

# 6 SOCIO-ECONOMICS

## Introduction

- 6.1 This chapter of the ES presents an assessment of the potential impacts and associated likely socio-economic effects of the proposed development arising from the demolition and construction works and on completion of the proposed development.
- 6.2 This chapter describes the socio-economic policy context; the methods used to assess the potential impacts; the baseline conditions at and surrounding the application site; the potential direct, indirect and wider socio-economic impacts; mitigation measures integral to the proposed development; and the significance of residual effects.
- 6.3 In particular, this chapter presents the results of the assessment of the potential impacts and likely effects related to employment levels created by the proposed development and the potential impacts and likely effects associated with the new residential and workforce population on-site, including any effects on local social and community infrastructure and crime.
- 6.4 This chapter is accompanied by the following technical appendices:
- Technical Appendix 6.1: Pupil and Net Capacity Forecast Data.

## Legislation and Policy Context

### National Legislation and Policy

#### National Planning Policy Framework, 2012

- 6.5 The NPPF<sup>1</sup> sets out the Government's planning policies for England and how these are expected to be applied. It has superseded, in a single document, the majority of previous national planning policy advice. The NPPF articulates the Government's vision for how the planning system should operate, but should be seen as a framework within which local councils and communities can operate, interpreting and applying the vision locally to meet local aspirations.
- 6.6 The planning system has three key, interdependent roles (paragraphs 6-7):
- An economic role: ensuring that the right amount of land is available in the right time and place in order to support growth and innovation;
  - A social role: providing the supply of housing and local services required to meet the needs of present and future generations and supporting health, social and cultural well-being; and
  - An environmental role: contributing to protecting and enhancing our natural, built and historic environment.
- 6.7 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 14 states that: "*Local authorities should positively seek opportunities to meet the development needs of their area.*" As such, every effort should be made to objectively identify and then meet the housing and other development needs of an area.
- 6.8 The NPPF sets out 13 key objectives that will "deliver sustainable development". Those objectives that are most relevant to this chapter are as follows:

- Objective 1 (paragraphs 18-22): Building a strong, competitive economy (Paragraphs 18-22) – Significant weight should be placed on the need to support economic growth in the planning system. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or a lack of infrastructure, services or housing;
- Objective 6 (paragraphs 47-55): Delivering a wide choice of high quality homes – Housing applications should be considered in the context of the presumption in favour of sustainable development. Local Authorities should aim to deliver a wide choice of high quality homes and widen opportunities for home ownership and create sustainable, inclusive and mixed communities;
- Objective 7 (paragraphs 56-68): Requiring good design – Decisions should optimise the potential for sites to accommodate development and sustain an appropriate mix of uses, and support local facilities and transport networks. Weight should be given to innovative or outstanding designs which help raise the standard of design in an area; and
- Objective 8 (paragraphs 69-78): Promoting healthy communities – Planning policies and decisions should promote social interaction, including through mixed use developments, neighbourhood centres and active street frontages; safe and accessible environments where crime or fear of crime do not undermine quality of life, and which encourage active and continual use of public areas. Consideration should be given to the provision of shared space, community facilities and local services to enhance the sustainability of communities.

- 6.9 As part of the aim to "*promote healthy communities*", Paragraph 72 of the NPPF states that local planning authorities should take a "*proactive, positive and collaborative approach*" to meeting the school place requirement for new and existing communities.

#### National Planning Practice Guidance

- 6.10 The PPG<sup>2</sup> was first published by the DCLG in 2013 and was launched as a web-based resource in 2014. Relevant guidance addresses the following:
- Ensuring the vitality of town centres;
  - Housing and economic development needs assessments;
  - Health and wellbeing;
  - Housing and economic land availability assessment; and
  - Open space, sports and recreation facilities, public rights of way and local green space.

## Regional Policy

### The London Plan Spatial Development Strategy for London Consolidated with Minor Alterations (MALP 2015-16)

- 6.11 The London Plan<sup>3</sup> is the adopted Spatial Development Strategy for London. The Plan sets out a vision for London and identifies the means by which this vision might be achieved. The Plan seeks to create "*...an internationally competitive and successful city with a strong and diverse economy*".
- 6.12 A key theme of the London Plan is the provision of more housing. The population of Greater London is estimated to increase by 1.91 million in the 25 years from 2011 to 2036 and the number of households

<sup>2</sup> Department for Communities and Local Government, 2013. Planning Practice Guidance. DCLG. [Online] [Accessed 07/10/2016].

<sup>3</sup> Greater London Authority, 2015. The London Plan Spatial Development Strategy for Greater London, Consolidated with Alterations since 2011. London. GLA.

<sup>1</sup> Department for Communities and Local Government, 2012. The National Planning Policy Framework. London: HMSO.

in London is likely to rise by 0.98 million over this time. This approximates to 39,200 additional households a year. The minimum ten year housing provision target for the period from 2015-2025 for the Royal Borough of Greenwich (RBG) is 26,850 homes, which corresponds to an annual target of 2,685 homes.

- 6.13 Policy '3.7 - Large Residential Development' states that proposals for residential development are encouraged in areas of high public transport accessibility and should incorporate social, environmental and other infrastructure where necessary.
- 6.14 Policy '3.8 - Housing Choice' highlights the importance of providing Londoners with a genuine choice of homes that they can afford and that meet their needs.
- 6.15 Policy '3.9 - Mixed and Balanced Communities' states that the aim of the London Plan is to promote more mixed and balanced communities within Greater London.
- 6.16 The need to ensure that all children and young people have safe access to good quality, well designed, secure and stimulating play and informal recreation provision incorporating trees and greenery is also emphasised by Policy '3.6 - Children and Young People's Play and Informal Recreation Facilities.'
- 6.17 The London Plan highlights the need to enhance, improve and support the provision of social infrastructure in London including health and social care, education and sports facilities. Policy '2.18 - Green Infrastructure' outlines the Mayor's aim to protect, promote, expand and manage the extent, quality and access to green infrastructure including open space.

### Housing Supplementary Planning Guidance, 2016

- 6.18 The Housing SPG<sup>4</sup> provides guidance on the implementation of housing policies in the London Plan. Policy 3.3 - 'Increasing Housing Supply' of the London Plan states that the Mayor will seek the provision of new homes that will "enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners". Boroughs should seek to achieve or exceed those targets set out in the London Plan, in particular by realising the potential of brownfield land.

### London Housing Strategy, 2014

- 6.19 The overriding aims of the London Housing Strategy<sup>5</sup> (9) are to "increase the supply of housing of all tenures and to ensure that these homes better support London's continued economic success". It highlights the need to provide more homes to meet the demands of projected population and household number growth in the coming years.
- 6.20 The Strategy's overarching policies of relevance to this assessment are:
- Policy P1 - "The Mayor will work with partners to increase supply to deliver the London Plan target of 42,000 homes per annum", which is to include 25,000 market homes and 17,000 affordable homes to rent or buy;
  - Policy P2 - "Over the 2015-18 investment period the Mayor will deliver 45,000 affordable homes"; and
  - Policy P56 - "The Mayor will work with boroughs and other partners to support housing-led, high density, mixed-use town centre renewal".
- 6.21 The Strategy also promotes better housing quality and design across all tenures.

<sup>4</sup> Greater London Authority, 2016. Housing Supplementary Planning Guidance. London: GLA.

<sup>5</sup> Greater London Authority, 2014. The London Housing Strategy. London: GLA.

### Shaping Neighbourhoods: Play and Informal recreation Supplementary Planning Guidance, 2012

- 6.22 The Shaping Neighbourhoods: Play and Informal Recreation SPG<sup>6</sup> (hereafter referred to as 'the Playspace SPG') provides guidance on the need for adequate provision of playspace in new residential developments in London. Specifically, it sets a target of providing at least 10 m<sup>2</sup> of playspace per child for new housing developments.
- 6.23 The guidance supports the implementation of London Plan Policy '3.6 - Children and Young People's Play and Informal Recreation Facilities,' and other policies on shaping neighbourhoods (Chapter 7 of the London Plan), in particular Policy '7.1 - Lifetime Neighbourhoods'. The guidance:
- promotes an approach that supports the presence of children and young people in the built environment/public realm and encourages the creation of 'shared' public and communal space used by adults and children at the same time (Chapter 3);
  - introduces the concept of lifetime neighbourhoods and the importance of play and recreation opportunities to create places that meet the needs of all Londoners, at every stage of their lives (Chapter 3);
  - promotes more innovative approaches to play provision in terms of facilities, locations, design and management such as the opening of schools' play facilities to the community, and the use of natural features (Chapter 3);
  - promotes healthy lifestyles and access to nature (Chapter 3);
  - provides benchmark standards on play requirements that can be used as a reference to guide boroughs in the development of their own local standards and to secure places to play in existing and new housing developments (Chapter 4);
  - provides updated child yield figures for boroughs and developers to assess child occupancy and play space requirements;
  - supports community involvement and volunteering to increase the use and enhance the quality of play provision (Chapter 5); and
  - provides more detailed guidance on the Community Infrastructure Levy (CIL) (Chapter 5).
- 6.24 Table 4.5 of the Playspace SPG states that if there is existing play space provision within 100m to 400m, then off-site provision would be considered suitable for children over 5 years old.

### Local Policy

#### Royal Greenwich Local Plan: Core Strategy, 2014

- 6.25 The adopted Royal Greenwich Local Plan<sup>7</sup> contains the following policies which are relevant to this assessment:
- Policy H1 - 'New Housing': New housing is expected to be developed in Royal Greenwich's six Strategic Development Locations which includes Charlton Riverside. It is considered to be a key regeneration area that provides a significant opportunity for new high quality river front development. The area will be transformed into an attractive and vibrant mixed use urban quarter providing 3,500 - 5,000 new homes.
  - Policy H2 - 'Housing Mix': A mix of housing types and sizes will be required in all developments including conversions and should contain a proportion of 3, 4 and 4+ bedroom units.
  - Policy H3 - 'Affordable Housing': Developments of ten or more homes or residential sites of 0.5ha or more will be required to provide at least 35% affordable housing. The precise percentage,

<sup>6</sup> Greater London Authority, 2012. Shaping Neighbourhoods: Plan and Informal Recreation. Supplementary Planning Guidance. London: GLA.

<sup>7</sup> Royal Borough of Greenwich, 2014. Royal Greenwich Local Plan: Core Strategy with Detailed Policies. London: RBG.

distribution and type of affordable housing will be determined by the particular circumstances and characteristics of the site and of the development, including financial viability.

- Policy H(e) – ‘Children’s Play Areas’: The RBG will safeguard existing children’s play areas. In residential developments that include over 50 units of family housing, suitably equipped and well-designed children’s play areas are required for different age groups.
- Policy EA1 – ‘Economic Development’: New, high quality jobs that meet the needs and skills of local people will be created by the development of new urban quarters at Charlton Riverside and supporting the development of small and medium business space.
- Policy EA2 – ‘Charlton Riverside’: Land at Charlton Riverside is allocated as a Strategic Development Location and will include a new mixed-use urban quarter. Employment will be consolidated to maximise the use of land whilst maintaining employment levels in the waterfront area. There will be a reduction in the amount of out of town centre retail in this area and an increase in both the quantity and quality of open space.
- Policy EA(a) – ‘Local Employment Sites’: The RBG seeks to maximise the contribution to employment in the borough from sites in existing or previous employment use.
- Policy EA(c) – ‘Skills and Training’: Training and skills development in the RBG will be promoted by seeking contributions from new developments towards Greenwich Local Labour and Business Service (GLLaB) to provide training and skills opportunities for local people.
- Policy OS1 – ‘Open Space’: Safeguard, enhance and improve access to existing public and private open space.
- Policy OS(c) – ‘Public Open Space Deficiency Areas’: The Royal Borough will seek to increase the provision of public open space and improve public access in areas of open space deficiency. The development of new residential schemes of over 50 units in deficiency areas will be required to incorporate public open space provision.
- Policy CH1 – ‘Cohesive Communities’: All development must include measures that help to create and maintain cohesive communities, that encourage diversity and reduce inequalities between areas. Developments are expected to:
  - i. support the development of new and improved community facilities where there are identified local needs and where the development is in line with the RBG’s strategy for the provision of services. Facilities must be easily accessible for all and be located in or on the edge of town or local centres unless a special need for a location elsewhere can be demonstrated;
  - ii. consider community safety and aim to discourage crime;
  - iii. ensure that publicly accessible spaces and buildings such as streets, parks and public squares are well maintained and provide opportunities for natural surveillance;
  - iv. create safe streets, including measures that allow for shared surfaces/spaces and improve the permeability of the environment;
  - v. encourage the shared use of community facilities;
  - vi. protect local services and encourage a mix of community and retail uses in existing local centres and neighbourhood parades; and
  - vii. encourage the successful integration of tenures in new developments, including a Community Development Strategy for developments of over 50 dwellings.

