

Chapter 6: Socio-Economics

Aberfeldy Village Masterplan Environmental Statement Volume 1 Chapter 6: Socio Economics

Socio Economics													
AUTHOR	Hatch Associates Ltd												
SUPPORTING APPENDIX	ES Volume 3: Appendix: Socio Economics: Annex 1: Socio-Economics Planning Policy Context. Annex 2: Education and Healthcare Facilities within Local Impact Area												
KEY CONSIDERATIONS	<p>The socio-economic matters that have been considered in this ES Chapter include:</p> <ul style="list-style-type: none"> • Population and the labour market; • The economy (jobs and gross value added); • Contribution to the London Borough of Tower Hamlet's Housing Target; • Impact on demand for education services; • Impact on demand for healthcare services; • Open spaces and children's play space; • Community centres; and • Impact on deprivation and local crime. 												
CONSULTATION	<p>An EIA Scoping Report was prepared and submitted to the LBTH in August 2021 requesting a formal Scoping Opinion. The EIA Scoping Report is presented in ES Volume 3, Appendix EIA Methodology – Annex 1. London Borough of Tower Hamlets' (LBTH's) EIA Scoping Opinion ES Volume 3, Appendix EIA Methodology – Annex 2 has requested some adjustments to the scope and approach of the Socio-economics Assessment. This Assessment addresses the points raised in the Opinion (see ES Volume 3, Appendix EIA Methodology – Annex 3) which re included below and are of relevance to socio-economics.</p>												
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 60%;">LBTH Scoping Opinion</th> <th style="width: 40%;">Where this is Addressed</th> </tr> </thead> <tbody> <tr> <td>The Scoping Report does not identify whether the effects on dentists, nurseries, leisure and other community facilities will be considered within the ES. The ES should consider the potential effects on these or provide justification as to why not assessed. The Applicant is reminded it is not acceptable to scope out aspect or matters on the basis of difficulty undertaking the assessments.</td> <td>Effects on dentists, nurseries, leisure and community facilities will be considered in the ES chapter. Where available, capacity will be assessed using local, regional or national benchmarks. 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	proposed, and it must be ensured the worst case has been assessed.	
	The data sources are to be fully referenced with relevant comments regarding the reliability of such data and any other limitations. Given the proximity of London Borough of Newham to the Application it is considered that local effects will affect areas within London Borough of Newham, and therefore the baseline and subsequent assessments are to consider London Borough of Newham in addition to LBTH.	Data sources are fully referenced throughout the Chapter. Whilst it is recognised that the London Borough of Newham is geographically proximate to the site boundary, it is considered the inclusion of London Borough of Newham within the affected impact areas is for the most part, not appropriate. The boundary of the two Boroughs closest to the site, aligns with the River Lea which is considered to be a significant physical barrier with only two places for potential crossover of residents (one of which connects directly to a waste management service and is considered unlikely to be used by the wider population). Moreover, currently the vast majority of land uses across the river within the London Borough of Newham include industrial, commercial and logistics uses which are highly unlikely to have permanent resident population. Whilst there may be some commercial activity which could occur between the two places , it is considered unlikely that the delivery of the Proposed Development will have any significant or permanent impacts on the population within the area that falls within the London Borough of Newham. As such, it is considered the inclusion of London Borough of Newham within the assessed impact areas of the Chapter is not appropriate. However, for receptors such as primary health care, where a radius is used, parts of this may fall within LB Newham – in which case this will be taken in to account
	LBTH consider that consultation should be undertaken to ensure data utilised in the assessment is up to date, for example patient data for doctor's surgeries, and school place data. The socio-economic assessment should ensure the most up to date data informs the assessment and clearly state any assumptions and limitations. The ES should summarise any consultation activity that has been undertaken with appropriate organisations.	Consultation with relevant organisations, including Tower Hamlets Clinical Commissioning Group and LBTH's Education department has been undertaken to ensure data is up-to-date and consistent with latest trends.
	LBTH has an above average unemployment level within Greater London. LBTH will seek to ensure that jobs are provided for local people, both in the construction phase of the Proposed Development and by the end-users, where appropriate.	Noted.
	When calculating employment figures the Homes and Community Agency's (HCA) Employment Densities Guide should be used. Where there are a range of 'area per Full Time Equivalents (FTE)', information should be provided on why a specific figure has been used. It should be noted that the HCA guide references both GIA and NIA, and therefore the EIA should ensure that the correct figures are used for the correct land uses. Specific consideration should be given to the loss of current employment within the Application Site and the potential disruption of businesses adjacent to and in proximity of the Application Site during demolition and construction.	HCA's Employment Density Guide (2015) will be applied to estimate employment levels for the Proposed Development. Consideration will be given to any loss of existing employment on-site and if there is any potential displacement of business during construction & demolition phases.
	It is noted that Paragraph 240 of the Scoping Report states that the child yield anticipated to arise from the Proposed Development will be calculated based on the GLA Population Yield Calculator. LBTH requires that LBTH's Child Yield Calculator is used inform the socio-economic assessments.	The LBTH Child Yield Calculator will be used to determine level of children to be generated by Proposed Development
	The future baseline and cumulative effects will be an important assessment in relation to the socio-economic aspect chapter, and the assessment should ensure that the new site users have access to sufficient levels of social infrastructure, such as health, education, open space and play space on a phase-by-phase basis. Assessments of demand for community facilities should be supported quantitative information	Assessments of demand for community facilities will be included in the chapter including likely population increase from cumulative schemes where possible.

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ASSESSMENT METHODOLOGY

Defining the Baseline

Current Baseline Conditions

6.1 Data used to establish the current baseline conditions are drawn from a range of sources which are referenced at relevant sections throughout this ES Chapter. These include:

- Office for National Statistics (ONS) Mid-Year Population Estimates¹;
- The Census of Population²;
- Annual Population Survey³;
- Claimant Count⁴;
- Business Register and Employment Survey⁵;
- Department for Education⁶ (DfE) for school locations and capacity;
- Tower Hamlets Childcare Sufficiency Assessment 2021-2022⁷;
- London Borough of Tower Hamlets School Place Planning Strategy 2020-2021⁸;
- National Health Service (NHS) Choices⁹ and NHS London Borough of Tower Hamlet's Clinical Commissioning Group (LBTH CCG);
- London Borough of Tower Hamlets Parks and Open Spaces¹⁰;
- Index of Multiple Deprivation 2019; and
- Crime Data Dashboard¹¹.

6.2 The baseline data sources that have been used for this assessment have provided sufficient level of detail to determine the baseline conditions against which the scheme is assessed without the need for further consultation.

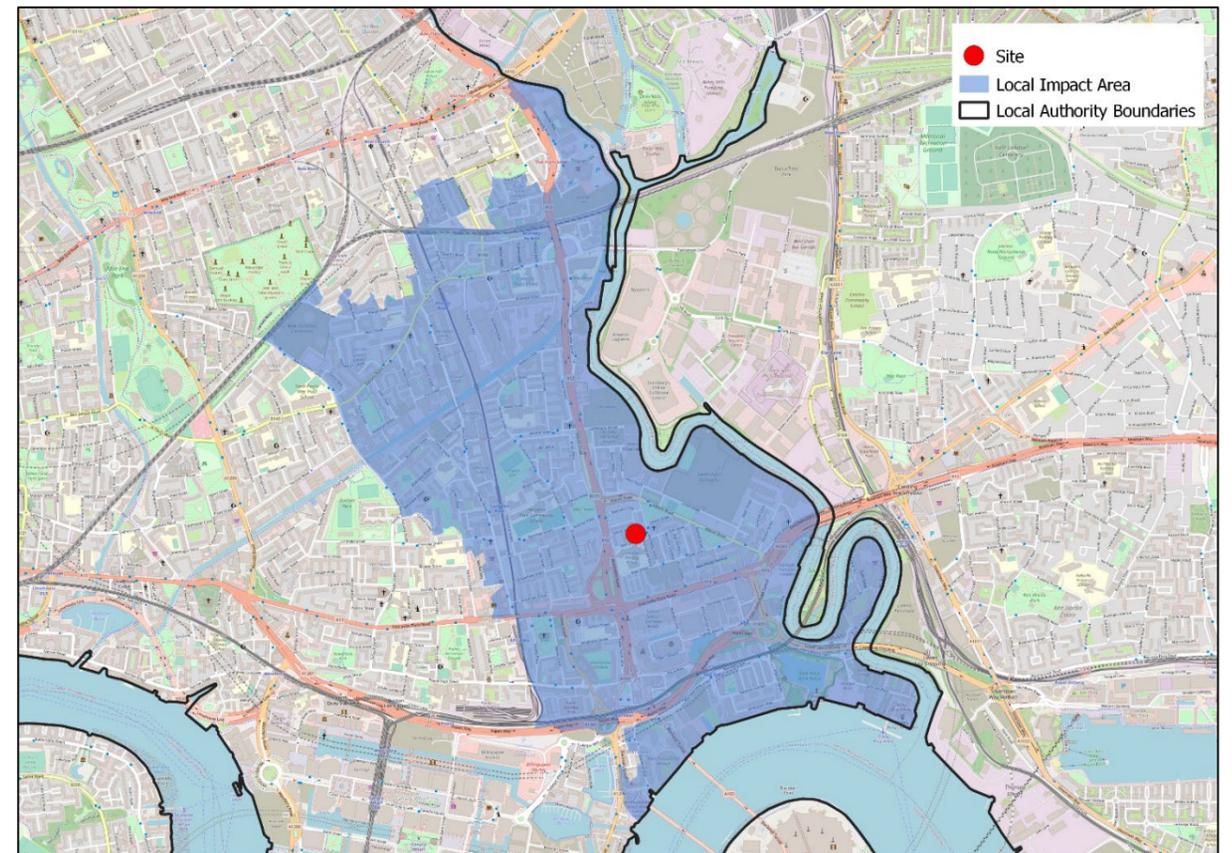
Spatial Scope and Study Areas

6.3 The effects of the Proposed Development on the economy (i.e. jobs and gross value added (GVA)), housing targets and contribution to employment floorspace targets are considered across a range of statistical geographies which include:

