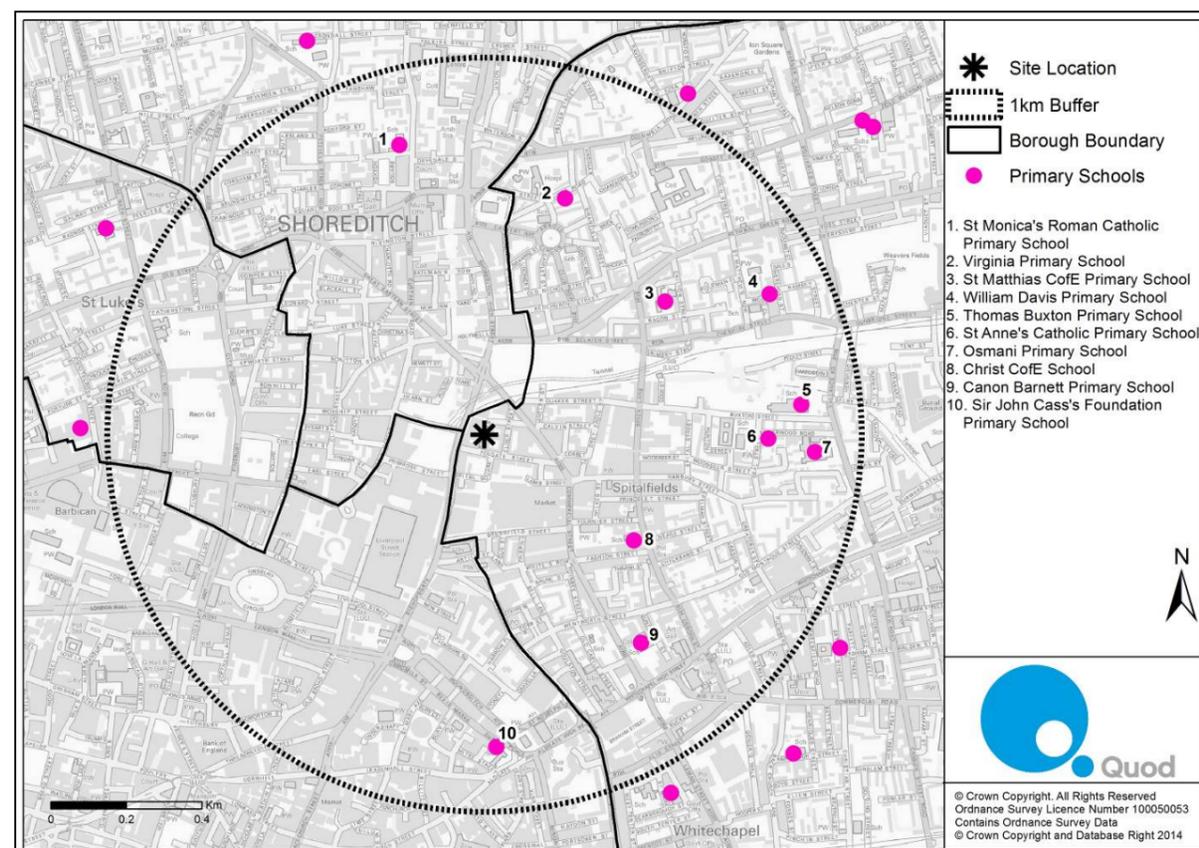
**Table 7.4 Primary School Capacity**

Map Ref	School Name	Local Authority	Approx. Distance from Site	Number on Roll	Published Admissions Number	Capacity	Surplus
1	St Monica's Roman Catholic Primary School	LBH	0.8km	207	30	210	3
2	Virginia Primary School	LBTH	0.7km	195	30	210	15
3	St Matthias Church of England Primary School	LBTH	0.6km	184	30	210	26
4	William Davis Primary School	LBTH	0.8km	208	30	210	2
5	Thomas Buxton Primary School	LBTH	0.9km	393	60	420	27
6	St Anne's Catholic Primary School	LBTH	0.7km	299	45	315	16
7	Osmani Primary School	LBTH	0.8km	395	60	420	25
8	Christ Church of England (CofE) School	LBTH	0.5km	177	30	210	33
9	Canon Barnett Primary School	LBTH	0.7km	243	45	315	72
10	Sir John Cass's Foundation Primary School	CoL	0.8km	202	30	210	8
<b>TOTAL</b>						<b>2,730</b>	<b>227</b>

Source: Department for Education (2014) Annual Schools Census 2013/14 and Borough admissions documents

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Figure 7.7 Primary Schools Within 1km Of The Site



## Secondary School Provision

- 7.114** Secondary school planning is carried out at the borough-wide level as older children are able to travel further to school. The Proposed Development is located on the edge of LBTH and, therefore, secondary school provision within the neighbouring boroughs of LBH, London Borough of Islington (LBI) and CoL are also included within this baseline assessment (see Figure 7.8).
- 7.115** According to Annual School Census data for 2013/14 (see Ref. 7-21), there are 40 secondary schools within the wider areas of LBTH, LBI and LBH (Note: there are no secondary schools in CoL).
- 7.116** In addition to these 40 schools, the London Enterprise Academy located at 81-91 Commercial Road (map ref. 41, Figure 7.8) has recently opened (in September 2014). When operating at full capacity, this school will be able to accommodate up to 600 pupils.
- 7.117** According to Annual School Census data (see Ref. 7-21) there are nearly 2,400 surplus places within these schools (7% of capacity). Table 7.5 provides a breakdown of capacity at these schools.

Table 7.5 Secondary School Capacity

Map Ref	School Name	Local Authority	Approx. Distance from Site	Number on Roll	Published Admission Number	Capacity	Surplus
1	Skinner's Academy	LBH	5.9km	708	180	720	12
2	Our Lady's Convent Roman Catholic High School	LBH	5.9km	598	120	600	2
3	Lubavitch House School (Senior Girls)	LBH	5.7km	87	30	150	63
4	Yesodey Hatorah Senior Girls School	LBH	5.9km	314	80	400	86
5	Stoke Newington School and Sixth Form	LBH	4.1km	1,226	255	1,275	49
6	The Petchey Academy	LBH	3.4km	902	180	900	0
7	Mossbourne Community Academy	LBH	3.6km	1,027	200	1,000	0
8	Clapton Girls' Academy	LBH	4.1km	886	180	900	14
9	The City Academy, Hackney	LBH	3.8km	892	180	900	8
10	The Urswick School - A Church of England Secondary School	LBH	3.1km	722	150	750	28
11	Cardinal Pole Roman Catholic School	LBH	4.0km	882	180	900	18
12	The Bridge Academy	LBH	1.6km	884	180	900	16
13	Haggerston School	LBH	1.3km	811	180	900	89
14	Hackney New School	LBH	1.0km	96	100	100	4
<b>LBH Total</b>						<b>10,395</b>	
15	Bethnal Green Academy	LBTH	0.9km	804	180	900	96
16	Oaklands School	LBTH	1.4km	578	120	600	22
17	Raine's Foundation School	LBTH	2.1km	589	113	565	0
18	Swanlea School	LBTH	1.2km	1,010	210	1,050	40
19	Central Foundation Girls' School	LBTH	3.5km	1,193	240	1,200	7
20	Morpeth School	LBTH	2.2km	1,173	240	1,200	27
21	Bow School*	LBTH	4.0km	512	270	1,350 (at full capacity)	258
22	Mulberry School for Girls	LBTH	1.5km	1,045	210	1,050	5
23	Wapping High School**	LBTH	1.7km	117	84	168	51
24	Bishop Challoner Catholic Collegiate Boys School	LBTH	2.2km	575	120	600	25
25	Bishop Challoner Catholic Collegiate Girls School	LBTH	2.2km	674	150	750	76
26	Sir John Cass Foundation and Redcoat Church of England Secondary School	LBTH	2.4km	968	180	900	0
27	Stepney Green Mathematics and Computing College	LBTH	2.4km	864	180	900	36
28	St Paul's Way Trust School	LBTH	3.7km	947	240	1,200	253
29	Langdon Park Community School	LBTH	4.6km	875	180	900	25
30	George Green's School	LBTH	6.1km	946	210	1,050	104
<b>LBTH Total</b>						<b>14,383</b>	
31	St Aloysius RC College	LBI	6.9km	869	180	900	31