## Royal Greenwich Site Allocation Local Plan Issues and Opinions Paper, 2016

- 6.26 The first round of consultations for the Site Allocations Local Plan<sup>8</sup> ended on 29th March 2016. The application site is located within C5 Charlton Riverside Central.
- 6.27 This area is designated as an area for mixed use, including employment/commercial, small scale retail, residential and open space. In addition, the provision of a primary and secondary school.

## Charlton Riverside Masterplan, 2012

- 6.28 The adopted Charlton Riverside Masterplan SPD<sup>9</sup> contains the following detailed objectives which are relevant to the assessment:
- New jobs within different sectors (creative industries, food and drink, leisure and others);
  - Increased/higher skilled jobs in industrial uses through the replacement of old and poor quality space with new stock to accommodate the continuing change in industry from manufacturing based uses to service/distribution uses and also some intensification of existing uses;
  - Investment in up-to-date business space, improved transport provision and the overall environment by the public sector can help to lever in funding from the private sector;
  - A focus on jobs for local people, which could build upon jobs provided by other developments in the vicinity;
  - Improvements to the Thames Path, increasing safety and the connectivity of the pathway;
  - Up-to-date accommodation to attract start up/small and medium-sized enterprises (SME)/serviced workshop space operators to encompass diversification of business types in the area and foster innovation and entrepreneurship;
  - Flourishing new markets through continuing the introduction of non-traditional employment users such as creative, arts, cultural and training based companies;
  - A sustainable, highly mixed-use ‘quarter’ by introducing residential and food/drink uses along the lines of the OXO example building and to ensure buildings do not remain vacant;
  - Strengthened appeal to SME’s particularly to local businesses which could have positive knock-on effects for local neighbourhoods;
  - New well designed and fit for purpose homes for existing residents in the locality;
  - The provision of high quality family housing in both the private and public sectors;
  - Creation of a better environment for all uses;
  - Creation of a high quality leisure destination encompassing a continual riverfront Thames Path, quality mixed tenure residential accommodation, an enhanced environment and draw for the Thames Barrier and new uses such as food and drink creating a focus on the remaining historic buildings;
  - Enhanced Thames Barrier as a cultural and educational destination; and
  - Quality private residential to accommodate workers from areas such as Canary Wharf which has demonstrated the potential of the service sector markets to flourish, therefore providing opportunities for local jobs.
- 6.29 The designated use of the application site within the masterplan is residential-led mixed use.

<sup>8</sup> Royal Borough of Greenwich, 2016. Royal Greenwich Local Plan: Site Allocations. *Issues and Options Consultation*. London: RBG.

<sup>9</sup> Allies and Morrison Urban Practitioners, 2012. Charlton Riverside Masterplan SPD. London: RBG.

## Consultation Feedback

6.30 As discussed in Chapter 2: EIA Process and Methodology, consideration has been given in this assessment to the informal EIA feedback comments provided by the RBG and consultees in respect to the proposed development. However, there were no comments received in terms of the socio-economic considerations.

## Assessment Methodology

6.31 The following section outlines the methodologies applied to identify and assess the range of potential socio-economic impacts likely to result from the proposed development.

### Study Area

6.32 It is important when undertaking an assessment of the proposed development's likely social and economic effects that the geographical scope of the assessment is clearly understood and that the effects are assessed at the appropriate level.

6.33 As such, England or Great Britain is the national level of assessment (where data is available) and London the regional level. As the application site is located within the administrative area of the RBG, this forms the borough level of assessment.

6.34 The neighbourhood level of assessment is based upon the census-based boundary classification of lower super output areas (LSOA). An LSOA is a geographical scope of assessment, used by the 2011 census, which encompass a minimum population of 1,000 residents (400 households) but that typically average 1,500 residents (refer to Figure 6.1). This represents the area that most people would consider to constitute their immediate locality.

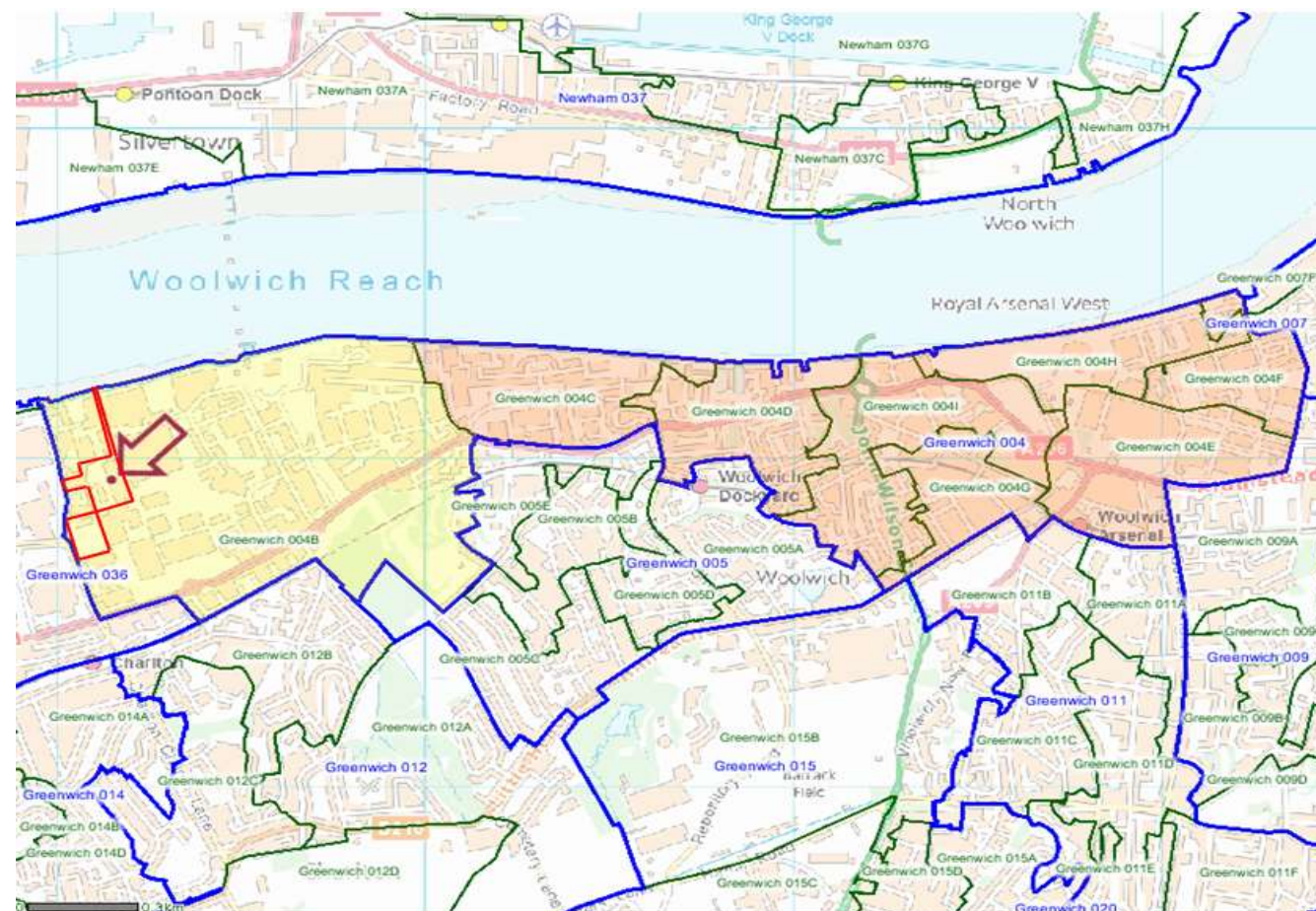


Figure 6.1: Greenwich 004B LSOA<sup>11</sup>

6.35 Thus, the assessment of the effects of the proposed development on the receptors has been undertaken at the following spatial levels:

- Neighbourhood Level - Lower Super Output Area (LSOA) Greenwich 004B;
- Borough Level – the RBG;
- Regional Level – London; and
- National Level – England or Great Britain (where data is available).

6.36 However, for community infrastructure, education and healthcare facilities and open space, standard practice<sup>10</sup> is for these to be considered on a propensity to travel radius which has been set as within 1 mile and 2 miles of the application site, as appropriate. In addition, playspace has its own propensity to travel distances based on standard practice of within 100m, 400m and 800m distance from the application site<sup>6</sup>.

### Baseline Characterisation

6.37 Baseline socio-economic conditions have been established through the interpretation of nationally recognised research and survey information including:

- Census Data (2011)<sup>11</sup>;
- Labour Market Profile Data (2015)<sup>12</sup>;

<sup>10</sup> Department for Education, 2014. New Home to School Travel and Transport Guidance. DfE. [Online] [Accessed 10/10/2016].

<sup>11</sup> Office for National Statistics, 2011. Neighbourhood Statistics [SE7 7TE]. ONS. [Online] [Accessed 10/10/2016].

<sup>12</sup> Office for National Statistics, 2015. Labour Market Profile: NOMIS Official Labour Market Statistics. ONS. [Online] [Accessed 10/10/2016].

- Annual Survey of Hours and Earnings (ASHE) Revised Results (2015)<sup>13</sup>;
- UK Construction Market Survey (2016)<sup>14</sup>;
- Greenwich Housing Requirements Study (2009)<sup>15</sup>;
- School data on local facilities and capacity (2014/15)<sup>16,17</sup>;
- NHS data on local services and capacity (2016)<sup>18</sup>;
- Indices of Multiple Deprivation (2015)<sup>19</sup>;
- Metropolitan Police Crime Statistics (2016)<sup>20</sup>; and
- Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (2012)<sup>6</sup>.

## Method of Assessment

6.38 The assessment seeks to identify the potential social and economic impacts of the proposed development and to assess the predicted significance of likely effects against the current baseline conditions taking into consideration mitigation measures integral to the proposed development.

6.39 The assessment has considered the following potential impacts:

- Provision of new homes;
- Creation of new commercial/leisure/community floorspace;
- Introduction of a new worker population; and
- Change in the site conditions with regard to surveillance, activity and lighting.

6.40 The following effects are anticipated:

- Creation of temporary demolition and construction related training and employment opportunities;
- Introduction of a new residential population creating additional demand for community facilities and infrastructure (including primary and secondary schools, healthcare facilities and open space and playspace);
- Creation of playspace and open space on-site;
- Creation of longer-term operational employment opportunities; and
- Improvements in site safety reducing crime rates.

6.41 Table 6.1 provides a breakdown of which clarifies which spatial levels apply to each assessment.

<b>Assessment</b>	<b>Spatial Level</b>
Generation of construction employment	Borough Level
Demand for housing	Neighbourhood Level and Borough Level
Demand for education provision	Neighbourhood Level
Demand for healthcare provision	Neighbourhood Level
Generation of operational employment	Borough Level
Improvements in site safety	Neighbourhood Level
Demand for open space	Neighbourhood Level and Borough Level
Demand for playspace	Neighbourhood Level

6.42 The sensitive receptors for this assessment are presented in paragraphs 6.106 and 6.107.

6.43 The assessment is based on the following approach:

- Review and interpretation of relevant data and baseline information from a variety of sources listed within the previous section. As the latest Census data is from 2011, where available and appropriate, more recent data has been used to supplement this;
- Estimation of the projected population that would be introduced by the proposed development by applying the RBG's Average Household Size (AHS) of 2.346 to the proposed residential unit numbers (assuming an initial operational year of 2022)<sup>21</sup>;
- Estimation of the projected number of children that would be introduced by the proposed development based on the GLA Data Management and Analysis Group (DMAG) figures (Wandsworth Model)<sup>22</sup> and associated calculation of school places demand and play space;
- Establishment of current capacity in schools by review of the most recently available School Capacity data published by the Department of Education<sup>17</sup>; within a 1 mile radius of the application site and secondary schools within a 2 mile radius as advised by guidance<sup>10</sup>. The assessment focuses on schools within the RBG (due to typical admission policies); however this has been supplemented by a qualitative consideration of schools outwith the RBG boundary but within the study area to ensure a robust assessment. Within Government guidance<sup>23</sup> admissions to primary schools are most commonly determined on the basis of proximity, after factors such as siblings on the roll and special needs have been taken into account;
- Estimation of the existing capacity of and demand for local primary healthcare by referring to the Healthy Urban Development Unit<sup>24</sup> (HUDU) benchmark of 1,800 registered patients per NHS General Practitioner (GP) and a search of local GP surgeries using the NHS Choices website;
- Review of the proposed development information, including mitigation measures integral to the development proposals;
- Assessment of the employment expected to be generated by the demolition and construction works by using the capital construction cost provided by the Applicant's quantity surveyors and applying a ratio of the total value of construction work to construction labour as provided in the latest

<sup>13</sup> Office for National Statistics, 2015. Annual Survey of Hours and Earnings (ASHE) Provisional 2015 Results. ONS. [Online] [Accessed 10/10/2016].

