

6 Socio-Economics

6.1 Introduction

6.1.1 This chapter of the ES has been prepared by Quod and assesses the socio-economic effects of the Development.

6.1.2 The chapter is supported by Appendix 6.1: Socio-Economic Policy Context.

Competence

6.1.3 This assessment has been prepared by Margaux Watkins. Margaux has a BSc and MSc in Global Health and Development and five years of experience working on socio-economic impact assessments. She is an Associate Member of the Institute of Environmental Management and Assessment (IEMA).

6.1.4 The assessment has been overseen and reviewed by Elva Phelan. Elva has 12 years' experience working on socio-economic impact assessments. Her educational background includes a Geography BSc (Trinity College Dublin) and Town and Country Planning MA (University College London), both of which focused on the study of social, economic and spatial impacts of development.

Legislation, Planning Policy and Guidance

Legislation Context

6.1.5 There is no legislation of relevance to the likely significant socio-economic effects of the Development.

Planning Policy Context

National

6.1.6 The following national planning policy is relevant to the Development:

- National Planning Policy Framework (2018)¹.

Regional

6.1.7 The following regional planning policy is relevant to the Development:

- The London Plan (2016)²;
- Draft New London Plan showing minor suggested changes (2018)³; and
- London Housing Strategy⁴.

Local

6.1.8 The following local planning policy is relevant to the Development:

- Barnet's Local Plan – Core Strategy (2012)⁵;
- Barnet's Local Plan – Development Management Policies (2012)⁶;
- Sustainable Design and Construction Supplementary Planning Document (2016)⁷; and
- Planning Obligations Supplementary Planning Document (2013)⁸.

Guidance

6.1.9 The following guidance is relevant to the Development:

- Planning Practice Guidance (Live Document)⁹;
- Greater London Authority (GLA) Housing Supplementary Planning Guidance (SPG) (2016)¹⁰;
- GLA Social Infrastructure SPG (2015)¹¹;
- GLA Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)¹²;
- Homes and Communities Agency (HCA) Employment Density Guide (2015)¹³; and
- Healthy Urban Development Unit (HUDU) Model (2009)¹⁴.

6.2 Assessment Methodology

6.2.1 The following section outlines the methodologies applied to identify and assess the potential socio-economic impacts and likely effects to result from the Development during demolition and construction and once the Development is fully completed and operational.

6.2.2 In the absence of Government or industry guidance setting out a standard methodology for assessing the likely socio-economic effects of a major development, the following section outlines the methodologies undertaken to identify the range of likely significant socio-economic effects of the Development in accordance with general guidelines where these exist (and referred to throughout this chapter) and wider professional experience.

Consultation

6.2.3 As set out in Chapter 2: EIA Methodology, a scoping note was submitted to the GLA, which confirmed topics that would be assessed during the EIA process. The scope and approach for this assessment was informed by an earlier scoping study, subsequent 2016 ES and 2017 ES Addendum. LB Barnet and the GLA did not raise any additional potential effects for consideration during the EIA process and therefore the proposed scope was considered to be acceptable for the Development.

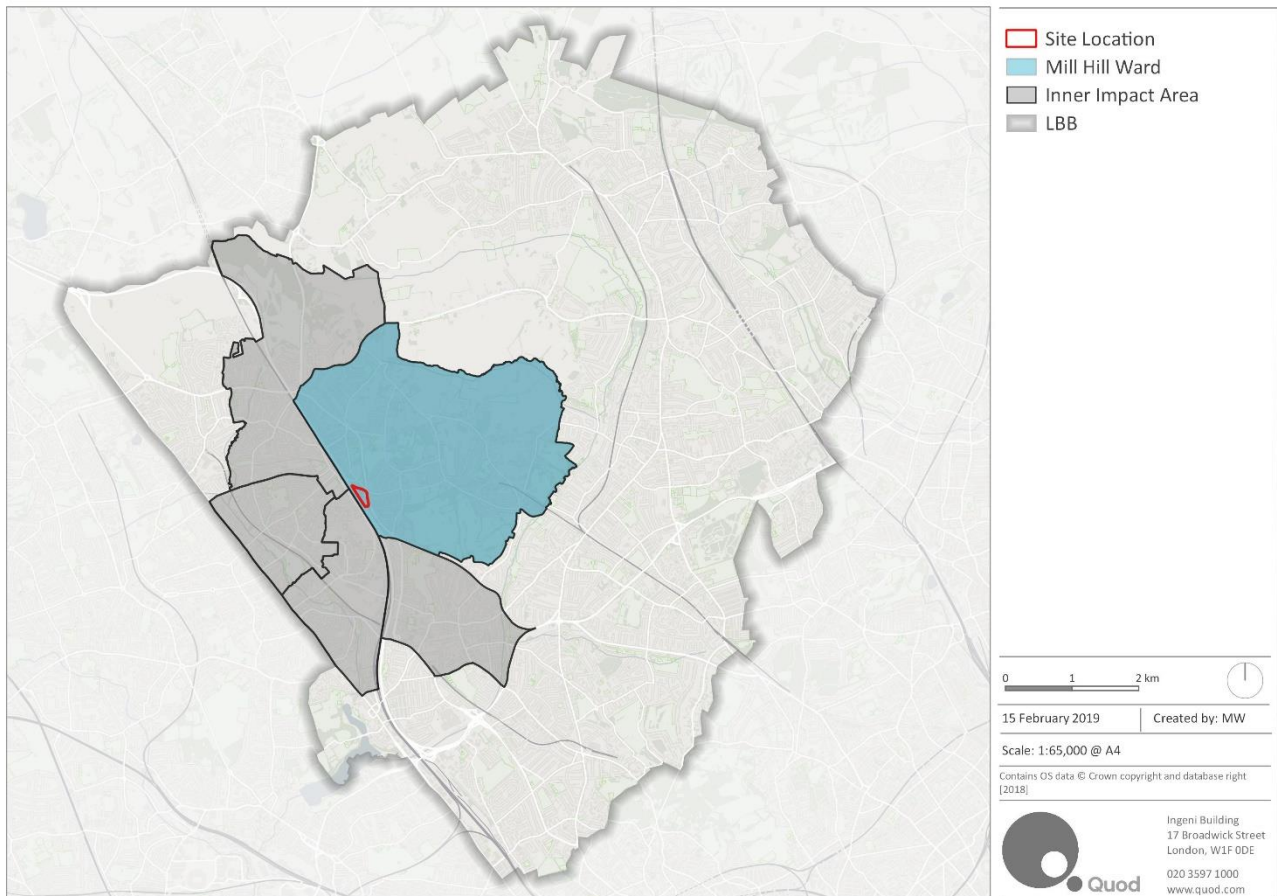
Study Area and Scope

6.2.4 The assessment has been set against the existing socio-economic conditions at the Site and Inner Impact Area (as defined below) within the borough and/or Regional context where relevant. The baseline data was analysed at the following spatial levels:

- Local/Ward – Mill Hill;
- Local/Inner Impact Area (IIA) – Burnt Oak, Colindale, Hale, Hendon and Mill Hill wards combined;
- Borough – LB Barnet; and
- Regional – London.

6.2.5 Although the Site falls within Mill Hill ward, it is close to the administration borders of four additional wards (Burnt Oak, Colindale, Hale, Hendon) and as such, the baseline characteristics of these four wards were included as part of this baseline. The four wards together with Mill Hill ward will hereafter be referred to as the IIA.

Figure 6.1: Context Map



6.2.6 The baseline for social infrastructure establishes provision within reasonable travel distances / catchments relevant to specific types of facility:

- Primary education and healthcare provision has been assessed within approximately 1km from the Development (approximately 15 minutes walking distance).
- To allow for pupil choice and in recognition that older students are more willing and able to travel further to school, secondary education (for academic years 7-11) has been assessed at borough wide level.
- Existing open space and playspace has been assessed within 800m of the Site in line with GLA Guidance (Play and Information Recreation SPG, 2012).

6.2.7 The sensitivity of the differing spatial scales to potential effects on existing socio-economic conditions varies. A table outlining the socio-economic conditions and the spatial levels likely to be affected in light of their sensitivity to effects on the existing conditions is provided in Table 6.1. Irrespective of the varying spatial sensitivities to differing socio-economic effects, the assessment considers the potential socio-economic effects at all spatial scales.

Table 6.1: Spatial Sensitivity of Socio-Economic Conditions

Condition	Spatial Level
Construction related employment	Regional
Employment	Local, Borough, Regional

Condition	Spatial Level
Housing	Local, Borough, Regional
Education	Local (primary), Borough (secondary)
Healthcare	Local
Open space and Playspace	Site, Local
Additional Spending	Local, Borough, Regional
Crime	Local, Borough

6.2.8 The temporal nature of this assessment is governed by date of publication of the data used to inform the baseline – the most recently published data has been used for each source as set out below.

6.2.9 The indicative delivery programme for the Development is approximately 48 months with construction projected to commence on-site in the third quarter of 2019 (Q3) and complete in 2024. As such, the future baseline has been considered at 2019 and 2024.

