

**Appendix A: Additional Socio-economic Assessment for 25% and 35% Affordable Housing Scenarios**

## Introduction

- A7.1** This appendix of the Environmental Statement (ES) Addendum reports the findings of an assessment of the likely significant impacts on socio-economics as a result of two additional scenarios for the tenure for the proposed Goodsyrd Planning Application (hereafter referred to as the 'Proposed Development') in the London Borough of Hackney (LBH) and the London Borough of Tower Hamlets (LBTH).
- A7.2** As described in Section 4 'Description of Additional Scenarios to be Assessed' of this ES Addendum all of the information presented within June 2015 ES (revised) is still valid. However as a result of on-going discussions with relation to affordable housing it was felt necessary to include two additional affordable housing scenarios which would allow for the range of effects to be considered. The June 2015 ES (revised) presents an affordable housing offer of 10% onsite within LBTH and offsite in LBH.
- A7.3** This addendum presents the assessment based on a revised affordable housing contribution of 25% and 35% provided on site in LBTH. A financial contribution towards offsite provision will be provided to LBH based upon the agreed affordable housing offer therefore this has not been considered further within this ES Addendum.
- A7.4** The socio-economic assessment comprises:
- An economic impacts assessment, including employment impact on the labour market and additional local spending;
  - Consideration of the impacts of the provision of new residential dwellings; and
  - A review of other relevant socio-economic impacts, including the demand on existing social infrastructure such as education, primary health care, and open space.
- A7.5** There have been no significant changes to national, regional and local policy context, assessment methods used and baseline conditions since the June 2015 ES (revised) and therefore the Legislation and Planning Policy Context, Assessment Methodology and Impact Significance Criteria and Baseline Conditions as presented in the June 2015 ES (revised) remain valid and are considered in the context of this assessment.
- A7.6** This assessment describes the potential direct, indirect and induced impacts during the demolition and construction phase and on completion and occupation of the Proposed Development; local and regional socio-economic impacts; and mitigation measures for the additional affordable housing scenarios of 25 % and 35% provided onsite in LBTH. A financial contribution will be provided to LBH.
- A7.7** This ES addendum appendix has not considered the effects associated with operational employment as these are unaffected by the additional scenario and are therefore as presented in the June 2015 ES (revised). In addition the effects associated with demolition and construction have not been revisited as these have not changed and are as presented in the June 2015 ES (revised) and are considered appropriate and valid in the context of these additional scenarios.
- A7.8** This assessment and ES Addendum chapter has been produced by AECOM Infrastructure & Environment UK Limited (AECOM).

## Assessment of Potential Impacts and Significance

- A7.9** This section presents the potential impacts arising from the additional scenarios for affordable housing for the Proposed Development, and analyses the scale, duration (short-term, medium-term and long-term) and significance of potential socio-economic impacts relative to the baseline socio-economic conditions established in *Volume 1: Chapter 7: Socio-Economics* of the June 2015 ES (revised). The following impacts are assessed in this ES addendum appendix:
- Direct, indirect and induced employment as a result of the demolition and construction phase and on completion and occupation of the Proposed Development;
  - Direct, indirect, and induced spending resulting from the completed and occupied Proposed Development population; and
  - Broader social and community impacts of the Proposed Development; such as supply of housing and affordable housing, increased pressure on education, primary health care, open space, play space, and crime and safety.

- A7.10** The expected phasing of the demolition, construction and refurbishment programme is based on **Chapter 5: Demolition and Construction** of the June 2015 ES (revised) and the additional demolition and construction scenario presented in Section 4 of this ES Addendum.. The demolition and construction period will last approximately 16 years.

## Potential Impacts Once the Proposed Development is Complete and Occupied

### Value of Local Spending

- A7.11** In order to outline the methods that have been used to reach the potential impacts associated with the value of local spending, the calculations have been broken down into borough specific calculations before discussing the impacts of the whole scheme. In order to present a 'worst case scenario', the minimum development scenario has been used to calculate the estimated spend levels, as this has a lower total number of units; therefore resulting in a lower overall spend figure. This has then been applied to a range of affordable housing scenarios; 10% in the June 2015 ES (revised) and 25% and 35% in this ES addendum appendix.
- A7.12** For Development Plots in the LBH (Plots F&G), the likely number of residents at the Proposed Development has been calculated based on the occupancy rates of the different sized units, derived from LBH's population yield methodology (Ref. A7-7).
- A7.13** For Development Plots in the LBTH (Plots C, D and E), the likely number of residents has been calculated based on the occupancy rates of the different sized units, outlined in the LBTH Planning Obligations SPG (Ref. A7-5) which derives figures from the 2009 LBTH 'Planning for Population Change and Growth' report (Ref. A7-8) and analysis undertaken in the LBTH 'New Housing and Proposed Development Survey' (Ref. A7-9).
- A7.14** The Proposed Development's accommodation schedule based on 25% affordable housing is outlined in Table A7-10 and Table A7-11 for the LBH and the LBTH components of the Proposed Development and in Table A7-12 for the whole site.

**Table A7-10 Accommodation schedule for the Proposed Development (LBH Plots F and G<sup>2</sup>) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	228	0	0	228
3 bedroom homes	51	0	0	51
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>582</b>	<b>0</b>	<b>0</b>	<b>582</b>

Source: Developer's Accommodation Schedule

<sup>2</sup> Note – Plot L does not contain any residential dwellings.

**Table A7-11 Accommodation schedule for the Proposed Development (LBTH Plots C, D and E<sup>3</sup>) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	75	0	0	75
1 bedroom homes	212	8	17	237
2 bedroom homes	203	20	29	252
3 bedroom homes	56	12	29	97
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
<b>Total</b>	<b>551</b>	<b>40</b>	<b>84</b>	<b>675</b>

Source: Developer's Accommodation Schedule

**Table A7-12 Accommodation schedule for the Proposed Development (LBH and LBTH Plots) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	132	0	0	132
1 bedroom homes	458	8	17	483
2 bedroom homes	431	20	29	480
3 bedroom homes	107	12	29	148
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
<b>Total</b>	<b>1,133</b>	<b>40</b>	<b>84</b>	<b>1,257</b>

Source: Developer's Accommodation Schedule

**A7.15** Table A7-13 shows that, based on the accommodation schedule, an estimated 781 people will reside at the Proposed Development within the LBH (based on the LBH's Population Yield methodology) and in Table A7-14 1,287 people within the LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,068 people will reside within the Proposed Development (under the minimum development scenario), as presented in Table A7-15.

**Table A7-13 Total number of residents within the Proposed Development (LBH Plots F and G) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	374	0	0	374
3 bedroom homes	104	-	-	104
4 bedroom homes	0	-	-	0
5 bedroom homes	0	-	-	0
<b>Total</b>	<b>781</b>	<b>0</b>	<b>0</b>	<b>781</b>

Source: AECOM Calculations 2015

**Table A7-14 Total number of residents within the Proposed Development (LBTH Plots C, D and E) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	110	0	0	110
1 bedroom homes	312	10	21	343
2 bedroom homes	390	35	70	495
3 bedroom homes	152	24	97	273
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
<b>Total</b>	<b>982</b>	<b>69</b>	<b>236</b>	<b>1,287</b>

Source: AECOM Calculations 2015

**Table A7-15 Total number of residents within the Proposed Development (LBH and LBTH Plots) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	167	0	0	167
1 bedroom homes	558	10	21	589
2 bedroom homes	764	35	70	869
3 bedroom homes	256	24	97	377
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
<b>Total</b>	<b>1,769</b>	<b>69</b>	<b>236</b>	<b>2,068</b>

Source: AECOM Calculations 2015

**A7.16** To estimate the benefit of the Proposed Development in terms of local spending from residents, ONS average weekly spending figures for residents in Greater London have been applied to the population projections for the residents of private and intermediate tenure dwellings (totalling 1,838 residents within LBH and LBTH). An annual figure is then calculated, to provide an estimate of the gross annual expenditure of an individual within their local area (Ref. A7-10). Annual gross expenditure per person has been calculated as £12,677. Table A7-16 presents the annual direct, indirect and induced spending per person in Greater London.