<sup>14</sup> Royal Institute of Chartered Surveyors, 2016. UK Construction Market. RICS. [Online] [Accessed 10/10/2016].

<sup>15</sup> Opinion Research Services, 2009. Greenwich Housing Requirements Study. London:OPS.

<sup>16</sup> Directgov, 2016. Find Schools. GOV. [Online] [Accessed 22/07/2016].

<sup>17</sup> Department for Education, 2016. School Capacity 2014/2015. DfE. [Online] [Accessed 22/07/2016].

<sup>18</sup> National Health Service, 2016. NHS Choices. NHS. [Online] [Accessed 22/07/2016].

<sup>19</sup> Department for Communities and Local Government, 2015. Indices of Multiple Deprivation. London: HMSO.

<sup>20</sup> London Metropolitan Police, 2016. Local Crime Statistics. [Online] [Accessed 10/10/2016].

<sup>21</sup> London Datastore, 2016. 2015 Round Household Projections. London: GLA. [Online] [Accessed 10/10/2016].

<sup>22</sup> Greater London Authority, 2005. Data Management and Analysis Group Briefing Note 2005/25: Child Yield. London: GLA.

<sup>23</sup> HM Government Web Portal, 2015. Free School Transport. HM Government. [Online] [Accessed 10/10/2016].

<sup>24</sup> National Health Service, 2009. London Healthy Urban Development Unit Model and Planning Contributions Tool. London: NHS.

published results of the Annual Business Survey<sup>25</sup> (ABS). The scale of demolition and construction employment is a direct function of the scale and type of construction project being undertaken, which in turn is reflected in the overall capital construction costs. Thus, it is generally accepted that the scale of employment is a direct function of the overall capital construction costs. To calculate the demolition and construction employment generation, the ratio of total UK annual construction costs compared to total UK annual construction employment as provided in the Annual Business Survey<sup>25</sup> is applied to the proposed development's capital construction cost. This gives total demolition construction employment for the proposed development assuming a single year of construction which was then pro-rated to account for the construction period duration;

- Calculation of employment expected to be generated by the commercial floorspace during the completed development stage of the proposed development by applying standard job density ratios based on the Employment Density Guide published by the Homes and Communities Agency (HCA)<sup>26</sup>;
- Assessment of additionality to consider the net effects of the proposed development's employment generation once leakage, displacement and multiplier effect have been accounted for, using the Additionality Guide<sup>27</sup> published the HCA. The concept of 'additionality' combines the direct and indirect employment effects of a proposal against the baseline position or reference case to identify the overall 'net' effect. By undertaking an appraisal of the additional benefits using the adjustment factors from the Additionality Guide, estimations of the indirect and induced employment levels can be calculated. Three adjustment factors were applied to understand the employment arising from the demolition and construction works;
- Review of crime risk in the area from Police UK data<sup>28,29</sup>; and
- Assessment of provision of open space as specified within the Urban Design Compendium<sup>30</sup> and the assessment of provision of playspace as specified within the Shaping Neighbourhoods: Play and Informal Recreation SPG<sup>6</sup>.

6.44 Information on the proposed development was derived from the following sources:

- Demolition and construction programme and costs (as summarised in ES Chapter 5: Demolition and Construction);
- Accommodation Schedule, Area Schedule and Landscape Strategy for the proposed development (as summarised in ES Chapter 4: Proposed Development); and
- Design and Access Statement for the proposed development.

## Significance Criteria

6.45 There is no published or formalised significance criteria relating to the assessment of socio-economic impacts. Professional judgement has therefore been drawn upon to assess the significance of the proposed development's environmental effects.

6.46 The significance level attributed to each effect has been assessed based on the magnitude of change due to the proposed development (the impact), and the sensitivity of the receptor/receiving environment to change.

<sup>25</sup> Office for National Statistics, 2016. Annual Business Survey: UK Non-Financial Business Economy, 2014 Revised Results. ONS. [Online] [Accessed 10/10/2016].

<sup>26</sup> Homes and Communities Agency, 2015. Employment Density Guide, 3<sup>rd</sup> Edition. London: HCA.

<sup>27</sup> Homes and Communities Agency, 2014. Additionality Guide (Fourth Edition). London: HCA.

<sup>28</sup> Police UK. Detailed Statistics for Woolwich Riverside. [Online] [Accessed: 11/10/2016].

<sup>29</sup> Police UK, 2016. Crime Map. [Online] [Accessed 11/10/2016].

<sup>30</sup> Home and Communities Agency, 2013. Urban Design Compendium, Third Edition. London: studioREAL.

6.47 The assessment of the potential impacts and likely effects was made by reference to the following criteria:

- The character and duration of the potential impact: temporary/permanent, direct/indirect/secondary;
- The geographical context of the potential impact: national, regional, borough and neighbourhood area;
- The magnitude of the potential impact based on a scale of:
  - High (substantial effect on receptors and high number of receptors affected);
  - Medium (noticeable effect on receptors and medium number of receptors affected); and
  - Low (hardly perceptible effect on receptors and low number of receptors affected);
- The sensitivity of the receptor to the potential impact based on a scale of:
  - High: where there is no available capacity and low resilience;
  - Medium: with some available capacity and medium resilience; and
  - Low: with abundant available capacity and high resilience;
- Notwithstanding the above sensitivity of the receptor criteria, the scope for adjustment or mitigation is also considered, which takes account of the capacity of receptors to adjust to changes, as well as the effectiveness of measures to mitigate the potential adverse effects and to enhance the potential beneficial effects of the proposed development.

6.48 The potential impact and likely effect type is defined as:

- Adverse: a detrimental effect to a receptor;
- Neutral: an effect that, on balance, is neither beneficial nor adverse to a receptor; and
- Beneficial: an advantageous effect to a receptor.

6.49 Where adverse or beneficial residual effects have been identified, the scale of significance has been defined as follows:

- Negligible: where no discernible effect is expected as a result of the proposed development on the receptors at the relevant level;
- Minor: where the proposed development could be expected to result in a small, barely noticeable effect (either adverse or beneficial) on the receptors at the relevant level;
- Moderate: where the proposed development could be expected to have a noticeable effect (either adverse or beneficial) on receptors at the relevant level; and
- Major: where the proposed development could be expected to have a substantial effect (either adverse or beneficial) on receptors at the relevant level.

6.50 Residual effects have been defined as either 'significant' (i.e. moderate or major residual effect) or 'not significant' (i.e. negligible or minor residual effect). 'Not significant' effects would not be considered material to the planning decision and 'significant' effects would be considered material to the planning decision process.

## Assumptions and Limitations

6.51 The assessment of effects has been undertaken against the most recent, publicly available data; the progress of emerging data was tracked throughout to ensure an up to date assessment is presented. The spatial levels have been assessed where data is available and/or where it is considered most informative based on professional judgement. Where data has not been available at the identified levels, alternative spatial data deemed relevant and appropriate has been used.

6.52 The assessment has been based on information received from a number of parties including the Applicant, and it is assumed that the information is accurate. The assessment assumes that the

proposed development would be delivered as per the plans and proposals that accompany the Application.

- 6.53 In regards to the child yield, it is considered to be inherently included within the population yield calculation.
- 6.54 In regards to operational employment, to ensure a conservative assessment, the community facilities proposed, which could accommodate a crèche and healthcare facility, have been excluded from the calculations as the associated areas are small and there is no employment generation guidance for these uses. Further, the proposed swimming pool area has been added to the gym area for the purposes of the employment assessment.

## Baseline Conditions

### Current Baseline

- 6.55 This section summarises the existing socio-economic conditions at the application site and within the study area. These conditions are considered in the context of the neighbourhood, borough, regional and national socio-economic spatial levels. The information provides the baseline against which the potential impacts of the proposed development have been assessed.
- 6.56 Figure 6.2 depicts the neighbourhood context of the application site.



Figure 6.2: Site Location

### Existing Uses

- 6.57 The application site is currently in operation as a predominantly industrial site largely surrounded by other industrial uses, together with some residential and retail uses. Also, directly to the north of the application site is a music recording studio. Charlton railway station is located to the south of the application site which provides a direct service to Central London.
- 6.58 There are currently approximately 116 permanent employment on-site and no current residential population on-site.
- 6.59 The application site lies within the Woolwich Riverside ward of the RBG and is allocated for residential-led mixed use within the Charlton Riverside Masterplan.

### Demographic Profile

- 6.60 According to 2011 Census data, the borough population is 254,557, representing a growth of 16% from the 2001 Census (214,403)<sup>11</sup>.
- 6.61 The population at the neighbourhood level (i.e. LSOA Greenwich 004B) is 1,170, which translates to a population density of 15.1 persons per ha. This is substantially lower than the borough population density (53.8 persons per ha) and the regional population density (52 persons per ha), and higher than the national level (4.1 persons per ha)<sup>11</sup>.

### Age

- 6.62 The neighbourhood has a very similar age structure to the borough, regional and national levels. Within the neighbourhood the under 16 year olds represent 22% of the resident population, the working age residents account for 69% and those aged 74 and above 9%<sup>11</sup>.

### Qualifications

- 6.63 The percentage of adult residents (16 years and over) that are educated to degree level (or above) at the neighbourhood level is 25%, which is lower than in the borough (33%) and across the region (38%). Approximately 26% of residents at the neighbourhood level have no formal qualifications, compared with 21% in the borough and 18% in the region<sup>11</sup>.

### Ethnicity

- 6.64 Approximately 43% of the residents at the neighbourhood level report themselves as being of White British ethnicity, compared to 52% in the borough and 45% across the region. This indicates that the neighbourhood level has an average degree of ethnic diversity for London<sup>11</sup>.
- 6.65 Black/African/Caribbean/Black British ethnic backgrounds constitute 25% of the population of the neighbourhood, approximately 13% are of Asian/Asian British and 11% are of White Irish or Other White ethnicity<sup>11</sup>.

### Deprivation

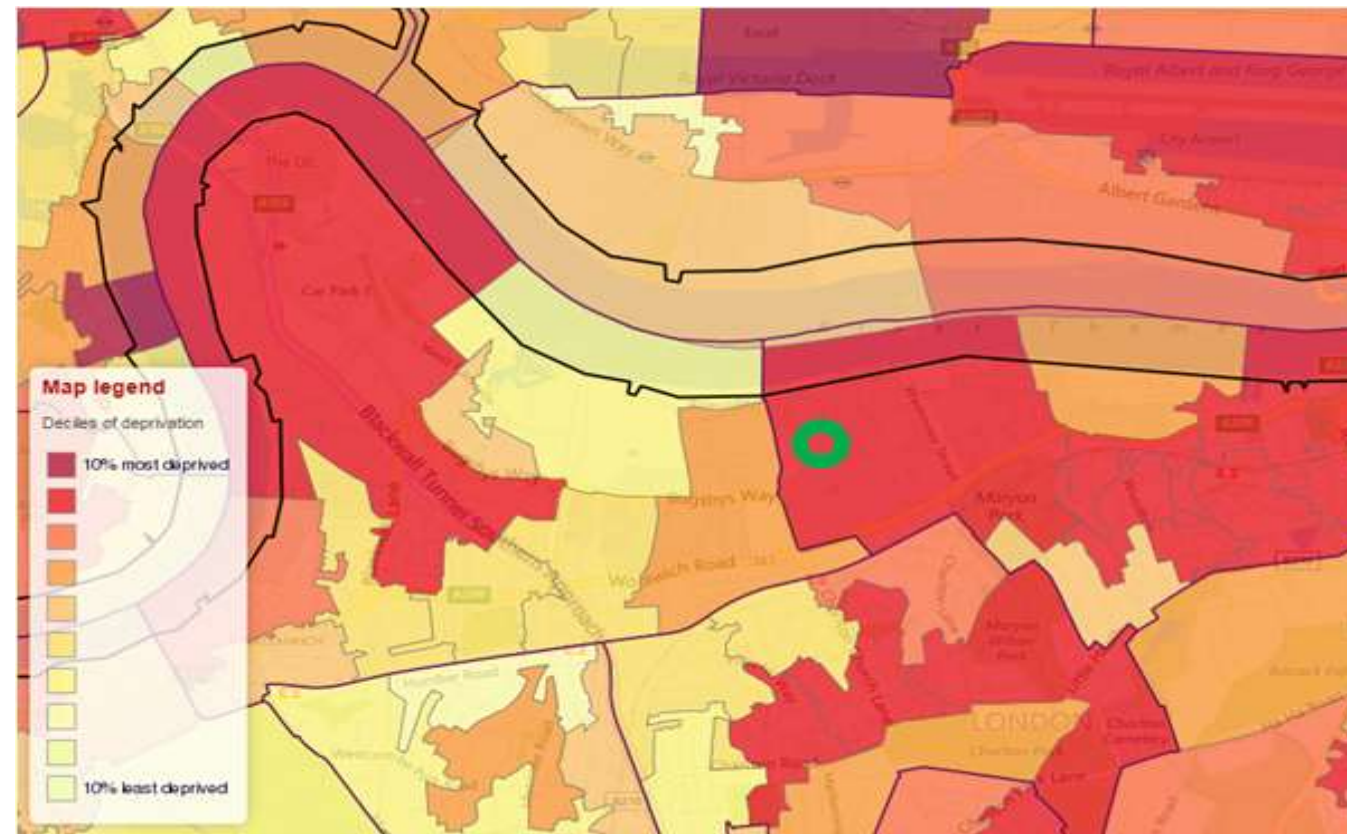
- 6.66 The Indices of Multiple Deprivation (IMD) is the principal official Government measure of the spatial distribution of deprivation across the country and provides a key ranking of local authorities. Levels of deprivation are also calculated for neighbourhood level.
- 6.67 The English Indices of Deprivation 2015<sup>19</sup> data shows that the neighbourhood level (LSOA 004B) is within the 11% most deprived LSOAs nationally, with an IMD rank of 3,463 (out of a total of 32,844). As shown in Table 6.2, the neighbourhood level ranks within the most deprived 10% on a national level for the following indicators: income and barriers to housing and services. The rank for 'barriers to housing and services' is particularly low (493 of 32,844) and is within the most deprived 2% of LSOAs nationally.