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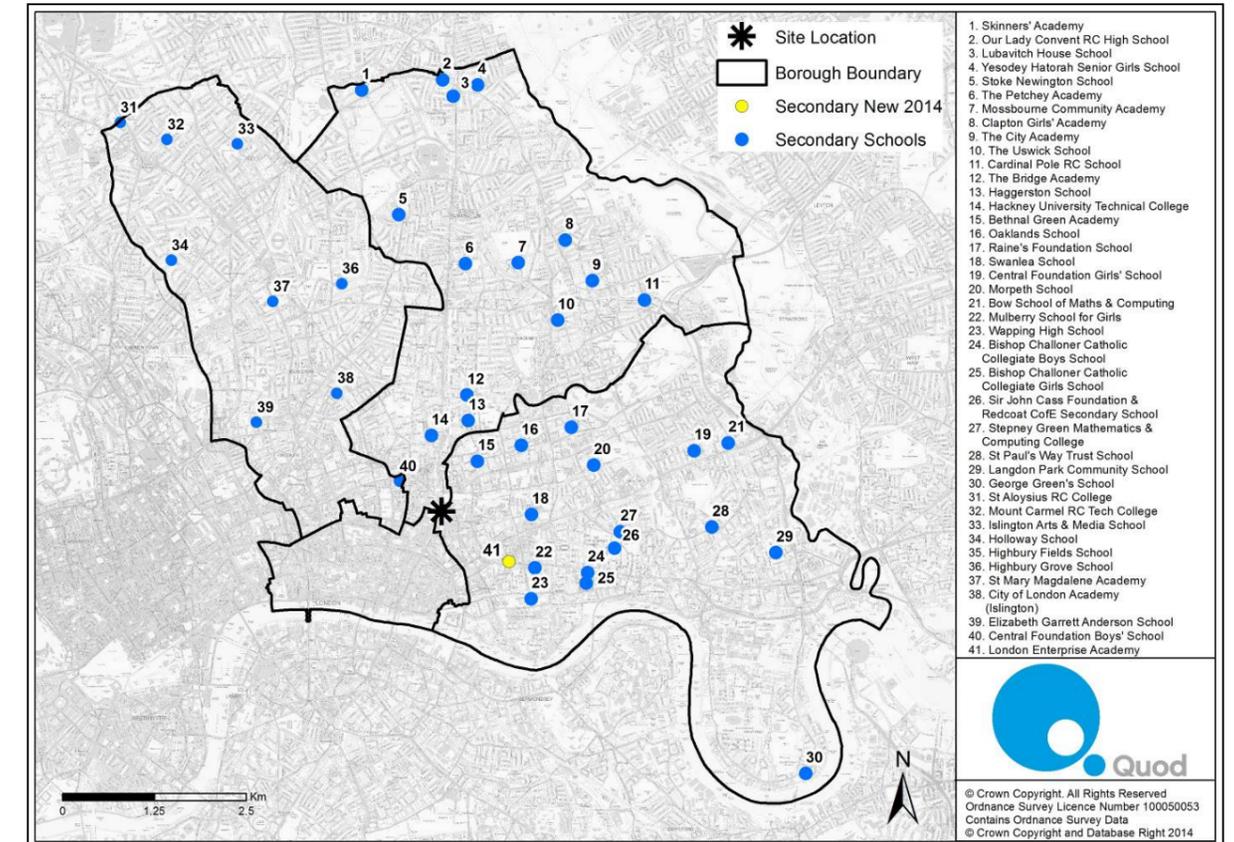
Map Ref	School Name	Local Authority	Approx. Distance from Site	Number on Roll	Published Admission Number	Capacity	Surplus
32	Mount Carmel RC Tech College	LBI	6.3km	475	140	700	255
33	Islington Arts and Media School	LBI	5.8km	545	150	750	205
34	Holloway School	LBI	5.0km	794	180	900	106
35	Highbury Fields School	LBI	3.8km	648	140	700	52
36	Highbury Grove School	LBI	3.4km	951	210	1050	99
37	St Mary Magdalene Academy	LBI	3.7km	837	180	900	31
38	City of London Academy – Islington	LBI	2.2km	572	125	625	53
39	Elizabeth Garrett Anderson School	LBI	2.8km	814	180	900	86
40	Central Foundation Boys' School	LBI	0.7km	722	150	750	28
<b>LBI Total</b>						<b>8,175</b>	
<b>Overall Total</b>						<b>32,953</b>	<b>2,362</b>

Source: Department for Education (2014) Annual Schools Census 2013/14 and borough admissions documents

\*Bow School replaced Bow School of Mathematics and Computing in 2013 which had a capacity of 625 pupils. Bow School will have capacity for 1,350 when at full capacity – expected 2017/18.

\*\* Opened in September 2012 and will admit 84 pupils per year until the school reaches its capacity of 420 students (expected following 2016/17 entry year).

Figure 7.8 Secondary Schools



## Health Provision

- 7.118 There are a range of primary healthcare facilities (General Practitioners (GPs), dentists, opticians and pharmacies) within 1km of the Site as shown in Figure 7.9.
- 7.119 LBTH tends to plan GP provision on a 'Locality' basis, and the Site is located within the North West Locality. Table 7.6 identifies the GP practices within this area.
- 7.120 On the basis of the current whole time equivalent (WTE) GP numbers and list sizes, the average list size of the surgeries located within the North West Locality is approximately 1,570 patients per GP.
- 7.121 The nearest opticians is the 'Optix' at Broadgate (approx. 0.18km from Site) and the nearest pharmacy is a 'Boots' rental outlet along Bishopsgate (approx. 0.43km from Site) (both within the CoL). The closest dentist is The Brace Orthodontic Practice (located to the south, approx. 0.36km from Site) which specialises in orthodontic services. The nearest general dentist is the Alba Dental Care on Toynbee Street (located to the south-east, approx. 0.53km from Site).