Establishing Baseline Conditions

6.2.10 Baseline socio-economic conditions have been established through analysis of nationally recognised research and survey information and datasets including:

- Census data (2011)¹⁵;
- Business Register and Employment Survey (BRES) data (2016)¹⁶;
- Indices of Multiple Deprivation (IMD) (2015)¹⁷;
- Claimant Count Data (2018)¹⁸;
- Annual School Census data (2018)¹⁹;
- Published Admissions Numbers (PAN) for state-funded schools in Barnet (2017/18)²⁰;
- NHS data on local services and capacity (2019)²¹;
- Open space information from Ordnance Survey data has been reviewed alongside desk-based analysis to identify existing open space and play spaces in the area surrounding the Site²²; and
- Police UK Crime Data (2018)²³.

6.2.11 The only statistical basis for future baseline, over what is presented above, is population projections for 2019 and 2024 – this is established using GLA, 2016-based population projection data²⁴.

Identifying Likely Significant Effects

Construction

Construction Employment

6.2.12 Construction related employment expected to be generated by the Development was assessed using the Construction Industry Training Board (CITB) Labour Forecasting Tool²⁵. This tool calculates an estimated average number of Full Time Equivalent (FTE) jobs over the duration of the construction phase based on the total floor area, duration/ start/ finish dates, location and type of construction.

Operational Development

Employment Creation

- 6.2.13 The number of jobs that would be generated by the commercial floorspace was calculated by applying the standard job density ratios based on the HCA Employment Density Guide (2015)¹³¹³. For these calculations a job density of one employee per every 15 to 20m² Net Internal Area (NIA) of retail, and food and beverage floorspace (use class A1-A5), and one employee per every 25 to 50sqm GIA for community/leisure floorspace (use class D).
- 6.2.14 The Development will also deliver commercial space ancillary to the residential units including a fitness and health centre for use by residents. Furthermore, there will be employment within the general management and concierge services. There is no guidance on levels of employment within these uses, as such, professional judgement was used.

Housing Delivery and Population

- 6.2.15 The projected population that would live in the Development has been estimated using Quod's population model (hereafter "Quod Model"), which is based on Census Moving Groups data¹⁵ and CORE Lettings Data²⁶. This model takes into account various industry standard data sources which are as follows:
- The Wandsworth New Housing Survey²⁷ (this is a survey which has been widely adopted across London, including by the GLA, for assessment of household occupation);
 - London CORE Lettings Data²⁶;
 - Census Moving Groups; and
 - The population gain factor from the HUDU model²⁸.
- 6.2.16 The projected number of children (aged under 18) who are expected to live in the Development was estimated using LB Barnet's model as it appears in Appendix 1 of the Planning Obligations⁸.

Demand for Social Infrastructure

- 6.2.17 This chapter includes an audit of existing community facilities (set out in the Baseline Conditions section) and an assessment of the potential level of demand for community facilities resulting from the Development. This is based on a range of data sources, including:
- State-funded education facilities: Baseline was established using information from LB Barnet Schools Admissions documents (LB Barnet, 2017/18), and School Census data (2018). The LB Barnet child yields from the Planning Obligations was used to calculate the number of children expected to live in the Development.
 - Primary healthcare facilities (General Practitioner (GP) surgeries, pharmacies, dentists and opticians): The baseline was established using NHS data (NHS Choices, 2018). The capacity of local GPs was assessed using the HUDU¹⁴ benchmark of 1,800 registered patients per NHS GP. The local provision of dentists has been qualitatively considered within this assessment. The capacity of dental practices cannot be assessed in the same manner as GPs as people can choose to attend a dental practice at their own discretion and are not limited to being close to their home. By contrast, in the case of NHS GPs, residents generally register with a GP within the catchment area of where they live.
 - Open space and playspace: provision of open space was assessed against demand arising from the Development in line with LB Barnet's requirement for 5sqm per habitable room as set out within section 2.3 'Outdoor Amenity Space' for the Sustainable Design and

Construction SPD. Regards is also paid to Policy DM15 – part b ‘Open Spaces’ of LB Barnet’s Local Plan – Development Management Policies.

- Playspace: The assessment of the Development’s resident population on existing provision of children’s playspace was undertaken based on the number of children likely to be living in the Development. This assessment takes into account the level of provision that would be made on-site and existing provision in line with the GLA’s SPG on Play and Informal Recreation²⁹.

Additional Spending

6.2.18 An assessment of the level of spending likely to occur in the area once the Development is complete, and the impact of the additional expenditure on the local economy, was carried out. This includes an assessment of:

- Household expenditure generated by new households buying goods and services locally based on the average household expenditure of £280 per week derived from the ONS Family Spending Survey, 2018³⁰; and
- Expenditure by employees in the Local Area based on survey information carried out by research agency Loudhouse for Visa Europe which identifies an average spend per day of £10.59 per employee in the UK³¹.

Crime

6.2.19 Information on crime rates at the local and borough is based on data from Police UK²³. No significant impacts on crime are expected as a result of the Development therefore effects on crime have not been assessed.

Cumulative Effects

6.2.20 Cumulative effects were assessed using information from extant planning permission, planning applications that are yet to be determined, and/or site-specific information from local policy for two cumulative schemes as set out in Chapter 2: EIA Methodology and Appendix 2.8.

6.2.21 Where relevant information is not available – either through the planning application documents or through policy documents, professional judgement was applied to identify the likely effects of the developments identified above.

Determining Effect Significance

6.2.22 There are no published or formalised technical guidance or criteria available relating to the assessment of socio-economic effects. Professional judgement and experience were therefore drawn upon to assess the significance of the potential socio-economic effects of the Development.

Sensitivity of Receptor

6.2.23 Receptor sensitivity was based on a scale of:

- High: local population and economy, and social infrastructure with no surplus capacity;
- Medium: borough and regional population and economy, and social infrastructure operating close to capacity or with limited surplus capacity;
- Low: national population and economy, and social infrastructure with surplus capacity; and
- Negligible: no receptor sensitivity.

Magnitude of Impact

6.2.24 The magnitude of impact was based on a scale of:

- High: substantial change to the following receptors: employment levels, the local economy, population and/or demand for social infrastructure;
- Medium: noticeable change to the following receptors: employment levels, the local economy, population and/or demand for social infrastructure;
- Low: hardly perceptible change to the following receptors: employment levels, the local economy, population and/or demand for social infrastructure; and
- Negligible: no perceptible change to the following receptors: employment levels, the local economy, population and/or demand for social infrastructure.

Assessing Significance

6.2.25 The significance of effects was determined by reference to the criteria set out in Chapter 2: EIA Methodology. Categorising/determining significant environmental effects was based on existing best practise guidance where available. Where not available, professional judgement was applied, taking into account the receptor sensitivity and magnitude of impact (as set out in Table 6.2), and duration, extent and context of the effect, to determine significant effects.

6.2.26 Table 6.2 sets out the approach to determining the significance of effects. Determining the scale of socio-economic effects requires professional judgement, therefore the matrix below includes a degree of flexibility when considering the magnitude of an impact in the context of the sensitivity of the receptor.

Table 6.2: Socio-Economic Matrix to Determine Significance of Effect

Receptor Sensitivity	Magnitude of Effect			
	High	Medium	Low	Negligible
High	Major	Major/Moderate	Moderate/Minor	Negligible
Medium	Major/Moderate	Moderate/Minor	Minor/Negligible	Negligible
Low	Moderate/Minor	Minor/Negligible	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Evidence Assumptions and Limitations

6.2.27 There are no technical significance criteria relating to the assessment of socio-economic effects. Therefore, the assessment is made against a benchmark of current socio-economic baseline conditions prevailing at, and within, the study area of the Site (as defined in Para.6.2.5).

6.2.28 As with any dataset, baseline data will change over time. The most recent published data sources were used in this assessment; however, it should be noted that in some instances this data may not be up-to-date. For example, the latest Census data available is from 2011. This is an unavoidable limitation and is not considered to adversely impact the validity of the assessment undertaken to identify the likely significant socio-economic effects.

6.2.29 Construction related employment is calculated using an indicative construction cost provided by the Applicant.

6.2.30 In calculating employment generated by the Development, minimum and maximum job densities have been applied to the proposed floor areas, this provides a range of potential likely employment outcomes.

6.3 Baseline Conditions

6.3.1 This section summarises the characteristics of the existing socio-economic conditions of the Site and within the study area. These conditions are considered in the context of wider local, borough and regional socio-economic climates. The information provides the baseline against which the potential significant effects of the Development have been assessed.

Existing Site

6.3.2 The Site was occupied by major national retailers including Homebase, Comet and Argos until 2015. The buildings have since been vacated. However, a number of retail buildings are temporarily occupied by Kosher Outlet Store and the charity Together Plan.

Demographic Baseline

6.3.3 LB Barnet has a population of approximately 350,000 residents who account for 4% of London's total population (of around 8 million residents). The IIA has a population of approximately 90,000 residents and Mill Hill ward has a population of approximately 18,000 residents.

6.3.4 The age profile for the residents living across each of the assessed spatial area is fairly similar. However, Mill Hill and the IIA have a slightly higher proportion of residents who are children (aged between 0 and 15 years); 23% of those living in Mill Hill and the IIA are children compared to 21% in LB Barnet and 20% across London as a whole. Mill Hill and LB Barnet has a slightly higher proportion of older residents (those over the age of 65) (13% in both areas) when compared to the IIA and London (11% in both areas).