**Table A7-16 Direct, Indirect and Induced Spending per Person (Annual) in Greater London**

	Gross Direct Expenditure	Net Direct Expenditure	Net Indirect Expenditure	Total Net Expenditure
<b>Total Spending (£)</b>	£12,677	£11,410	£7,987	£19,397

Source: ONS Family Spending 2013 (Ref. A7-10); English Partnerships (Ref. A7-19) (AECOM Calculations 2015)

**A7.17** Leakage is estimated to take into account the level of expenditure that is likely to take place on a regional (South East) rather than Greater London level. As London is a large urban economy with a strong retail and services offer, it is anticipated that 90% of household expenditure will be retained within the metropolitan area (Ref. A7-10). Applying average expenditure figures (accounting for leakage) to the estimated 1,838 residents of the private and intermediate tenure dwellings within the Proposed Development<sup>4</sup> results in a

<sup>3</sup> Note – Plots H, I and J do not contain any residential dwellings.

<sup>4</sup> It is assumed that residents within social rented housing will generally be resident within the boroughs already and will therefore not represent new spend; therefore they have not been taken into account here.

total economic benefit of approximately £23.2 million per annum gross direct expenditure, as outlined in Table A7-17 below.

**Table A7-17 Local Spending in Greater London resulting from the Proposed Development based on 25% Affordable Housing Contribution**

	Gross Direct Expenditure	Gross Local Expenditure
<b>Total Spending (£)</b>	£23,225,122	£20,902,610

Source: ONS Family Spending 2013 (Ref. A7-10); English Partnerships (Ref. A7-19) (AECOM Calculations 2015)

- A7.18** Gross local expenditure represents the level of spending generated by residents from the Proposed Development. If all residents within the Proposed Development were previously living outside Greater London this would represent additional net new spend. It is likely however that a proportion of residents at the Proposed Development would move within Greater London, and therefore a proportion of this spend would represent displacement between London Boroughs rather than net additional spend<sup>5</sup>.
- A7.19** The value of local spending as a result of the Proposed Development (based on the 25% affordable housing scenario) would give rise to a potential **long-term permanent** impact of **minor beneficial significance** on the Greater London economy.
- A7.20** The Proposed Development's accommodation schedule based on 35% is outlined in Table A7-18 and Table A7-19 for the LBH and the LBTH components of the Proposed Development and in Table A7-20 for the whole site.

**Table A7-18 Accommodation schedule for the Proposed Development (LBH Plots F and G<sup>6</sup>) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	228	0	0	228
3 bedroom homes	51	0	0	51
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>582</b>	<b>0</b>	<b>0</b>	<b>582</b>

Source: Developer's Accommodation Schedule

**Table A7-19 Accommodation schedule for the Proposed Development (LBTH Plots C, D and E<sup>7</sup>) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	75	0	0	75
1 bedroom homes	171	21	45	237
2 bedroom homes	169	30	53	252
3 bedroom homes	56	12	29	97
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
<b>Total</b>	<b>476</b>	<b>63</b>	<b>136</b>	<b>675</b>

Source: Developer's Accommodation Schedule

**Table A7-20 Accommodation schedule for the Proposed Development (LBH and LBTH Plots) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	132	0	0	132
1 bedroom homes	417	21	45	483
2 bedroom homes	397	30	53	480
3 bedroom homes	107	12	29	148
4 bedroom homes	5	0	6	11
5 bedroom homes	0	0	3	3
<b>Total</b>	<b>1,058</b>	<b>63</b>	<b>136</b>	<b>1,257</b>

Source: Developer's Accommodation Schedule

- A7.21** Table A7-21 shows that, based on the accommodation schedule, an estimated 781 people will reside at the Proposed Development within the LBH (based on the LBH's Population Yield methodology) and in Table A7-22 1,286 people within the LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,067 people will reside within the Proposed Development (under the minimum development scenario), as presented in Table A7-22.

**Table A7-21 Total number of residents within the Proposed Development (LBH Plots F and G) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	374	0	0	374
3 bedroom homes	104	-	-	104
4 bedroom homes	0	-	-	0
5 bedroom homes	0	-	-	0
<b>Total</b>	<b>781</b>	<b>0</b>	<b>0</b>	<b>781</b>

Source: AECOM Calculations 2015

**Table A7-22 Total number of residents within the Proposed Development (LBTH Plots C, D and E) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	110	0	0	110
1 bedroom homes	251	25	56	332
2 bedroom homes	324	53	128	505
3 bedroom homes	152	24	97	273
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
<b>Total</b>	<b>855</b>	<b>102</b>	<b>329</b>	<b>1,286</b>

Source: AECOM Calculations 2015

<sup>5</sup> Multiplier impacts, which would increase the benefits associated with spending of residents, have not been factored into this estimate

<sup>6</sup> Note – Plot L and Plot K do not contain any residential dwellings.

<sup>7</sup> Note – Plots H, I and J do not contain any residential dwellings.

**Table A7-23 Total number of residents within the Proposed Development (LBH and LBTH Plots) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	167	0	0	167
1 bedroom homes	497	25	56	578
2 bedroom homes	698	53	128	879
3 bedroom homes	256	24	97	377
4 bedroom homes	18	0	32	50
5 bedroom homes	0	0	16	16
<b>Total</b>	<b>1,636</b>	<b>102</b>	<b>329</b>	<b>2,067</b>

Source: AECOM Calculations 2015

**A7.22** To estimate the benefit of the Proposed Development in terms of local spending from residents, ONS average weekly spending figures for residents in Greater London have been applied to the population projections for the residents of private and intermediate tenure dwellings (totalling 1,738 residents within LBH and LBTH). An annual figure is then calculated, to provide an estimate of the gross annual expenditure of an individual within their local area (Ref. A7-10). Annual gross expenditure per person has been calculated as £12,677. Table A7-24 presents the annual direct, indirect and induced spending per person in Greater London.

**Table A7-24 Direct, Indirect and Induced Spending per Person (Annual) in Greater London**

	Gross Direct Expenditure	Net Direct Expenditure	Net Indirect Expenditure	Total Net Expenditure
<b>Total Spending (£)</b>	£12,677	£11,410	£7,987	£19,397

Source: ONS Family Spending 2013 (Ref. A7-10); English Partnerships (Ref. A7-19) (AECOM Calculations 2015)

**A7.23** Leakage is estimated to take into account the level of expenditure that is likely to take place on a regional (South East) rather than Greater London level. As London is a large urban economy with a strong retail and services offer, it is anticipated that 90% of household expenditure will be retained within the metropolitan area (Ref. A7-10). Applying average expenditure figures (accounting for leakage) to the estimated 1,738 residents of the private and intermediate tenure dwellings within the Proposed Development<sup>8</sup> results in a total economic benefit of approximately £22 million per annum gross direct expenditure, as outlined in Table A7-25 below.

**Table A7-25 Local Spending in Greater London resulting from the Proposed Development based on 35% Affordable Housing Contribution**

	Gross Direct Expenditure	Gross Local Expenditure
<b>Total Spending (£)</b>	£22,033,440	£19,830,096

Source: ONS Family Spending 2013 (Ref. A7-10); English Partnerships (Ref. A7-19) (AECOM Calculations 2015)

**A7.24** Gross local expenditure represents the level of spending generated by residents from the Proposed Development. If all residents within the Proposed Development were previously living outside Greater London this would represent additional net new spend. It is likely however that a proportion of residents at the Proposed Development would move within Greater London, and therefore a proportion of this spend would represent displacement between London Boroughs rather than net additional spend<sup>9</sup>.

**A7.25** The value of local spending as a result of the Proposed Development (based on the 25% affordable housing scenario) would give rise to a potential **long-term permanent** impact of **minor beneficial significance** on the Greater London economy.

**A7.26** Under the 10% affordable housing scenario *Volume 1: Chapter 7: Socio-economics* of the June 2015 ES calculated a population of 2,052 of the private and intermediate tenure dwellings resulting in a total

economic benefit of approximately £26 million per annum gross direct expenditure, this compares to 25% affordable housing scenario population of 1,838 of the private and intermediate tenure dwellings resulting in a total economic benefit of approximately £23.2 million per annum gross direct expenditure and 35% affordable housing scenario population of 1,738 of the private and intermediate tenure dwellings resulting in a total economic benefit of approximately £22 million per annum gross direct expenditure. Each of these scenarios give rise would give rise to the same potential **long-term permanent** impact of **minor beneficial significance** on the Greater London economy.