- Local Impact Area (LIA) – The Proposed Development falls within the Poplar Riverside Housing Zone as identified by the GLA¹² and LBTH¹³ Given the scale of the Zone, it has been considered to be appropriate Local Impact Area geography. Given that the assessment is based on statistical geographies, best-fit Lower Layer Super Output Area (LSOA¹⁴) boundaries aligning with the LIA are used (**Figure 6.1**);
- Borough – The London Borough of Tower Hamlets (LBTH) is identified as the administrative area in which the Proposed Development is located; and

- Regional – London is considered when the wider (i.e. multiplier) effects of the Proposed Development are assessed. In addition, London is included within the baseline assessment to provide additional context to the LIA and Borough baseline analysis.

Figure 6.1 Definition of the Local Impact Area (LIA) and Best-fit Statistical Geography Based on LSOAs



Source: Contains Ordnance Survey data © Crown copyright and database rights, 2021.

6.4 Community infrastructure facilities (such as primary healthcare facilities, and schools) are assessed in relation to bespoke catchments and/ or administrative spatial scales as set out within relevant local and regional policies. These include:

- Primary Healthcare Facilities – The Proposed Development's impact on GP surgeries and dentists located within one-mile of the Proposed Development, based on advice from the London Healthy Urban Development Unit¹⁵ (HUDU);
- Early-Years Facilities – Located within the ward of Lansbury in which the Proposed Development is located, based on evidence available in the Childcare Sufficiency Assessment.¹⁶

¹ Office for National Statistics (2020), Mid-year population estimates, 2019.

² Office for National Statistics (2011), Census of Population, 2011.

³ Office for National Statistics (2020), Annual Population Survey, January 2020 to December 2020.

⁴ Office for National Statistics (2021), Claimant Count by se and age, Age 16+, May 2013 to May 2021.

⁵ Office for National Statistics (2020), Business Register and Employment Survey, 2019

⁶ Department for Education, available at: <https://get-information-schools.service.gov.uk/Establishments/Search?SelectedTab=Establishments&SearchType=EstablishmentAll&SearchType=EstablishmentAll&openOnly=true&TextSearchModel.AutoSuggestValue=&f=true&b=1&b=4>

⁷ London Borough of Tower Hamlets (2020), Childcare Sufficiency Assessment (CSA), Academic Year 2021-2022

⁸ London Borough of Tower Hamlets (2020), Planning for School Places Annual Update 2020/2021

⁹ NHS Digital (March 2021), 'General Practice Workforce 30 September 2019'. Available at:

<https://app.powerbi.com/view?r=eyJrjoiNmY4NGNiMmVhZjI0MmZuU2LThiZGMtMTFIZjY2NGE0NTZmliwidCj6IjUwZjYwNzFmLWJiZmUtNDExYS00ODAzLTY3Mzc0OGU2MjllMlImlmMiQih9>

¹⁰ London Borough of Tower Hamlets (2017) Parks and Open Spaces: An open space strategy for London Borough of Tower Hamlets 2017-2027

¹¹ Metropolitan Police Service, available at: <https://www.met.police.uk/sd/stats-and-data/met/crime-data-dashboard/>

¹² Greater London Authority (2016) Housing Zones: <https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>

¹³ London Borough of Tower Hamlets (2021) Local Plan 2031: Managing Growth and Sharing Benefits

¹⁴ Tower Hamlets LSOA: 008D, 008E, 012B, 012C, 018A, 018B, 018C, 018D, 020A, 020C, 020D, 028B, 028E, 028F, 028G, 028H

¹⁵ London HUDU (October 2019), Rapid Health Impact Assessment Tool, Fourth Edition.

¹⁶ London Borough of Tower Hamlets (2021) Childcare Sufficiency Assessment Snapshot 1 academic year 2021-2022

<https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=180215>

- Primary schools – Located within two-miles of the Proposed Development and Poplar Primary Planning Area as defined in LBTH School Catchment Area's Map¹⁷;
- Secondary schools – Located within LBTH as per LBTH School Place Planning Strategy 2020-2021 ;
- Community and Leisure centres – located within the LIA;
- Open Spaces – based on the guidance set out in the London Plan¹⁸ (as shown below) and open space benchmark of 1.2 ha per 1,000 residents as set out in LBTH Parks and Open Spaces Strategy
 - <400m for pocket parks, local parks and small open spaces;
 - <1.2km for district parks;
 - <3.2km for Metropolitan parks; and
 - Up to 8km for regional parks.
- Children's play spaces – based on the guidance set out in the London Plan, and the Play and Informal Recreation Supplementary Planning Guide¹⁹ (SPG):
 - <100m walking distance (or 60m buffer) for local areas for play (LAPs) to be used by under five-year olds;
 - <400m walking distance (or 240m buffer) for local equipped areas for play (LEAPs) to be used by children aged five to 11; and
 - <1km walking distance (or 600m buffer) for neighbourhood equipped areas for play (NEAPs) to be used by children aged 12-years and over.
- Deprivation, crime and social cohesion – within the LIA and LBTH²⁰.

Evolution of the Baseline

- 6.5** The likely evolution of the baseline condition is based on professional judgement and includes a qualitative assessment of the baseline conditions in the future should the Proposed Development not come forward, but other developments around it (included within the Cumulative Effects Assessment) are delivered.
- 6.6** Whilst it is reasonable to assume that the baseline situation will evolve in the future, the assessment assumes that the existing uses will remain on-Site. Where information is available, a qualitative approach is taken to describe the expected changes within the baseline conditions of the relevant geographies.

Impact Assessment Methodology

Demolition and Construction

- 6.7** The following matters are considered:
- Temporary loss of residential accommodation;
 - Temporary loss of employment accommodation; and
 - Temporary employment supported as a result of demolition and construction activity.

Temporary loss of residential accommodation

- 6.8** An assessment of the temporary loss of residential accommodation has been based on the existing schedule of residential units on the Site and informed by the decanting strategy and the phasing of new housing provision of the Proposed Development.

Temporary Construction Employment

- 6.9** To estimate the impact of temporary employment supported as a result of demolition and construction activity, HCA²¹ labour co-efficients (i.e. number of jobs supported per £1 million demolition and construction spend) are

applied to forecast costs associated with the demolition and construction works. The number of workers (or person years of employment) is then divided by the expected duration of the demolition and construction works (in number of years) as set out in **ES Volume 1, Chapter 5: Demolition and Construction**, to provide the average annual number of construction workers per annum.

- 6.10** It is acknowledged that whilst some construction workers may live locally, and their expenditure on household goods and services would also support employment in local businesses, it is also likely that construction workers could be drawn from within the wider region, depending on the roles available and contractors selected. On this basis, an estimate of the induced effects supported by the construction activity cannot be accurately quantified, and therefore is not assessed.

Approach to Assessing the Hybrid Application

- 6.11** The assessment has considered both the detailed Application (Phase A) and the Application as a whole (Completed Development) as follows:

Detailed Proposals (Phase A)

- 6.12** The following socio-economic considerations are assessed once construction work on the detailed Proposals are completed, and the Detailed Proposals are fully operational:
- Population change; and
 - Demand for social and community infrastructure (including residents in and/ or seeking educational facilities, residents using and/ or seeking healthcare facilities, and residents using open spaces, community and leisure centres).

Completed Development

- 6.13** The following socio-economic considerations are assessed once construction work on the Proposed Development is completed (both the Detailed Proposals and the Outline Proposals), and fully operational.
- Impact on local housing supply;
 - Population change enabled as a result of the Proposed Development, and labour market impacts;
 - Changes to the local economy (in terms of jobs, GVA supported and increased household expenditure);
 - Demand for social and community infrastructure (including residents in and/ or seeking educational facilities, residents using and/ or seeking healthcare facilities, and residents using open spaces, children's play space and community and leisure centres);
 - Deprivation; and
 - Impact on crime and social cohesion.