6.3.5 Of the assessed areas the IIA is the most ethnically diverse with 55% of residents identifying as Black and Minority Ethnic (BAME).

6.3.6 The majority of the BAME population in each of the assessed areas identify as Asian/British Asian. Asian/British Asian residents account for 22% of the population in the IIA and 18% of residents at the borough, ward and regional levels. The IIA and LB Barnet also have a particularly high proportion of residents who identify as mixed/multiple ethnic groups. In the IIA 15% of residents identify as mixed and 16% at the borough level; this compares to 5% at the ward and regional levels.

6.3.7 A summary of the demographic baseline is set out in Table 6.3.

Table 6.3: Headline Demographic Baseline Summary

Measure	Ward	Inner Area	Impact	LB Barnet	London
Population					
Total Population	18,450	89,680		356,4000	8,170,000
Age Profile					
0-15	23%	23%		21%	20%
16-24	11%	13%		11%	12%

25-44	30%	32%	32%	36%
45-64	23%	21%	22%	21%
65+	13%	11%	13%	11%

Self-Identified Ethnicity

White	64%	55%	64%	60%
Mixed/Multiple	5%	15%	16%	5%
Asian/Asian British	18%	22%	18%	18%
Black/Black British	8%	12%	8%	13%
Other	4%	5%	5%	3%

Source: 2011 Census; 2001 Census; GLA 2016-based Demographic Projections, 2017. Note: figures may not sum due to rounding.

Economic and Employment Baseline

- 6.3.8 When compared to the other assessed spatial levels the IIA has a slightly lower proportion of economically active residents (70%).
- 6.3.9 Of the economically active residents living within each of the assessed areas a smaller proportion of residents living at the borough level, IIA or ward level are in full-time work when compared to the London average. At the London level 56% of residents are in full-time work compared to 51% at the borough level and 49% and the Ward level and within the IIA.

Qualifications

- 6.3.10 The level of qualification attainment is better at the ward level than it is at any of the other assessed spatial levels. In the Mill Hill ward only 14% of residents have no qualifications; this compares to 17%, 16% and 18% within the IIA, LB Barnet and London respectively.
- 6.3.11 The proportion of residents with level four qualifications or above (equating to qualifications above A-level standard) is the highest at the ward level (42%). The proportion of residents with level four qualification or above is 35% in the IIA, 40% at the borough level and 38% at the regional level.

Occupation of Residents

- 6.3.12 Within all the assessed areas the occupations that account for the highest proportion of employment are high skill level occupations. Within the Mill Hill ward, 'professional occupations' and 'managers, directors and senior officials' account for 26% and 17% respectively. Within the IIA, LB Barnet and London the largest proportion of residents are employed within 'professional occupations' and 'associate professional and technical occupations'.
- 6.3.13 The proportion of residents employed in entry-level occupations is highest in the IIA (24%) and lowest in Mill Hill ward (16%).

Industry of Residents

- 6.3.14 The most common industry employing Mill Hill ward residents is 'wholesale and retail trade' accounting for 14% of all employment. This is closely followed by 'professional, scientific and technical activities' at 13%. This is in line with the IIA, LB Barnet and London and a whole where the

most common industry is 'wholesale and retail trade' accounting for 16%, 15% and 13% of resident employment respectively.

6.3.15 Other top industries include 'education', 'human health' and 'social work activities' and 'other'.

Business Structure

6.3.16 According to the Business Register and Employment Survey the largest industry in the Mill Hill ward and the IIA is 'Education', accounting for 22% and 21% of local employees respectively. Within LB Barnet the largest industry is 'Health' (representing 16% of all LB Barnet employees). The 'Health' industry accounts for a significant proportion of employment within the IIA (17%). In London, the largest industry is 'Professional, scientific & technical' accounting for 13% of employees.

6.3.17 The December 2018 Claimant Count rate for Mill Hill ward was 1.5%; this rate is lower, than the rate for the IIA (2.0%), LB Barnet (1.8%) or London as a whole (2.4%).

6.3.18 A summary of the economic baseline is presented in Table 6.4.

Table 6.4: Headline Economic Baseline Summary

Measure	Ward	Inner Impact Area	LB Barnet	London
Working Age Residents				
Total Number of Working Age Residents	13,100	64,500	258,400	6,120,000
Economic Activity (residents)				
Economically Active	71%	70%	71%	72%
Unemployed	5.3%	6.9%	6.25	7.3%
Claimant Count (residents)				
Claimant Rate	1.5%	2.0%	1.8%	2.4%
Total Claimants	195	1,345	4,480	142,000
Highest Level of Qualification (residents)				
No Formal Qualifications	14%	17%	16%	18%
GCSEs and A Level equivalent	35%	35%	33%	35%
Further and Higher Education	42%	35%	40%	38%
Other Qualifications	9%	13%	11%	10%
Occupation (residents)				
Management / Professional / Technical	58%	45%	53%	50%
Admin / Skilled Trades / Services	26%	31%	58%	28%
Sales / Process / Elementary	16%	24%	19%	22%
Key Employment Sectors (jobs)				
Education	22%	31%	13%	8%
Health	12%	17%	16%	11%
Professional, scientific & technical	6%	6%	9%	13%

Measure	Ward	Inner Impact Area	LB Barnet	London
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Source: 2011 Census; ONS Claimant Count, December 2018; Business Register and Employment Survey, 2017. Note: figures may not sum due to rounding.

Housing Baseline

- 6.3.19 A significant proportion of residents in each of the assessed areas own their homes. Home ownership is highest in Mill Hill (64%) and LB Barnet (58%), and lowest in London (48%) and the IIA (51%). The proportion of residents living in social rented accommodation is lower in Mill Hill ward (13%) and Barnet (14%), and highest in London (48%) and the IIA (21%). Also, the proportion of residents living in private rented accommodation is lower in Mill Hill ward (20%) when compared to the IIA (25%), LB Barnet (26%) and London as a whole (25%).
- 6.3.20 Within London as a whole the majority (48%) of residents live in flats. Within the LB Barnet, the IIA and Mill Hill ward the majority of residents live in houses, 57% and 67% respectively.
- 6.3.21 A summary of the housing baseline is presented in Table 6.5.

Table 6.5: Headline Housing Baseline Summary

Measure	Ward	Inner Impact Area	LB Barnet	London
Households				
Total Number of Households	7,100	33,500	139,300	3,270,000
Accommodation Type				
House	67%	57%	57%	48%
Flats	33%	43%	43%	52%
Accommodation Tenure				
Owner-Occupied	64%	51%	58%	48%
Social Rented	13%	21%	14%	24%
Privately Rented	20%	25%	26%	25%
Shared Ownership	0%	1%	1%	1%
Living Rent Free	2%	2%	2%	1%

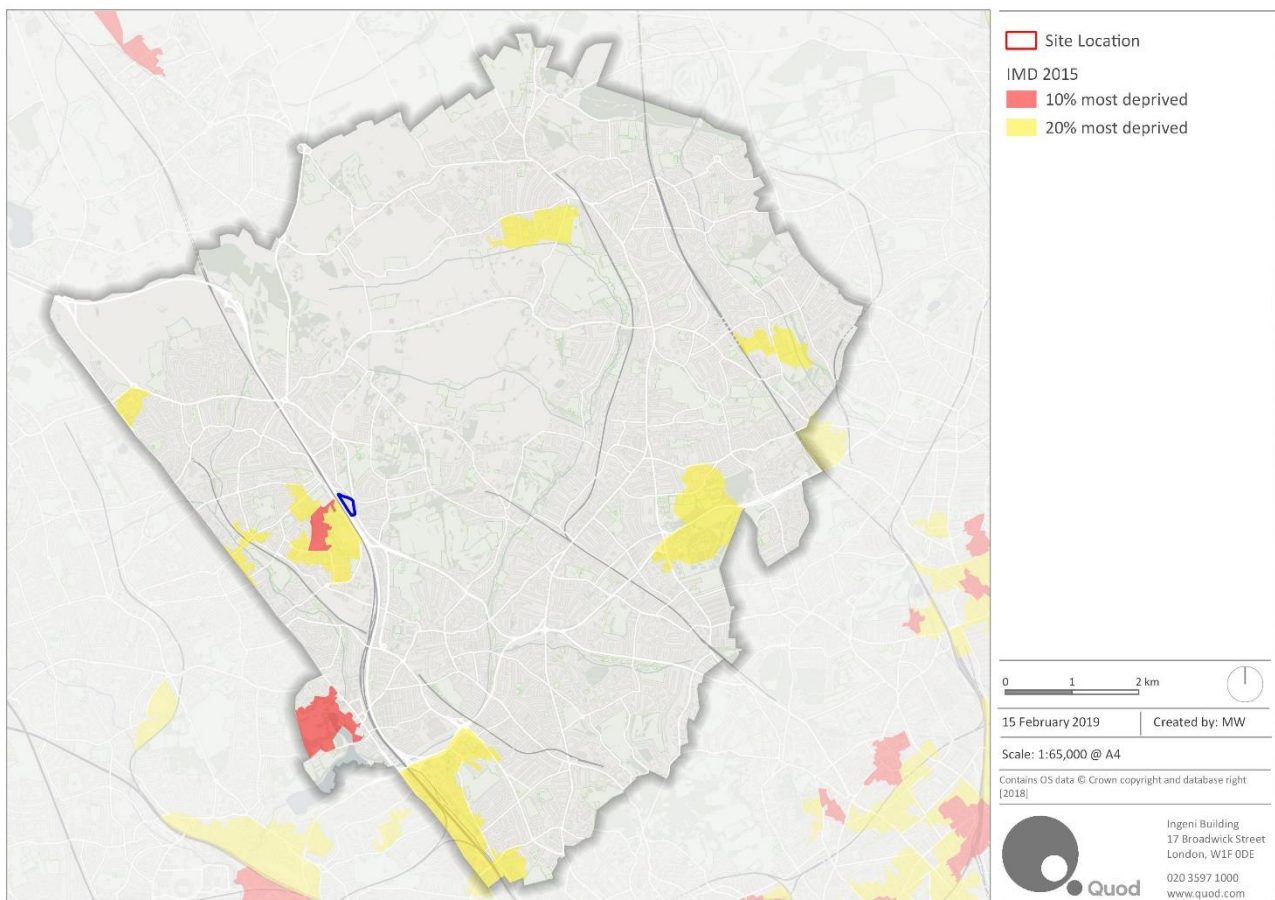
Source: 2011 Census. Note: figures may not sum due to rounding.