**Broader Social and Community Impact**

**A7.27** Expected broader social and community impacts of the Proposed Development are:

- Increase in the stock of private and affordable housing;
- Increased demand for places at local schools and provision of school places;
- Increased demand for health services;
- Increased patronage of open space; and
- Increased demand for play space.

**Housing**

**A7.28** The housing targets outlined in the London Plan 2011 have been revised in the FALP 2015, with a target for 15,988 additional homes within the LBH for the period to 2021, or an average of 1,599 new homes per year, and a target for 39,314 additional homes within the LBTH, or an average of 3,931 new homes per year (Ref. A7-11).

**A7.29** Under the minimum development scenario the Proposed Development will bring forward 1,257 units (compared with 1,356 in the maximum development scenario).

**A7.30** The Proposed Development's accommodation schedule for 25% affordable housing under the minimum development scenario is outlined in Table A7-10 for the LBH component and Table A7-11 for the LBTH component of the Proposed Development and in Table 7-12 for the whole site.

**A7.31** The Proposed Development's accommodation schedule for 35% affordable housing under the minimum development scenario is outlined in Table A7-18 for the LBH component and Table A7-19 for the LBTH component of the Proposed Development and in Table A7-20 for the whole site.

**A7.32** The Proposed Development will contribute to meeting new housing targets outlined in the 2015 London Plan for both 25% and 35% affordable housing contributions by adding approximately 582 residential dwellings to the existing housing stock of the LBH and 675 residential dwellings to the existing housing stock of the LBTH based on the minimum development scenario (if the maximum development scenario is adopted it will provide 582 units in LBH and 774 units in LBTH). This represents 36.4% of the LBH's yearly target and 17.1% (36.4% and 19.7% respectively in the maximum development scenario) of the LBTH's yearly target for new build developments.

**A7.33** The LBH Core Strategy Policy 19 (Ref. A7-11), and the LBTH Core Strategy Policy SP02 (Ref. A7-16) require a mix of housing sites including homes suitable for families (providing three bedrooms or more). Of the 1,356 homes within the Proposed Development (under the maximum development scenario, or 1,257 under the minimum development scenario), 8.8% of the units within the LBH will be suitable for families, while 17.9% of homes will be suitable for families within the LBTH. The proposed development will provide approximately 13.9% family sized units across the development under the maximum development scenario.

**A7.34** Once the Proposed Development is complete, the additional dwellings would give rise to a potential **long term permanent** impact of **moderate beneficial significance** on meeting the targets for new housing provision in the LBH and the LBTH.

**Affordable Housing**

**A7.35** Affordable housing is made up of homes subsidised below market values ('intermediate' homes) and social rented homes.

<sup>8</sup> It is assumed that residents within social rented housing will generally be resident within the boroughs already and will therefore not represent new spend; therefore they have not been taken into account here.

<sup>9</sup> Multiplier impacts, which would increase the benefits associated with spending of residents, have not been factored into this estimate

- A7.36** The London Plan 2011 notes that “the maximum reasonable amount of affordable housing should be sought subject to viability” and that importance should be placed on strategic targets at borough level. The FALP 2015 (Ref. A7-11) identifies a target for 25,600 affordable dwellings to be delivered over the plan period. Policy 20 of the LBH Core Strategy (Ref. A7-12) outlines a target of 50% affordable housing, subject to site characteristics. Policy SP02.3 of the LBTH Core Strategy (Ref. 7-13) outlines a target “requiring 35%-50% affordable homes on sites providing 10 new residential homes or more (subject to viability)” measured as habitable rooms within the development.
- A7.37** Under the 25% affordable housing scenario 124 of all residential units within the LBTH plots are targeted as being affordable<sup>10</sup>.
- A7.38** While on-site provision of affordable units within the Proposed Development (under the 25% affordable housing scenario) is below the LBTH’s target of 35% affordable housing (measured by habitable rooms) provision at the Proposed Development represents an increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation. Similarly, while no affordable housing is being provided on-site within LBH, a financial contribution will be made towards new affordable units within the Borough which will represent an overall increase and will therefore provide an improvement to the baseline situation within LBH.
- A7.39** Once the Proposed Development is complete, the additional 124 affordable units, plus an offsite contribution to affordable housing provision would give rise to a potential **long term permanent** impact of **minor beneficial significance** on new affordable housing in LBH and the LBTH.
- A7.40** Under the 35% affordable housing scenario 136 units of all residential units within the LBTH plots are targeted as being affordable<sup>11</sup>. No affordable units are being delivered on-site within the LBH for either 25% or 35% affordable housing scenarios; however an offsite contribution towards affordable housing will be made within the Borough.
- A7.41** On-site provision of affordable units within the Proposed Development meets the LBTH’s target of 35% affordable housing (measured by habitable rooms). Provision at the Proposed Development represents a considerable increase in the availability of affordable housing in the area compared with existing baseline conditions (where no affordable housing is offered currently) and this can be seen as an improvement to the existing baseline situation. Similarly, while no affordable housing is being provided on-site within LBH a financial contribution will be made towards new affordable units within the Borough represents an overall increase and will therefore also provide an improvement to the baseline situation within LBH.
- A7.42** Once the Proposed Development is complete, the additional 136 affordable units, plus an offsite contribution to affordable housing provision would give rise to a potential **long term permanent** impact of **minor beneficial significance** on new affordable housing in LBH and the LBTH.
- A7.43** Under the 10% affordable housing scenario Chapter 7: Socio-economics of the June 2015 ES calculated that 68 affordable units will provided this rises to 124 units under the 25% affordable scenario and 136 units under the 35% affordable scenario of this ES addendum . This in addition to an financial contribution to LBH would give rise to a potential **long term permanent** impact of **minor beneficial significance** on new affordable housing in LBH and the LBTH for the range of affordable housing scenario assessed.

## Residential Occupancy

### Minimum Scenario

- A7.44** The accommodation schedule for 25% affordable housing under the minimum development scenario is outlined in Table A7-10 for LBH, Table A7-11 for LBTH, and Table A7-12 for the combined LBH and LBTH plots.
- A7.45** Table A7-13 shows that an estimated 781 people will reside at the Proposed Development within the LBH (based on the Wandsworth New Housing Survey figures) and in Table A7-14, 1,287 people within LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,068 people will reside within the Proposed Development (under the minimum development scenario) as presented in Table A7-15.

- A7.46** The accommodation schedule for 35% affordable housing under the minimum development scenario is outlined in Table A7-18 for LBH, Table A7-19 for LBTH, and Table A7-20 for the combined LBH and LBTH plots.
- A7.47** Table A7-20 shows that an estimated 781 people will reside at the Proposed Development within the LBH (based on the Wandsworth New Housing Survey figures) and in Table A7-21, 1,286 people within LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,067 people will reside within the Proposed Development (under the minimum development scenario) as presented in Table A7-22.

### Maximum Scenario

- A7.48** The accommodation schedule for the for affordable housing scenario of 25% under the maximum development scenario is outlined in Table A7-26 for LBH, Table A7-27 for LBTH, and Table A7-28 for the combined LBH and LBTH plots.

**Table A7-26 Accommodation schedule for the Proposed Development (LBH Plots F and G) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	228	0	0	228
3 bedroom homes	51	0	0	51
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>582</b>	<b>0</b>	<b>0</b>	<b>582</b>

Source: AECOM Calculations 2015

**Table A7-27 Accommodation schedule for the Proposed Development (LBTH Plots C, D and E) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	79	0	0	79
1 bedroom homes	242	14	15	271
2 bedroom homes	238	20	28	286
3 bedroom homes	69	14	38	121
4 bedroom homes	5	0	8	13
5 bedroom homes	0	0	4	4
<b>Total</b>	<b>633</b>	<b>48</b>	<b>93</b>	<b>774</b>

Source: AECOM Calculations 2015

**Table A7-28 Accommodation schedule for the Proposed Development (LBH and LBTH Plots) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	136	0	0	136
1 bedroom homes	488	14	15	517
2 bedroom homes	466	20	28	514
3 bedroom homes	120	14	38	172
4 bedroom homes	5	0	8	13
5 bedroom homes	0	0	4	4
<b>Total</b>	<b>1,215</b>	<b>48</b>	<b>93</b>	<b>1,356</b>

Source: AECOM Calculations 2015

<sup>10</sup>

<sup>11</sup> Measured by habitable room, there are XXX habitable rooms in LBTH of which XXX are affordable housing.