Rank	IMD	Income	Employment	Education Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
	3,463	2,675	4,894	8,945	4,719	8,834	493	13,106
Decile	2	1	2	3	2	3	1	4

\* Where 1 is most deprived 10% of LSOAs in England.

6.68 The IMD for the neighbourhood level has remained relatively stable since 2010<sup>31</sup> when it was ranked 4,388 of 32,482 and was within the most deprived 14% of LSOAs nationally. This indicates that at the neighbourhood level, the deprivation experienced has been entrenched over at least a five year period.

6.69 Figure 6.3 illustrates that the wider area has varying levels of deprivation at both extremes. The LSOA directly to the west and north-east of application site experience higher levels of deprivation, whereas all other areas are of a similar deprivation level.



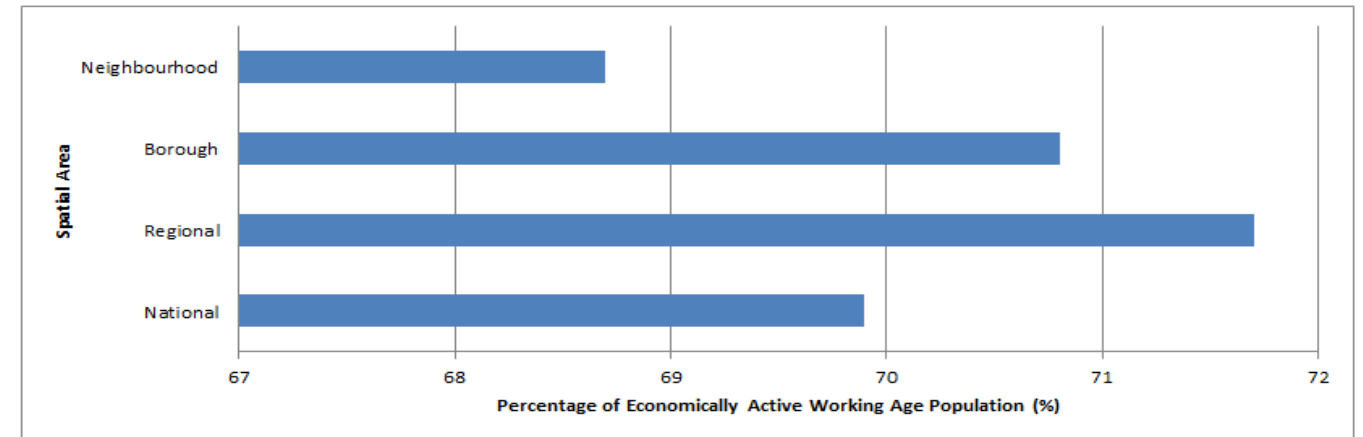
**Figure 6.3: Index of Multiple Deprivation<sup>19</sup> (application site is highlighted by green circle)**

## Economic Profile

### Employment and Economic Activity

6.70 Economic activity relates to the percentage of the working age population that are either in employment or actively seeking employment. The 2011 Census data shows that at the neighbourhood

level, the economic activity of residents aged 16 to 74 years (69%) is marginally lower than at the borough (71%), regional (72%) and national (70%) levels (refer to Figure 6.4)<sup>11</sup>.



**Figure 6.4: Baseline Economic Activity at each Spatial Level**

6.71 Approximately 79% of the borough's population is economically active, approximately equal to both the regional and Great Britain averages<sup>12</sup>. Of the economically active population at the borough level, 6.7% are unemployed, marginally higher than the regional (6%) and national (5.1%) averages<sup>12</sup>.

6.72 In the borough, the proportion of the economically inactive population lacking but wanting work is 24.7%, which is approximately equal to 25.9% as an average for the region and 24.6% as a national average<sup>12</sup>. Further, of the economically inactive, a considerably higher proportion of the population within the borough are students at 36%, when compared to the regional (31.8%) and national (26%) averages<sup>12</sup>, reflecting the number of higher education institutions in the borough (which include University of Greenwich and University of East London).

6.73 In terms of benefits, such as Job Seekers Allowance (JSA), the borough rate (2.2%) is marginally higher than the regional and national rates (1.8%).

6.74 In the ASHE Provisional 2015 Results, the average income for the borough is £42,953 compared to the regional average of £43,154. The average wage per week in the borough is £768 which is higher than the regional (£756) and national (£636) averages. Therefore, average income within the borough is relatively high in London. As the neighbourhood is within the 10% most deprived LSOAs in England in terms of income deprivation, this shows that residents at the neighbourhood level are employed in particularly lower paid jobs compared to the rest of the borough as demonstrated below.

## Occupation and Industry

### Occupational Class

6.75 The neighbourhood working age population<sup>32</sup> are in a variety of occupational classes<sup>32</sup>. Approximately 37% of the population hold skilled occupations including management and senior official positions, professional occupations, and associate professional and technical occupations. This compares to 44% in the borough and 50% regionally. The proportion of residents engaged in elementary or process occupations is 24%, compared to 18% in the borough and 14% regionally. These figures show that, even though the average income is relatively high in the borough (compared to the region and national averages), fewer residents at the neighbourhood level are in highly skilled occupations compared to the average, meaning their income would be comparatively lower.

<sup>31</sup> Department for Communities and Local Government, 2010. English Indices of Deprivation. London: HMSO.

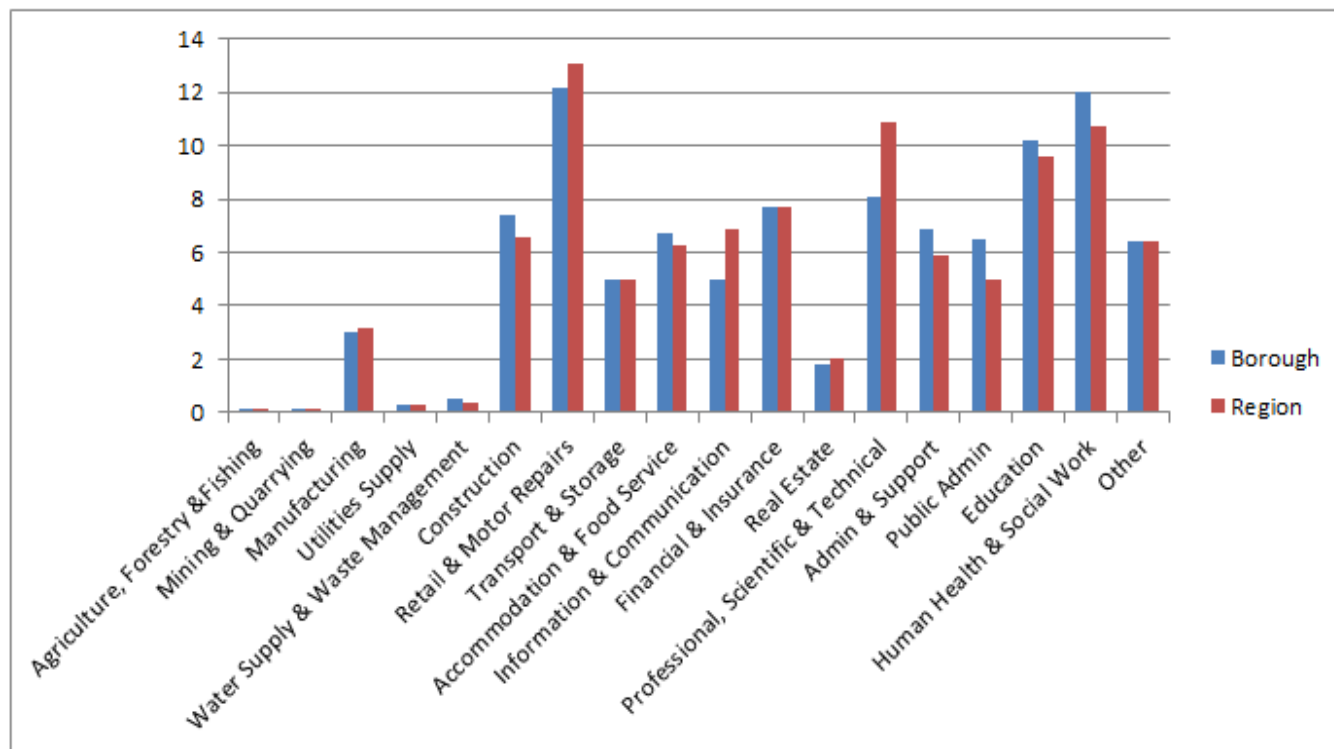
<sup>32</sup> Office for National Statistics, 2016. SOC2010 Volume 1: Structure and Descriptions of Unit Groups. London: ONS.

**Sectors of Employment**

- 6.76 In relation to industry, residents at the neighbourhood level are predominantly employed in the wholesale and retail trade sectors, including repair of motor vehicles, which accounts for 17% of the working adult population. This compares with 12% in the borough area and 13% regionally. This relates to the high density of industrial units including motor repairs and retail areas such as the Stone Lake Retail Park, and explains the high proportion of residents in elementary occupations. This is further confirmed by the higher proportion of residents (10%) employed in the accommodation and food services sector compared to the local authority level (7%) and the region (6%). These sectors, whilst also supporting management level positions, predominantly provide elementary or process occupations.
- 6.77 In addition, public administration, and human health and social work activities are also significant employers of local residents, each employing 10% of local working adults in the neighbourhood area.
- 6.78 A lower proportion of the residents (2.8%) at the neighbourhood level are employed within the financial and insurance activities sector compared to the borough level (7.7%). Employment within the financial and insurance activities sector would typically equate to more highly skilled and consequently more highly paid professionals.

**Industry of Employment and Business Structure**

6.79 Figure 6.5 shows the industries of employment at the borough level compared to the national level. These include 'Retail and Motor Repairs', 'Human Health and Social Work' and 'Education' as the largest sectors within the borough. 'Professional, Scientific and Technical Activities' and 'Financial and Insurance Activities' provide a further 15.8% of the employment total, and 'Construction' and 'Administration and Support Services' provide an additional approximately 14.3%.