Deprivation

- 6.3.22 The Government's Index of Multiple Deprivation (2015)¹⁷ 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 and 1,200 households. These are then ranked relative to one another according to their level of deprivation).

6.3.23 Figure 6.2 shows the deprivation levels for the area surrounding the Site. The figure shows that deprivation is concentrated to the west of the Site in the wards of Burnt Oak and Colindale. Pockets of this area fall among the top 10% and top 20% most deprived across England.

Figure 6.2: Indices of Multiple Deprivation

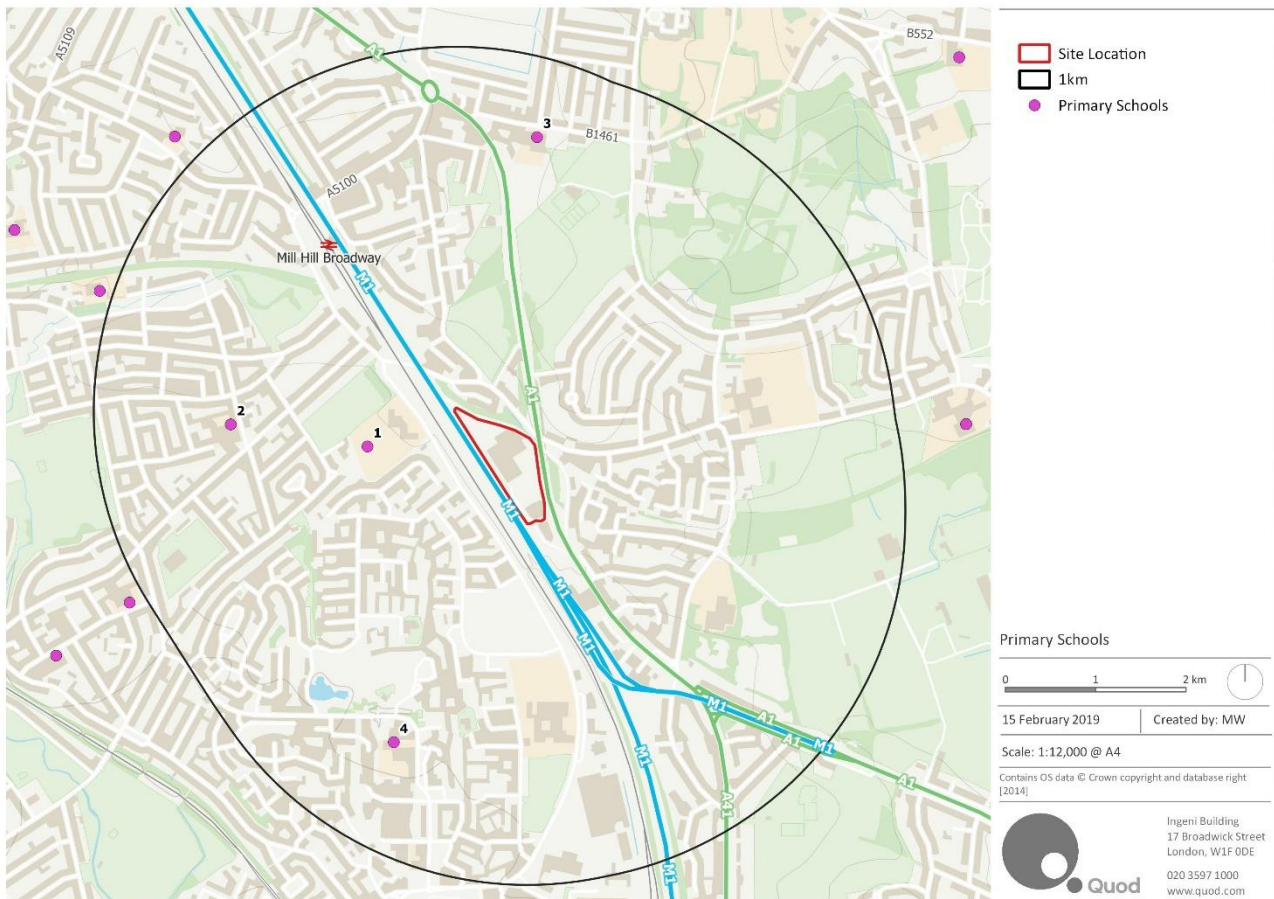


Community Infrastructure

Primary Schools

6.3.24 According to the Department for Education and Schools Annual School Census data 2018¹⁹, there are four primary schools within 1km of the Site as shown in Figure 6.3.

Figure 6.3: Primary Schools within 1km of the Site



6.3.25 The nearest primary school is The Orion Primary School to the west of the Site. This school is located across a major motorway (M1). This can be accessed from the Site on foot via a footpath to the south (approximately 12 minute walk) or by car via Watford Way and the Broadway (approximately 9 minute drive).

6.3.26 According to the Annual Schools Census and relevant Barnet schools admission documents²⁰, there are 39 surplus places within the primary schools identified within a 1km radius of the Site. The capacity details of these four schools are outlined in Table 6.6.

Table 6.6: Primary School Capacity

Map Ref	School Name	Number on Roll	Published Admissions Number*	Capacity	Surplus
1	The Orion Primary	810	120	720**	0
2	Woodcroft Primary	412	60	420	8
3	Etz Chaim Jewish Primary	191	28	170**	0
4	Blessed Dominic Catholic Primary	397	60	420	23
		1,810			31 (2%)

*based on PAN for 2017/18 admissions to align with 2018 school census data (recording September 2017 entry)

Map Ref	School Name	Number on Roll	Published Admissions Number*	Capacity	Surplus
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**schools have recently expanded or opened therefore capacity may not reflect full capacity

6.3.27 The Orion Primary School expanded for 2013/14 entry accommodating an additional 30 places at Reception year. Once the school is fully occupied the capacity will increase to 840 (representing a four form of entry primary school).