**A7.49** Table A7-29 shows that, an estimated 781 people will reside at the Proposed Development within the LBH (based on the Wandsworth New Housing Survey figures) and in Table A7-30, 1,492 people within LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,273 people will reside within the Proposed Development (under the maximum development scenario) as presented in Table A7-31.

**Table A7-29 Total number of residents within the Proposed Development (LBH Plots F and G) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	374	0	0	374
3 bedroom homes	104	0	0	104
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>781</b>	<b>0</b>	<b>0</b>	<b>781</b>

Source: AECOM Calculations 2015

**Table A7-301 Total number of residents within the Proposed Development (LBTH Plots C, D and E) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	116	0	0	116
1 bedroom homes	356	17	19	392
2 bedroom homes	457	35	68	560
3 bedroom homes	187	28	128	343
4 bedroom homes	18	0	42	60
5 bedroom homes	0	0	21	21
<b>Total</b>	<b>1,134</b>	<b>80</b>	<b>278</b>	<b>1,492</b>

Source: AECOM Calculations 2015

**Table A7-31 Total number of residents within the Proposed Development (LBH and LBTH Plots) based on 25% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	173	0	0	173
1 bedroom homes	602	17	19	638
2 bedroom homes	831	35	68	934
3 bedroom homes	291	28	128	447
4 bedroom homes	18	0	42	60
5 bedroom homes	0	0	21	21
<b>Total</b>	<b>1,915</b>	<b>80</b>	<b>278</b>	<b>2,273</b>

Source: AECOM Calculations 2015

**A7.50** The accommodation schedule for the for affordable housing scenario of 35% under the maximum development scenario is outlined in Table A7-32 for LBH, Table A7-33 for LBTH, and Table A7-34 for the combined LBH and LBTH plots.

**Table A7-32 Accommodation schedule for the Proposed Development (LBH Plots F and G) based on 35% Affordable Housing Contribution**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	228	0	0	228
3 bedroom homes	51	0	0	51
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>582</b>	<b>0</b>	<b>0</b>	<b>582</b>

Source: AECOM Calculations 2015

**Table A7-33 Accommodation schedule for the Proposed Development (LBTH Plots C, D and E) based on 35% Affordable Housing**

Apartments	Private	Intermediate	Social rented	Total
Studio	79	0	0	79
1 bedroom homes	182	23	66	271
2 bedroom homes	206	36	44	286
3 bedroom homes	69	14	38	121
4 bedroom homes	5	0	8	13
5 bedroom homes	0	0	4	4
<b>Total</b>	<b>541</b>	<b>73</b>	<b>160</b>	<b>774</b>

Source: AECOM Calculations 2015

**Table A7-34 Accommodation schedule for the Proposed Development (LBH and LBTH Plots) based on 35% Affordable Housing**

Apartments	Private	Intermediate	Social rented	Total
Studio	136	0	0	136
1 bedroom homes	428	23	66	517
2 bedroom homes	434	36	44	514
3 bedroom homes	120	14	38	172
4 bedroom homes	5	0	8	13
5 bedroom homes	0	0	4	4
<b>Total</b>	<b>1,123</b>	<b>73</b>	<b>160</b>	<b>1,356</b>

Source: AECOM Calculations 2015

**A7.51** Table A7-35 shows that, an estimated 781 people will reside at the Proposed Development within the LBH (based on the Wandsworth New Housing Survey figures) and in Table A7-36, 1,485 people within LBTH (based on the LBTH Planning Obligations SPG). Overall, 2,266 people will reside within the Proposed Development (under the maximum development scenario) as presented in Table A7-37.

**Table A7-35 Total number of residents within the Proposed Development (LBH Plots F and G) based on 35% Affordable Housing**

Apartments	Private	Intermediate	Social rented	Total
Studio	57	0	0	57
1 bedroom homes	246	0	0	246
2 bedroom homes	374	0	0	374
3 bedroom homes	104	0	0	104
4 bedroom homes	0	0	0	0
5 bedroom homes	0	0	0	0
<b>Total</b>	<b>781</b>	<b>0</b>	<b>0</b>	<b>781</b>

Source: AECOM Calculations 2015

**Table A7-362 Total number of residents within the Proposed Development (LBTH Plots C, D and E) based on 35% Affordable Housing**

Apartments	Private	Intermediate	Social rented	Total
Studio	116	0	0	116
1 bedroom homes	268	28	83	379
2 bedroom homes	396	64	106	566
3 bedroom homes	187	28	128	343
4 bedroom homes	18	0	42	60
5 bedroom homes	0	0	21	21
<b>Total</b>	<b>985</b>	<b>120</b>	<b>380</b>	<b>1,485</b>

Source: AECOM Calculations 2015

**Table A7-37 Total number of residents within the Proposed Development (LBH and LBTH Plots) based on 35% Affordable Housing**

Apartments	Private	Intermediate	Social rented	Total
Studio	173	0	0	173
1 bedroom homes	514	28	83	625
2 bedroom homes	770	64	106	940
3 bedroom homes	291	28	128	447
4 bedroom homes	18	0	42	60
5 bedroom homes	0	0	21	21
<b>Total</b>	<b>1,766</b>	<b>120</b>	<b>380</b>	<b>2,266</b>

Source: AECOM Calculations 2015

**Education**

**A7.52** The Proposed Development will result in an increased demand for education places if any households with children occupy the dwellings. This impact is assessed in the following section.

**Child Occupancy Rates and School Yield**

**A7.53** A standard means of calculating the demand for education is through the application of child occupancy rates to the Proposed Development's accommodation schedule. The outline components of the Proposed Development have been based on the maximum development scenario to represent a worst case (resulting in a higher demand for education places). These have been based on affordable housing scenarios of 10% in Chapter 7: Socio-economics of the June 2015 ES (revised) and 25% and 35% within this ES addendum to demonstrate a range of effects.

**A7.54** The LBH SPD (Ref. A7-12) sets out a methodology for the calculation of child occupancy rates at new developments. The SPD uses rates drawn from the 'LB Hackney Child Yield Review' report (Ref. A7-5), which provides a breakdown of child occupancy for private, intermediate and social rented dwellings. This guidance does not provide indicators for studios, however, in line with past experience and professional judgement, a rate of zero child occupancy for studio apartments has been assumed.

**A7.55** Applying the LBH's school yield rates to the accommodation schedule based upon 10% in Chapter 7: Socio-economics of the June 2015 ES (revised) and 25% and 35% within this ES addendum for the LBH plots presented in Table A7-26 indicates that 83 children residing at the Proposed Development could require education places, as outlined in Table A7-38.

**Table A7-38 Estimated Education Demand from the Proposed Development (LBH Plots F and G) based on 10%, 25% and 35% Affordable Housing**

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	15	56	12	83
Intermediate	-	-	-	-
Social Rented	-	-	-	-
<b>Total</b>	<b>15</b>	<b>56</b>	<b>12</b>	<b>83</b>

Source: AECOM Calculations 2015. Note that figures do not always sum due to rounding.

**A7.56** The LBTH SPD (Ref. A7-5) also sets out a methodology for the calculation of child occupancy rates to determine the 'school yield' at new developments (the number of resident children requiring education places). The SPD uses rates drawn from the 'Planning for Population Change and Growth' report (Ref. A7-8), which provides a breakdown of child occupancy for private, intermediate affordable and social rented tenure homes. Similarly to the LBH guidance, indicators for studio apartments have not been provided. However, in line with past experience and professional judgement, a rate of zero child occupancy for studio apartments has been assumed.

**A7.57** Applying the LBTH's school yield rates to the 25% affordable housing accommodation schedule for the LBTH plots presented in Table A7-39 indicates that 121 children residing at the Proposed Development could require education places, as outlined in Table A7-39.

**Table A7-39 Estimated Education Demand from the Proposed Development (LBTH Plots C, D and E) based on 25% Affordable Housing**

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	14	15	4	33
Intermediate	6	11	5	21
Social Rented	17	42	8	67
<b>Total</b>	<b>37</b>	<b>68</b>	<b>17</b>	<b>121</b>

Source: AECOM Calculations 2015. Note that figures do not always sum due to rounding.