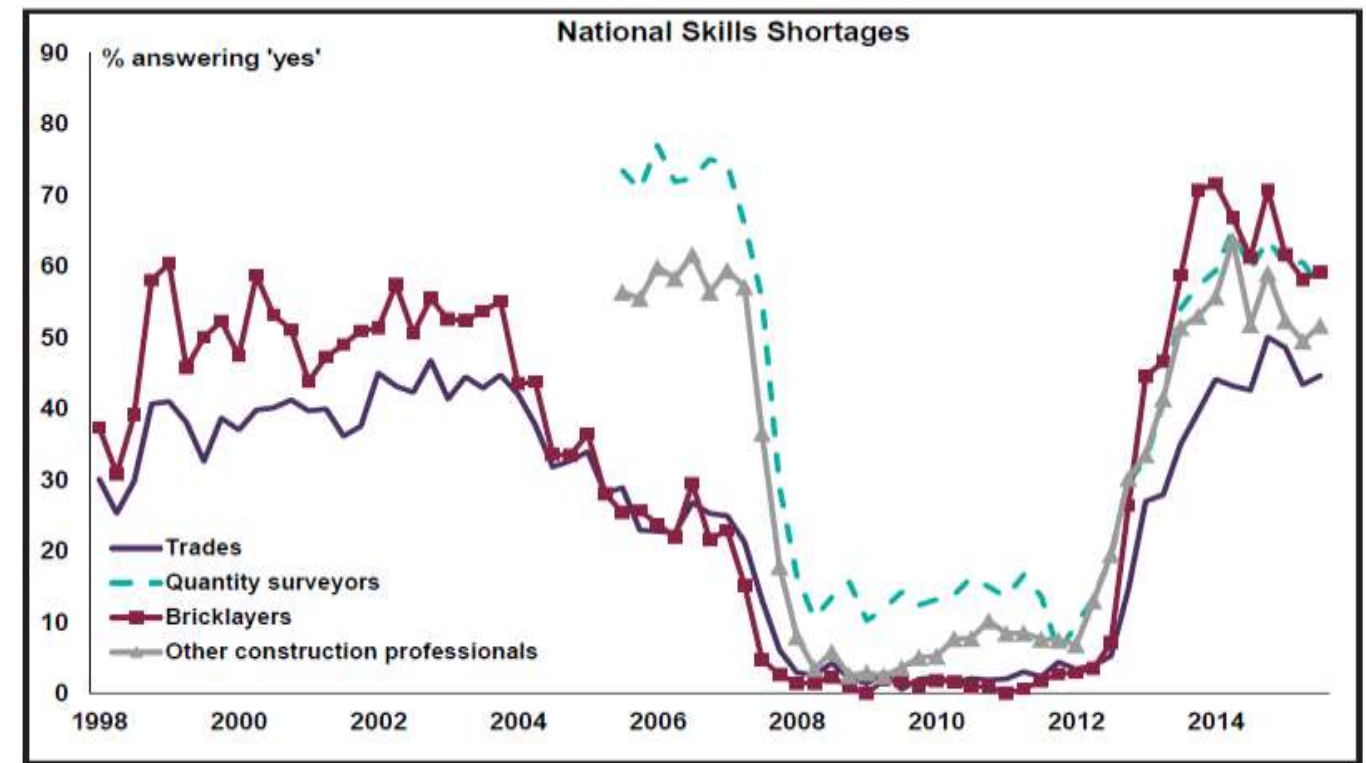


**Figure 6.5: Greenwich and England Total Employment by Industry %**

6.80 The RBG has stated that there is a need to raise qualifications and attainment of local residents in order to maximise economic opportunities within the local area and provides current and future businesses with the skills they need to prosper<sup>33</sup>.

**Construction**

6.81 The construction industry provides approximately 7% of employment in the borough. The Royal Institute of Chartered Surveyors (RICS) produces a quarterly Construction Market Survey<sup>14</sup>. From the second quarter of 2015, the survey indicates that workloads are continuing to rise with skill shortages still presenting an issue. These shortages are visible across a wide range of construction professions but the majority of respondents noted difficulties recruiting bricklayers and quantity surveyors as shown in Figure 6.6.



**Figure 6.6: UK National Skills Shortages 1998 - 2015 (surveyors reporting recruitment difficulties)**

6.82 The survey states that these skill shortages are likely to restrain employment growth and put further upward pressure on wages over the year to come<sup>14</sup>. With Figure 6.5 showing that the borough has a higher than average workforce in the construction sector compared to the region, it is likely to be less vulnerable to skills shortages.

**Housing**

**Housing Type**

6.83 Whilst there are no households on the current site, the 2011 Census shows that there are around 490 households in the neighbourhood and 103,186 in the borough as a whole<sup>11</sup>. The neighbourhood has a high proportion of flats, maisonettes and apartments, which comprise 71% of the housing stock. In comparison, flats, maisonettes and apartments make up 46% and 52% of the borough and regional housing stock overall respectively, with a further 54% and 48% comprising whole houses or bungalows. There is a low population density, as discussed in paragraph 6.61, due to the low numbers of households within the neighbourhood.

<sup>33</sup> Greenwich Partnership and Greenwich Council, 2006. The Greenwich Strategy 2006-2015. London: GP.

## Housing Tenure

6.84 In terms of tenure, 63% of households in the neighbourhood occupy social rented accommodation. This compares to 34% in the borough, 24% across the region and 18% nationally. Approximately 18% of households at the neighbourhood level own their homes outright or with a mortgage or loan, compared with 43% at the borough level and 48% at the regional level. Approximately 18% of households are privately rented at the neighbourhood level<sup>11</sup>.

6.85 The RBG's Housing Requirements Study<sup>15</sup> indicates that the predominant requirement for new market housing in the borough is for two and three-bed properties. For intermediate housing there is a requirement for predominantly one and three-bed properties, and for social rented housing one and two-bed properties are required.

## Community Infrastructure

### Education Facilities

6.86 The school data analysis excludes privately funded schools, special educational needs (SEN) schools, pupil referral unit (PRU) schools and schools which are outside of the RBG, due to common restrictions on admissions policies.

#### Primary

6.87 As shown in Figure 6.7, there are eight primary schools in the borough area that are within one mile of the application site<sup>16</sup>. The nearest of which is Fossdene Primary School, which is located approximately 0.56 miles south-west of the application site.



**Figure 6.7: Existing Education Facilities within 1 mile (Primary) and 2 miles (Secondary) of the Application Site**

6.88 Table 6.3 shows the level of surplus capacity available at primary schools within one mile of the application site. The most recent publicly available data for the academic year 2014 to 2015 indicates

that for those primary schools within a one mile radius of the application site there is net capacity of 240 primary school places.

Primary School Name	Distance (miles)	School Places	Number on Roll (NOR)	Net Capacity
Fossdene Primary School	0.56	420	385	35
Thorn tree Primary School	0.57	210	207	3
Woodhill Primary School	0.78	630	514	116
Halstow Primary School	0.86	420	353	67
Our Lady of Grace Catholic Primary School	0.86	200	210	-10
Sherington Primary School	0.86	420	416	4
Millennium Primary School	0.89	420	400	20
Cardwell Primary School	0.92	420	415	5
<b>Total</b>		<b>3,140</b>	<b>2,900</b>	<b>240</b>

6.89 However, forecast data shows that there will be a deficit of primary school places within the relevant primary planning areas from 2017/2018 onwards. Therefore, based on this data, by 2022 (first year of occupation) there would be a deficit of 3,745 primary school places across the relevant borough primary planning areas (for full details regarding the forecast capacity data refer to ES Volume 3: Technical Appendix 6.1).

#### Secondary

6.90 As shown in Figure 6.7, there are five secondary schools in the borough located within two miles of the application site. The nearest of which is The Joan Roan School, which is located approximately 1.41 miles south-west of the application site.

6.91 Table 6.4 shows the level of surplus capacity available at secondary schools within the borough and within two miles of the application site.

6.92 The data shows that, during the academic year 2014 to 2015, the secondary schools within two miles of the application site had a net capacity of 1,267 secondary school places.

Secondary School Name	Distance (miles)	School Places	Number on Roll (NOR)	Net Capacity
The John Roan School	1.41	1,400	1,259	141
Corelli College	1.63	1,479	1,060	419
The Greenwich Free School	1.65	700	293	407
Thomas Tallis	1.9	1,950	1,742	208
St Ursula's Convent School	1.97	690	598	92
<b>Total</b>		<b>6,219</b>	<b>4,952</b>	<b>1,267</b>

6.93 However, forecast data shows that there will be a deficit of primary school places within the relevant primary planning areas from 2019/2020 onwards. Therefore, based on this data, by 2022 (first year of occupation) there would be a deficit of 3,456 secondary school places within the relevant borough secondary planning area (for full details regarding the forecast capacity data refer to ES Volume 3: Technical Appendix 6.1).

### Healthcare Facilities

6.94 Using the NHS Choices website<sup>18</sup> (the national database for finding primary healthcare providers), five General Practitioners (GP) surgeries have been identified within one mile of the application site (refer to Figure 6.8), all of which are currently accepting new patients. It should be noted that the three surgeries which are part of the Valentine Health Partnership have been accounted for; Frances Street Surgery is within 0.9 miles although Ferryview Health Centre and Holburne Road Surgery are both over a one mile distance, however only overall figures for the partnership are available and not the individual surgeries.

**Table 6.5: GP Surgeries within One Mile of the Application Site – Patient List Size and Capacity**

Greenwich Peninsula Practice	0.9	2	3,706	-3,812
Dr Gera & Partner	0.9	3	2,350	-1,651
Valentine Health Partnership (including Ferryview Health Centre, Holburne Road Surgery and Frances Street Surgery)	0.9 and above	14	1,741	822
Dr Ratnarajan & Partner	1	2	2,596	-1,591
<b>Total</b>				<b>-7,182</b>

\*It should be noted that the GP surgeries considered have been aligned with the Greenwich Syndicate Clusters<sup>34</sup>. Each practice within the borough belongs to one of four 'syndicates' or groupings of GP practices which share a combination of being near to each other and the ability to work closely together and share good clinical practice.



**Figure 6.8: Existing Healthcare Facilities**

6.95 The identified GP surgeries have an average list size of 2,477 patients per GP (refer to Table 6.5). This is above the benchmark of 1,800 patients per GP, commonly used in healthcare planning and recommended by the HUDU<sup>24</sup>.

**Table 6.5: GP Surgeries within One Mile of the Application Site – Patient List Size and Capacity**

GP Surgery Name*	Distance (miles)	No. of GPs	Current Ratio (Patients/GPs)	Capacity
The Fairfield Centre	0.6	5	1,990	-950

6.96 The Greenwich Clinical Commissioning Group (CCG)<sup>34</sup> acknowledges that the population of the borough is increasing and will continue to do so. A priority of the Greenwich CCG is to increase the number of people having a positive experience of care outside hospital, in general practice and in the community. This will include improving access to and convenience of healthcare services; they are seeking to improve the service and responsiveness which would be challenging with additional service demand. Therefore, it is likely that there will be a need for future development in healthcare beyond the plan period to address the impacts in the wider context of bringing forward a large population.

### Crime

6.97 Crime imposes economic costs, reinforces social exclusion and can hasten the environmental decline of neighbourhoods, as fear of crime can make people reluctant to walk, use public transport, or go out after dark; and can be a cause of mental distress and social exclusion. In particular, women and older people tend to worry more about becoming victims and this may prevent them from engaging in social activities<sup>35</sup>.

6.98 Not everyone is at equal risk of becoming a victim of crime. People who suffer from poor health are more likely to be victims of crime than those in good health<sup>36</sup>. However, this may be because of the association of disadvantage with victimisation and poor health, rather than poor health causing victimisation. Young men, as well as being the most common perpetrators of crime, are also the most likely victims of street crime, especially physical assaults<sup>37</sup>. Older people, especially women, are more likely to be victims of theft from the person, with much acquisitive crime, such as shoplifting and burglary, committed by drug-misusing offenders to feed their habits<sup>35</sup>.

6.99 Studies have shown that perceived dimensions of neighbouring, such as neighbourhood attachment and annoyance, are influenced by the environmental attributes of the neighbourhood, such as surveillance, visual appearance and dwelling density<sup>38</sup>. Thus, socio-economic characteristics of the residents and the physical form of the environment can affect neighbourhood problems and by extension residents' perceptions and attitudes towards crime<sup>37</sup>.

6.100 As shown in Figure 6.9, the 2014 crime rate at the neighbourhood level (36.8 incidents per 1,000 population) was higher than the median at national level (20.6 incidents per 1,000 population).

<sup>34</sup> NHS Greenwich CCG, 2015. Commissioning Plan 2015/16. London: NHS.

<sup>35</sup> Public Health England, 2011. Indicator 4.4 - Number of domestic burglaries recorded per 1000 households. London: LHO.

<sup>36</sup> Victim Support & Mind, 2013. At risk, yet dismissed. London: Victim Support & Mind.

<sup>37</sup> Health & Social Care Information Centre, 2014. Indicator 4.2 - Number of vehicle crimes recorded per 1000 population. London: HSCIC.

<sup>38</sup> Marzballi, M., et al. The influence of crime prevention through environmental design on victimisation and fear of crime. Journal of Environmental Psychology.