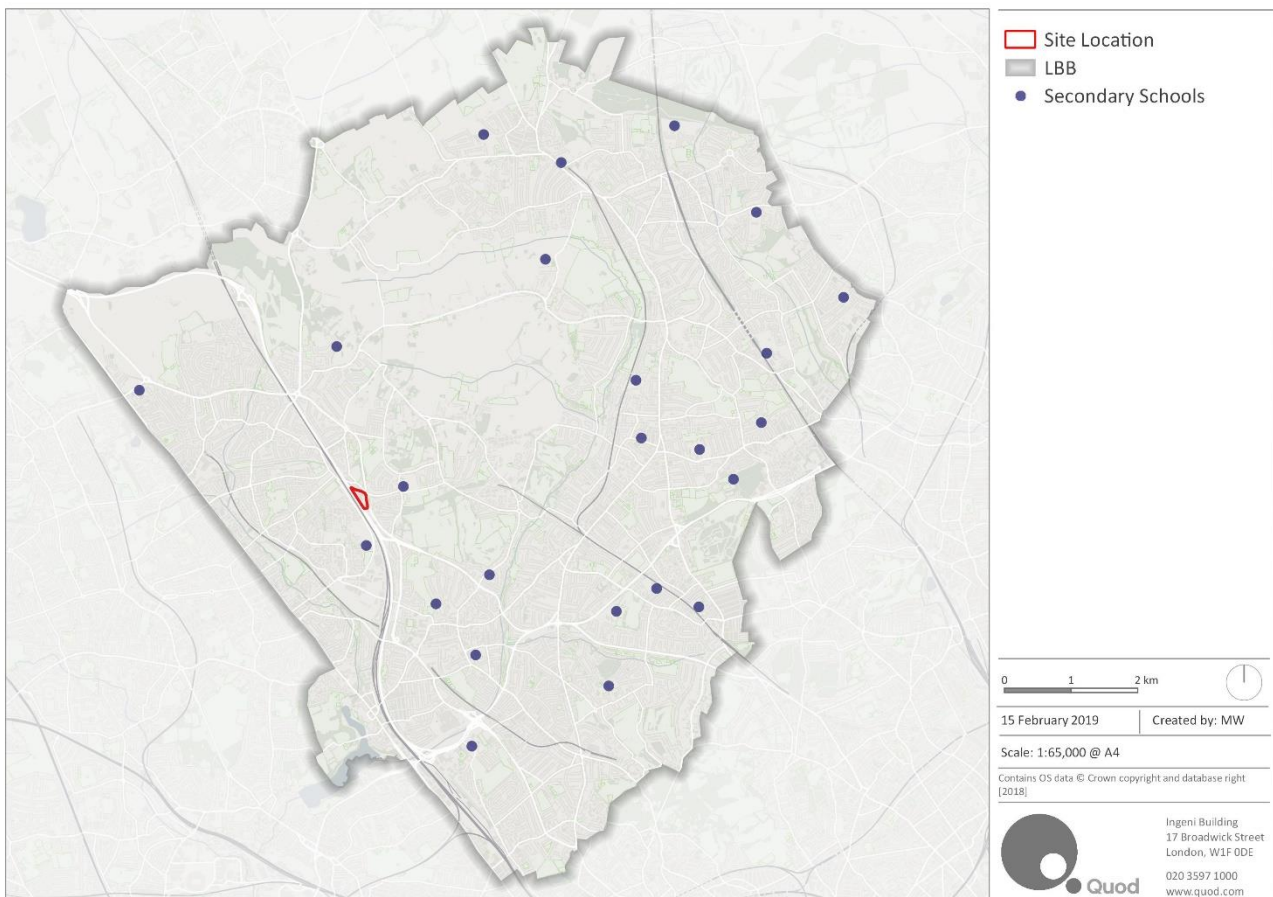
6.3.28 Etz Chaim Jewish Primary School opened with 28 Reception places in 2011/2012. Once this school is fully occupied the capacity of this school will increase to 196.

Secondary Schools

6.3.29 Secondary school planning is carried out at the borough-wide level as older children are able to travel further to school.

6.3.30 All secondary schools within LB Barnet are outlined in Figure 6.4. The closest Secondary School to the Site is St James' Catholic High School to the south (approximately 1.13 km or 12 minutes walking distance).

Figure 6.4: Secondary Schools within 1km of the Site



6.3.31 According to the Annual School Census data for 2018, there are 1,673 surplus places within these schools (8% of capacity). Table 6.7 provides a breakdown of capacity at these schools.

Table 6.7: Secondary School Capacity

School Name	Number on Roll	Published Admissions Number*	Capacity	Surplus
Ashmole Academy	1,218	261	1,218**	0
Bishop Douglass School Finchley	522	180	900	378
Christ's College Finchley	562	180	900	378
Copthall School	812	210	990**	178
East Barnet School	1,097	210	1,050	0
Finchley Catholic High School	883	180	900	17
Friern Barnet School	777	162	810	33
Hasmonean High School	887	150	750	0
Hendon School	1,015	200	1,000	0
JCoSS	957	180	900	0
London Academy	1,003	210	1,050	47
Mill Hill County High School	1,238	240	1,200**	0
Queen Elizabeth's Girls' School	888	180	900	12
Queen Elizabeth's School Barnet	924	180	900	0
St Andrew the Apostle Greek Orthodox School	583	150	750	167
St James' Catholic High School	915	180	930**	15
St Mary's and St John's CofE School	528	180	540**	12
Michael's Catholic Grammar School	478	96	480	2
The Archer Academy	750	150	750	0
The Compton School	1,047	210	1,050	3
The Henrietta Barnet School	506	93	465	0
The Totteridge Academy	502	180	900	398
Whitefield School	677	150	750	73
Wren Academy	922	180	900	0
Total	19,921		21,625	1,673 (8%)

*based on PAN for 2017/18 admissions

**schools have recently expanded or opened therefore capacity may not reflect full capacity

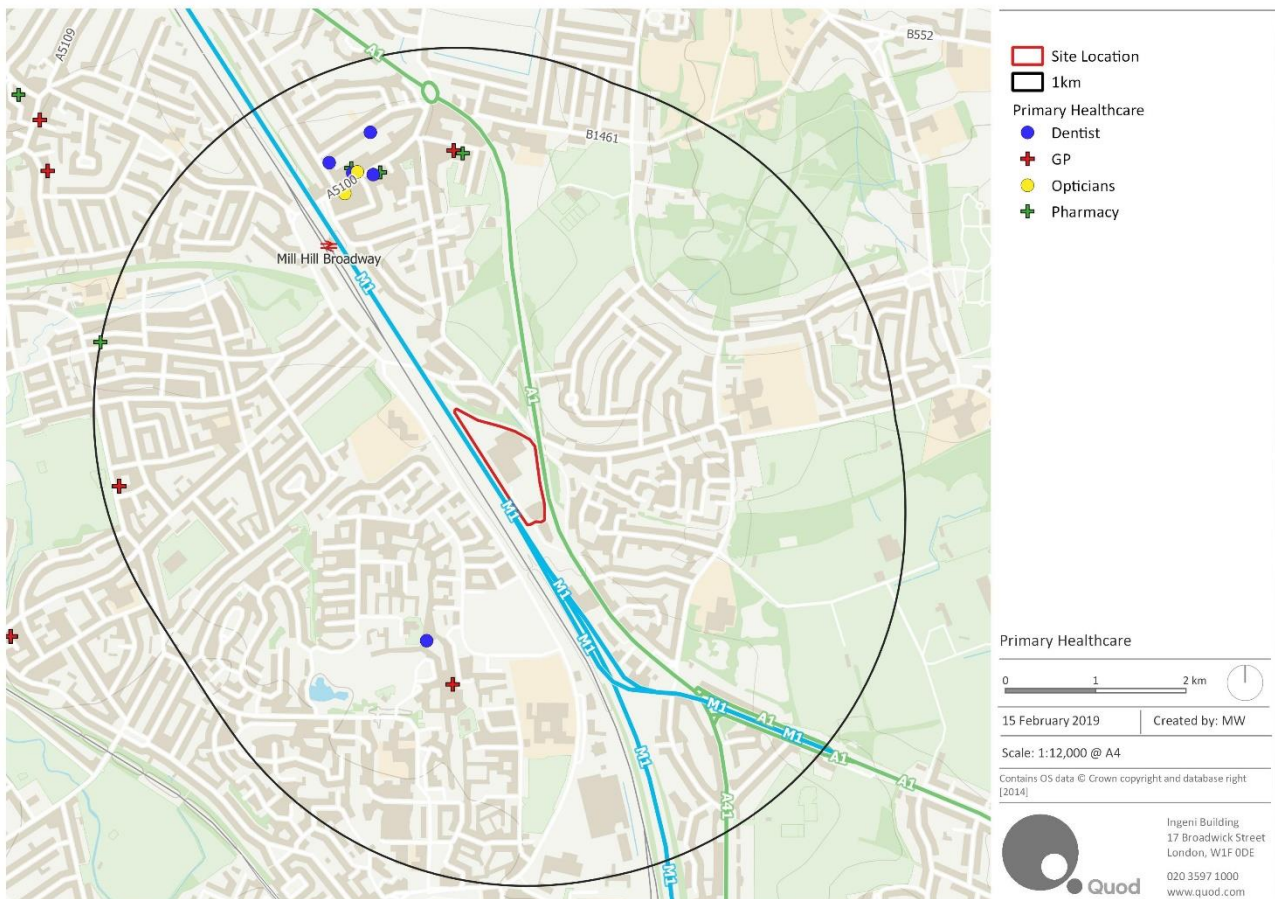
6.3.32 Ashmole Academy expanded from a PAN of 232 to 261 in 2016, the school will reach its new capacity of 1,305 in 2020.

- 6.3.33 Mill Hill County High School expanded from a PAN of 240 to 243 in 2017, the school will reach its new capacity of 1,215 places in 2021.
- 6.3.34 St Mary's and St John's CofE School was originally a primary school which began accepting secondary school pupils in September 2014 when it opened a Middle School with a PAN of 120. The school opened an Upper School in September 2017 and at this time expanded its PAN to 180. The school will reach its full capacity with provision for 900 places in 2021.
- 6.3.35 St James' Catholic High School expanded from a PAN of 180 to 210 in 2017, and expanded again to a PAN of 240 in 2018. The school will reach its new capacity of 1,200 in 2022.
- 6.3.36 The recently expanded schools will provide 789 additional places to the existing capacity of 20,986 places; this will be reached in September 2022.

Healthcare Facilities

- 6.3.37 Primary healthcare facilities have been assessed within 1km of the Site. The distance was used as it is considered to be the mean average length for walking journeys (taking approximately 15 minutes) by the Department for Transport³².
- 6.3.38 According to NHS Choices data there are a range of primary healthcare facilities (General Practitioners (GPs), dentists, opticians and pharmacies) within 1km of the Site as show in Figure 6.5.
- 6.3.39 There are three GPs within 1km of the Site. The total number of general practitioners within these three GP practices is 24. The average list size of these surgeries is approximately 1,390 patients per practice which is below the standard benchmark number of patients per practices which is 1,800 according to the HUDU. The closest GP practice to the Site is the Everglade Medical Centre to the south west.
- 6.3.40 Within 1km catchment there are three pharmacies, five dentists and two opticians. These facilities are concentrated to the north along The Broadway and to the south west around Grahame Park.
- 6.3.41 Figure 6.5 maps the health facilities within 1km of the Site.