**A7.58** An aggregate of the total education demand based upon a 25% affordable housing scenario is estimated in Tables A7-38 and A7-39 is outlined below for the Proposed Development (LBH and the LBTH Plots) in Table A7-40.

**Table A7-40 Estimated Education Demand from the Proposed Development (LBH and LBTH Plots) based on 25% Affordable Housing**

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	29	71	16	116
Intermediate	6	11	5	22
Social Rented	17	42	8	67
<b>Total</b>	<b>52</b>	<b>124</b>	<b>29</b>	<b>205</b>

Source: AECOM Calculations 2015. Note that figures do not always sum due to rounding.

**A7.59** Applying the LBTH's school yield rates to the 35% affordable housing accommodation schedule for the LBTH plots presented in Table A7-37 indicates that 138 children residing at the Proposed Development could require education places, as outlined in Table A7-41.

**Table A7-41 Estimated Education Demand from the Proposed Development (LBTH Plots C, D and E) based on 35% Affordable Housing**

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	13	14	3	30
Intermediate	8	15	6	29
Social Rented	23	48	8	79
<b>Total</b>	<b>44</b>	<b>77</b>	<b>17</b>	<b>138</b>

Source: AECOM Calculations 2015. Note that figures do not always sum due to rounding.

**A7.60** An aggregate of the total education demand estimated in Tables A7-38 and A7-41 is outlined below for the Proposed Development (LBH and the LBTH Plots) in Table A7-42.

**Table A7-42 Estimated Education Demand from the Proposed Development (LBH and LBTH Plots) based on 35% Affordable Housing**

	Children Aged (years)			
	Nursery	Primary	Secondary	Total
Private	28	70	15	113
Intermediate	8	15	6	29
Social Rented	23	48	8	79
<b>Total</b>	<b>59</b>	<b>133</b>	<b>29</b>	<b>221</b>

Source: AECOM Calculations 2015. Note that figures do not always sum due to rounding.

**Early Years Education**

**A7.61** Using the above methodologies, it is estimated that under the 25% affordable housing scenario 52 children inhabiting the Proposed Development could require early years education places (see Table A7-40). Under the 35% affordable housing scenario 59 children inhabiting the Proposed Development could require early years education places (see Table A7-42).

**A7.62** As outlined in the baseline of the June 2015 ES (revised), the LBH Childcare Sufficiency Assessment (Ref. A7-15) and the LBTH Childcare Supply and Demand Assessment (Ref. A7-16) concluded that on the basis of available data, there was likely to be a deficit in the availability of early years education places. Therefore for both 25% and 35% affordable housing scenarios, the Proposed Development is likely to generate a

requirement for additional early years education places would give rise to a potential **long term temporary** impact of **minor adverse significance**.

**Primary School Education**

**A7.63** It is estimated that under the 25% affordable housing scenario 124 children inhabiting the Proposed Development could require primary school places (see Table A7-40). Under the 35% affordable housing scenario 133 children inhabiting the Proposed Development could require primary school places (see Table A7-42). There is currently a surplus of 1,230 primary education places within a 2.7km radius of the Proposed Development, although this is reduced to 278 surplus places if 95% occupancy is considered to mean a school is at capacity. Therefore for both 25% and 35% affordable housing scenarios, the children requiring primary education places as a result of the Proposed Development are likely to be able to be accommodated within the existing primary schools local to the site, would give rise to a potential **long term temporary** impact of **negligible significance**.

**Secondary School Education**

**A7.64** It is estimated that under both the 25% and 35% affordable housing scenario 29 children inhabiting the Proposed Development could require secondary school places (see Table A7-40 and Table A7-42). There is currently a surplus of 2,886 secondary education places within 5.1km of the site, although this is reduced to 1,295 surplus places if a 95% occupancy is used. Therefore for both 25% and 35% affordable housing scenarios, there is likely to be adequate capacity at the existing local secondary schools to cope with the increased demand for places as a result of the Proposed Development, would give rise to a potential **long term temporary** impact of **negligible significance**.

**Conclusion**

**A7.65** Under the 10% affordable housing scenario Chapter 7: Socio-economics of the June 2015 ES calculated that estimated education demand would be 110 children; comprising of 37 Nursery age, 48 Primary age and 26 Secondary age. Under the 25% affordable housing scenario this rises to 205 children; comprising of 52 Nursery age, 124 Primary age and 29 Secondary age. Under the 35% affordable housing scenario this rises again to 221 children; comprising of 59 Nursery age, 133 Primary age and 29 Secondary age.

**A7.66** The Proposed Development is likely to create a demand for additional early years education places as the increased demand for places as a result of the Proposed Development is unlikely to be met by the current level of provision. As such for the entire range 10%, 25% and 35% affordable housing scenarios, this would give rise to a potential **long term temporary** impact of **minor adverse significance** on early years education provision. In line with the LBTH and LBH Planning Obligations SPDs (Ref. A7-14 and Ref. A7-5) the impact would be mitigated as a result of s.106 contributions, the Proposed Development for entire range 10%, 25% and 35% affordable housing scenarios would give rise to a **long term temporary** impact of **negligible significance** on early years education provision locally.

**A7.67** The Proposed Development for entire range 10%, 25% and 35% affordable housing scenarios would give rise to a potential **long term temporary** impact of **negligible significance** on primary and secondary education provision locally, as the level of surplus capacity currently estimated to be available would be able to accommodate the children requiring education places as a result of the Proposed Development.

**Health**

**A7.68** The Proposed Development will include floorspace to accommodate a healthcare facility that has the capacity for two GPs. This provision will serve residents at the Proposed Development and is unlikely to have further capacity to offer healthcare services to residents within the surrounding area. The service has a planned staffing level of 1FTE GP, with the potential for a further GP to be accommodated in the future.

**A7.69** Table A7-31 and Table A7-37 shows that an estimated 2,273 people (under the 25% affordable housing scenario) and 2,266 people (under the 35% affordable housing scenario) respectively, will reside at the Proposed Development, based on the LBH Planning Obligations SPG (Ref. A7-4) and the LBTH Planning Obligations SPG (Ref. A7-5). The additional 2,273 (under the 25% affordable housing scenario) and 2,266

(under the 35% affordable housing scenario) residents anticipated to live at the Proposed Development would place additional demand on local health facilities.

- A7.70** Baseline figures for the LBH indicate an average patient list size of 1,740 per GP in the LBH – similar to that of the target patient list of 1,800 FTE patients per GP recommended by the Department of Health. The baseline for the LBTH suggests there are on average 61.17 GPs per 100,000 people, exceeding the Borough target of 59 GPs per 100,000 people (however this equates to approximately 1,634 patients per GP; somewhat below the target patient list of 1,800 FTE patients per GP recommended by the Department of Health).
- A7.71** While the existing provision of GPs within the LBH is broadly in line with the national average, and within the LBTH is better than the national average, within the GP surgeries within 1km of the site there is a considerably higher ratio of patients per GP than the national average. Taking account of the combined overall practice list size of the five GP practices within 1km of the Proposed Development (38,545 people) and the total combined number of FTE GPs at those practices (17 GPs), with the addition of 2,266 residents (under the 35% affordable housing scenario) and 2,273 residents (under the 25% affordable housing scenario) and one additional FTE GP as a result of the Proposed Development (bringing the overall practice list size to 40,818 and 40,811 respectively, and number of GPs to 18), there would be an average of 2,267 patients per GP. This is a somewhat lower level of service (i.e. worse) than the average provision target for England of 1,800 patients per GP (Ref. A7-17).
- A7.72** In a 'worst case scenario' assuming all residents registered with the GP at the Proposed Development, the healthcare facility accommodated on-site would offer a lower level of service than the average provision target for England (with a potential patient list size of up to 2,266 or 2,273 people registered to the one GP on-site). The healthcare facility would however reduce the additional demand for GP services the Proposed Development would place on the local surgeries surrounding the site, and provide a new GP surgery where there is no current provision on-site.
- A7.73** The 10% scenario for affordable housing presented in *Volume 1: Chapter 7: Socio-economics* of the June 2015 ES (revised) presented a population of 2,351 residents (under the maximum development scenario) that could potentially require GP services from the healthcare facility provided on site and local surgeries surrounding the site.
- A7.74** As such for the entire range 10%, 25% and 35% affordable housing scenarios, this would give rise to a potential **long term temporary** impact of **negligible significance** on GP provision within the locality, as a result of the Proposed Development.