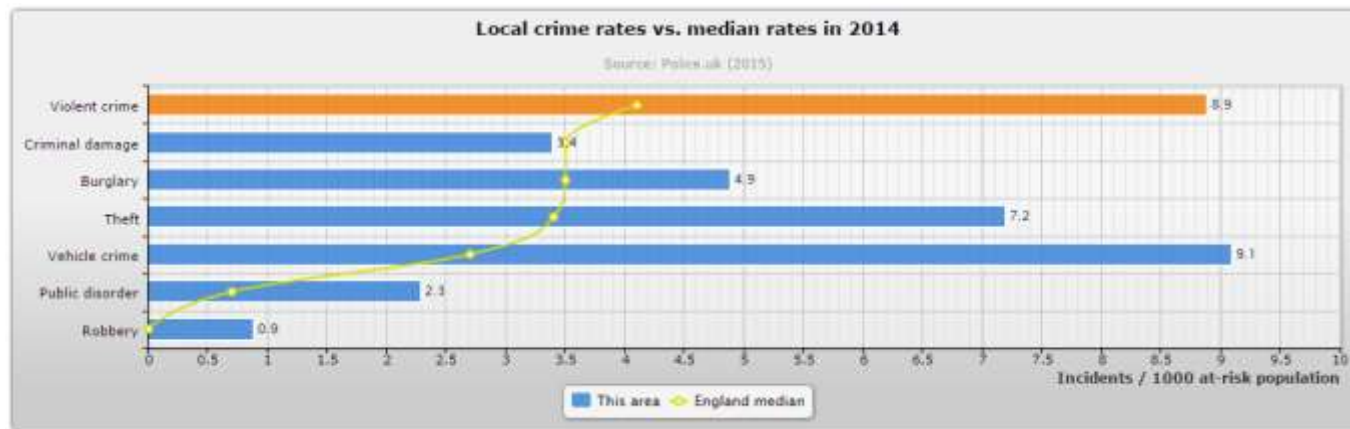


Figure 6.9: Neighbourhood Crime Rates versus National Median Rates<sup>39</sup>

6.101 Table 6.6 provides a summary of reported crime types at the neighbourhood level between August 2015 and July 2016, of which there were 3,645 reported crimes in total<sup>28</sup>. The most common type of reported crime at the neighbourhood level is violence and sexual offences (24.44%), with anti-social behaviour being the second most common (21.95%).

Table 6.6: Recorded Crime Types at Neighbourhood Level, Greenwich LSOA 004B (between August 2015 and July 2016)

Crime Type	Total	Percentage
Violence and sexual offences	891	24.44%
Anti-social behaviour	800	21.95%
Shoplifting	385	10.56%
Other theft	347	9.52%
Public order	263	7.22%
Criminal damage and arson	248	6.80%
Vehicle crime	156	4.28%
Drugs	131	3.59%
Burglary	130	3.57%
Theft from the person	91	2.50%
Robbery	83	2.28%
Bicycle theft	56	1.54%
Other crime	45	1.23%
Possession of weapons	19	0.52%
Total	3,645	100.00%

6.102 The online police crime map for the neighbourhood level shows 377 reported crimes in July 2016<sup>29</sup>. Figure 6.10 shows the location and nature of those reported crimes which were in closest proximity to the application site in July 2016.

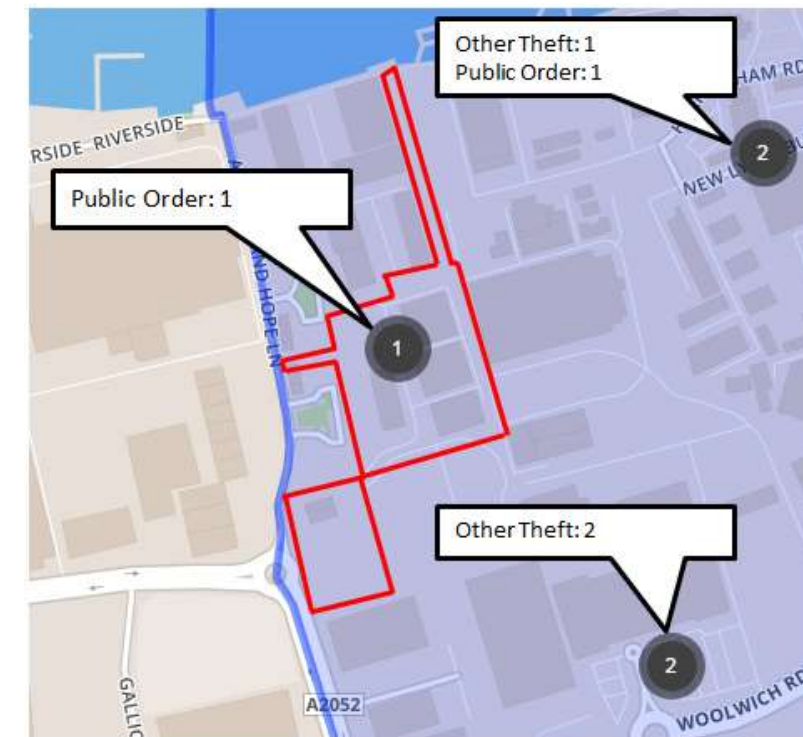


Figure 6.10: July 2016 Crime Incidents in close proximity to the Application Site

## Open Space and Playspace

6.103 According to the Greenwich Open Space Study<sup>40</sup>, there is 818.57ha of open space within the borough which equates to 3.8ha per 1,000 population. This demonstrates that there is a considerable amount of public space within the borough. The average amount of open space provision per 1,000 residents is approximately 2.1ha. However, public open space provision levels vary significantly between wards. According to Figure 5.5 of the study, the application site is currently deficient in access to local parks.

6.104 The study states that the current level of provision for playspace is 1m<sup>2</sup> per child<sup>40</sup>. Accordingly to Figure 6.1 of the study, the application site is currently deficient in access to doorstep and informal children's playspace, although Figure 6.2 indicates it is sufficient in access to neighbourhood playable/youth space.

6.105 In addition, the application site benefits from blue space due to its close proximity to the River Thames.

## Sensitive Receptors

### Existing Sensitive Receptors

6.106 The baseline section confirms the following sensitive receptors that may be affected by the proposed development:

- Existing local residents at neighbourhood and borough level;
- Existing local economy at neighbourhood and borough level; and
- Existing social (education and healthcare) and open space facilities and infrastructure at borough level.

<sup>39</sup> Illustrates, 2016. England Crime Map: Annual Crime Rates, 2014 Data. [Online] [Accessed: 11/10/2016].

<sup>40</sup> Atkins, 2013. Greenwich Open Space Study. London: RBG.

## New Sensitive Receptors

6.107 Future sensitive receptors introduced to the application site by the proposed development would include the new residents and employees living and working at the application site at the neighbourhood level.

## Potential Effects

### Demolition and Construction

6.108 The demolition and construction stage of the proposed development is expected to generate the creation of direct and indirect construction employment, which is considered a temporary effect.

### Generation of Direct Construction Employment

6.109 Construction employment is important as it represents part of the continual supply of work that construction firms, and local tradesmen, rely upon. Without such schemes, construction and related employment opportunities can be substantially reduced.

6.110 The scale of construction employment is a direct function of the scale and type of construction project being undertaken, which in turn is reflected in the overall capital construction costs. Thus, it is generally accepted that the scale of employment is a direct function of the overall capital construction costs.

6.111 As previously mentioned, to calculate construction period figures data from the ABS has been used<sup>25</sup>. The build out period for the proposed development has been identified as commencing in Q2 2018 and ending in Q2 2023, totalling approximately 62 months. The total employment over a 12 month term would be for approximately 1,358 construction jobs based on the capital construction costs. Based on a total construction period of approximately 62 months (dependent on the market requirements at the time of construction); the total average employment generated would be approximately 263 construction jobs over the duration of the demolition and construction phase.

6.112 Construction employment levels remain significantly depressed from where they were prior to the economic downturn, although Figure 6.5 shows that the RBG has about the same proportion of people in the construction industry compared to the national average. Therefore, this suggests that there will be sufficient capacity to meet the current demand for construction employment.

### Indirect and Induced Construction Employment

6.113 Further to the direct employment generated from the construction of the proposed development, additional benefits will result from the construction phase. These secondary effects will arise from the need to purchase supplies for the proposed development (indirect employment), and from the increased expenditure in the locality by the construction workers (induced employment). Together this beneficial economic multiplier effect will sustain and generate further economic activity in the area boosting the local economy.

6.114 As previously mentioned, by undertaking an appraisal of the additional benefits using the adjustment factors from the Additionality Guide<sup>27</sup>, estimations of indirect and induced employment levels can be calculated. Three adjustment factors will be applied to understand the employment arising from the construction stage.

#### Leakage

6.115 First, a leakage factor is applied; this estimates the proportion of outputs that benefit those outside the target area, which is the borough. In this case, in accordance with guidance, a medium level of leakage has been assumed at 50%, i.e. 50% of benefits will be retained within the neighbourhood and borough. This has been informed by the higher level of construction employment at the borough compared to the national average. This sizeable pool of construction labour at the borough level,

combined with the RICS survey findings showing construction skills shortages suggest that construction labour is likely to come from inside the borough area and thus, a medium proportion of this benefit will 'leak' outside of the local area.

#### Multiplier

6.116 The second adjustment factor is a multiplier; this calculates the secondary (indirect and induced) benefits as a result of the construction phase, as previously discussed. The multiplier adjustment factor varies according to the project size and geographic area; the larger the project and geographic area under construction, the greater the multiplier factor. Due to the proposed development's size and the duration of the construction programme, it is considered to be at a neighbourhood level of influence. Therefore, a neighbourhood composite multiplier of 1.05 has been applied.

#### Displacement

6.117 Finally, a displacement adjustment factor is applied. Displacement takes into account the proportion of development outputs accounted for by reduced outputs elsewhere. In respect to construction, this may result in competition for construction staff that could result in delays and increased costs. Given that the construction workload is increasing and there is high demand for construction workers it is considered that displacement would be relatively high; therefore, for the purposes of this assessment this has been estimated to be 50% based on professional judgement.

6.118 Thus, as set out in Table 6.7 the adjustment factors have been applied and the net additional employment generated during the demolition and construction phase works arising as a consequence of the proposed development is an estimated total of 35 FTE over 62 months.

<b>Table 6.7: Additionality Assessment – Annual Construction Employment over Construction Duration</b>	
<b>Additionality Steps</b>	<b>Additionality Application</b>
Gross direct construction employment	263
Estimated leakage	197
Gross direct construction employment to a target area	66
Less displacement	33
Net direct construction employment to target area	33
Plus multiplier effects	2
Net construction employment to target area	35

6.119 Therefore it is considered that the proposed development will result in a temporary Negligible effect during the construction phase at a borough level.

## Completed Development

6.120 The proposed development is expected to generate a range of potential significant direct and indirect social and economic impacts, with likely permanent effects.

### Proposed Development Forecast Population

#### Total Population

6.121 The proposed development would deliver 975 residential units at a range of unit sizes and tenure mix as shown in Table 6.8, with an estimated population of 2,287 people upon full completion.

Tenure	1 Bed 1 Person	1 Bed 2 Person	2 Bed	3 Bed	4 Bed	Total
Private	165	188	253	216	10	832
Intermediate	0	21	19	0	0	40
Social Rented	3	18	34	37	11	103
Total	168	227	306	253	21	975

**Child Yield**

6.122 The total child yield, based on the Wandsworth model, for the proposed development is 339 children aged 0 – 15 years old. Table 6.9 provides a breakdown by age bracket of the child yield across the various tenures.

Age	Private	Intermediate	Social Rented	Child Yield Total*
0-4	55.60	1.40	52.81	110
5-10	28.63	0.37	48.62	78
11-15	8.10	0.12	34.30	43
Total	92	2	136	230

\*roundest to nearest number

**Demand for Housing**

6.123 As set out in the London Plan, the minimum ten year housing provision target for the RBG for the period 2015-2025 is 26,850 homes. This corresponds to an annual target of 2,685 homes. The delivery of 975 new residential units would therefore represent 4% of the total target for the plan period, or 36% of the annual target.

6.124 These homes would be in a range of sizes and tenures including affordable homes and a range of sizes. A breakdown of the composition of the residential units is presented in Table 6.8.

6.125 In terms of its contribution to meeting housing targets within the RBG is considered to be of permanent Moderate Beneficial effect at the neighbourhood level, and a Minor Beneficial effect at the borough level.

**Education**

6.126 Table 6.9 indicates that the proposed development’s forecast child yield would result in an increased demand for school places. The proposed development would create a demand for 120 school places comprising 78 primary aged places and 43 secondary aged places. The remaining 110 children would be under 5 years old.

6.127 The net increase in demand for school places is likely to be less than the total number of children living in the proposed development as some children may be moving to the proposed development from within the borough and therefore may already have a local school place, particularly children in the social rented tenure units, and some children may attend private school. Therefore, the assessment of the proposed development’s total child yield represents a conservative position.

**Primary**

6.128 The existing baseline analysis of the primary schools that include the application site within their catchments indicates that there is currently a surplus in places. However, it has been identified that there will be a deficit in places as a result of primary pupil projections within the borough up to the operational year of the proposed development. Therefore, considering the proposed development in the context of the future baseline it is considered to result in a Minor Adverse effect at the neighbourhood level based on the number of primary aged children it will bring forward resulting in a need for an additional 2.6 primary classes (where a maximum class size is 30 pupils).