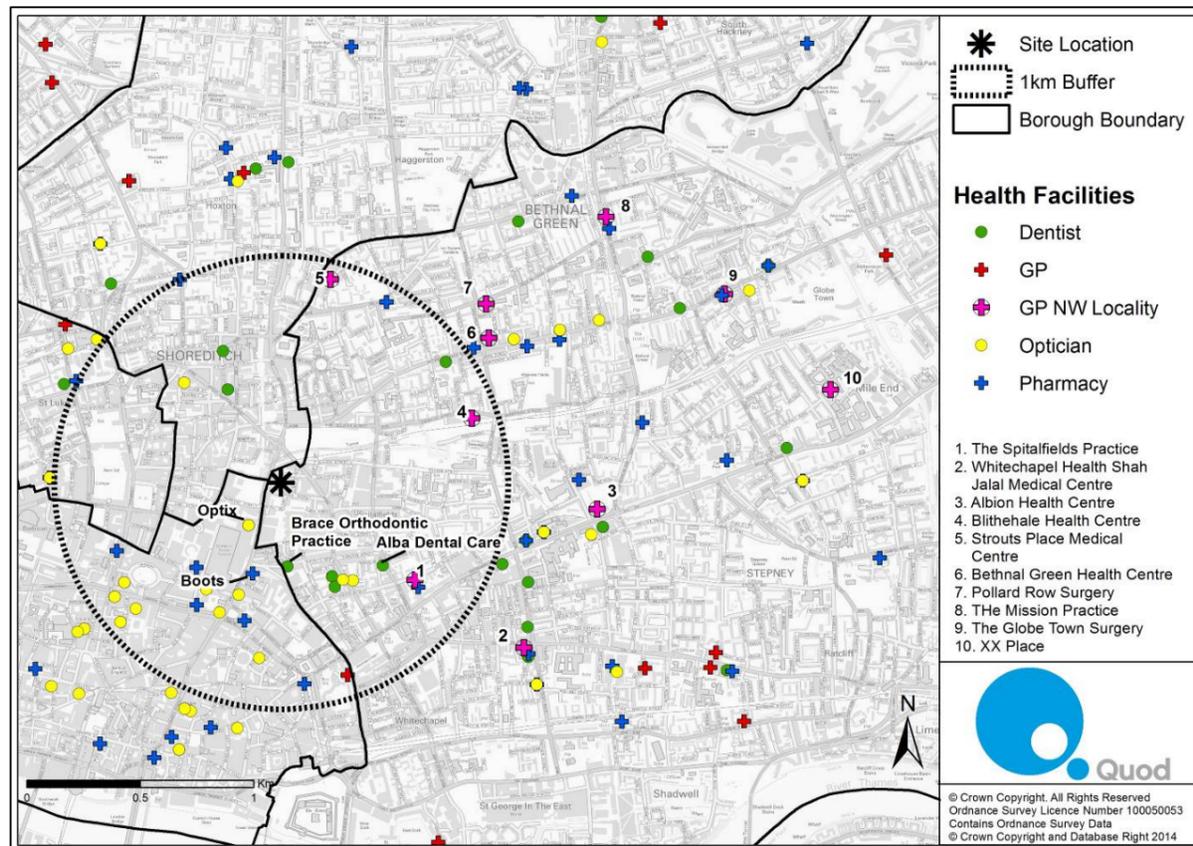
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**Table 7.6 GPs Surgeries Located In LBTH**

Map Ref.	NW Locality Practices	List Size	Total GPs WTE	Average List Size	Approx. distance from Site
1	The Spitalfields Practice	12,537	5.33	2,352.2	0.74km
2	Whitechapel Health Practice	8,299	7.00	1,185.6	1.31km
3	Albion Health Centre	8,861	5.01	1,768.7	1.41km
4	Blithehale Health Centre	9,419	3.12	3,018.9	0.89km
5	Strouts Place Medical Centre	3,777	1.67	2,261.7	0.92km
6	Bethnal Green Health Centre	8,286	6.33	1,309.0	1.12km
7	Pollard Row Surgery	4,516	3.00	1,505.3	1.21km
8	The Mission Practice	10,946	8.45	1,295.4	1.85km
9	The Globe Town Surgery	12,207	7.56	1,614.7	2.14km
10	XX Place Surgery (Mile End Hospital)	7,558	7.56	999.7	2.46km
	<b>TOTAL</b>	<b>86,406</b>	<b>55.03</b>	<b>1,570.2</b>	

Note: LBTH, within its Scoping Opinion (August 2014) has provided capacity information presented within Table 7-6 above (including WTE) for GP practices within the 'North-West Locality' (comprising the wards of: Weavers, St. Peters, Bethnal Green and Spitalfields and Banglatown).

**Figure 7.9 Primary Healthcare Facilities Surrounding the Site**



## Parks, Open Spaces and Child Play Space

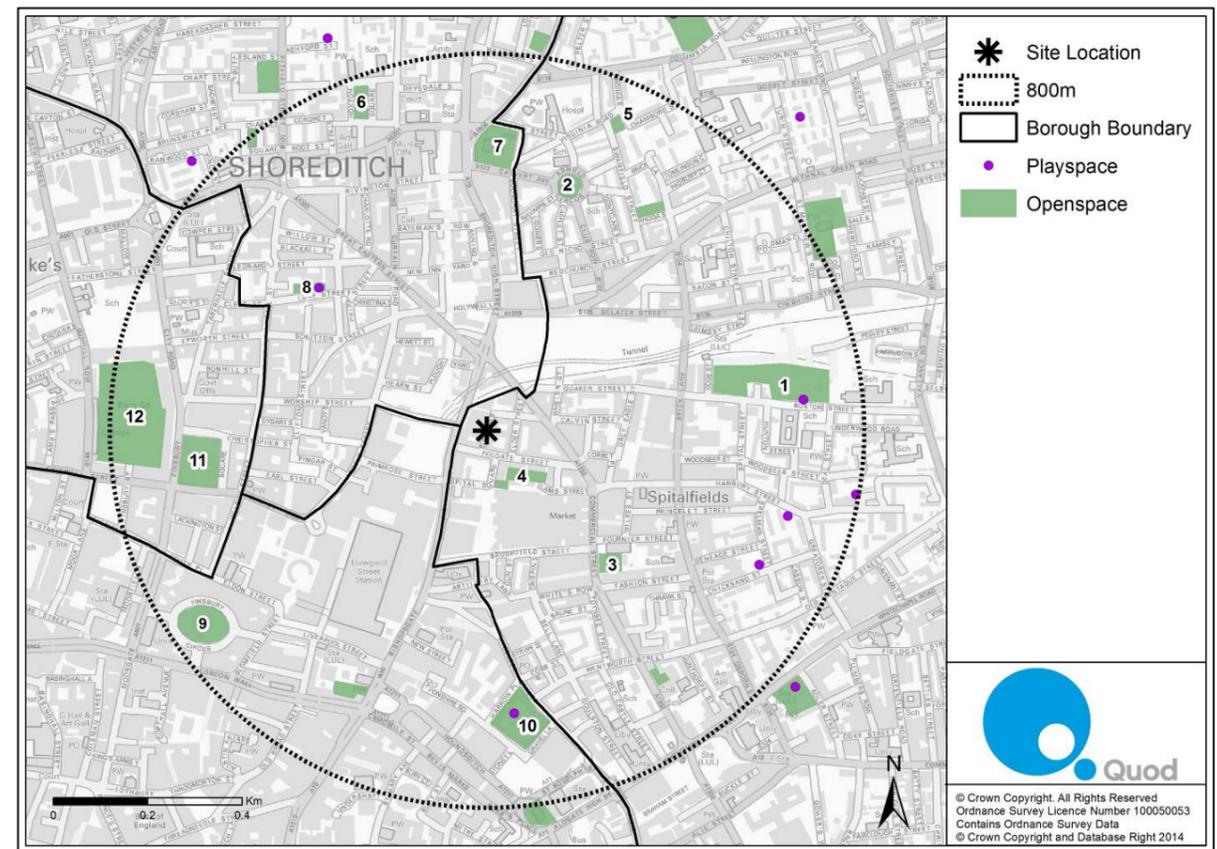
**7.122** In accordance with the GLA's Supplementary Planning Guidance (SPG) on 'Shaping Neighbourhoods: Play and Informal Recreation' (see Ref 7-8), Figure 7.10 maps the open spaces and play spaces within 800m of the Site.