**Open Space Provision**

- A7.75** The Proposed Development will include a new public park; The Goodsyard Gardens, which will serve residents and employees, and local residents. Due to differing methodologies for the calculation of public open space requirement, a breakdown by borough has been provided. Table 7.9 of *ES Volume 1: Chapter 7: Socio-Economics* of the June 2015 ES (revised) shows that there are three Pocket Parks and three Local Parks within 400m of the site and five Small Open Spaces within 1.2km. The baseline analysis has shown that there is good access from the site to a range of open spaces locally, as well as a range of parks at a strategic level.
- A7.76** The LBH Planning Obligations SPG outlines minimum standards for the provision of public open space for new residents and employees at commercial premises within the Borough on the basis of a minimum provision of 10m<sup>2</sup> per resident and 4m<sup>2</sup> per employee (Ref. A7-18). These assumptions have been applied to the anticipated residential occupancy (maximum development scenario) and employment generating floorspace (maximum development scenario) within the LBH to determine the open space requirement of the Proposed Development.

**Table A7-43 LBH Total Open Space Requirement - Residents and Employees (LBH Plots) for both 25% and 35% Affordable housing Scenarios**

Number of Residents	Discount rate (%)	Minimum open space per resident (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
781	-	10	7,810
Net number of Employees	Discount rate (%)	Minimum open space per employee (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
1,932	-	4	7,728
<b>Total open space required (m<sup>2</sup>)</b>			<b>15,538</b>

Source: AECOM calculations 2015

- A7.77** The LBTH Planning Obligations SPG also outlines minimum standards for the provision of public open space for new residents and employees at commercial premises within the Borough on the basis of a minimum provision of 12m<sup>2</sup> per resident (Ref. A7-18). This provision is also applicable to employees at new developments, with a discount of 17.38% on the basis of LBTH research which concluded that 79% of employees live outside the Borough and only spend 22% of the week in the Borough (Ref. A7-18). These assumptions have been applied to the anticipated residential occupancy (maximum development scenario) and employment generating floorspace (maximum development scenario) for both 25% and 35% affordable housing scenarios to determine the open space requirement of the Proposed Development. Note – employees within Plots B, G and K which fall within both boroughs have also been considered in the LBTH calculations, as the open space requirement per employee within LBTH is higher than LBH; thereby generating a higher overall requirement, presenting a 'worst case scenario'.

**Table A7-44 LBTH Total Open Space Requirement - Residents and Employees (LBTH Plots and Plots B, G and K) based on the 25% Affordable Scenario**

Number of Residents	Discount rate (%)	Minimum open space per resident (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
1,492	-	12	17,904
Net number of Employees	Discount rate (%)	Minimum open space per employee (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
5625	17.38	9.9144	46,076
<b>Total open space required (m<sup>2</sup>)</b>			<b>63,980</b>

Source: AECOM calculations 2015

**Table A7-45 LBTH Total Open Space Requirement - Residents and Employees (LBTH Plots and Plots B, G and K) based on 35% Affordable Housing**

Number of Residents	Discount rate (%)	Minimum open space per resident (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
1,485	-	12	17,820
Net number of Employees	Discount rate (%)	Minimum open space per employee (m <sup>2</sup> )	Total open space required (m <sup>2</sup> )
5625	17.38	9.9144	46,076
<b>Total open space required (m<sup>2</sup>)</b>			<b>63,896</b>

Source: AECOM calculations 2015

- A7.78** The aggregate public open space requirement for residents and employees at the Proposed Development is outlined below in Table A7.46 (25% affordable housing scenario) and A7-47 (35% affordable housing scenario).

**Table A7-46 Total Open Space Requirement - Residents and Employees (LBH, LBTH and Plots B, G and K) based on 25% Affordable Housing**

Number of Residents	Total open space required (m <sup>2</sup> )
2,273	25,714
Net number of Employees	Total open space required (m <sup>2</sup> )
7,557	53,804
<b>Total open space required (m<sup>2</sup>)</b>	<b>79,518</b>

Source: AECOM calculations 2015

**Table A7-47 Total Open Space Requirement - Residents and Employees (LBH, LBTH and Plots B, G and K) based on 35% Affordable Housing**

Number of Residents	Total open space required (m <sup>2</sup> )
2,266	25,630
Net number of Employees	Total open space required (m <sup>2</sup> )
7,557	53,804
<b>Total open space required (m<sup>2</sup>)</b>	<b>79,434</b>

Source: AECOM calculations 2015

**A7.79** The Proposed Development will bring forward a total of 33,682m<sup>2</sup> open space:

- 22,642m<sup>2</sup> of public open space (public realm and landscape):
  - 9,767 m<sup>2</sup> raised public park (The Goodsyard Gardens)
  - 12,875m<sup>2</sup> landscaped ground floor public realm
- 11,040m<sup>2</sup> of private realm with 4,361 m<sup>2</sup> of private space at ground and park level:
  - 452m<sup>2</sup> private realm attached to ground floor
  - 385m<sup>2</sup> private gardens attached to ground floor residential units
  - 3,524m<sup>2</sup> roof gardens accessible to residents at the Proposed Development
  - 4,053 m<sup>2</sup> commercial garden private space (roof level)
  - 2,626 m<sup>2</sup> biodiverse (roof level)

**A7.80** It is calculated that 2,266 residents (under the 35% affordable housing scenario) and 2,273 residents (under the 25% affordable housing scenario) would reside in the Proposed Development under the maximum development scenario. The provision of a 9,767 m<sup>2</sup> public park, 12,875m<sup>2</sup> landscaped ground floor public realm and 11,040m<sup>2</sup> of private space (accessible to residents and employees in the commercial roof garden) would help to mitigate any impact the new population may have on existing public space and provide ample accessible space for residents. Additionally, a number of residents in Plot C would have access to private gardens attached to a small number of residential units. The public park, ground floor public realm, and 2,626m<sup>2</sup> semi private bio-diverse roof gardens could also be used by employees of the Proposed Development. Existing local residents and patrons of the Proposed Development would also have access to the raised public park and landscaped public realm.

**A7.81** The new open space accessible to residents (33,682m<sup>2</sup>) is likely to be used by the majority of residents during evenings and weekends (as opposed to during the day, when the majority of residents are likely to be at work). As such, during these times the 33,682m<sup>2</sup> open space provided is in excess of the required 26,410m<sup>2</sup> to serve residents. Similarly, the new publically accessible open space accessible to employees at the scheme (29,321) is likely to be used by the majority of employees during their lunch break, and occasionally before and after work (as opposed to predominantly during weekend and evenings, when the

majority of employees are unlikely to be in the local area). As such, during these times the 29,321m<sup>2</sup> public open space is closer to the required 53,804m<sup>2</sup> required to serve employees.

**A7.82** As such, while the provision of open space and landscaped public realm does not meet the requirement of 80,214m<sup>2</sup> (under the 10% affordable housing scenario) 79,518m<sup>2</sup> (under the 25% affordable housing scenario) and 79,434m<sup>2</sup> (under the 35% affordable housing scenario)(based on the LBH and LBTH Planning Obligations SPGs), the space is likely to be sufficient for the specific types of users who will access the area at various times during the day. The Goodsyard Gardens and associated areas will also enhance the locality, creating a considerable amount of new publicly accessible open space where there is currently none. As such, there is still a notable improvement on the baseline situation at the site, representing a considerable benefit for local residents, despite the exact requirement for public open space not being met.

**A7.83** As such, for the entire range 10%, 25% and 35% affordable housing scenarios the total provision of publicly accessible open space would therefore give rise to a potential **long-term** permanent impact of **minor beneficial significance** within the local area and at a borough level.

**Child and Young People’s Play Space**

**A7.84** The Proposed Development will include a new public park with publically accessible playable space and a privately accessible playground which will serve residents at the Proposed Development. The requirement for play space provision has been based on child yield projections calculated on the basis of the maximum development scenario. Due to differing methodologies for the calculation of child yield in LBH and LBTH, a breakdown by borough has been provided.