Local Housing Supply

- 6.14** The overall impact of the Proposed Development on LBTH's housing supply is based on the net additional housing provision when compared with the existing number of units on Site. The assessment also takes into account the proposed housing mix as set out in **ES Volume 1, Chapter 4: The Proposed Development**.
- 6.15** The assessment of the provision of new homes within the Proposed Development (taking into account the number, type and tenure proposed) is considered against local housing targets, and housing requirements as identified by LBTH and the Greater London Authority (GLA) (in the case of regional and Borough-level targets as set out within the London Plan).

Population and Labour Market Characteristics

- 6.16** The assessment of population and labour market characteristics is based on an estimate of the "worst-case scenario". For the Detailed Proposals it has been assumed that all residents will be net additional as existing residents will be re-housed off-site but within the LIA. For the Outline Proposals, the proportion of existing residents who are likely to return on-site²² has been estimated and then subtracted from the gross population

¹⁷ https://www.towerhamlets.gov.uk/Documents/Education-and-skills/Admissions-and-exclusions/4.1_Catchment_areas_maps_and_copy.pdf

¹⁸ Mayor of London (2021), *The London Plan*.

¹⁹ Mayor of London (2012), *Play and Informal Recreation*.

²⁰ There is currently no guidance as to catchment area for assessing deprivation and crime. Therefore, a best practice approach has been applied

²¹ Homes & Communities Agency (2015), *Calculating Cost per Job*, 3rd Edition.

²² Within the outline element of the scheme only as residents currently housed within Phase A boundary are to be re-housed within Phase 3 of the extant 2012 OPP

yield of the Outline Proposals. The existing residents who are likely to return is based on the percentage of residents who have taken up social units within the 2012 Outline Planning Permission (OPP) extant permission. This is considered a worst-case scenario because the take-up within the 2012 OPP extant permission was relatively low and residents will now be able to see a built example of the type of development that is coming forward. The Completed Development population yield therefore comprises the gross population yield from the Detailed Proposals and the net population yield from the Outline Proposals.

6.17 The GLA's Population Yield Calculator²³ has been used to estimate the overall population yield for both the Proposed Development and the existing units and the likely proportion of core working age residents. In terms of calculating the potential nursery, primary and secondary school age children, the LBTH Child Yield and Playspace Calculator has been used, in accordance with the LBTH EIA Scoping Opinion.

Employment

6.18 The assessment of on-Site employment once the Proposed Development is completed and occupied is based on the proposed illustrative schedule of commercial floorspace and the associated land uses (refer to **ES Volume 1, Chapter 4: The Proposed Development**).

6.19 Employment densities benchmarks from the HCA²⁴ are used to estimate the overall (gross) number of full-time equivalent (FTE) jobs that will be supported by each type of floorspace. A series of additionality adjustments (listed below) are then applied to the direct job number estimates, in order to calculate the net additional jobs that can be supported on-site (and more widely across the London economy). These adjustments are based on best practice from the HCA²⁵ in addition to professional experience, and include:

- Displacement – Refers to the proportion of outputs (such as jobs) accounted for by reduced outputs elsewhere within the impact areas assessed. Displacement assumptions are made in line with guidelines by the HCA and may vary depending on land use types. These assumptions are set out within the Potential Effects section below.
- Leakage – Refers to the proportion of outputs (jobs) that are lost to outside of the impact area(s) as a result of the Proposed Development. In the case of the Proposed Development, leakage is assumed to be 0% as the estimated direct jobs are generated by the on-site elements of the Proposed Development and would therefore be contained within the LIA and LBTH.
- Deadweight – Refers to the jobs that are currently supported on-Site, and which will be lost (and therefore replaced) as a result of the Proposed Development coming forward. Based on available information provided by the Applicant the Site currently supports around 46-63 jobs. Given the nature of employment within the sector, it is not anticipated that these jobs will be lost, but rather that the majority will relocate to another location within the Local Impact Area. As such, deadweight is assumed to be 0% at the London level. That being said, for the purposes of the EIA, the worst-case scenario is adopted when assessing additionality at the LIA and LBTH level, which assumes that all 46-63 jobs will be lost once on-Site construction commences.

6.20 In addition to the additionality adjustments listed above, allowances for indirect and induced multipliers are also applied to measure the off-Site jobs supported by the direct (i.e. on-Site) jobs created as a result of the Proposed Development.

- Indirect impacts (also referred to as supply chain) – These are generated as a result of spend by the on-Site activities on the purchase of goods and/ or services for their day-to-day operations; and
- Induced impacts – Associated with local expenditure as a result of those who derive incomes from the direct (i.e. on-site) and/ or supply chain (i.e. off-site) impacts generated by the Proposed Development.

6.21 A composite multiplier of 1.5 is used to identify the indirect and induced impacts supported by the Proposed Development at the regional (i.e. London) level. This is based on the guidance set out within the HCA's Additionality Guide²⁶.

6.22 The formula that is used to derive net additional employment from the gross (on-Site) employment identified using employment densities benchmarks is set out below:

Gross employment – [leakage + displacement + deadweight] x multipliers = net additional employment

Local Economy

6.23 The direct effects of household expenditure are estimated based on regional data for household spend on convenience and comparison goods taken from the ONS Family Spending in the UK and applied to the number of dwellings within the Proposed Development.

6.24 Additional economic impact will also be generated as a result of the direct, indirect and induced jobs supported by the Proposed Development. This is calculated using the employment supported by new floorspace within the Proposed Development and GVA per job benchmarks for relevant on-Site sector from the ONS's Annual Business Survey.

6.25 Please note that the impacts generated as a result of the increase in household expenditure and economic output (i.e. GVA) cannot be aggregated together as this would constitute double-counting.

Demand for Social and Community Infrastructure

Education

6.26 The estimated additional child yield of the Proposed Development is based on applying the proposed number and mix of housing units to the LBTH Child Yield and Playspace Calculator²⁷ which generates an estimate of the number of children aged up to 18-years of age (broken down into children in early-years, primary and secondary school provision). The assessment takes into account that not all of the child yield from the completed development will be net additional given that a proportion of existing residents in the Outline Proposals will be re-housed on Site. However, it is not possible to quantify this with any degree of accuracy using the LBTH Child Yield Calculator. Therefore, a gross assessment of child yield is presented and the assessment of magnitude of change is then adjusted qualitatively (if necessary) to take into consideration the likelihood of a proportion of children already attending schools in the local impact area. The capacity of existing schools is assessed based on data and information from the Department for Education's (DfE) school capacity tables, together with a review of LBTH School Place Planning Strategy²⁸. The Proposed Development's effects on the receptor are assessed at various levels:

- Early-years provision is assessed at the Lansbury ward (i.e. within LBTH) level, which is the ward where the Proposed Development is located;
- Primary school provision is assessed for a LIA which is defined as a two-mile catchment from the Proposed Development and LBTH's Poplar Primary Planning Area; and
- Secondary school provision is assessed at the Borough level.

6.27 The assessment of the Proposed Development on demand for education facilities is based on the increased gross additional demand, compared with the current supply.

Healthcare Facilities

6.28 The effect on capacity of healthcare facilities (primarily GP surgeries) surrounding the Site is based on an assumed net increase within the local population, as set out in the section Population and Labour Market Effects above. The additional residents are added to the existing population, and the average patient list size per FTE GP is calculated. This is then compared against the existing average patient list size within a one-mile catchment of the Site, and the London HUDU benchmark of 1,800 patients per FTE GP in order to make a judgement on the effect the Proposed Development will have on local capacity.

6.29 Dental practices: The capacity of dental practices cannot be assessed in the same manner as GPs as people can choose to attend a dental practice at their own discretion and are not limited to catchments. A best practice approach to assessing dental provision in the area has therefore been applied, using the 1 dentist per 2,000 patients ratio.²⁹

Open Spaces and Play Space Provision

6.30 An assessment on the demand for open spaces provision is made based on the estimated net additional population yield (see *Population and Labour Market Characteristics*) and gross child yield against on-site design provision (e.g. the amount of open space, and children's play space), against policy requirements.

²³ Greater London Authority (October 2019), *GLA Population Yield Calculator v3.2*.

²⁴ Homes & Communities Agency (November 2015), *Employment Density Guide, 3rd Edition*.

²⁵ Homes & Communities Agency (January 2014), *Additionality Guide, Fourth Edition*.

²⁶ Homes & Communities Agency (January 2014), *Additionality Guide, Fourth Edition*.

²⁷ Based on 'worst-case' scenario of provision in line with the maximum parameters of up to 1,628 units

²⁸ London Borough of Tower Hamlets (2020), *Planning for School Places Annual Update 2020/2021*

²⁹ National Audit Office, (2020); *Dentistry in England*

6.31 For any demands for open space from the newly introduced population not met on-Site, the baseline establishes where there is any spare capacity in the infrastructure across the relevant impact areas. It is assumed that this spare capacity would be taken up by residents of the Proposed Development. However, if there are any outstanding demands that are not met by existing social infrastructure, mitigation measures are suggested.