Figure 6.5: Health Facilities within 1km of the Site



Open Space and Playspace

- 6.3.42 Open space has been assessed within 800m of the Site as specified in the GLA's Shaping Neighbourhoods: Play and Informal Recreation SPG.
- 6.3.43 There are a number of public parks and open spaces in close proximity of the Site as shown in Figure 6.4. Mill Hill Park is located to the north east of the Site and provides a wide range of facilities including sports facilities, gardens, multi-sport courts, play areas, an outdoor gym and a café.
- 6.3.44 Local open spaces include Woodcroft Park, Lyndhurst Park and Grahame Park to the west of the Site on the other side of the M1.
- 6.3.45 A number of play spaces are located within these open spaces including within Mill Hill Park, Woodcroft Park, Lyndhurst Park and Grahame Park.
- 6.3.46 Map 10 of the LB Barnet's Local Plan – Core Strategy does not identify the Site as being in an area deficient in public open space.

Figure 6.6: Open space and playspace



Crime

6.3.47 Data from Police UK covering the 12 months to December 2018²³ found high rates of ‘other theft’, ‘violence and sexual offences’ and ‘vehicle crime’. ‘Anti-social behaviour’ is the most common reported crime across the remaining IIA representing approximately one of every five crimes committed over the year. Full details are available in Table 6.8 below.

Table 6.8: Crime in the 12 months to December 2018

	Mill Hill	Burnt Oak	Colindale	Hale	Hendon
Anti social behaviour	15.0%	24.7%	22.7%	20.0%	25.9%
Bicycle theft	0.8%	0.7%	0.8%	0.2%	0.8%
Burglary	10.7%	5.9%	6.5%	12.1%	11.5%
Criminal damage and arson	5.0%	6.8%	7.2%	4.9%	4.8%
Drugs	0.9%	1.8%	4.8%	2.0%	2.3%
Other crime	1.3%	0.9%	1.2%	1.4%	0.9%
Other theft	20.2%	6.8%	7.3%	14.3%	9.5%
Possession of weapons	0.3%	0.4%	0.7%	0.4%	0.4%
Public order	4.8%	5.4%	4.7%	4.4%	6.5%
Robbery	2.4%	2.8%	2.1%	2.0%	1.2%

	Mill Hill	Burnt Oak	Colindale	Hale	Hendon
Shoplifting	3.0%	1.7%	2.3%	0.7%	1.4%
Theft form the person	1.7%	1.1%	1.7%	0.7%	1.7%
Vehicle crime	16.3%	15.3%	14.0%	16.9%	11.9%
Violence and sexual offences	17.6%	25.7%	24.1%	20.1%	21.2%

6.3.48 This detailed level of data is not available at the borough or regional level. Reviewing crime rates for all London boroughs in the 12 months to September 2018 Barnet has one of the ten lowest rates at 71.33. This is lower than the regional average of 92.87.

Future Baseline

6.3.49 The indicative delivery programme for the Development is approximately 48 months with enabling works commencing in the third quarter of 2019 and completion in 2024. As such, the Future Baseline has been considered at 2019 and 2024.

6.3.50 The only statistical basis for a Future Baseline can be presented using GLA, Interim 015-based population projections. These are set out in Table 6.9. This shows that the total population of the borough is forecasted to rise at a higher rate than the region at 13% in 2019 and 18% in 2024 compared to 11% and 16% respectively.

6.3.51 For both the borough and the region the age group set to rise at the highest rate are residents aged 65 and over. In 2019 this group is forecasted to grow by 21% over 2011 baseline at the borough and 18% at the regional level.

Table 6.9: Future Population Baseline

Measure	LB Barnet	London
Population Age Profile 2019 (growth over 2011 base)		
Total Population	402,400 (13%)	9,106,200 (11%)
0-15	85,100 (14%)	1,873,200 (14%)
16-64	259,700 (10%)	6,155,400 (9%)
65+	57,600 (21%)	1,077,500 (18%)
Population Age Profile 2024 (growth over 2011 base)		
Total Population	420,900 (18%)	9,566,500 (16%)
0-15	86,400 (16%)	1,926,700 (17%)
16-64	269,800 (15%)	6,433,700 (14%)
65+	64,800 (36%)	1,206,100 (33%)

Source: GLA, (2017). 2016-based population projection.

6.3.52 Strategies for ensuring there are sufficient school places, both primary and secondary, are available through local authority documents. LB Barnet's Children, Education, Libraries and Safeguarding Committee have produced a 'planning for new school places' document³³ which outlines the council's strategy for school places. This document reviews expansions of existing schools and opening of new schools since 2009 and details information on future projects adding capacity to the

borough. Additional school capacity already delivered or to be delivered between 2015/16 and 2021/22 with relevance to the Development has been outlined below.

- Primary Schools –
 - As outlined in the Baseline Conditions it is expected that in 2022/23 both The Orion Primary School and Etz Chaim Jewish Primary will have completed their expansions following an increase in published admission numbers and school opening.
 - In 2024 no expansions or new schools would have opened within 1km of the Development.
 - The borough’s planning for school places document does not state any plans for new schools in this area and states that there is sufficient provision of primary school places to 2022/23 within the Planning Area 2: Hale, Mill Hill, Edgware and Totteridge (which is of relevance to this Development).
- Secondary Schools –
 - As outlined in the Baseline Conditions it is expected in 2024 that St Mary’s and St John’s CofE School would have completed their expansion following opening to secondary aged pupils in 2017.
 - By 2024 a number of expansions would have occurred within the borough. These are outlined below:
 - Ashmole Academy – additional 29 places at Year 7 from 2016/17 (increasing overall capacity by 87 places);
 - Copthall School – additional 30 places at Year 7 from 2015/16 (increasing overall capacity by 60 places);
 - Mill Hill County High School – additional 3 places at Year 7 from 2017/18 (increasing overall capacity by 12 places);
 - St James’s Catholic High School – additional 60 places at Year 7 from 2017/18 (increasing overall capacity by 300 places) resulting from two expansions – accepting 180 to 210 Year 7 students in 2017/18 increasing to 240 Year 7 students in 2018/19; and
 - St Mary’s and St John’s CofE School – additional 60 places at Year 7 from 2017/18 (increasing overall capacity by 360 places).
 - In addition to expansions Barnet has opened a secondary school - Saracens High School. This Academy opened in September 2018 in Colindale to 156 Year 7 students. Once fully occupied this school would have capacity for 780 students.
 - The borough’s planning for school places document states that pressure previously felt at primary level is now feeding through to the secondary phase. In September 2017 five schools offered a ‘bulge class’ to ensure sufficient school places. These schools were Ashmole, St James Catholic High, JCoSS, Mill Hill and East Barnet.
 - The document states that based on capacity in September 2017 there will be a shortfall of approximately 23 forms of entry at the secondary level. To meet this shortfall permanent expansions are planned at St James Catholic High, Hasmonean High School, Henrietta Barnett, Chris’s College and Whitefield School. Additionally three new schools are planned or in pre application discussions:
 - Ark Pioneer Free School – proposal for six FE secondary school; and

- Compton Free School – approved six FE secondary school although no site currently identified for development.

6.3.53 The rise in population across the borough and London as a whole is likely to increase demand on primary healthcare facilities. However, data on this demand is not available in order to determine a likely future baseline.

6.3.54 The Future Baseline for provision of social infrastructure is highly uncertain. It was therefore assumed that the Future Baseline for social infrastructure will be unchanged from the current baseline except where new facilities are expected to be delivered in line with general population growth. Overall, new housing developments are expected to be required to mitigate their potential increased demand on social infrastructure either through on-site provision or through appropriate financial contributions towards off-site mitigation secured through the planning process.

Summary of Receptors and Sensitivity

6.3.55 Table 6.10 sets out existing and future receptors, respectively, and their sensitivity.

Table 6.10: Summary of Receptor Sensitivity

Receptor	Sensitivity (Value)	
Existing		
The construction industry and its employees	Low	
Existing employees and businesses on-site	High	
The local housing market (housing need within the borough)	Medium	
The local economy and labour market (local businesses and economically active residents)	High	
Social Infrastructure	Primary schools	High
	Secondary schools	Low
	Primary healthcare	Low
	Local open space	Low
Future		
Future residents of the Development	High	

6.4 Scheme Design and Management

6.4.1 The ways in which socio-economic impacts have been or will be avoided, prevented, reduced or offset through design and/or management of the Development are outlined below. These will be taken into account as part of the assessment of the potential effects. Proposed enhancements are also described where relevant.