**A7.85** The GLA’s SPG recommends that 10m<sup>2</sup> of play and recreation space be provided for children and young people in new developments (Ref. A7-19). Both the LBH and the LBTH emphasise within their Planning Obligations SPD’s that this guidance should be adhered to.

**A7.86** There are six play areas within 800m of the site; which is the maximum radial distance from which playspace for children should be accessible from their homes in accordance with the GLA’s SPG. These areas comprise a variety of equipped and recreational play space, and some have hard surfaced multi-use games areas (MUGA). The site is well served by spaces suitable for older children (who are likely to travel further to access play facilities) but that there are limited play opportunities for children aged under five.

**A7.87** Applying the accommodation schedule for the 25 % and 35% affordable housing scenario for LBH Plots presented in Table A7-48 to the GLA’s child playspace calculator results in an estimated yield of 76 children who could reside at the Proposed Development<sup>12</sup>.

**Table A7-48 Estimated Child Yield from the Proposed Development (LBH Plots) based on 25% and 35% Affordable Housing**

	Children Aged (years)			
	Under 5	5-11	12+	Total
Private	52	16	8	76
Intermediate	0	0	0	0
Social Rented	0	0	0	0
<b>Total</b>	<b>52</b>	<b>18</b>	<b>8</b>	<b>76</b>

Source: GLA Playspace Calculator, AECOM calculations 2015

**A7.88** Applying the accommodation schedule for 25% affordable housing scenario LBTH Plots presented in Table A7-49 to the GLA’s child playspace calculator results in an estimated yield of 133 children who could reside at the Proposed Development<sup>14</sup>.

<sup>12</sup> Note - this method differs from the method used for calculating school place requirements within the LBH and results in a different number of children estimated to inhabit the Proposed Development.

<sup>14</sup> Note - this method differs from the method used for calculating school place requirements within the LBTH and results in a different number of children estimated to inhabit the Proposed Development.

**Table A7-49 Estimated Child Yield from the Proposed Development (LBTH Plots) based on 25% Affordable Housing**

	Children Aged (years)			
	Under 5	5-11	12+	Total
Private	12	14	3	29
Intermediate	5	10	5	20
Social Rented	14	45	24	84
<b>Total</b>	<b>31</b>	<b>70</b>	<b>33</b>	<b>133</b>

Source: GLA Playspace Calculator, AECOM calculations 2015

**A7.89** Applying the accommodation schedule for 35% affordable housing scenario LBTH Plots presented in Table A7-50 to the GLA's child playspace calculator results in an estimated yield of 153 children who could reside at the Proposed Development<sup>15</sup>.

**Table A7-50 Estimated Child Yield from the Proposed Development (LBTH Plots) based on 35% Affordable Housing**

	Children Aged (years)			
	Under 5	5-11	12+	Total
Private	11	13	3	27
Intermediate	7	15	6	28
Social Rented	19	52	27	98
<b>Total</b>	<b>37</b>	<b>80</b>	<b>36</b>	<b>153</b>

Source: GLA Playspace Calculator, AECOM calculations 2015

**A7.90** The aggregate play space requirement for resident children under the 25% and 35 % affordable housing scenarios at the Proposed Development is outlined below in Table A7-51 and Table A7-52.

**Table A7-51 Estimated Child Yield from the Proposed Development (LBH and LBTH) based on 25% Affordable Housing**

	Children Aged (years)			
	Under 5	5-11	12+	Total
Private	64	30	11	105
Intermediate	5	10	5	20
Social Rented	14	45	24	83
<b>Total</b>	<b>83</b>	<b>85</b>	<b>40</b>	<b>208</b>

Source: GLA Playspace Calculator, AECOM calculations 2015

<sup>15</sup> Note - this method differs from the method used for calculating school place requirements within the LBTH and results in a different number of children estimated to inhabit the Proposed Development.

**Table A7-51 Estimated Child Yield from the Proposed Development (LBH and LBTH) based on 35% Affordable Housing**

	Children Aged (years)			
	Under 5	5-11	12+	Total
Private	63	29	21	103
Intermediate	7	15	6	28
Social Rented	19	52	27	98
<b>Total</b>	<b>37</b>	<b>98</b>	<b>31</b>	<b>229</b>

Source: GLA Playspace Calculator, AECOM calculations 2015

**A7.91** Applying the GLA's SPG guidance which outlines a requirement for 10m<sup>2</sup> play space per child (under the maximum development scenario) applying the 10% affordable housing scenario, there is a requirement for 1,310m<sup>2</sup> of play space to serve the 131 children estimated to reside within the Proposed Development (as presented in *Volume 1: Chapter 7: Socio-economics* of the June 2015 ES (revised)) this rises under the 25% affordable housing scenario to 2,080 m<sup>2</sup> of play space to serve the 208 estimated children and rises again under the 35% affordable housing scenario to 2,900m<sup>2</sup> of play space to serve the 229 children estimated to reside within the Proposed Development.

**A7.92** The Proposed Development will bring forward 228m<sup>2</sup> of formal play space, and several considerably larger areas of playable space within the Goodsyrd Gardens, including 'natural play' spaces (with logs, balance beams and natural materials), integrated play spaces (including architectural features, planting, and water play), and educational play spaces (banks, slopes and areas to build dens). Additionally, Wheeler House MUGA (which is located within 100m of the site), Spitalfields City Farm Playground and Shacklewell Street Playground and MUGA (both located within 400m of the site) can contribute to meeting the play space requirements of children estimated to reside within the Proposed Development.

**A7.93** The new equipped and playable space to be provided within the Proposed Development represents a considerable improvement in comparison with the baseline situation (where no play space is available) and will meet the requirement for play space to serve the children under 5 years old and 5-11 year olds estimated to reside at the site. As such, for the entire range 10%, 25% and 35% affordable housing scenarios, the Proposed Development would give rise to a potential **long term permanent** impact of **minor beneficial significance** on the provision of child playspace in the local area.

**Crime and Safety**

**A7.94** The Proposed Development aims for an integrated approach with regard to the guidelines set out by the Secured by Design principles produced by the Association of Chief Police Officers (ACPO). The Proposed Development has been developed to ensure an integrated approach to crime prevention and designing out crime. Design interventions such as promoting mixed use buildings throughout the site encourages natural surveillance through the day due to the various types of users. Active frontages along the streets within and surrounding the scheme also add to natural surveillance. Other features such as lighting will also be used to enhance for safety and security, way finding, orientation and visitor comfort.

**A7.95** The public open space (public realm) will be landscaped with high quality material and lighting to create an attractive environment and a positive contribution to the area, also helping to discourage graffiti and vandalism. Children's play space will be provided in conjunction with seating areas for parents or carers to use, creating a sense of security.

**A7.96** Overall, the Proposed Development for the entire range 10%, 25% and 35% affordable housing scenarios, is likely to give rise to a potential **long term permanent** impact of **minor beneficial significance** on crime and safety within the local area.

## Mitigation Measures

### Mitigation during Demolition and Construction

**A7.97** There is no direct mitigation which is being considered or implemented as a result of the socio-economic assessment of demolition and construction phase impacts.

### Mitigation Once the Proposed Development is Complete and Occupied

**A7.98** As a result of the socio-economic assessment of operational impacts, s106 / CIL contributions towards the provision of additional early years education places will be agreed with the boroughs, in order to mitigate any adverse impacts on the demand for and supply of places as a result of the Proposed Development. This will vary marginally over the range of affordable housing scenarios considered (10%, 25% and 35%) however the residual effects will remain as presented within the June 2015 ES (revised); which will be a **long term temporary** impact of **negligible** significance.

## Residual Impacts

**A7.99** The residual impacts for the Proposed Development are presented in Table A7-52. These remain consistent with those presented in the June 2015 ES (revised).