Community Facilities

6.32 The assessment of the Proposed Development on demand for community and leisure facilities is based on the increased demand arising from the net additional population, compared with the current supply of provision. In the absence of standard benchmarks for provision per population, qualitative judgement is used to assess the quantity and variety of existing provision.

Deprivation, Crime and Social Cohesion

6.33 An assessment is made based on the latest (i.e. 2019) Index of Multiple Deprivation produced by the Ministry for Housing, Communities and Local Government (MHCLG). This considers overall deprivation, crime as well as social cohesion.

6.34 A summary of Receptors and Impact Areas are provided in **Table 6.1**.

Table 6.1 Summary of Receptors and Impact Areas

Receptor	Impact Area(s)	Justification
Demolition and Construction		
Temporary loss of residential on-site	LIA Borough	Residential units likely to be re-provided across LIA and/or Borough
Temporary loss of employment on-site	LIA Borough	Employment units likely to be re-provided across LIA and/or Borough
Temporary employment (within the demolition/construction industry)	Regional (London)	Construction labour is likely to be drawn from a wide geography across greater London.
Operation		
Housing targets	LIA Borough (LBTH)	Both LIA and Borough have housing targets against which progress can be measured.
Population and labour market	LIA Borough (LBTH)	Assessment aligns with contribution to housing target.
On-Site employment	LIA Borough (LBTH)	Creation of on-Site employment is key output for both WAAP and the Local Plan.
Off-Site (i.e. supply chain and induced employment)	Regional (London)	Off-Site jobs, be it supply chain and/ or induced jobs are to be created widely at the London-level.
Local economy	Borough (LBTH)	It is difficult to quantify the proportion of increased household expenditure captured within the local impact area, and the impact to the local economy is therefore assessed at the Borough (i.e. LBTH) level.
Early-years provision	LIA (Lansbury)	Based on Childcare Sufficiency Assessment

Receptor	Impact Area(s)	Justification
Primary school capacity	LIA (two-miles and within school place planning area)	DfE guidance on appropriate walking distance to school and based on LEA school place planning areas..
Secondary school capacity	Borough (LBTH)	Based on LEA School Place Planning Area.
GP capacity and Dentist capacity	LIA (one mile)	HUDU guidance indicates that impact on GP capacity should be assessed within one-mile catchment from any Proposed Development.
Open space provision	Borough (LBTH)	LBTH's Parks and Open Spaces Strategy identified need at the Borough (i.e. LBTH) level. Furthermore, the London Plan sets out various catchments for different types of open space areas.
Play space provision	LIA (400m and 1km)	Guidance set out in the Fields in Trust (FIT) standard ³⁰ and the London Plan catchments for various types of play space.
Community Facilities	LIA	LBTH Policy D.H3 of the Local Plan (2020) requires a minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) of 50m ² for the first 10 units plus a further 1m ² for every additional unit thereafter
Deprivation	Borough (LBTH)	The impact of the scheme on local deprivation may affect the borough's overall IMD ranking
Crime and social cohesion	Borough (LBTH)	The impact of the scheme on crime and social cohesion may affect the borough's overall crime rate

Assumptions and Limitations

6.35 The assessment of effects is carried out against the socio-economic baseline conditions as defined by the data sources referenced above. As with any dataset these may be subject to change.

6.36 The assessment of effects assumes that the Proposed Development would be constructed in accordance with the planning permission granted.

Methodology for Defining Effects

Receptors and Receptor Sensitivity

6.37 The sensitivity of each receptor is evaluated as being high, medium, low or negligible based on a review of the baseline position of each receptor and its performance against other benchmark areas (in this case LBTH and London). The importance of the receptor in local and regional policy terms is also considered in defining its sensitivity (**Table 6.2**).

Table 6.2 Definition of Sensitivity of Receptor

Sensitivity	Definition
High	Evidence of direct and significant socio-economic concern relating to the receptor. May be given a high priority in local, regional and/ or national economic and regeneration policy.
Medium	Some evidence of socio-economic concern linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and/ or national economic and regeneration policy.
Low	There is little evidence of socio-economic concern relating to receptor. Receptor is given a low priority in local, regional and/ or national economic and regeneration policy.

³⁰ <https://www.fieldsintrust.org/knowledge-base/guidance-for-outdoor-sport-and-play>

Negligible	Very low importance with little or no priority even at the local scale.
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Magnitude of Impact

6.38 The magnitude of impact experienced by each receptor is determined by considering the change from (current) baseline conditions, both before and (if required) after mitigation. The criteria used for the assessment of the magnitude of socio-economic effects (both beneficial and adverse) are outlined in **Table 6.3** below.

Sensitivity	Definition
High	Loss of resources and/ or integrity of resource; severe damage to key characteristics, features or elements.
	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality.
Medium	Loss of resource, but not adversely affecting its integrity; partial loss of and/ or damage to key characteristics, features or elements.
	Benefit to and/ or addition of key characteristics, features or elements; improvement of attribute quality.
Low	Some measurable change in attributes, quality or vulnerability; minor loss of and/ or alteration to one (or more) key characteristics, features or elements.
	Minor benefit to and/ or addition of one (or more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Very minor change (either positive or detrimental) to one (or more) characteristics, features or elements.

Table 6.3 Definition of Magnitude of Impact

Nature of the Effect

6.39 The nature of the effect is defined as either:

- **Beneficial** – an advantageous effect on the impact area; or
- **Adverse** – detrimental effects on the impact area; or
- **Neutral** – neither beneficial or adverse.

Scale of the Effect

6.40 The scale of the effect is based on the matrix set out in **Table 6.4** below.

Table 6.4 Matrix Used to Determine the Scale of The Effect

Sensitivity of the Receptor	Magnitude of Impact			
	Negligible	Low	Medium	High
Negligible	Negligible	Negligible	Minor	Minor
Low	Negligible	Minor	Minor	Moderate
Medium	Minor	Minor	Moderate	Major
High	Minor	Moderate	Major	Major

Duration of the Effect

6.41 Effects that are generated as a result of the demolition and construction phase of the Proposed Development (i.e. those that last for this set period of time) are classed as **temporary** and **short-term**. Effects that result from the completion (i.e. operational phase) of the Proposed Development are classed as **permanent** and **long-term** effects.

Categorising Likely Significant effects

6.42 Effects are defined as either 'significant' or 'not significant'. Based on the matrix presented in **Table 6.4** effects of **Moderate** and **Major** scale are considered significant, whilst those of minor or negligible scale are considered as not significant.

6.43 Following identification of the significance of the likely effects, the requirement for any mitigation to either eliminate or reduce the likely significant adverse effects is considered. Where relevant, these are described within the *Mitigation, Monitoring and Residual Effects* section below, and summarised in Table 6.18.

6.44 Where measures are accounted to either eliminate or reduce likely significant adverse effects, these are considered to form part of the Proposed Development. The assessment then highlights whether the residual effect remains significant, following the implementation of suitable mitigation measures.

BASELINE CONDITIONS

6.45 The baseline conditions are presented for the relevant geographies and where possible reported in the context of Regional (i.e. London) benchmarks.

6.46 The Site is located to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. The Site includes:

- Existing homes on the Aberfeldy estate, including the properties and land around Balmore Close;
- The Nairn Street Estate to the north and the new Poplar Works development adjacent to the A12;
- Land at Lochnagar Street to the north of Bromley Hall School;
- Abbott Road and the existing green spaces of Braithwaite Park and Leven Road Open Space;
- Land along Blair Street, adjacent to Braithwaite Park which will complete the courtyard building within the built phase of Aberfeldy Village;
- Existing retail units along Aberfeldy Street;
- Aberfeldy Neighbourhood Centre; and
- The existing vehicular underpass, land parallel to the A12 and the pedestrian underpass at Dee Street.

Population

6.47 Local population data is set out in **Table 6.5** below and indicates currently around 42,600 people are resident in the LIA, whilst LBTH is home to around 325,000 people.

6.48 **Table 6.5** shows the age demographic at the LIA, Borough (LBTH) and Regional (London) level. The profile of the population is broadly similar across all geographies, although the LIA has a higher population of young residents (aged 0-15) compared with both LBTH and London. In contrast, the LIA has a below average proportion of people aged 65+ compared to LBTH and in particular London.

Table 6.5 Age Demographics, 2019

% of Population	LIA	LBTH	London
Total Population	42,600	325,000	8,962,000
% of age 0-15	24%	20%	21%
% of age 16-64	71%	73%	67%
% of age 65+	5%	6%	12%

Source: Office for National Statistics 'Mid-year population estimates, 2019

6.49 **Table 6.6** shows the population between 2011 and 2019 at the LIA, Borough (LBTH) and Regional (London) level. The latest available mid-year population estimates indicate that the population of the LIA has increased by about 51% since the 2011 Census, with the highest proportion of growth seen in those aged 0-15. The population growth is far above that of London and the Borough as a whole.