Construction

6.4.2 Measures will be undertaken during the construction phase in order to minimise disruption and manage the impacts of the Development on existing businesses and the local economy:

- Mitigation measures will be implanted to minimise disruption to neighbouring areas as outlined in Chapter 5: Demolition and Construction including:

- A draft Construction Travel Management Plan (CTMP) has been prepared to support the planning application and sets out the strategy for construction traffic routing;
- A Construction Environmental Management Plan (CEMP) is expected to be secured through an appropriate planning condition. This will seek to avoid or mitigate environmental effects on the surrounding area;
- The Site will be registered with the 'Considerate Constructors Scheme' which seeks to ensure construction is carried out in a safe and considerate manner;
- Noise, vibration and dust will be controlled through measures outlined in relevant technical chapters; and
- A community liaison manager will be appointed by the Principal Contractor to enable community engagement regarding construction issues.

6.4.3 Whilst these tertiary interventions do not directly relate to socio-economics, they indirectly affect socio-economic receptors, including the local population and employees. The management of the construction site to minimise noise, dust, air pollution and safety risks will help to minimise the potential effect on the operation of residents and traders.

Operational Development

6.4.4 The following design measures represent primary mitigation of relevance to the socio-economic assessment:

- Provision of 6,623 sqm of public amenity space within a public courtyard;
- Provision of 9,527 sqm of private amenity space within ground floor gardens, balconies and winter gardens; and
- Provision of 1,152 sqm of dedicated playspace incorporated into the open space across the Development.

6.4.5 CIL and Section 106 (S106) payments are tertiary mitigation that go towards LB Barnet's priorities, which could include social infrastructure such as healthcare facilities and public open space, depending upon local planning priorities and subject to scheme viability.

6.5 Construction

6.5.1 This section provides a description of the likely significant effects of construction of the Development on the environment.

Assessment of Effects

Loss of Employment Uses On-site

6.5.2 As outlined in the Baseline Conditions the Site is currently temporarily occupied by two users – Koshier Outlet Store and the charity Together Plan. These occupiers are aware of the plans to redevelop the Site. The potential effect caused by the Development would be the disruption associated with moving. It is therefore assessed that the Development would have a temporary, minor adverse effect at the Site level.

Employment Generation

6.5.3 The Site preparation and construction works associated with the Development would generate employment opportunities within the construction industry. Such employment would fluctuate during the construction period.

- 6.5.4 The level of employment created during the construction period has been estimated using the CITB labour forecasting tool. It is estimated that there will be an average of 550 full time equivalent (FTEs) jobs over the duration of the construction period for this Development.
- 6.5.5 Construction employment is, by its nature, relatively mobile and therefore consideration of the construction works is best considered at the regional level. Taking into account the predicted employment generation detailed above, the likely effects of the construction employment would be negligible. This is due to the relatively low magnitude of the effect in comparison with the scale of the broader regional construction workforce.
- 6.5.6 In addition the creation of employment within the construction sector, the Development would result in indirect benefits including supply chain effects and spending by construction workers in the local area. It is not possible to quantify these effects. However, on a qualitative basis it can be assumed this would have a beneficial economic effect. The spatial context of supply chain effects could range from local to national and even international depending on the supply and sourcing of construction materials and other supplied.
- 6.5.7 Additional spending by construction employees working on site could have a temporary minor beneficial effect at the local level.

Mitigation and Residual Effects

- 6.5.8 No adverse socio-economic effects are predicted during the construction of the Development therefore no mitigation measures would be required.
- 6.5.9 The residual effects will remain as stated above.

6.6 Completed Development

- 6.6.1 This section provides a description of the likely significant effects of the complete and occupied Development on the environment.

Assessment of Effects

Employment

- 6.6.2 The Development includes employment floorspace for retail uses (range of A class uses), commercial spaces that are ancillary to the residential development (including a fitness and health centre for use by residents) and a community use.
- 6.6.3 This assessment considers the employment which could be accommodated by the Development. Table 6.11 sets out the commercial floor areas and estimated number of jobs which could be generated by the Development.

Table 6.11: Development Employment Generation

Use Class	GIA	NIA	Density Range	Jobs
C3 Ancillary Uses	894	-	n/a	5-10
A1 Class Commercial	405	398	15-20	20-27
A3-A4 Class Commercial	326	323	15-20	16-22
D1 Community Space*	297	-	25-50	6-12

Use Class	GIA	NIA	Density Range	Jobs
Total Jobs (Gross)				47-70

* density range for D1 uses is applied to the GIA

Note: Numbers have been rounded.

- 6.6.4 For the A class uses, this has been calculated by applying the standard employment densities set out within the Homes and Communities Agency Guidance. As the A class uses have not yet been defined a range of densities from 15 to 20 jobs per sqm has been used.
- 6.6.5 The Development includes D1 community space. It is not possible to accurately predict the number of jobs that would be generated by this community use as this would depend on the type of facilities that occupies this space, therefore a potential range has been applied for the purpose of this assessment.
- 6.6.6 The residential ancillary space (health and leisure space) will generate some employment. These jobs will be accommodated in the ancillary uses and with general management maintenance and concierge services. An approximate assessment of the level of employment generated by these functions has been estimated at being between five and ten jobs.
- 6.6.7 The proposed commercial space together would accommodate an estimated 47 to 70 jobs (low magnitude of effect).
- 6.6.8 The effect of the Development in relation to employment (high sensitivity receptor at the local level) would be direct, permanent and minor beneficial (not significant) at the local level, and negligible at all other spatial scales.

Housing Delivery

- 6.6.9 The Development would deliver 844 Build-to-Rent homes with a portion of discounted intermediate rented housing. These residential units would contribute to the delivery of both the London Plan and LB Barnet housing targets.
- 6.6.10 The housing policy for London and LB Barnet include a ten year housing target for the LB Barnet of 23,489 new homes by 2025. The provision of 844 homes would equate to 3.6% of the LB Barnet's ten year target (medium magnitude of impact).
- 6.6.11 The Draft New London Plan⁴ sets LB Barnet's ten-year minimum housing target (2019/20-2028/29) at 31,340 (3,134 per annum). Housing delivery by the Development would equate to 2.7% of this overall target for LB Barnet (medium magnitude of impact).
- 6.6.12 The effect upon housing provision (medium sensitivity receptor) would be direct, permanent, moderate beneficial (not significant) at the local and borough level, and negligible at the regional scale.

Population

- 6.6.13 Using the population modelling method set out previously, it is estimated that the Development would accommodate 1,358 new residents as set out in Table 6.12.

- 6.6.14 This additional population has the potential to place increased pressure on social infrastructure, such as local healthcare and educational facilities within the vicinity of the Site, as described below.

Table 6.12: Development Population

Variable	Number
Number of Homes	844
Total Population (Quod Model)	1,357
Early Years (0-3 years) (Barnet Model)	41
Primary School Children (4-10 years) (Barnet Model)	26
Secondary School Children (11-15 years) (Barnet Model)	8

Demand for Social Infrastructure

Education

- 6.6.15 The new residential population living in the Development could increase the demand for school places locally. The estimated child yield for the Development has been calculated using LB Barnet's child yield methods as set out previously. This indicated there would be demand of 26 primary school places medium magnitude of impact) and 8 secondary school places low magnitude of impact).
- 6.6.16 According to the latest school census data, local primary schools currently have limited surplus of approximately 31 places (available in two of the four schools within 1km of the Development) (high sensitivity receptor). It is likely that some of this capacity may have been taken up by the time the Development has been occupied. This capacity will not cater for the additional demand for primary school places arising from the Development.
- 6.6.17 In respect of secondary school places. There is currently a surplus of approximately 1,673 places across LB Barnet (low sensitivity receptor). The additional demand generated by the Development would not place significant pressure on existing facilities as it is assessed that there would be sufficient surplus capacity available to meet this level of demand.
- 6.6.18 It is assessed that the Development would have a permanent minor adverse effect on primary school places at the local level without mitigation.
- 6.6.19 It is assessed that the likely effect of the Development on secondary school places would be negligible at all spatial scales.

Healthcare

- 6.6.20 The additional population generated by the Development could increase demand for healthcare facilities within the vicinity of the Site.
- 6.6.21 HUDU guidance uses an average of 1,800 patients per GP practice to calculate the level of healthcare provision required. On this basis, the new population would create demand for the equivalent of 0.8 GP services (low magnitude impact).
- 6.6.22 The average list size of the local GPs are operating below the HUDU standard (low sensitivity receptor). This data therefore suggests there is surplus capacity available locally to meet additional demand for healthcare.

6.6.23 It is assessed that the effect of the Development on healthcare demand would be negligible at all spatial scales.

Open space

6.6.24 The baseline section of this chapter identifies a range of existing public open space within 800m of the Site and highlights that the Site does not lie within an area of open space deficiency (low receptor sensitivity). Therefore, the standards set out in Policy DM15 of LB Barnet's Development Plan Document⁶ are not relevant and will not be presented as part of this assessment.

6.6.25 LB Barnet's Sustainable Design and Construction SPD⁷ requires new development to provide 5sqm of outdoor amenity space per habitable room. Table 6.13 outlines the demand arising from the Development.

Table 6.13: Development Population

Policy	Type	Demand	Provision
LB Barnet's Sustainable Design and Construction SPD	Outdoor amenity space	16,050sqm	6,623 sqm public amenity 9,527 sqm private amenity

6.6.26 Assessment of demand for playspace has been undertaken in line with the GLA's SPG on Play and Informal Recreation. The quantum of playspace required has been calculated using the GLA's child yield methodology which breaks down demand by the expected age profile of children living within the Development, and aligning this with the typology of space required for children of various ages.