**7.123** The open spaces and play spaces mapped are those that are publically accessible. A large proportion of those mapped are found within residential estates but are accessible to the public.

**7.124** The closest public open space being Elder Gardens (located to the south-east, approx. 100m from the Site), which comprises two gardens embedded between mid-rise residential units along Folgate Street.

**7.125** Allen Gardens and Spitalfields Farm to the north-east of the Site provide additional open space. A number of the open spaces in the vicinity of the Site are also churchyards. Table 7.710 shows the open space and child play space within 800m of the Site and lists the associated facilities where appropriate.

**Figure 7.10 Open Space and Play Space Within 800m Of The Site**



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**Table 7.7 Open Space and Play Space within 800m**

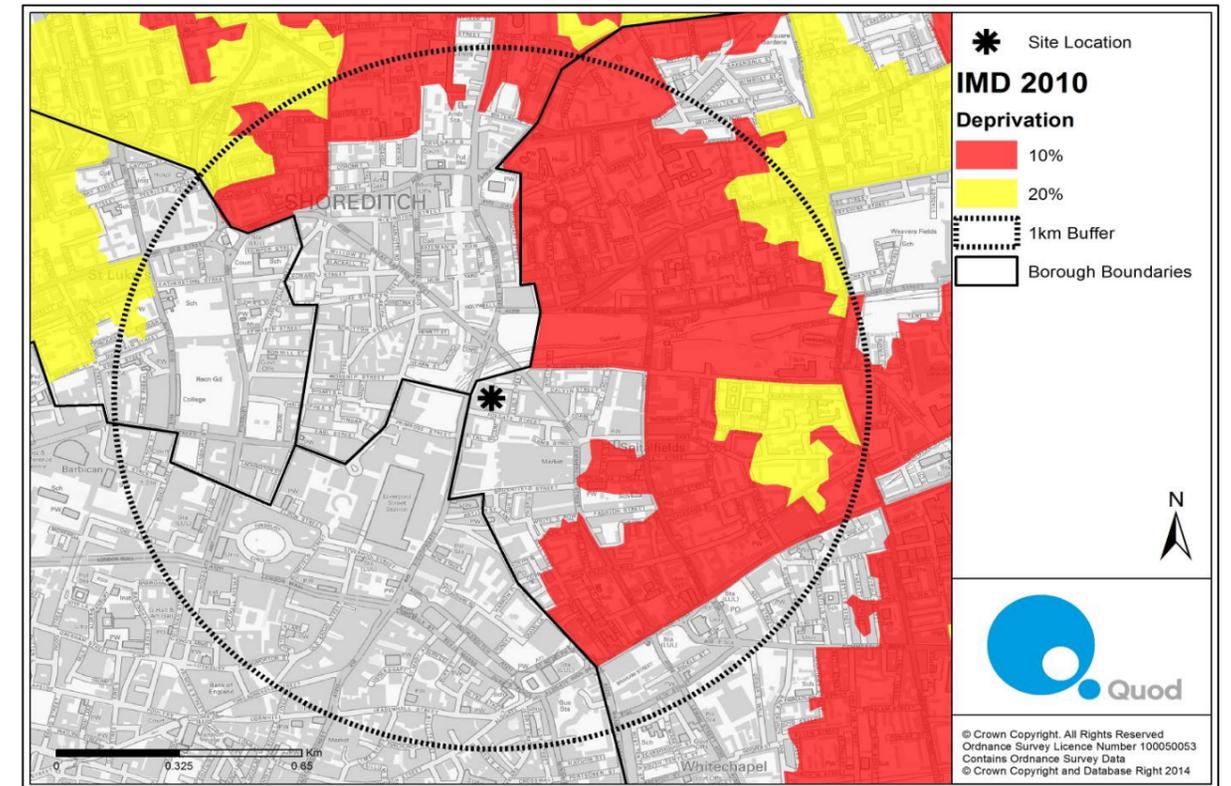
Map Ref.	Name	Local Authority	Approx Distance from Site	Address	Size	Facilities
1	Allen Gardens & Spitalfields Farm	Tower Hamlets	0.6km	Buxton St	1.97ha	<ul style="list-style-type: none"> <li>Play area under 5s</li> <li>Multi-use games pitch</li> <li>Farms and animals</li> </ul>
2	Boundary Gardens	Tower Hamlets	0.5km	Arnold Circus	c.0.21ha	<ul style="list-style-type: none"> <li>Bandstand</li> </ul>
3	Christchurch Gardens	Tower Hamlets	0.4km	Commercial St	c.0.2ha	<ul style="list-style-type: none"> <li>Gardens</li> </ul>
4	Elder Gardens	Tower Hamlets	0.1km	Folgate St	c.0.37ha	<ul style="list-style-type: none"> <li>Benches</li> <li>Gardens</li> </ul>
5	Virginia Gardens	Tower Hamlets	0.7km	Virginia Rd	c.0.17ha	<ul style="list-style-type: none"> <li>Open Space</li> </ul>
6	Hoxton Square	Hackney	0.7km	Hoxton Sq	c.0.36ha	<ul style="list-style-type: none"> <li>Historical fountain</li> <li>Lawns</li> <li>Green Flag Award</li> </ul>
7	St Leonards C of E Church	Hackney	0.6km	Boundary St	c.0.60ha	<ul style="list-style-type: none"> <li>Benches</li> <li>Gardens</li> </ul>
8	Mark Street Garden	Hackney	0.5km	Mark St	c.0.15ha	<ul style="list-style-type: none"> <li>Benches</li> <li>Gardens</li> <li>Play space</li> </ul>
9	Finsbury Circus	City of London	0.7km	Finsbury Circus	c.0.22ha	<ul style="list-style-type: none"> <li>Gardens</li> </ul>
10	Petticoat Square	City of London	0.6km	Middlesex St	c.0.4ha	<ul style="list-style-type: none"> <li>Play space</li> <li>Gardens</li> </ul>
11	Finsbury Square	Islington	0.6km	Finsbury Sq	c.0.70ha	<ul style="list-style-type: none"> <li>Bowling Green</li> <li>Rose beds</li> </ul>
12	Bunhill Fields	Islington	0.8km	Bunhill Row	c.4.0ha	<ul style="list-style-type: none"> <li>Former burial ground in 1800s now communal gardens</li> </ul>

## Deprivation

**7.126** The Government's Index of Multiple Deprivation (2010) (see Ref. 7-19) measures deprivation by combining a number of indicators which include a range of social, economic and housing issues to give a single deprivation score for each 'Lower Super Output Area' (LSOA) across England (a LSOA is a geographical area created for statistical purposes. Each LSOA contains a population between 1,000 and 3,000 individuals and 400-1,200 households. These are then ranked relative to one another according to their level of deprivation.).