**Secondary**

6.129 The existing baseline analysis of the secondary schools that include the application site within their catchments indicates that there is currently a surplus in places within the borough. However, as a result of secondary pupil projections the future baseline for the borough shows there will be a deficit in secondary school places. Therefore, considering the proposed development in the context of the future baseline it is considered to result in a Minor Adverse effect the neighbourhood level based on the number of secondary aged children it will bring forward resulting in a need for an additional 1.4 primary classes (where a maximum class size is 30 pupils).

**Healthcare**

6.130 The proposed development’s additional forecast population of 2,287 would result in the need for the equivalent of around 1.3 full time GPs. As set out in the baseline section, there is a severe deficit of available capacity within the five GP surgeries within one mile of the application site.

6.131 As there is no available capacity, the proposed development’s forecast population would add further pressure to the current situation. Therefore, this could result in a Moderate Adverse effect at a neighbourhood level with respect to GP provision.

**Employment**

6.132 The application site is currently operational as a predominantly industrial site, and as previously stated, this space creates approximately 116 FTE jobs.

6.133 The proposed development is residential-led mixed-use, bringing forward a small element of commercial floorspace comprising retail, office space, a restaurant and a gym, all of which would create direct employment. Based on the standard employment densities<sup>26</sup>, this space would create an estimated 140-150 FTE jobs as set out in Table 6.10. It should be noted that the proposed development also includes space for a crèche and a dentist which, as community facilities, have been excluded in terms of employment to ensure a conservative assessment. Further, the proposed swimming pool area has been added to the gym area for the purposes of the employment assessment.

6.134 Given the potential for these types of employment uses to provide part-time and flexible work opportunities, the actual employment that could be created on-site has the potential to be higher.

Employment Use	Area*	Number of FTE Jobs
B1 Office (Corporate)	1,326m <sup>2</sup> NIA	102
A1 Retail (High Street) /A3 Restaurants & Cafés	587m <sup>2</sup> NIA	29-39**
D2 Fitness Centres (Budget)**	864m <sup>2</sup> GIA	9
Community uses (e.g. Crèche and Healthcare Facility)	407m <sup>2</sup> GIA	N/A
<b>Total</b>		<b>140-150</b>

Note: \*NIA/GIA have been used in line with assessment methodology in the Employment Density Guide published by the HCA, and conversions have been used where necessary. \*\*The Employment Density Guide has identified a range. \*\*The gym and swimming pool will be ancillary residential facilities.

**Generation of Net Direct and Indirect Employment**

- 6.135 To ascertain the net direct and indirect employment benefits to the target area of the local authority, an additionality assessment has been undertaken.
- 6.136 As shown in Table 6.11, the proposed development is considered to result in 37-39 net operational employment opportunities to the target area of the local authority. This is considered to result in a permanent Minor Beneficial effect.

Additionality Steps	Additionality Application
Gross direct operational employment	140-150
Estimated leakage	70-75
Gross direct operational employment to a target area	70-75
Less displacement	35-38
Net direct operational employment to target area	35-38
Plus multiplier effects	2
Net operational employment to target area	37-39

6.137 In terms of the employment figures between the current uses and the proposed development, it is considered to result in a Negligible effect at a borough level.

**Crime**

6.138 Currently, the application site is occupied with industrial premises and in considering the required elements for a conjunction of criminal activity (CCO): a likely offender and a suitable target come together in a conducive place; it is considered that the application site does currently provide significant suitable targets and therefore, crime is likely to be committed (refer to Figure 6.11). This reflects the high level of crime experienced in the local area.



**Figure 6.11: Conjunction of Criminal Opportunity Triangle**

- 6.139 A new residential population along with the provision of high quality public realm would likely have a beneficial effect on safety and perceptions of security by increasing activity on-site and increasing levels of natural surveillance. The mix of residential uses with the surrounding commercial uses would activate the area in the evenings and at the weekends, creating a more balanced mix of land uses and levels of activity throughout the day and week. In addition, improved permeability and accessibility would be delivered across the application site, supplemented by night time illumination to facilitate safe and easy navigation.
- 6.140 The Secured by Design Safer Places Report<sup>41</sup> states that crime and fear of crime can be reduced 'by designing the wider environment through layout of housing estates, city centres and transport interchanges, to avoid concentration of attractive targets, to reduce conflicts; and to make surveillance and pursuit of offenders easier, and concealment and escape harder'.
- 6.141 In terms of crime prevention design measures the following are proposed following consultation with the Designing Out Crime Officer (DOCO) at the Metropolitan Police:
- The ground floor layout has been designed to maximise opportunities for passive surveillance of the public realm spaces. Residential entrance lobbies are situated adjacent to the Rope Lane and Mirfield Street drop off areas and the park, which will be well lit and overlooked.
  - The development will benefit from 24 hour on-site concierge/management staff. The car park entrances will be provided with high speed roller shutters.
  - The ground floor layout provides good visibility to access routes and spaces, and good accessibility to the spaces. Entrances will be well lit and the development will incorporate CCTV.
  - The ground floor uses deliberately exclude uses such as bars and clubs, as these uses are associated with anti-social behaviour associated with drinking culture, and do not suit the intended sense of place for this development. Instead, the restaurant, high quality, independent retail uses and commercial units are intended to provide both activation and passive surveillance, but also to act as a catalyst for wider improvements within the area, with a view to contributing towards a reduction in crime.
- 6.142 These safety and security design interventions are considered to result in a permanent Moderate Beneficial effect at a neighbourhood level.

**Open Space and Playspace**

**Open Space**

- 6.143 There is currently no open space on-site and the application site has been identified as an area with a deficit of accessible open space.
- 6.144 The proposed development's forecast population of 2,287 will result in a demand for 5.5ha of open space based on the RBG Planning Obligations SPD ratio of 2.4ha per 1,000 of the population. However,

<sup>41</sup> Office of the Deputy Prime Minister. Safer Places - The Planning System and Crime Prevention. s.l. : Home Office, 2004.

due to site constraints 1.5ha of publically accessible amenity space will be brought forward on-site comprising the following:

- 1ha neighbourhood park within Plot A;
- 1,444m<sup>2</sup> podium garden within Plot B; and
- 3,260m<sup>2</sup> ground floor space within Plot B.

6.145 The open space provision of the proposed development falls short of the standards, however in the context of the application site, enhancements to the visual amenity of the application site compared to the existing state, the proposed development's increased publically accessible amenity space is considered to have a Negligible effect at borough level, and a Minor Beneficial effect at neighbourhood level.

#### Playspace

6.146 Table 6.12 sets out the calculated child yield and corresponding play space demand by age bracket as a result of the proposed development.

6.147 In total, approximately 364 children aged 0 – 18 years would be introduced to the application site with a corresponding demand for approximately 3,640m<sup>2</sup> of playable space.

Age Group	Number of Children	Playspace Requirement (m <sup>2</sup> )
Under 5 years	110	1,100
5 -11 years	86	860
12 - 18 years	54	540
Total	250	2,500

6.148 According to the GLA's child yield methodology there would be 110 children under five years living in the proposed development. Therefore the proposed development would create a demand for 1,100m<sup>2</sup> of under five years playspace based on the GLA's playspace requirement of 10m<sup>2</sup> per child.

6.149 In addition, the proposed development would bring forward 86 children aged 5-11 years old and 54 children aged 12-18 years old creating a demand for 860m<sup>2</sup> and 540m<sup>2</sup> of associated playspace respectively.

6.150 The application site will bring forward the following areas of playspace per age group:

- Under five year olds: 1,675m<sup>2</sup>;
- 5-11 year olds: 1,314m<sup>2</sup>; and
- Over 12 year olds: 877 m<sup>2</sup>.

6.151 The proposed development will exceed the policy requirements for playspace by 1,366m<sup>2</sup> overall, and is therefore considered to result in a Moderate Beneficial effect at a neighbourhood level.

## Mitigation and Residual Effects

6.152 As part of the Applicant's commitment to ensure an appropriate development response, the Applicant and its design team have developed a number of measures within the development proposals to ensure that the potential for adverse effects are avoided. Further to the identified adverse and beneficial effects, the following section sets out recommended mitigation and enhancement measures.

## Demolition and Construction

### Construction Employment

6.153 The net direct construction employment brought to the borough area as a result of the proposed development is considered to result in a Negligible effect. To maximise local recruitment, enhancement measures would include commitment to advertise job vacancies in local job agencies and newspapers in accordance with 'local and relevant postcodes' to maximise those employed locally.

6.154 In addition to the benefit of direct employment of up to 263 employees from the borough area level, there will also be those who will benefit from skills training, resident employment opportunities and secondary effects.

6.155 In addition to the generation of 35 net indirect and induced construction employment opportunities for the local authority area, the Applicant can also seek to promote skills training. The contractor will be required to work with local education and training centres, and industry bodies, to provide apprenticeships and training opportunities, particularly for those in the NEET category (not in employment, education or training).

6.156 It is considered that following the implementation of the enhancement measures the residual effect on construction employment will be **Minor Beneficial**.

## Completed Development

### Demand for Housing

6.157 Given that the proposed development will bring forward 975 residential units, including affordable housing, it is considered to result in a Moderate Beneficial effect at a neighbourhood level.

6.158 Mitigation measures are not proposed as they are not required and therefore the residual effect remains **Moderate Beneficial**.

### Primary Educational Facilities

6.159 The proposed development is considered to result in a Minor Adverse effect on future primary education provision as the small amount of primary aged children that will be brought forward as a result of the proposed development will put more pressure on the existing projected future primary school capacity. Therefore, the Applicant should enter into discussions with the RBG and agree the appropriate mitigation which is likely to include the Applicant paying Community Infrastructure Levy (CIL) which the council will use to provide sufficient education capacity.

6.160 It is considered that following the implementation of the mitigation measures the residual effect on primary educational facilities will be **Negligible**.

### Secondary Educational Facilities

6.161 The proposed development is considered to result in a Minor Adverse effect on secondary education provision as the small amount of secondary aged children that will be brought forward as a result of the proposed development will put more pressure on the existing secondary school capacity. Therefore, the Applicant should enter into discussions with the RBG and agree the appropriate mitigation which is likely to include the Applicant paying Community Infrastructure Levy (CIL) which the council will use to provide sufficient education capacity.

6.162 It is considered that following the implementation of the mitigation measures the residual effect on secondary educational facilities will be **Negligible**.

## Primary Healthcare Facilities

- 6.163 The proposed development is considered to result in a Moderate Adverse effect on primary healthcare provision as there is currently not sufficient capacity and the proposed population will add further pressure. Therefore, the Applicant should enter into discussions with the RBG and agree the appropriate mitigation which is likely to include the Applicant paying Community Infrastructure Levy (CIL) which the council will use to ensure sufficient healthcare capacity is provided in the future.
- 6.164 It is considered that following the implementation of the mitigation measures the residual effect on primary healthcare facilities will be **Negligible**.
- 6.165 It should be noted that if the healthcare facility on-site is a GP surgery this may be considered sufficient mitigation for primary healthcare provision with no financial contributions necessary. The residual effect for primary healthcare facilities would remain as Negligible.

## Operational Employment

- 6.166 As the proposed development will bring forward approximately 140-150 FTE direct employment opportunities and 37-39 FTE indirect employment opportunities, operational employment is considered to have a **Negligible** effect.
- 6.167 Mitigation measures are not proposed and therefore the residual effect remains Negligible.

## Open Space and Playspace

- 6.168 Given that the proposed development will deliver high quality public realm and playspace, no mitigation measures are proposed. Therefore the residual effect for open space remains as a **Negligible** effect at borough level and **Minor Beneficial** at neighbourhood level, and for playspace remains as **Moderate Beneficial** at neighbourhood level.

## Crime

- 6.169 Given that the proposed development will aim to achieve 'Secured by Design' accreditation it is considered to result in a **Moderate Beneficial** residual effect. Therefore, no mitigation measures are proposed for crime and fear of crime.

# Summary of Mitigation and Residual Effects

- 6.170 Table 6.13 and Table 6.14 provide a tabulated summary of the outcomes of the Socio-Economic Impact Assessment of the proposed development.