**Table A7-52 Summary of Socio-Economic Residual Impacts under all Affordable Housing Scenarios (10%, 25% and 35%)**

Description of Impact	Residual Impact Significance	Nature of Impact	Geographic Scale
<b>Demolition and Construction</b>			
Demolition and Construction Employment	Minor	Beneficial, Long term, Temporary	Regional
<b>Completed and Occupied Development</b>			
Operational Employment	Minor	Beneficial, Long term, Permanent	Regional
Additional Local Spending	Minor	Beneficial, Long term, Permanent	Regional
Housing	Moderate	Beneficial, Long term, Permanent	Local
Affordable Housing	Minor	Beneficial, Long term, Permanent	Local
Education	Negligible	Long term, Temporary	Local
Health	Negligible	Long term, Temporary	Local
Open Space	Minor	Beneficial, Long term, Permanent	Local
Play Space	Minor	Beneficial, Long term, Permanent	Local

**A7.100** There is a likely beneficial environmental effect on housing as a result of the Proposed Development.

## Impact Interactions and Cumulative Impact Assessment

### Cumulative Effects of Individual Impacts

**A7.101** The cumulative effects of individual impacts occur when a single receptor is affected by more than one impact at any point in time. An exercise which tabulates the residual impacts of the June 2015 ES and this ES addendum against relevant receptors, and so identifies the potential for combined cumulative impacts has been undertaken. The potential for impact interactions has not changed as a result of the additional

affordable housing scenarios and is consistent with **Chapter 20: Impact Interactions and Cumulative Impact Assessment** of the June 2015 ES (revised).

**A7.102** There is no interaction between Socio-economics and other individual impacts in relation to the construction and operational phases of the Proposed Development. No interactions with other aspects are anticipated to occur and so no combined cumulative impacts would arise.

### Cumulative Impacts of the Proposed Development with Other Development Schemes

**A7.103** The cumulative impact assessment has been updated to take into account additional committed developments that have come forward since the June 2015 ES (revised) these are presented in Table 7 of this ES addendum and have been assessed below.

### Cumulative Impacts during Demolition and Construction

**A7.104** There are 49 schemes in the vicinity of the Development (35 of which are consented, 4 of which are under construction, and 10 currently being considered at the time of writing) with the potential to result in cumulative impacts. It should be noted however that despite being permitted, the 35 consented schemes may not necessarily be constructed, and the 10 schemes being considered may not necessarily be granted permission.

**A7.105** The combined impacts of the Proposed Development are likely to have a beneficial impact on construction employment, due to the potential for these 45 schemes to generate construction phase employment; there is the potential for a considerable number of full time equivalent jobs (in addition to the Proposed Development) which could be created.

### Cumulative Impacts Once the Proposed Development is Completed and Occupied

**A7.106** If the 49 cumulative schemes are developed, approximately 2,880 new residential units are expected to come forward. This will be a substantial contribution to the provision of market and affordable housing within the LBH and the LBTH, providing a range of dwellings and types of tenure for new residents.

**A7.107** If the schemes are to be realised there will be substantial new commercial, retail, and leisure space created that will help meet the needs of the new population and surrounding neighbourhoods. The new employment space will provide job opportunities for existing and new residents to the area. Using the employment densities from the LBTH Section 106 SPD, the known dedicated office space could result in approximately 50,000 gross new employees.

**A7.108** Residents within the forthcoming residential developments in the surrounding area are likely to place additional demand on existing social infrastructure. It is acknowledged that the socio-economic assessment found that there would be a deficit in primary education places subsequent to the construction of the Development. There is the potential (should all 49 cumulative schemes in the vicinity be constructed) for a requirement for additional early years education facilities and possibly primary and secondary school Forms of Entry. However, in line with the principles relating to planning obligations set out in the LBH and LBTH Planning Obligations SPDs, it is assumed that each of the schemes will agree an appropriate level of s.106 contributions, which will help mitigate any shortfall in capacity which might cause adverse socio-economic impacts. The s.106 contributions from the 49 schemes will help contribute towards provision of early years, primary and secondary places and help resolve any shortfall which may occur, resulting in a **negligible** cumulative impact on education.

**A7.109** If the 49 schemes are realised, there is the potential for additional pressure on health services. The existing provision of GPs within the LBH and LBTH is above the national average however (despite surgeries within close proximity of the site having a low level of service provision). It is considered likely that taking into account the 1356 new residential units that could come forward there may be a requirement for additional health facilities. As outlined above however, in line with the principles relating to planning obligations set out in the LBH and LBTH Planning Obligations SPDs, it is assumed that each of the schemes will agree an appropriate level of s.106 contributions, which will help mitigate any shortfall. Therefore the cumulative impact on healthcare provision is anticipated to be of **negligible** significance.

**A7.110** The surrounding area is well served by 'Pocket Parks', 'Small Open Spaces', 'District Parks' and 'Metropolitan Parks'. In addition, the Proposed Development a number of the 49 schemes provide new

public open or landscaped space for use by residents and employees at the developments and members of the public. Therefore the cumulative impact on open space is anticipated to be of **negligible** significance.

**A7.111** The surrounding area is served by five play spaces within 800m. In addition, the Proposed Development provides an additional 228m<sup>2</sup> formal play space and a considerable amount of playable space at park level, as well as dedicated play facilities at several of the cumulative schemes. As such, the cumulative impact on play space is anticipated to be of **negligible** significance.

**A7.112** It is therefore assumed that in line with the principles of the s.106 obligations set out in the Town and Country Planning Act (1990) each development will have mitigated for any adverse impacts, resulting in **negligible** cumulative impacts on services and community facilities in the area and beneficial cumulative impacts on employment creation, office and retail provision, and additional local spending.

## Conclusions

**A7.113** The Proposed Development will have a range of positive beneficial impacts; particularly construction and operational employment, delivery of housing and affordable housing, and provision of open and play space. The construction of the Proposed Development will result in a considerable improvement in comparison with the baseline situation and is likely to create new benefits for local residents, employees and visitors to the area, as well as those people working and residing at the site.

**A7.114** Once the Proposed Development is complete and operational there will be a likely significant beneficial environmental effect with regard to housing.

**A7.115** This ES Addendum appendix has analysed the socio-economic impacts of the 25% and 35% affordable housing scenarios and compared them to the 10% affordable housing scenario assessed in the June 2015 ES (revised), to assess the impacts under the range of affordable housing scenarios.

**A7.116** The residual impacts have **not changed** from those presented in the June 2015 ES (revised). However as a result of the change in tenure as the affordable housing percentage increases, the child yield associated with both education and play space also increases as presented in Table A7- 53.

**A7.117** With the increase in affordable housing the population of the development has decreased while the child yield has increased (this is due to the use of the local authorities specific populations yields, which reflect the local borough situation) which has had a corresponding decrease in open space requirement. In addition to this local spending has decreased with a corresponding increase in affordable housing.

**Table A7-53 – Socio economic changes with Increased Affordable Housing Provision**

	Affordable Housing Scenarios		
	10%	25%	35%
<b>Child Yield (Education)</b>	110	205	221
<b>Child Yield (Playspace)</b>	131	208	229
<b>Open Space Requirement</b>	80,214m <sup>2</sup>	63,980 m <sup>2</sup>	63,896 m <sup>2</sup>
<b>Population</b>	2,162 (min scenario) 2,351 (max scenario)	2,068 (min scenario) 2,273 (max scenario)	2,067 (min scenario) 2,266 (max scenario)
<b>Local Spending</b>	£26 Million	£23.2 Million	£22 Million

**A7.118** The Proposed Development under the full range of affordable housing scenarios will still have a number of beneficial impacts within the local area. These include the provision of employment opportunities; with an estimated operational employment of 4,781 gross jobs and 6,095 net jobs (under a minimum development scenario).

**A7.119** Under the minimum development scenario there is a total provision of 1,257 residential units. These give rise to an estimated 2,052, 1,838 and 1,738 of private and intermediate residents under the 10%, 25% and

35% affordable housing scenarios respectively. These in turn are estimated to increase expenditure in the local area by approximately £26 million (under the 10% affordable housing scenario) £23.2 (under the 25% affordable housing scenario) and £22 million annually (under the 35% affordable housing scenario).

**A7.120** In conclusion, the range of affordable housing scenarios gives rise to minor changes in the population of the Proposed Development giving rise to increases in child yield (for both education and play space provision) decreases in the requirement for healthcare provision and decreases in local spending. These changes are considered to be minor in the context of the scale of the Proposed Development and **do not change** the residual impacts presented in the June 2015 ES (revised) which remain as presented in Table A7-52.

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