**7.127** Figure 7.11 shows the deprivation levels for the area surrounding the Site. The figure shows that there are areas with high levels of deprivation surrounding the Site within the LBTH. Those areas not shaded in yellow or red in Figure 7.11 are not within the top 20% most deprived areas of England.

**Figure 7.11 Deprivation Levels Surrounding the Site**



Source: IMD (2010)

## Summary of Approach to Assessment of Effects

**7.128** From the review of the baseline conditions Table 7.8 presents the receptors / resources accounted for and the geographic level these effects have been assessed at (Note: the definition of 'local level' varies depending on the effect in question, as summarised within Table 7.8 below).

**Table 7.8 Receptor / Resource and Geographic Level of Assessment**

Effect	Geographic Level of Assessment
Construction employment	Regional (London)
End-use/operational employment	Local (Ward) Borough (LBTH)
Spending by new households and employees	Local (Ward) Borough (LBTH)
Housing	Borough (LBTH) Regional (London)
Demand on primary school places	Local (within 1km)
Demand on secondary school places	Borough (LBTH)
Demand on primary healthcare	Local (NW Locality)
Demand on open space	Local (800m)
Demand for play space	Local (800m)

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## Baseline Conditions - Update 2015

### March 2015 ES Addendum

7.129 The range of datasets used to inform the baseline in the December 2014 ES remain valid in the context of considering the impact of the changes to the Proposed Development.

### November 2015 Amendments

7.130 Given the limited time that has elapsed since the baseline in the December 2014 ES was compiled, the baseline as prepared for the December 2014 ES remains valid for the consideration of the likely impacts arising from the Amended Proposed Development.

## Environmental Design and Management

7.131 If applicable, the way that potential environmental impacts have been or will be avoided, prevented, reduced or off-set through design and / or management of the Proposed Development are outlined below and will be taken into account as part of the assessment of the potential effects. Proposed environmental enhancements are also described where relevant.

### Demolition and Construction

7.132 No environmental design and / or management measures relevant to socio-economics are proposed at this stage of the Proposed Development.

### Operational

7.133 No environmental design and / or management measures relevant to socio-economics are proposed at this stage of the Proposed Development.

## Environmental Design and Management - Update 2015

### March 2015 ES Addendum

7.134 No further environmental design and / or management measures were considered.

### November 2015 Amendments

7.135 No further environmental design and / or management measures were considered.

## Potential Effects and Mitigation Measures

7.136 This section presents the potential effects, mitigation, residual effects and cumulative effects arising from the Proposed Development, and assesses the scale, duration (short-term and long-term) and significance of socio-economic effects relative to the baseline socio-economic conditions. The following range of effects are assessed:

- Employment arising from the demolition and construction phase and on completion and occupation of the Proposed Development;
- Spending resulting from the completed and operational Proposed Development;
- Broader social and community effects of the Proposed Development including those on education, primary healthcare and open space provision; and
- Quality of life, community cohesion and amenity.

## Site Preparation, Demolition and Construction Effects

### Employment Generation

7.137 The demolition and construction works associated with the Proposed Development are expected to generate employment opportunities. The level of demolition and construction employment has been estimated using standard ratios for gross output per employee in the construction sector of approximately

£97,100 per worker (see Ref 7-26). Applying these ratios to estimated demolition and construction cost (provided by the Applicant) would generate approximately 1,250 person years of employment. By equating 10 person years of employment equivalent to one full-time equivalent (FTE) job, it is estimated that approximately 125 FTE jobs would be created during the demolition and construction phase.

7.138 Since demolition and construction employment is relatively mobile, it is not generally considered appropriate to assess the potential employment effects of the construction stage at the local level (e.g. at the Ward level). When assessed at the regional level, the likely direct effects of the construction employment would be **negligible** because of the relatively low magnitude of change in comparison with the scale of the broader regional construction workforce.

7.139 The benefit of the construction employment opportunities generated by the Proposed Development can, however, be maximised at the local and borough-wide levels through the implementation of job brokerage and training schemes. The Applicant is committed to working with the LBTH to ensure that the employment generated during the construction phase can be accessed by local people where appropriate. It is anticipated that commitments broadly in line with those identified by LBTH in their Planning Obligations Supplementary Planning Document (see Ref. 7-12) will be secured within a S106 agreement.

## Site Preparation, Demolition and Construction Effects - Update 2015

### March 2015 ES Addendum

7.140 The Revised Scheme results in no change to the socio-economic effects identified as arising from the Demolition and Construction phase of the Proposed Development.

### November 2015 Amendments

7.141 Taking into account the nature and scale of the November 2015 Amendments, the Amended Proposed Development is not considered to change the likely residual effects and their significance, as concluded within the December 2014 ES and March 2015 ES Addendum.

## Effects Once the Site is Operational

### Employment Generation

7.142 The proposals include a range of non-residential floorspace which is expected to generate employment opportunities. The most significant non-residential component is office floorspace which is expected to account for 24,376m<sup>2</sup> (NIA). In addition, the Proposed Development will provide a range of retail-related (use classes A1-A4) floorspace.

7.143 The employment opportunities expected to be accommodated by the non-residential floorspace are set out in Table 7.9.

Table 7.9 Indicative Employment Opportunities

Use	Floorspace (NIA)	Job density* (sqm per job)	Jobs (FTE)
Office	24,376 m <sup>2</sup>	10	2,438
Retail (A1)	779m <sup>2</sup>	19	41
Retail (A3/A4)	3,005m <sup>2</sup>	18	167
TOTAL (GROSS)	28,160m <sup>2</sup>		2,646
TOTAL (EXISTING)	n/a	n/a	c200-250
TOTAL (NET)			c.2,396

\* Ref. 7-32

7.144 Table 7.9 shows that in total, the Proposed Development could generate in the region of c.2,650 full-time equivalent jobs. Taking into account the c.250 jobs currently on-site, the Proposed Development would

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result in an uplift in employment on-site of c.2,400 jobs. This represents a 10% uplift on the existing number of jobs in the Ward area and nearly 1% at the Borough-wide level (see Ref. 7-17).