Table 6.6 Mid-Year Population Estimates, 2011-2019

% of Population	LIA	LBTH	London
Population of All Ages (2019)	42,600	325,000	8,962,000
% increase from 2011	51%	27%	9%
Working Age Population 2019 (%)	71%	73%	67%
Aged 0 to 15 (% increase)	57%	37%	14%
Aged 16 to 64 (% increase)	49%	24%	7%
Aged 65+ (% increase)	44%	34%	19%

Source: Office for National Statistics (2019), 'Mid-Year Population Estimates'

Labour Market

- 6.50 Labour market data from the Annual Population Survey (APS) is not available for small areas below local authority level. As such, **Table 6.7** shows the labour market profile for the working age population for 2011 from the Census of Population for the LIA, Borough (LBTH) and Regional (London) level. Data from 2011 indicates that the LIA performed slightly below average, in terms of labour market indicators, when compared with the Borough (LBTH) and London. The proportion of those employed in managerial or professional occupations was below the Borough and London averages. In terms of qualifications, the LIA had a smaller proportion of residents with the equivalent of degree-level (i.e. Level 4+) qualifications, and a slightly higher than average proportion of residents with no qualifications.
- 6.51 The latest available APS data (i.e. 12-months to December 2020) suggests that LBTH has made a slight shift in terms of improving its labour market performance, with increased economic activity rates, however increased unemployment as well. Notably, there was a considerable shift in the occupation profile to a higher proportion of residents occupied in higher skilled jobs and a lower proportion of residents employed in elementary occupations.

Table 6.7 Labour Market Profile for Working Age Population, 2011 and 2020

Labour Market Indicators		LIA	LBTH	London	
Engaged in the Labour Market (for residents aged 16-64)	Economically Active (2011)	67.5%	69.8%	71.7%	
	Economically Active (2020)	N/A	78.9%	80.1%	
	Unemployment (2011)	3.1%	2.6%	2.0%	
	Unemployment (2020)	N/A	3.5%	6.0%	
Occupation (% population aged 16-64 employed in...)	Management or Professional Services (2011)	31.4%	36.7%	34.1%	
	Management or Professional Services (2020)	N/A	44.0%	43.4%	
	Process. Plant and Machine Operatives and/ or Elementary Occupations (2011)	17.1%	13.3%	14.3%	
Qualifications (% aged 16-64)	Process. Plant and Machine Operatives and/ or Elementary Occupations (2020)	N/A	8.5%	9.7%	
	NVQ Level 4+ (2011)	33.9%	41.0%	37.7%	
	NVQ Level 4+ (2020)	N/A	61.8%	58.5%	
	No quals (2011)	23.5%	20.0%	17.6%	
		No quals (2020)	N/A	8.9%	5.1%

Source: Office for National Statistics (2021), 'Annual Population Survey, January 2020 to December 2020'; and Office for National Statistics (2011), 'Census of Population, 2011'.

- 6.52 **Table 6.8** shows the claimant count at the LIA, Borough (LBTH) and Regional (London) level between 2013 and 2021. Although claimant count has decreased from 2013 to 2019, there has been a large spike from 2020 onwards due to COVID-19 where the number of people claiming has tripled in each of the LIA, LBTH and Regional (London) areas.

Table 6.8 Claimant Count, 2013 to 2021

Year	LIA	LBTH	London
2013	1,325	9,950	213,295
2014	880	6,955	156,175
2015	660	5,015	116,650
2016	625	4,875	111,200
2017	685	5,240	122,085
2018	930	6,600	128,485
2019	1,055	7,475	161,170
2020	2,560	18,950	454,655
2021	2,875	20,920	484,930
% increase from 2013 to 2019	-20%	-24%	-24%

% increase from 2013 to 2021	117%	110%	127%
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Source: Office for National Statistics (2021), 'Claimant Count by sex and age, Age 16+, May 2013 to May 2021'

Housing Supply

- 6.53 Headline information on key housing characteristics at the LIA, Borough (LBTH) and Regional (London) level is set out in **Table 6.9**. In 2011, the LIA had around 10,000 households, accounting for 11% of total households within LBTH (101,250). The data indicates that the LIA has a similar housing tenure structure to both LBTH and London as a whole, but with a lower proportion of owned homes and higher proportion of homes with shared ownership compared to the borough and national average.
- 6.54 The proportion of home ownership in the LIA is 17%, compared with 24% and 48% in the Borough and London respectively. The private rented sector plays a prominent role in the LIA with 31% of households in this category compared with London's 25%.

Table 6.9 Housing Tenure, 2011

Tenure	LIA	LBTH	London
Total households (No)	10,757	101,257	3,266,200
Owned (%)	17%	24%	48%
Shared Ownership (%)	4%	2%	1%
Social Rented (%)	47%	17%	24%
Private Rented (%)	31%	33%	25%
Living Rent Free (%)	1%	1%	1%

Source: Office for National Statistics (2011), 'Census of Population, 2011'.

- 6.55 The dwelling types at the LIA, Borough (LBTH) and Regional (London) level are set out in **Table 6.10** below. The dwelling type structure is relatively similar across all three geographies, with the proportions of detached and semi-detached dwellings being relatively low and the large majority of dwellings being flats/maisonettes.

Table 6.10 Dwelling Type, 2011

Dwelling Type	LIA	LBTH	London
Total dwellings (No)	11,194	106,136	3,387,260
Detached (%)	21%	1%	6.2%
Semi-detached (%)	2%	2%	18.6%
Terraced (%)	7%	10%	22.9%
Flat/maisonette (%)	90%	86%	52.2%
Caravan/Mobile home (%)	0%	0%	0.1%

Source: Office for National Statistics (2011), 'Census of Population, 2011'.

- 6.56 The LBTH Local Plan (2031) sets out a minimum number of additional homes for the borough within the plan period (2016-2031) of 58,965 (3,931 dwellings per annum), with the majority of housing growth to be delivered in sub-areas including 5,748 within the Lower Lea Valley sub-area which encompasses the Site. The plan recognises that LBTH is expected to make a significant contribution to London's overall housing target. The Plan also sets out that it will need to deliver 21,000 new affordable homes over the same period (1,407 dwellings per annum) which equates to 45% of the overall supply requirement. Policy S.H1 states that development will be expected to contribute towards the creation of mixed and balanced communities with an overall target of 50% of all new homes to be affordable, including via requiring the provision of a minimum of 35% affordable housing on sites providing 10 or more new residential units. A mix of rented and intermediate affordable tenures (30:70) is required together with a mix of unit sizes.
- 6.57 Policy D.H2 of the Local Plan elaborates on requirements for a mix of unit sizes including larger family homes in accordance with local housing need. This indicates that for market housing, the greatest requirement is for 2-bedroom units (50%), following 1-bed (30%) and 3 and 4-bed (20%).
- 6.58 The Local Plan recognises that LBTH is expected to make a significant contribution to London's overall housing target (588,870 2019-2029). The London Plan sets a ten-year housing target for LBTH of 34,730 which is the highest housing target of any other local authority within London by some margin.

Employment and Local Economy

- 6.59 Table 6.11 shows the type of employment at the LIA, Borough (LBTH) and Regional (London) level for 2019. The data shows that the LIA is home to around 9,970 jobs, accounting for about 3% of the Borough's total workplace-based employment.
- 6.60 The largest sector within the LIA is the business administration and support services with 15% of total employment, which is above the LBTH and London averages. Other significant sectors within the LIA include information & communication (11%), manufacturing (9%), and education (9%).
- 6.61 While the largest sector in LBTH is the financial and insurance (21%), professional, scientific and technical is also important, with 15% of total employment.
- 6.62 Over the past five years (i.e. since 2015), the LIA has seen a decline in local employment, the number of jobs has decreased by 15%, compared to an increase of 9% across LBTH and increase of 6% in London (see Table 6.12). The main sectors which have contributed to a decrease in employment in the LIA are Finance & Insurance (85% decrease, -255 jobs, Construction (58% decrease, -550 jobs) and Wholesale (50% decrease, -165 jobs), There has however been an increase in employment in the following sectors, Arts and Entertainment (49% increase, + 120 jobs), Health (38% increase, +155 jobs) and Accommodation & Food Services (21% increase, +115 jobs). The construction sector in London currently supports around 205,000 jobs.