6.6.27 Table 6.14 sets out the number of children expected to live within the Development and the amount of playspace required for each group.

Table 6.14: Development Child Yield, Play Space Demand and Provision

Age Profile	No. Children	Playspace Required (sqm)	Playspace Provision (sqm)	Typology (distance*)
Under 5 years	52	520	1,152	Doorstep Playable Space (max. 100m)
5-11 years	23	230		Local Playable Space (max. 400m)
12-18 years	12	120		Neighbourhood Playable Space (max. 800m)
Total	87	870		

6.6.28 Amenity space will be provided within the Development in the form of public green space, balconies, winter gardens and roof floor gardens. The Development will provide 6,623 sqm of public amenity space within a public courtyard on site and 9,527 sqm of private amenity space within roof floor

gardens, balconies and winter gardens. This would exceed LB Barnet's requirement standards by 100 sqm (medium magnitude impact).

- 6.6.29 There is 1,152sqm of dedicated playspace incorporated into the open space across the Development. This level of provision exceeds the level of space required based on the demand arising from the Development.
- 6.6.30 The potential impact of the Development on open space is assessed to be beneficial effect of minor significance at the local level and negligible at all other spatial scales.

Additional Spending

- 6.6.31 The new households introduced as a result of the residential element of the Development would have the potential to result in increased spending in the local economy. Having regard to the average London estimation of weekly household spend (£280 per week) it is estimated that the introduction of 844 new households could result in an additional £12.3 million per annum being spent on household goods and services, including convenience and comparison shopping and recreation and leisure activities. It is considered likely that a significant proportion of the above could be spent within LB Barnet.
- 6.6.32 Based on evidence that workers spend £11 on average per day on food and drink within the area local to their place of work, applying the annual average of 220 working days, it is estimated that the employees associated with the Development could spend between £110,000 and £162,000 per annum in the local economy.
- 6.6.33 Collectively the new residents and employees accommodated by the Development would have a positive impact on the local economy (high sensitivity receptor) through additional spending (medium magnitude of impact). It is therefore assessed that the Development would have an indirect, moderate beneficial (and significant) effect at the local and borough level and negligible at all other spatial scales.

Mitigation and Residual Effects

Employment

- 6.6.34 No adverse socio-economic effects are predicted arising from the Development, therefore no mitigation measures would be required. The residual effect remains as permanent beneficial effect of minor significance at the local level and negligible at the borough and regional level.

Housing Delivery

- 6.6.35 No mitigation measures required. Therefore the residual effect remains as a permanent beneficial effect of moderate significance at the local and borough level, and negligible at the regional scale.

Education

- 6.6.36 Mitigation would be made via financial contributions toward primary school provision through the Community Infrastructure Levy (CIL)/S106.
- 6.6.37 No adverse socio-economic effects on demand for secondary school provision are predicted arising from the Development, therefore no mitigation measures would be required.
- 6.6.38 Following mitigation for primary school provision the residual effect on demand for education would be negligible.

Healthcare

- 6.6.39 No adverse socio-economic effects on demand for healthcare are predicted arising from the Development, therefore no mitigation measures would be required. The residual effect remains as negligible at all spatial scales.

Open space and playspace

- 6.6.40 No adverse socio-economic effects on demand for open space and playspace are predicted arising from the Development, therefore no mitigation measures would be required. The residual effect remains as minor beneficial at the local level and negligible at all other spatial scales.

Additional Spending

- 6.6.41 No adverse socio-economic effects are predicted arising from the Development, therefore no mitigation measures would be required. The residual effect remains a beneficial effect of moderate significance at the local and borough level and negligible at all other spatial scales.

6.7 Cumulative Effects

Construction

Assessment

- 6.7.1 The Development, together with the cumulative schemes, would be expected to generate employment opportunities during demolition and construction. In the absence of detailed or commercially sensitive information, it is not possible to make a quantitative assessment of the employment generated from the demolition and construction stages of the cumulative schemes. However, it is expected that the cumulative schemes and the Development would have a minor beneficial effect with respect to employment. Where appropriate and necessary, applicants could commit to use best endeavours to employ local people, which could maximise the local benefit of demolition and construction which would have beneficial effects on the local economy.
- 6.7.2 Given the size and mobility of the regional demolition/construction labour market, it is not expected that the cumulative schemes would generate any adverse effects with respect to socio-economics.

Mitigation, Monitoring and Residual Effects

- 6.7.3 Given that all cumulative construction effects are likely to be negligible or beneficial, no mitigation or monitoring is required and the residual effects will remain as stated above.

Completed Development

Assessment

- 6.7.4 The cumulative schemes would bring forward a range of uses including residential, retail, community and leisure floorspace.
- 6.7.5 The cumulative effects on employment have been assessed using the same methodology and employment densities used to assess the Development. Should all of these schemes come forward as applied for, the cumulative schemes would generate 120 to 140 jobs. It should be noted that this is based on gross floor area in the planning pipeline and does not consider net loss of existing space. However, cumulative schemes would be expected to create a net increase in employment floorspace as well as other uses. Considered alongside the Development (delivery of 47 to 74 jobs), these schemes would have a minor beneficial effect on employment at the local level and a negligible effect on employment at the borough and regional levels.

- 6.7.6 The housing policy for LB Barnet includes a ten year housing target of 23,489 new homes by 2025. Together with the Development, the cumulative schemes, assuming they all come forward in the plan period, would deliver up to 4,220 residential units providing around 18% of this ten year target.
- 6.7.7 The cumulative schemes along with the Development's residential units would make a contribution to housing delivery locally, to the borough and to London as a whole. Therefore, the cumulative effect of these schemes on housing would have a moderate beneficial effect at the local and borough levels and a minor beneficial effect at a regional level.
- 6.7.8 These homes can be expected to bring more people to the area. This could increase demand for community facilities such as education and healthcare facilities. The extent of additional demand generated by the cumulative schemes for social infrastructure depends on the number of additional residents. Population assumptions have been made for the assessment of cumulative effects using the average household size for LB Barnet for whole households or flats depending on the units provided in the scheme. This estimates that the cumulative schemes would accommodate approximately 8,410 residents.
- 6.7.9 It is assumed that the applicants of each of the other development schemes have undertaken/will undertake the required assessment of the effect on demand for community facilities and should any mitigation, either through CIL, S106 contributions or through the physical provision, have been required this would have been agreed with the relevant local authority for each application. For example, the cumulative schemes would bring forward approximately 3,800 sqm of D1 and D2 floorspace for leisure, assembly and/or community use.
- 6.7.10 Overall these schemes, along with the Development, would deliver new housing, generate employment and have a beneficial impact on the local economy through additional spending, which together would have a beneficial effect in terms of socio-economics.

Mitigation, Monitoring and Residual Effects

- 6.7.11 Any mitigation required would be through CIL or agreed through a S106 agreement related to the individual planning application. The residual effects remain as stated above.

Table 6.15: Summary of Effects of the Development

Effect	Receptor (Sensitivity)	Geographic Scale	Temporal Scale	Significance of Effect (pre-mitigation)	Mitigation and Monitoring	Residual Effect
Construction						
Loss of employment on site	Low	Local	Temporary, short term	Minor adverse effect	None	Minor adverse effect
Generated construction employment	Low	Regional	n/a	Negligible	None	Negligible
Indirect benefits including supply chain effects and spending by construction workers.	Low	Local	Temporary, short term	Minor beneficial effect	None	Minor beneficial effect
Operational Development						
Employment generation	High	Local, Borough and Regional	Permanent	Minor beneficial at local level, negligible at all other levels	None	Minor beneficial at local level, negligible at all other scales
Housing Delivery	Medium	Local, Borough and Regional	Permanent	Moderate beneficial at local and borough level, negligible at regional level	None	Moderate beneficial at local and borough level, negligible at regional level
Demand for education: primary	High	Local	Permanent	Minor adverse at the local level	Financial contributions via CIL/S106	Negligible
Demand for education: secondary	Low	Local, Borough	Permanent	Negligible at all spatial scales	None	Negligible
Demand for healthcare	Low	Local	Permanent	Negligible at all spatial scales	None	Negligible

Open space and playspace	Low	Local, Borough and Regional	Permanent	Minor beneficial e at the local level, negligible at all other spatial scales	None	Minor beneficial e at the local level, negligible at all other spatial scales
Additional spending	High	Local, Borough and Regional	Permanent	Moderate beneficial at local and borough level, negligible at regional level	None	Moderate beneficial at local and borough level, negligible at regional level

Cumulative Effects

Generated construction employment	Low	Regional	n/a	Negligible	None	Negligible
Employment generation	High	Local, Borough and Regional	Permanent	Minor beneficial at local level, negligible at all other spatial levels	None	Minor beneficial at local level, negligible at all other spatial levels
Housing Delivery	Medium	Local, Borough and Regional	Permanent	Moderate beneficial at local level, negligible at all other spatial levels	None	Moderate beneficial at local level, negligible at all other spatial levels

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