- 7.145 In addition to the employment opportunities identified above, residential uses and amenity areas (including public open space), are likely to provide a number of supporting jobs such as cleaning, concierge, security, and repair and maintenance staff. These would have a beneficial effect, although this is not possible to quantify robustly as employment relating to these roles is likely to depend on the organisational arrangements of the operational development which are not yet known.
- 7.146 Employment in the retail/restaurant sectors tend to provide opportunities that are suitable for people with a range of qualification levels, including those with entry-level qualifications. Analysis of 2001 Census (Travel to Work) (Ref. 7-32) data shows that in London, around 30% of all employees live within 5km of their workplace. This compares to people who work in the wholesale, retail, hotel and restaurant sectors, where 41% live this close to their place of employment.
- 7.147 Research by the GLA (Ref. 7-33) also found that retail jobs in London are filled disproportionately by key equalities target groups, including young people, women and BAME populations. In the context of the existing demographic characteristics, it is considered that these jobs could provide a significant benefit to residents of both the Ward level and of the Borough as a whole.
- 7.148 The Applicant is committed to working with the LBTH to ensure that the employment generated during the operational phase of the Proposed Development can be accessed by local people where appropriate. The Applicant has prepared a draft Employment and Training Strategy (appended to the Regeneration Statement which forms part of the planning application for the Proposed Development) which sets out a range of activities and initiatives that will be undertaken to support local people in accessing the employment opportunities created on-site.
- 7.149 Overall, given the level of the potential the employment opportunities expected to be generated as a result of the Proposed Development are assessed to be a **moderate beneficial** effect (long term) at the local level, a **minor beneficial** effect (long term) at the borough level and **negligible** at the regional level.
- 7.150 As with the demolition and construction phase employment, there is also the potential to maximise this effect at the local and Borough-wide level through employment and training initiatives.

## Spending Effects

- 7.151 The Proposed Development has the potential to generate an uplift in employment on-site of approximately 2,400 jobs. Based on an average worker daily spending of £10.59 per day on small, regular purchases such as food and drink (see Ref. 7-30), these employees could generate in the region of £5.6 million per year.
- 7.152 Data from the Office for National Statistics (ONS estimate that average weekly household spending on goods and services is in the region of £260 per week (see Ref. 7-31). With approximately 40 residential units being proposed, the potential spending generated by this element of the Proposed Development could be in the region of £570,000 per annum.
- 7.153 Overall, given the additional annual spending expected to be generated by the Proposed Development is assessed to be a **minor beneficial** effect (long term) at the local level and a **negligible** effect at the borough level.

## Broader Social and Community Effects

### Housing

- 7.154 The Proposed Development will deliver up to 40 residential units, comprising a mixture of tenures (including 25% affordable housing) and unit sizes (refer to the residential unit mix breakdown shown in Table 7.10 below).

**Table 7.10A Residential Unit Mix**

Tenure	Bedrooms				TOTAL
	Studio	1 bed	2 bed	3 bed	
Private	0	7	18 17	5	30 29
Intermediate	0	2	2	0	4
Social-rented	0	1	2	3 4	6 7
TOTAL	0	10	22 21	8 9	40

- 7.155 The housing policy objectives for LBTH are for the delivery of 2,885 units per annum. In addition, the London Plan (see Ref. 7-3) Policy 3.12 seeks to maximise affordable housing provision. Policy SP02 of LBTH's Core Strategy (see Ref. 7-10) sets a requirement for between 35-50% of homes to be affordable, while Policy DM3 of the LBTH MDD (see Ref. 7-11) sets a target tenure split of 70:30 between social rented/affordable: intermediate. This policy sets out that affordable housing provision will be measured on a habitable room basis. Policy DM3 also sets out a hierarchy in order of preference for maximising on-site provision first, before considering off-site provision and in exceptional circumstances a financial payment in lieu.
- 7.156 In accordance with the London Plan and LBTH's planning policy, the Proposed Development would provide the maximum reasonable amount of affordable housing by reference to the overall scheme viability. The Proposed Development includes 26.8% affordable housing (calculated by habitable room) with a tenure split of 70% affordable rent and 30% intermediate (calculated by habitable room).
- 7.157 The impact of the additional housing units on the LBTH housing targets is, therefore, assessed to be a **minor beneficial** effect at the borough level and **negligible** effect at the regional level.

### Population

- 7.158 The potential residential population expected for the Proposed Development has been assessed using a population model based on the methodology used within LBTH's Planning Obligations SPD (see Ref. 7-12). Applying the yields within that document results in an estimated on-site population of 81 people (adults and children).
- 7.159 This new population would be expected to generate demand for social infrastructure such as schools, primary healthcare, open space and children's play space. These impacts are considered in the sub-sections below.

### Education

- 7.160 The assessment of the effect of the Proposed Development on demand for education has been based on the unit mix set out in Table 7.10. The Proposed Development has been calculated to accommodate a total of 11 children (between the ages of 0 to 16) (refer to the breakdown shown in Table 7.11 below). Not all of these children would generate additional demand for school places as a proportion can be expected to either already be educated within the Borough or be educated privately. This assumption is acknowledged within LBTH's methodology (see Ref. 7-12) which provides child yields for gross and net numbers of children for education purposes.

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**Table 7.11 Estimated Number of School Age Children (Gross and Net) Arising From The Proposed Development**

Age Group	No. of Children (Gross)	No. of Children (Net)
0 to 3 (Pre-school)	5	2
4 to 10 (Primary)	4	4
11 to 15 (Secondary)	2	2
TOTAL	11	8

- 7.161** There are ten primary schools within 1km of the Site and collectively, these schools have 227 surplus places. This suggests that there is sufficient surplus capacity to absorb the four net additional primary school age children that are expected to generate additional demand for primary school places.
- 7.162** As such, the demand for primary school places generated by the Proposed Development is assessed as **negligible** effect at the local level
- 7.163** Secondary school place planning tends to be considered at a Borough-wide level as older children tend to travel further to school. Given that the Site is close to the boundary of a number of Boroughs (LBH, CoL and LBI), secondary school capacity across LBTH and those three neighbouring Boroughs has been taken into account. There are approximately 2,400 surplus places across the secondary schools located in those boroughs. As such, there is considered to be sufficient capacity to absorb the additional demand (two secondary school place) expected to be generated as a result of the Proposed Development.
- 7.164** The demand for secondary school places generated by the Proposed Development is assessed to be a **negligible** effect at the borough level.

## Primary Healthcare

- 7.165** The demand for primary healthcare is typically benchmarked against the Health Urban Development Unit (HUDU) standard (see Ref. 7-28) of 1,800 patients per GP. On this basis and with a new resident population of 81 people, the Proposed Development generates demand for significantly less than one GP to cater for the population of the Proposed Development.
- 7.166** LBTH plan for GP provision on a 'locality' basis. The information provided by the LBTH about the North-West Locality, which covers the area within which the Site is located, indicates that with average GP list sizes of 1,570, there is sufficient capacity amongst existing GPs to absorb the demand for healthcare provision generated by the new population brought to the Site as a result of the Proposed Development.
- 7.167** Therefore, the effect of the Proposed Development on GP facilities is assessed to be **negligible** effect at the local level.

## Open Space Provision

- 7.168** LBTH assess the demand of new development on open space on a ratio of 12m<sup>2</sup> per person (see Ref. 7-12). On the basis that the Proposed Development could accommodate 81 people, there is a requirement for 972m<sup>2</sup> of open space provision.
- 7.169** The Proposed Development is to provide 1,034m<sup>2</sup> of public open space and as such exceeds the policy requirement. Therefore, the impact of the Proposed Development on open space is likely to be assessed to be a **minor beneficial** effect (long term) at the local level.