Table 6.11 Employment (Workplace Based), 2019

Sector	LIA	LBTH	London
	Jobs	Jobs	
Total jobs	9,970	307,615	5,369,000
Mining, quarrying & utilities	3.3%	0.3%	0.6%
Manufacturing	9.2%	1.0%	2.3%
Construction	4.0%	2.0%	3.8%
Motor trades	0.6%	0.2%	1.0%
Wholesale	1.7%	2.0%	3.1%
Retail	5.7%	3.9%	7.5%
Transport & storage	6.4%	2.3%	4.9%
Accommodation & food services	6.7%	5.5%	8.1%
Information & communication	11.0%	9.4%	8.3%
Financial & insurance	0.5%	21.5%	7.3%
Property	4.3%	2.3%	2.7%
Professional, scientific & technical	6.8%	15.3%	13.4%
Business administration & support services	6.8%	12.4%	10.8%
Public administration & defence	15.0%	4.6%	4.3%
Education	8.7%	5.5%	7.0%
Health	5.7%	9.4%	9.9%
Arts, entertainment, recreation & other services	3.7%	2.6%	5.1%

Source: Office for National Statistics (2020), 'Business Register and Employment Survey'

Table 6.12 Employment Change (2015-2019)

		LIA	LBTH	London
Total Jobs	2015 (000s jobs)	11.6	281	5080.5
	2019 (000s jobs)	9.9	307.6	5367.0
Change 2015-9	No. (000s)	-1.7	+26	+287
	%	-15%	+9%	+6%

Source: Office for National Statistics (2020), 'Business Register and Employment Survey'

- 6.63 Data from the ONS indicates that in 2019, LB contributed £34.5 billion to London's economy, or the equivalent of just under 8% of London's economy (estimated to be £450 billion).

Education

Early-Years Provision

- 6.64 The Tower Hamlets Childcare Sufficiency Assessment (2021)³¹ indicates that there has been a decrease in the take up of Early Learning for two year olds places in Autumn 2020 compared to Autumn 2019 across the borough. Only two wards, Poplar and Island Gardens, show an increase in Early Learning 2 take up: 6% and 25% respectively. However, this increase describes only three additional children. In Lansbury, there has been an increase in Extended Entitlements for Working Parents (30 hours childcare) of 19% compared to Autumn 2019.
- 6.65 Within the Lansbury Ward, where the Site is located, there has been an overall decrease in early years occupied places.³² In terms of early learning for 2 year olds, there has been a drop of 12% in occupied places from Autumn 2019 to Autumn 2020. Similarly, there has been a drop of 51% in occupied places for 3 & 4-year-olds (from 697 occupied places in Autumn 2019 dropping to 341 occupied places in Autumn 2020).
- 6.66 Whilst it can be assumed the vast majority of this is due to the Covid-10 lockdowns that were imposed in Autumn 2020, there has been little evidence to suggest that occupied places are increasing again with the continuation of some people working from home and seeking childcare places closer to home rather than work places. As a result, there are some concerns around the financial viability of early years provision.
- 6.67 Within the Local Impact Area, there are three early years facilities, closest to the Site being the Little Me Day Nursery East India Docks (2.2km). The facilities offer care for 2 to 4 year olds and offer a variety of activities including languages, food and nutrition club and sports.
- 6.68 Early years facility is to be provided within Phase 3B of the 2012 OPP which was planned to meet the needs of the occupants of Phases 4-6 of the OPP, now replaced by the Proposed Development.

Primary School Capacity

- 6.69 LBTH's School Place Planning Strategy³³ states that population growth in Tower Hamlets remains amongst the fastest in the country. However, this growth is no longer translating into the anticipated levels of increased demand for school places. This is due to falling birth rates, changing resident demographics, and increased levels of migration out of the borough.
- 6.70 The Council has been dealing with a significant surplus of places at primary schools in some areas of the borough. The pupil census in January 2020 showed that primary schools carried a reasonable surplus of 10% across all age groups. However, in the reception year this is at 14% (536) and well above the benchmark of 5-10% for urban areas. Although some surplus is necessary to allow for parental choice, too much surplus can affect the resources available for expenditure on improving outcomes for pupils.
- 6.71 The situation with pupil place capacity is not uniform across the borough. There is a contrast between the surplus places at primary schools in the west and the increasing pressure to ensure there are enough school places in the east. Primary schools in the west are working to address the resource challenges of unfilled places, whilst the majority of schools in the east have maintained steady rolls or even seen increases in their pupil numbers. By 2026/27, the east of the borough is projected to require up to an additional 7FE or 211 places (this includes two out of the six identified catchment areas – Poplar and Isle of Dogs).

³¹ London Borough of Tower Hamlets (2021) Childcare Sufficiency Assessment Snapshot 1 academic year 2021-2022 <https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=180215>
³² <https://democracy.towerhamlets.gov.uk/documents/s180216/Appendix%201%20Occupied%20places%202019%202020.pdf>

³³ London Borough of Tower Hamlets (2020), Planning for School Places Annual Update 2020/2021

- 6.72** Pupil numbers in four of the six school primary catchment areas should remain constant throughout the planning period. The exception being Poplar and the Isle of Dogs, where increases are expected from planned housing development.
- 6.73** The Proposed Development is located within Poplar Planning Area of LBTH's School Place Planning Strategy, which is home to 14 primary schools. There are currently 890 Reception places available in the Poplar catchment area. In January 2020, there were 38 (1FE) unfilled places; but with anticipated growth in the pupil population, this area is expected to have a shortfall of 63 (2FE) places by 2026, without intervention.
- 6.74** As indicated in the Annual Update, the Council has planned the following interventions to address this potential shortfall:
- Increase to the Published Admission Numbers of one or more of the schools in the Poplar area by at least ½ FE to have additional capacity available in 2022
 - Establish a new 3FE at Reuters Ltd (Blackwall Yard); and
 - Ailsa Street Site Allocation for 2FE (60 places) delivered within the Local Plan period up to 2031.
- 6.75** Figure 6.2 below provides an overview of all primary schools located within a two-mile radius of the Proposed Development that fall within the Poplar Catchment Area. In total, there are 14 primary schools with an overall pupil roll of 7,418 a capacity of 7,366.
- 6.76** This represents an overall deficit of capacity of 1% which is below the DfE's recommendation of maintaining between 5%-10% capacity to allow for inter-school movements.

Secondary School Capacity

- 6.77** The LBTH Planning for School Places Annual Update 2020/21 estimates the pupil projections indicate that the demand for secondary school places is still increasing across the Borough.³⁴ Demand for secondary school places is still expected to rise steadily over the next few years and peak in 2027. The Update suggests that the establishment of at least one new secondary school at London Dock in Wapping will ensure there are enough places in the medium term and allow for any further school organisation changes. This is a decision which has been agreed in a previous iteration of the School Planning Update³⁵. It will also enable the other development site at Westferry Printworks to be used to improve the facilities of an existing secondary school.
- 6.78** Secondary school places in Tower Hamlets are planned for on a boroughwide basis, as it recognises that pupils will travel to schools across (and outside) the borough, according to their particular preferences. Tower Hamlets has been experiencing a gradual increase in secondary applications in line with the previous growth, with a slight dip in 2020. The current round of projections indicates that numbers will continue to increase until 2023 before remaining at a steady level through to 2027
- 6.79** As **Figure 6.2** shows there are 9 secondary schools in LBTH (four of which within 2 miles of the Site) with a total pupil roll of 9,003, and overall capacity of 10,444 places within LBTH (see **ES Volume 3, Appendix: Socio-Economics - Annex 2**). This indicates that there is 14% spare capacity within LBTH which is above the DfE's lowest recommended margin of 5%.

Figure 6.2 Schools in LIA



Source: Contains Ordnance Survey data © Crown copyright, 2021.

Healthcare

GP Provision

- 6.80** **Table 6.3** below shows the number of GP practices and GP FTEs located within one mile of the Site of the Proposed Development and compares this with the LBTH CCG average³⁶ (see **Figure 6.3** and **ES Volume 3, Appendix: Socio-Economics - Annex 2**). There are 8 GP practices within one-mile of the Site, with a total of 92,630 registered patients and 42.4 FTE GPs. This gives rise to an average of 2,185 patients per FTE GP, which is higher than the HUDU benchmark of 1,800 patients, and the average for the LBTH CCG (of 2,026 patients per FTE GP).
- 6.81** In addition to the GP provision set out below, a health centre is to be provided within Phase 3B of the 2012 OPP which was planned to meet the needs of the occupants of Phases 4-6 of the 2012 OPP, now replaced by the Proposed Development. Moreover, the health centre has been designed to serve a much larger demand than just phases 4-6 of the 2012 OPP, increasing capacity from the current Practice at 9,000 patients to 17,000 patients in the new health centre in Phase 3B. GPs (and their patients) will move across from the Aberfeldy Practice facility from June 2022 and the new health centre is due to be fully operational from September 2022.