Table 6.13: Summary of Proposed Mitigation and Enhancement Measures	
Potential Effects Identified	Proposed Mitigation & Enhancement Measures
<b>Demolition and Construction</b>	
Generation of construction employment	Advertise job vacancies and provide skills training
<b>Completed Development</b>	
Provision of new housing	None required
Increased demand for primary education facilities	Financial contributions
Increased demand for secondary education facilities	Financial contributions

Table 6.13: Summary of Proposed Mitigation and Enhancement Measures	
Increased demand for healthcare facilities	Financial contributions (although none should be required if a GP surgery is brought forward on-site)
Generation of operational employment	None required
Increased demand for open space	None required
Increased demand for playspace	None required
Increased crime or fear of crime	None required

Table 6.14: Summary of Residual Effects							
Receptor	Description of Residual Effect	Significance**	Nature of Residual Effect*				
			+	D I	P T	R IR	St Mt Lt
<b>Demolition and Construction</b>							
Existing: Borough working age residents	Generation of construction employment	Minor	+	D	T	IR	Lt
<b>Completed Development</b>							
Existing & Future Neighbourhood and Borough residents	Provision of new housing	<b>Moderate</b> (neighbourhood level) Minor (borough level)	+	D	P	IR	Lt
Existing: Primary Education Facilities & Borough residents	Increased demand for primary education facilities	Negligible	N/A	N/A	N/A	N/A	N/A
Existing: Secondary Education Facilities & Borough residents	Increased demand for secondary education facilities	Negligible	N/A	N/A	N/A	N/A	N/A
Existing: Primary Healthcare Facilities & Borough residents	Increased demand for healthcare facilities	Negligible	N/A	N/A	N/A	N/A	N/A
Existing: Borough working age residents	Generation of operational employment	Negligible	N/A	N/A	N/A	N/A	N/A

Existing & Future Neighbourhood and Borough residents	Provision of open space	Minor (neighbourhood level) Negligible (borough level)	+	D	P	IR	Lt
Existing & Future Neighbourhood residents	Provision of playspace	<b>Moderate</b>	+	<b>D</b>	<b>P</b>	<b>IR</b>	<b>Lt</b>
Existing & Neighbourhood and Borough residents	Improvements in site safety	<b>Moderate</b>	+	<b>D</b>	<b>P</b>	<b>IR</b>	<b>Lt</b>

Notes:  
 \* - = Adverse/ + = Beneficial; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt -Medium term/ Lt -Long term.  
 \*\*Negligible/Minor/Moderate/Major

## Likely Significant Environmental Effects

6.171 Within the assessment no adverse significant environmental effects have been identified. There are three beneficial significant environmental effects which are the provision of new housing on a neighbourhood level, provision of playspace at a neighbourhood level and improvements to site safety on a neighbourhood level.

## Cumulative Effects

6.172 Following a review of the 11 cumulative schemes in Table 6.15, all have been considered in respect of cumulative socio-economic effects.

6.173 Cumulative effects are predominantly considered relevant in socio-economic terms with regard to construction employment generation, operational employment creation, demand for school places at both primary and secondary levels, demand for primary healthcare provision, and demand for open space and playspace. The following subsections have considered the combined cumulative effects in respect of the proposed development and the following cumulative schemes:

- 12/0022/O – Greenwich Millennium Village (Phases 3, 4 & 5);
- 13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 & 5);
- 14/0127/O – Morris Walk Estate (North of Pett Street);
- 14/0126/O – Morris Walk Estate (South of Maryon Road);
- 13/3285/O – Sainsbury’s and Former Comet Stores;
- 13/206/F – Brocklebank Industrial Estate;
- 16/0132/F – Valley House;
- 13/2016/F – Former Matalan Site;
- 11/0868/F – Land North of Woolwich Road;
- 14/2550/F – Land North of Woolwich Road; and
- 14/0117/O – Maryon Road and Grove Estate.

6.174 An overview of the cumulative scheme details is provided in Table 6.15.

Description	1	3****	4****	5	6
Construction period	2013-2035	2019-2027		Unknown	Unknown
Unit Number	1,746	304	420	N/A	N/A
Population	3,502	720**	994**	N/A	N/A
Primary aged children	234	45**	86**	N/A	N/A
Secondary aged children	141	33**	55**	N/A	N/A
Operational employment	231	N/A	N/A	480	162*****
Open space/ playspace	23,053m <sup>2</sup> / 17,962m <sup>2</sup>	21,123m <sup>2</sup> / 512m <sup>2</sup>		N/A	N/A
Description	7	8	9	10	11****
Construction period	Unknown	Unknown	Unknown	Unknown	2019-2027
Unit Number	73	N/A	N/A	N/A	150
Population	N/A	N/A	N/A	N/A	355**
Primary aged children	N/A	N/A	N/A	N/A	24**
Secondary aged children	N/A	N/A	N/A	N/A	13**
Operational employment	Unknown	162*****	126	100	N/A
Open space/ playspace	N/A	N/A	N/A	N/A	5,251m <sup>2</sup> / 576m <sup>2</sup>

Notes:  
 1: 12/0022/O – Greenwich Millennium Village (Phases 3, 4 & 5)  
 2: 13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 & 5)\*\*\*  
 3: 14/0127/O – Morris Walk Estate (North of Pett Street)\*\*\*\*  
 4: 14/0126/O – Morris Walk Estate (South of Maryon Road)\*\*\*\*  
 5: 13/3285/O – Sainsbury’s and Former Comet Stores  
 6: 13/206/F – Brocklebank Industrial Estate  
 7: 16/0132/F – Valley House  
 8: 13/2016/F – Former Matalan Site  
 9: 11/0868/F – Land North of Woolwich Road  
 10: 14/2550/F – Land North of Woolwich Road  
 11: 14/0117/O – Maryon Road and Grove Estate  
 \*These schemes are non-EIA developments and therefore a full set of necessary information could not be sourced.  
 \*\*As these figures were not available, they have been calculated using the same average household size, child yield calculator and employment densities guidance as used for the proposed development.  
 \*\*\*As ‘13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 & 5)’ the relative cumulative effects have been considered under ‘12/0022/O – Greenwich Millennium Village (Phases 3, 4 & 5)’.  
 \*\*\*\*‘14/0127/O – Morris Walk Estate (North of Pett Street)’, ‘14/0126/O – Morris Walk Estate (South of Maryon Road)’ and ‘14/0117/O – Maryon Road and Grove Estate’ come under the One Woolwich regeneration project.  
 \*\*\*\*\*The employment figure for both ‘13/206/F – Brocklebank Industrial Estate’ and ‘13/2016/F – Former Matalan Site’ covers both schemes.

## Demolition and Construction

- 6.175 Based on the information that is publicly available, it is possible that the construction phases of all of the following cumulative schemes would overlap with that of the proposed development.
- 6.176 All schemes would generate construction employment and, as noted within Chapter 6: Socio-Economics, there is a ready supply of construction labour within the borough although skills shortages have been reported. Therefore, there may be some competition for locally sourced construction employment with the potential for construction workers to be employed from outside the target area. For general construction employment this is considered to result in a Negligible cumulative effect. However, with the likely overlap in construction phases of the cumulative schemes there is potential for apprentices to move between schemes and complete their apprenticeships within the borough. These are particularly beneficial as many apprenticeships require a three year duration which can be difficult to achieve on shorter duration build projects. Therefore, having overlapping projects within the borough is considered to be a Minor Beneficial cumulative effect, in this regard.

## Completed Development

- 6.177 A summary of the likely operational effects of the cumulative schemes (where possible sourced from publically available information), and the operational cumulative effects is provided in Table 6.16.
- 6.178 From Table 6.16, it can be seen that in addition to the 975 residential units the proposed development would bring forward the cumulative schemes would bring forward at least an additional 2,735 residential units in a mix of size and tenures that would deliver beneficial effects for the RBG. Therefore it is considered that this would result in a Moderate to Major Beneficial cumulative effect at a borough level.
- 6.179 The following cumulative schemes would increase demand on the school and healthcare facilities in addition to the proposed development:
- 12/0022/O – Greenwich Millennium Village (Phases 3, 4 & 5) which includes 13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 & 5);
  - 14/0127/O – Morris Walk Estate (North of Pett Street);
  - 14/0126/O – Morris Walk Estate (South of Maryon Road);
  - 16/0132/F – Valley House; and
  - 14/0117/O – Maryon Road and Grove Estate.
- 6.180 Greenwich Millennium Village (Phases 3, 4 & 5) noted in their cumulative assessment the residual effect as Negligible for primary and secondary education and GP provision. However, the proposed development was not included within the cumulative assessment.
- 6.181 Greenwich Millennium Village (Phases 3, 4 & 5) is identified as bringing forward 234 primary aged children and 141 secondary aged children. Through the surplus capacities of existing schools, known school expansions and potential mitigation measures such as financial contributions the residual effect for education was considered to be Negligible. For healthcare, as Phases 1 & 2 included a medical centre to treat a list size of 12,000 patients, the residual effect was considered to be Negligible.
- 6.182 Information on population and child yield could not be sourced for Morris Walk Estate North, Morris Walk Estate South, Valley House and Maryon Road and Grove Estate. However, as these are relatively smaller schemes (providing a maximum of 304, 462, 73 and 150 units respectively) they would introduce smaller residential populations within the borough and therefore place less demand on education and healthcare facilities. It can be assumed with a reasonable level of confidence that financial contributions towards school places would have been secured for these schemes as part of the planning process.

- 6.183 Therefore, in the context of the proposed development’s residual effects, the cumulative effects on education and healthcare provision are considered to remain Negligible.
- 6.184 In addition to the maximum 150 gross direct operational jobs to be generated by the proposed development, the selected schemes, where data was available or where reasonable assumptions were made, would bring forward at least an additional 1,099 operational employment opportunities. It is considered that the schemes bringing forward operational employment opportunities, through office space, retail space, industrial space and a hotel, would deliver beneficial effects for the RBG. Therefore, it is considered this would be a Minor Beneficial cumulative effect.
- 6.185 It is considered that the schemes bringing forward a residential population would create beneficial effects for the RBG in relation to open space and playspace. The cumulative effect would be assessed as Moderate Beneficial.
- 6.186 It is considered that crime would be dealt with appropriately within each cumulative scheme in response to the RBG requirements. Therefore, it is considered that this would result in a Moderate Beneficial cumulative effect.

**Table 6.16: Operational Socio-Economic Cumulative Effects**

Description	1	3***	4***	5	6	
Housing Delivery	1,746	304	462	N/A	N/A	
	Maj Ben	N/A	N/A			
School provision	Neg	Unknown	Unknown	N/A	N/A	
Healthcare provision	Neg	Unknown	Unknown	N/A	N/A	
Employment	231	N/A	N/A	480	162****	
	Min Ben			N/A	N/A	
Open space /playspace	23,053m <sup>2</sup> / 17,962m <sup>2</sup>	21,123m <sup>2</sup> / 512m <sup>2</sup>		N/A	N/A	
	Mod Ben	N/A	N/A			
Crime	Not assessed	Not assessed	Not assessed	N/A	N/A	
Description	7	8	9	10	11***	Overall Cumulative Effect
Housing delivery	73	N/A	N/A	N/A	150	Mod - Maj Ben
	N/A				N/A	
School provision	N/A	N/A	N/A	N/A	Unknown	Neg
Healthcare provision	N/A	N/A	N/A	N/A	Unknown	Neg
Employment	Unknown	162****	126	100	N/A	Min Ben

<b>Table 6.16: Operational Socio-Economic Cumulative Effects</b>						
		N/A	N/A	N/A		
Open space /playspace	N/A	N/A	N/A	N/A	5,251m <sup>2</sup> / 576m <sup>2</sup>	Mod Ben
					N/A	
Crime	N/A	N/A	N/A	N/A		Mod Ben
<p>Notes:</p> <p>1: 12/0022/O – Greenwich Millennium Village (Phases 3, 4 &amp; 5)</p> <p>2: 13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 &amp; 5)**</p> <p>3: 14/0127/O – Morris Walk Estate (North of Pett Street)***</p> <p>4: 14/0126/O – Morris Walk Estate (South of Maryon Road)***</p> <p>5: 13/3285/O – Sainsbury’s and Former Comet Stores</p> <p>6: 13/206/F – Brocklebank Industrial Estate</p> <p>7: 16/0132/F – Valley House</p> <p>8: 13/2016/F – Former Matalan Site</p> <p>9: 11/0868/F – Land North of Woolwich Road</p> <p>10: 14/2550/F – Land North of Woolwich Road</p> <p>11: 14/0117/O – Maryon Road and Grove Estate</p> <p>*These schemes are non-EIA developments and therefore a full set of necessary information could not be sourced.</p> <p>**As ‘13/3281/R – Parcel 2, Sub-Phase 1, Greenwich Millennium Village (Phases 3, 4 &amp; 5)’ the relative cumulative effects have been considered under ‘12/0022/O – Greenwich Millennium Village (Phases 3, 4 &amp; 5)’.</p> <p>***‘14/0127/O – Morris Walk Estate (North of Pett Street)’, ‘14/0126/O – Morris Walk Estate (South of Maryon Road)’ and ‘14/0117/O – Maryon Road and Grove Estate’ come under the One Woolwich regeneration project.</p> <p>****The employment figure for both ‘13/206/F – Brocklebank Industrial Estate’ and ‘13/2016/F – Former Matalan Site’ covers both schemes.</p> <p>Neg = Negligible; Neu = Neutral; Min = Minor; Mod = Moderate; Maj = Major; Sig = Significant</p> <p>Adv = Adverse; Ben = Beneficial</p>						