## Child and Young People's Play Space

- 7.170** Demand for children's play space has been calculated using both the GLA's SPG methodology (see Ref. 7-8) and the LBTH SPG methodology (see Ref. 7-12/Ref. 7-13), and are compared within Tables 7.12 and 7.13 below, presenting an age profile breakdown of these children and the consequent play space requirement (based on a standard of 10m<sup>2</sup> per child).

- 7.171** The GLA's methodology provide for an age range of 0 to 17s (inclusive) rather than 0 to 15s (inclusive) as is the case for the LBTH methodology and uses slightly different yields in order to calculate these figures. These differences in yields result from the use of different datasets for the purposes of the methodologies.
- 7.172** On the basis of the GLA's child yield methodology, the Proposed Development is expected to accommodate 12 children (between the ages of 0 to 17 inclusive). An age profile breakdown of these children and the consequent play space requirement (based on a standard of 10m<sup>2</sup> per child) is provided in Table 7.12 below.

**Table 7.12 Children and Play Space Requirements Based On GLA Methodology**

Age Group	No. of Children	Play space requirement	On-site/off-site*
Under 5s	6	60m <sup>2</sup>	On-site
5 to 11s	4	40m <sup>2</sup>	Off-site
12+	2	20m <sup>2</sup>	Off-site
TOTAL	12	120m <sup>2</sup>	

\* - based on Table 4.7: Play Provision in New Developments – GLA (2012) Play and Informal Recreation SPG. Sets out requirements for on and off-site provision for different age groups.

NB – numbers in table may not tally due to rounding

- 7.173** For ease of reference the play space requirements of the scheme arising from LBTH's child yield methodology (see Ref 7-13) is set out in Table 7.13.

**Table 7.13 Children and Play Space Requirements Based On LBTH Methodology**

Age Group	No. of Children	Play space requirement	On-site/off-site*
0 to 3	5	50m <sup>2</sup>	On-site
4 to 10	4	40m <sup>2</sup>	Off-site
11 to 15	2	20m <sup>2</sup>	Off-site
TOTAL	11	110m <sup>2</sup>	

\* - based on Table 4.7: Play Provision in New Developments – GLA (2012) Play and Informal Recreation SPG. Sets out requirements for on and off-site provision for different age groups.

- 7.174** Under both approaches, the results indicate that in order to meet requirements in terms of play space provision, the Site would need to provide up to 60m<sup>2</sup> of play space on-site to cater for the under 5 age group. It is proposed that the courtyard space of Site S3 will be landscaped in such a way (through features such as seating for carers and logs/objects that could be used for climbing) that it can be used as informal playable space for younger children (e.g. the under 5s) as well as serving a communal amenity space function. Please refer to the Landscape Strategy document that forms part of the Planning Application for the Proposed Development for further details.
- 7.175** Formal play provision for older children e.g. 5 to 17 year olds would be met by existing facilities in the local area (and planned facilities at Bishopsgate Goodsyard – strategic site to the north of the Proposed Development). There are a number of open spaces with play facilities suitable for older children within 400m and 800m, including Allen Gardens and Spitalfields Farm, Finsbury Circus, Petticoat Square, and Bunhill Fields.
- 7.176** The impact of the Proposed Development on play space provision is assessed to be a **negligible** effect at the local level.

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## **Effects Once the Site is Operational – Update 2015**

### *March 2015 ES Addendum*

- 7.177** As set out above, the only changes to the Proposed Development which have the potential to generate socio-economic effects is the reduction in the quantum of commercial floorspace (NIA) proposed. This reduction has been assessed and results in c.10 fewer jobs (FTE) than was calculated in the December 2014 ES. This decrease in employment is not assessed to be material and, therefore, the effect of the Proposed Development remains unchanged as a moderate beneficial effect at the local level, a minor beneficial at the borough level and a negligible effect at the regional level.
- 7.178** The reduction in jobs would also be expected to result in a reduction in the level of employee spending generated by the Proposed Development. Based on the methodology applied in the December 2014 ES, this reduction could be in the region of £21,000 per annum. This is not considered significant and, as such, the impact as set out in the December 2014 ES remains valid.
- 7.179** The changes to the Proposed Development result in a 30sqm increase in the quantum of terrace space available to the occupiers of the commercial floorspace. This is not expected to change the significance of the effect of open space provision as identified in the December 2014 ES.

### *November 2015 Amendments*

- 7.180** The November 2015 Amendments comprise of a reduction in office and retail floor space, and an amendment to the residential unit mix, which requires to be taken into account for the assessment of socio-economic effects.
- 7.181** This reduction in commercial floorspace has been assessed in line with the Assessment Methodology described earlier in this chapter and results in c.50 fewer jobs (FTE) than was calculated in the March 2015 ES Addendum. Overall, the Amended Proposed Development results in c.60 fewer jobs than initially assessed in the December 2014 ES. This decrease in employment does not, however, change the likely effects concluded or their significance in terms of the overall employment presented in the December 2014 ES.
- 7.182** The impact of the November 2015 Amendments is also likely to result in a reduction in employee spending; however, again the magnitude of change is not likely to be at a level that alters the likely effects and the significance concluded in terms of the overall impact of employee spending presented in the December 2014 ES.
- 7.183** The reduction in employees on-site is also likely to decrease demand for open space, while the proposed on-site open space provision is to remain unchanged, resulting in a beneficial impact. Overall, however, the scale of the change does not alter the likely effect and significance concluded in regard to the open space provision initially described in the December 2014 ES.
- 7.184** The change to the unit mix (which maintains the overall total number of units (40) but results in one additional affordable unit (total of 11 units (4 intermediate, 7 social rent) and one less private unit (total of 29 units)) has been assessed as part of this Replacement ES to ascertain whether there is any change to the socio-economic effects and significance presented in the December 2014 ES and March 2015 ES Addendum. The Amended Proposed Development now includes 30.4% affordable housing.
- 7.185** The assessment has revealed no significant changes to the overall total population or numbers of children expected to be accommodated the Amended Proposed Development. Overall, the revised unit mix increases the overall population number by one person and there are expected to be two additional children as part of that on-site population. This scale of change would not place significant additional demand on social infrastructure including education, healthcare and open space/play space. As such, the conclusions set out within the March 2015 ES Addendum, and the December 2014 ES, remain valid.

## **Mitigation and Monitoring Measures**

### *Demolition and Construction*

- 7.186** It is considered that the beneficial effects arising as a result of the employment opportunities generated during the construction phase could be maximised through commitments to employment and training initiatives from the Applicant (agreed through the S106 process).

### *Operational*

- 7.187** It is considered that the beneficial effects arising as a result of the employment opportunities generated during the operational phase could be maximised through commitments to employment and training initiatives from the Applicant (agreed through the S106 process).

## **Mitigation and Monitoring Measures - Update 2015**

### *March 2015 ES Addendum*

- 7.188** No additional mitigation measures or changes to those measures identified previously are assessed as being required to alleviate the impacts associated with the proposed changes.

### *November 2015 Amendments*

- 7.189** No additional mitigation measures or changes to those measures identified previously are assessed as being required to alleviate the impacts associated with the November 2015 Amendments.