³⁴ London Borough of Tower Hamlets (2020), *Planning for School Places Annual Update 2020/2021*

³⁵ <https://democracy.towerhamlets.gov.uk/documents/s182539/6.8%20London%20Dock%20School%20Funding%20Agreement%20and%20Leases.pdf>

³⁶ NHS Digital (March 2021), 'General Practice Workforce 30 September 2019'. Available at: <https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/final-30-september-2019>

Table 6.13 GP Provision

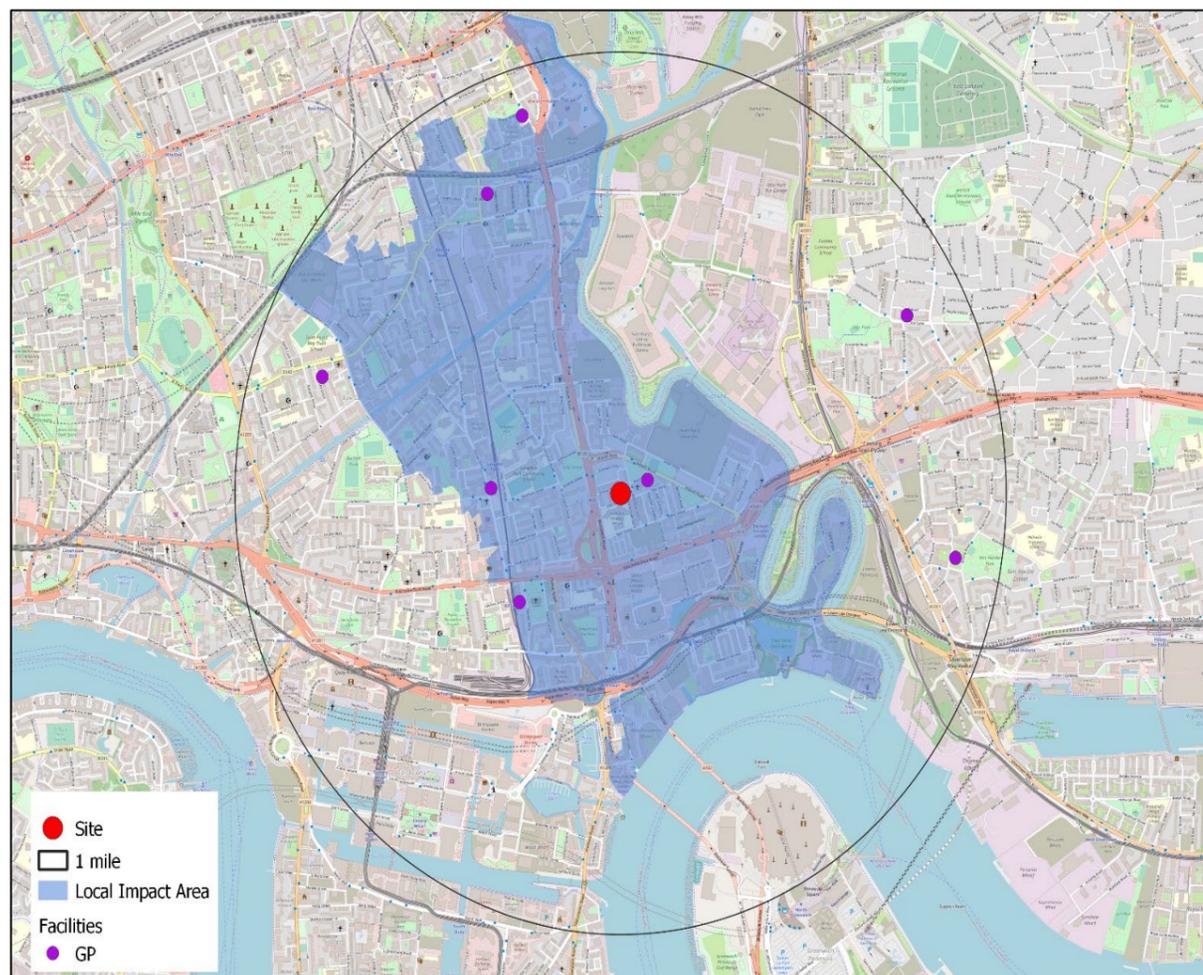
GP Provision	Within 1 mile of Site	LBTH CCG Average
No of GP practices	8	277
No of GP FTEs	42.4	1,127.6
Registered patients	92,630	2,284,553
Patients per FTE GP	2,185	2,026

Source: Contains Ordnance Survey data © Crown copyright and database rights, 2021.

Dentists

6.82 Within the LIA, there are six dental practices, with closest to Site being the All Saints Dental Care (640m). There are a total of 19 dentists working in the six dental practices. Currently, NHS Choices does not provide information on the number of patients registered with the dentist practices but based on the existing population of the LIA this equates to around 2,240 population per dentist which is above the best practice benchmark of 2,000.

Figure 6.3 GP practices located within one-mile of the Proposed Development



Source: Contains Ordnance Survey data © Crown copyright and database rights, 2021.

Open Space and Play Space

Open Space

6.83 The LBTH Open Space, Sports and Recreation Strategy (2019) assesses the quantity, quality and future need for open and play space provision within the Borough, measuring provision on per 1,000 population basis against the Fields in Trust (FIT) standard.

6.84 According to the strategy, LBTH has a local open space standard at 1.2 ha of open and play space per 1,000 population. In 2016/17, there was a total of 0.89ha per 1,000 residents in LBTH which is less than the local open space standard of 1.2ha per 1,000 residents but in line with the FIT benchmark of 0.8ha.

6.85 The Strategy identifies that the Lansbury Ward in which the Site is situated is projected to face open space deficiency in 2031. The proposed intervention to resolve this potential shortfall is the provision of a Local Park along Leven Road gasholder site to provide best coverage for existing and new communities east of A12 and north of A13 which will be delivered through Local Plan Site Allocation.

6.86 The Site is surrounded by and within walking distance of multiple green spaces including Millennium Green and East India Green. The closest large green areas are Langdon Park and Jolly's Green, within 12 and 6 minutes walking distance respectively. Despite being so close, they are not easily accessible due to the severance caused by the A12 and the poor character of the existing underpasses which cross the A12.

6.87 Within the Site boundary, the two most significant areas of existing open space are Braithwaite Park and Leven Road Open Space totally almost 9,500m² between them. These community assets form a trio of sorts along Abbott Road with Millennium Green (approx. 3,700m²). Improvement works are proposed for Millennium Green that will be secured by way of S.106 Obligations.

Play Space

- 6.88** There are 54 equipped play areas, 21 ball games areas and 2 wheeled play areas across parks and open spaces with open access³⁷. Of the 54 equipped play areas 15 are targeted at children between the ages of 0 and 4 years. 16 are targeted at children and young people over the age of 5, and 23 cater for children and young people of all ages. In addition, all parks and open spaces provide grassed areas for play.
- 6.89** Additionally, within LTBH, there are 97 areas that are designated as play areas within housing estates.
- 6.90** The Site and Local Impact area fall within LAP 8³⁸, which has been identified as having the highest proportion of housing play spaces rated as good³⁹.
- 6.91** Currently located between the divided east-west roads that form Ettrick Street is a small local dedicated play area, with play equipment and seating, providing approximately 460m² of open space. This is the only dedicated playspace within the Site boundary.

Community and Leisure Facilities

- 6.92** A number of facilities for local community use are available within close proximity to the Site. There are seven community centres / halls within the Local Impact Area equating to around 1 per 6,000 residents. This includes centres of religious nature such as the Poplar Mosque and Community Centre (640m), charity and youth-led such as the Teviot Centre (960m). Additionally, there are also two community centres within the Site boundary – the Aberfeldy Neighbourhood Centre (which will be re-provided as Phase 3 of the extant application) and the Aberfeldy Islamic and Cultural Centre and Mosque (which is being re-located within the existing GP Practice building at Ettrick Street). In addition, there is one leisure centre within the Local Impact Area – the Poplar Baths and Leisure Centre and Gym (960m).
- 6.93** In terms of leisure facilities, the LBTH Infrastructure Delivery Plan (2017)⁴⁰ has identified the Borough is currently running a technical deficit in terms of delivery of both badminton courts and swimming pools leisure facilities. However, the Plan also identifies that the estimated requirements are aspirational and should not be treated as absolute. The Plan recognises that indoor leisure facilities are of a more strategic rather than neighbourhood nature and as such, provision elsewhere in the borough, may help meet demand in areas of high growth where pressure on land use is particularly high.

Deprivation

- 6.94** The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England and is part of MHCLG's suite of outputs that form the Indices of Deprivation (IoD). The IoD is based on 39 separate indicators, organised across seven domains which are combined and weighed to calculate IMD. This is an overall measure of multiple deprivation experienced by people living in an area and is calculated for every LSOA (i.e. neighbourhood) in England. The most deprived LSOA nationally is ranked 1, whilst the least deprived is ranked 32,844. The seven domains of deprivation which are combined to create the IMD are listed below. For the purposes of this assessment only the overall IMD and crime domain have been considered.
- Income;
 - Employment;
 - Education;
 - Health;
 - Crime;
 - Barriers to housing; and
 - Living environment.
- 6.95** Whilst the IMD is designed primarily to be a small area measure of deprivation, a range of summary measures are available at the local authority-level. The local authority summary statistics published by MHCLG are calculated by averaging all of the LSOA ranks within each local authority area after they have been weighted by population.