## **Residual Effects and Conclusions**

### **Residual Effects – Update 2015**

- 7.190** Table 7.14 ~~summarises the potential residual effects of the Proposed Development on socio-economics~~ below presents the residual effects following the assessment of the Amended Proposed Development.

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Table 7.14 Summary of Residual Effects In Socio-Economics

Resource / Receptor (Spatial level)	Effect	Mitigation and Monitoring	Residual Effect (incorp. mitigation & monitoring)	Significance Conclusion
<b>Demolition and Construction</b>				
Construction Employment Opportunities (Regional)	Negligible	Commitment to training and employment initiatives	<b>Negligible</b>	<b>Not Significant</b>
<b>Completed and Operational</b>				
Operational Employment Opportunities (Borough)	Minor Beneficial (Long-term)	Commitment to training and employment initiatives	<b>Minor Beneficial (Long-term)</b>	<b>Not Significant</b>
Operational Employment Opportunities (Local)	Moderate Beneficial (Long-term)	Commitment to training and employment initiatives	<b>Moderate Beneficial (Long-term)</b>	<b>Significant</b>
Spending by new residents and workers (Borough)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>
Spending by new residents and workers (Local)	Minor Beneficial (Long-term)	None required	<b>Minor Beneficial (Long-term)</b>	<b>Not Significant</b>
Contribution to housing targets (Regional)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>
Contribution to housing targets (Borough)	Minor Beneficial (Long-term)	None required	<b>Minor Beneficial (Long-term)</b>	<b>Not Significant</b>
Demand for primary school places (Local)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>
Demand for secondary school places (Borough)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>
Demand for primary healthcare (Local)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>
Impact on open space (Local)	Minor Beneficial (Long-term)	None required	<b>Minor Beneficial (Long-term)</b>	<b>Not Significant</b>
Impact on play space (Local)	Negligible	None required	<b>Negligible</b>	<b>Not Significant</b>

## Conclusion – Update 2015

**7.191** Overall, the Amended Proposed Development does not result in any changes to the socio-economic effects and significance presented in the December 2014 ES and March 2015 ES Addendum. As such, the conclusions set out within the March 2015 ES Addendum and the December 2014 ES remain valid.

## Effect Interactions and Cumulative Effect Assessment

### Assessment of Combined Effect of Individual Effects on a Single Receptor

**7.192** The combined effect of individual effects occurs when a single receptor is affected by more than one effect at any point in time. An exercise which tabulates the residual effects identified within the ES against relevant receptors, and so identifies the potential for combined cumulative effects, has been undertaken.

**7.193** Reference should be made to **Chapter 16: Effect Interactions** of this ES for further details.

### Assessment of Cumulative Effect of the Proposed Development with Other Development Schemes

**7.194** This section of the chapter assesses the potential effects of the Proposed Development in combination with the potential effects of Other Development Schemes within the surrounding area, as listed within **Chapter 2: EIA Methodology** of this ES.

#### Demolition and Construction Effects

**7.195** The demolition and construction phases of both the Proposed Development and the other development schemes would be expected to generate employment. In the absence of commercially sensitive information relating to the construction costs of each of the cumulative schemes, it is not possible to make a quantitative assessment of the employment likely to be generated from the construction stage of the other development schemes. Due to the nature of the construction industry and construction employment which is relatively mobile, it is not considered appropriate to assess the impact of construction employment at the local level. However, given the combined scale of the cumulative schemes in terms of the floorspace they would bring forward, it is expected there would be a **beneficial** effect on demolition and construction related employment at the regional level.

**7.196** As set out in the Council's Planning Obligations SPD (see Ref. 7-17), LBTH seek to work with developers/applicants to maximise the potential benefits of these employment opportunities for local people.

#### Completed and Operational Effects

**7.197** The other development schemes coming forward within the surrounding area will provide for a range of uses including residential, hotels, office, retail, community and leisure floorspace.

**7.198** In terms of employment, should all of these schemes come forward as applied for, the cumulative impact would generate c.45,000 net additional jobs (estimated from review of planning application documents for other development schemes). This is assessed to be a permanent **major beneficial** effect (long term) at the local and borough level and a **moderate beneficial** effect (long term) at the regional level.

**7.199** Similarly, the cumulative impact of the other development schemes would deliver approximately c.4,700 residential units, plus a further c.1,600 units of student accommodation. Given the spread of these schemes across four different Borough administrative boundaries, this effect is considered against the London Plan (2011) housing targets for these four boroughs. On this basis, the cumulative schemes would contribute approximately 9% of the housing targets for these boroughs between 2011 and 2021 and 1.5% of the London-wide target of 322,100 homes. This is considered to be a **moderate beneficial** effect (long term) at the four-borough level and a **minor beneficial** effect (long term) at the regional level.

**7.200** These new homes can be expected to bring more people to the area. This is likely to increase demand for community facilities such as education and healthcare facilities. The extent of additional demand expected to be generated by the other development schemes for social infrastructure depends on the number of additional residents, which has been taken from a review of available details of the other development schemes. This estimates that the cumulative schemes could accommodate in the region of 8,000 residents.

**7.201** Without mitigation (i.e. provision of educational facilities, healthcare provision and open space/play space), the additional demand could have an adverse effect (long-term) on the capacity of community facilities in the surrounding area. However, it is assumed that any mitigation required to meet the needs of additional

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demand, arising from the other development schemes would have been subject to negotiations to provide appropriate on or off-site provision, or financial contributions secured for each development on an individual basis. A number of other development schemes (such as Bishopsgate Goodsynd) also include the provision of floorspace to deliver community facilities and strategic open space which would be expected to serve a population beyond the boundaries of that site.

**7.202** It is therefore considered that the residual effect of the cumulative schemes on demand for educational facilities, primary healthcare and open space/play space would be **negligible**.

## **Assessment of Cumulative Effect of the Site with Other Development Schemes - Update 2015**

### *March 2015 ES Addendum*

**7.203** There are no additional or amended schemes to consider as part of the ES Addendum. Therefore, the cumulative assessment as set out in the December 2014 ES remains valid.

### *November 2015 Amendments*

**7.204** There are a number of additional cumulative schemes and revised applications that have come forward since the preparation of the March 2015 ES Addendum.

**7.205** The additional cumulative schemes result in a small increase in the overall number of homes and also an increase in the quantum of employment floorspace assessed as part of the cumulative assessment presented in the December 2014 ES. The additional schemes are considered to be likely to result in an increase in the overall number of residents and employees expected to be accommodated in the local area on their completion. Overall, the magnitude of change expected as a result of the additional cumulative schemes are not of such a scale, relative to the conclusions presented in the December 2014 ES, to alter the likely effects and significance assessed and therefore, the conclusions and proposed mitigation measures set out in the December 2014 ES remain valid.

## References

Ref. 7-1 DCLG, (2012); National Planning Policy Framework  
 Ref. 7-2 DCLG, (2014); Planning Practice Guidance  
 Ref. 7-3 Greater London Authority (GLA), (2011); The London Plan Spatial Development Strategy for Greater London, GLA, London.  
 Ref. 7-4 GLA, (2013); The London Plan 2011 Spatial Development Strategy for Greater London Revised Early Minor Alterations  
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