Overall Deprivation

- 6.96** The IMD 2019 ranks LBTH as the 39th most deprived local authority in England out of 326, placing it in the top 20% most deprived local authorities nationally. This is an improvement to the 2015 rank which places LBTH as 6th most deprived authority nationally (**Figure 6.4**).
- 6.97** When averaging the decile ranks for the LSOAs that comprise the local impact area 'barriers to housing' is the worst performing area, followed by 'crime' and 'living environment'. It should be noted that within some categories there is substantial variance across the LIA.
- 6.98** Looking further into the domains of the 16 LSOA areas that comprise the LIA:
- 3 of the 16 LSOAs are within the top 10% most deprived in barriers to housing;
 - 4 LSOAs are within the top 10% most deprived in terms of crime;
 - 3 LSOAs are within the top 20% most deprived in terms of living environment; and
 - 6 LSOA areas are within the top 10% most deprived in terms of income.

Crime and Social Cohesion

- 6.99** The IMD also reports crime and social cohesion deprivation, which is a measure of the risk of personal and material victimisation in each LSOA relative to the other neighbourhoods nationally. Nationally, LBTH is ranked as 34th most deprived local authority, whilst the LSOA where the Site sits (Tower Hamlets 020C) falls within the 20% most deprived neighbourhoods in the country.
- 6.100** Another source of crime data is available through the Metropolitan Police Service's (MPS) Crime Data Dashboard which records type of crime and number of instances and provides an overview of the relative crime rate per 1,000 population. For the LIA, the MPS Crime Data Dashboard reports an overall crime rate of 9.48 crimes per 1,000 population compared with an average of 8.8 crimes per 1,000 population in LBTH over the same period⁴¹.
- 6.101** At the Lansbury neighbourhood level, between May 2020 and May 2021 there were 122.6 crimes per 1,000 population. Detailed analysis of the data shows that over this period there were 830 instances of violence against the person, 396 instances of vehicle offences and 309 instances of theft. **Figure 6.5** shows the IMD Crime Domain based on LSOA's for the LBTH.

³⁷ Play Matters in Tower Hamlets A strategic approach to play in Tower Hamlets
<https://democracy.towerhamlets.gov.uk/mgConvert2PDF.aspx?ID=5795>

³⁸ <https://democracy.towerhamlets.gov.uk/documents/s17928/LDF%20Core%20Strategy%20Appx%201%20Pt%2013.pdf>

³⁹ Ratings being: Very Poor, Poor, Fair, Good and Very Good

⁴⁰ London Borough of Tower Hamlets (2017) Infrastructure Delivery Plan - https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Submission_2018/Infrastructure_Delivery_Plan_2017.pdf

⁴¹ May 2021 Data

Figure 6.4 Overall deprivation (based on LSOAs) for LBTH 2019



Source: Ministry of Housing, Communities and Local Government, 2019; Contains Ordnance Survey data © Crown copyright and database rights, 2021.

Figure 6.5 IMD Crime Domain (Based on LSOAs) for LBTH, 2019



Source: Ministry of Housing, Communities and Local Government, 2019; Contains Ordnance Survey data © Crown copyright and database rights, 2021.

RECEPTORS AND RECEPTOR SENSITIVITY

Existing

6.102 Table 6.14 below sets out the existing receptors which are assessed, and their respective level of sensitivity based on the baseline conditions, their importance within the local and regional policy contexts, taking account of the method described in Table 6.2 above.

6.103 The receptors are assessed at various levels (including the LIA, Borough (LBTH) and regional (London) spatial levels), in line with the approach outlined in Spatial Scope and Study Area above.

Table 6.14 Sensitivity of the Existing Receptors

Receptor	Sensitivity	Impact Area(s)	Justification
Demolition and Construction			
Temporary Loss of existing residential	Low	LIA Borough	Displacement of existing, on-Site residential as a result of demolition and construction activity.
Temporary Loss of existing employment	Low	LIA Borough	Displacement of existing, on-Site employment as a result of demolition and construction activity.
Temporary employment as a result of demolition and construction	Medium	Regional (London)	A proportion of temporary construction employment supported as a result of demolition and construction activity will be filled by London residents, some of whom could be looking for employment opportunities.
Completed and Operational			
Contribution to Housing Targets	High	LIA Borough (LBTH)	The provision of new dwellings is a strategic policy for both LBTH and the GLA. The London Plan has identified a target of 3,473 dwellings per annum for the Borough (a decrease of 458 dwellings per annum (i.e. a target of 3,931 dwellings per annum) to that required by the previous London Plan)
Population and Labour Market	Low	LIA Borough (LBTH)	Since 2011, the population within the LIA has increased by over 50%, a faster rate than the overall population growth in LBTH (+27%) and substantially higher than the London average (+9%). In line with this, the LIA's core working age population (i.e. people aged 16-64 has increased by almost 50%, compared with 24% in LBTH and 7% in London. Whilst this has an impact on the overall labour market, the receptor is not identified as being of socio-economic concern.
On-Site Employment	Medium	LIA Borough (LBTH)	Employment in the LIA represents around 3% of total employment in LBTH. Employment growth is identified as a priority by both LBTH and the Mayor of London.
Off-Site/ Wider Employment	Medium	Regional (London)	Regionally, the unemployment rate currently stands at 6.0%, having increased from 4.6% since the end of 2019 (i.e. pre-COVID-19 pandemic). The indirect and induced employment generate by the Proposed Development will go some way towards creating employment opportunities off-Site and help drive down unemployment, and support the economy's wider recovery. Employment growth is identified as a priority by both LBTH and the Mayor of London.
Local Economy (local expenditure, GVA and business rates)	Medium	Borough (LBTH) Regional (London)	A recent study by the GLA, looking at macro-economic trends across London suggest that the economy is currently 7% smaller than it was before the COVID-19 pandemic started, and is not expected to return to pre-pandemic levels till at least 2023 (under a fast recovery scenario). A more gradual recovery would mean that the economy doesn't recover to pre-pandemic levels till at least 2026. Economic growth, alongside increased employment. Is identified as a priority by both LBTH and the Mayor of London.
Early Years Provision	Low	LIA (Lansbury ward)	The baseline indicates that there is early years provision across all wards in LBTH, with Lansbury Ward showing a recent decrease in occupied places suggesting there is capacity.
Primary School Capacity	Medium	LIA (two-mile radius from the Site)	There is currently 1% deficit in primary places within two-miles of the Proposed Development. However, LBTH's School Place Planning Strategy indicates that the Council

			has planned for necessary interventions to address rising pupil numbers in the Poplar School Planning Area.
Secondary School Capacity	Low	Borough (LBTH)	The baseline analysis indicates that there is spare capacity (over 1,400 places) within secondary schools in the Borough with 14% vacancy rate which is above the DfE recommendation. LBTH's School Place Planning Strategy notes that demand for secondary school places may increase as more children (across the borough) will move into the secondary phase of their education.
Healthcare	High	LIA (one-mile radius from the Site)	Average patient list size for GP surgeries within one-mile of the Proposed Development (of 2,185 patients per FTE GP) is higher than the HUDU's recommended benchmark (of 1,800 patients per FTE GP), and LBTH CCG's average (of 2,026 patients per FTE GP).
Open Space	Medium	Borough (LBTH)	Baseline analysis indicate that LBTH has 0.89 ha of open space per 1,000 population. This is over and above the 0.8 ha per 1,000 population FIT benchmark however it is below the local benchmark of 1.2ha per 1,000 population. The Strategy identifies that the Lansbury Ward is projected to face open space deficiency in 2031 which is Moderate significance. The proposed intervention to resolve this potential shortfall is the provision of a Local Park along Leven Road gasholder site to provide best coverage for existing and new communities east of A12 and north of A13 which will be delivered through Local Plan Site Allocation.
Play Space	Low	LIA	Baseline analysis indicates the area within which the LIA falls – LAP 8, has a good provision of play space, with the area being rated as having the highest proportion of housing play spaces rated as good.
Community and Leisure Facilities	Low	LIA	Baseline analysis indicated there are seven community centres and one leisure centre within the Local Impact Area which indicates a good level of provision.
Deprivation	High	Borough (LBTH)	According to the 2019 IMD, LBTH is within the 20% most deprived local authorities nationally. Between 2015 and 2019, the Borough's overall deprivation rating improved (from 6 th to 39 th most deprived local authority in England).
Crime and Social Cohesion	Medium	LIA	Evidence from the IMD shows that almost a third of the Borough's LSOAs are within the 20% most deprived in terms of crime. The overall crime rate in the LIA (of 9.48 crimes per 1,000 population) is higher than the LBTH (8.8 crimes per 1,000 population) for May 2021.

POTENTIAL EFFECTS

Demolition and Construction

Loss of Existing Residential Units

- 6.104** The demolition and construction of the Proposed Development would result in the removal of the existing buildings on Site.
- 6.105** The Aberfeldy New Village LLP (the 'Applicant') has provided a decanting strategy to ensure the existing residents have an opportunity to either be relocated within the Proposed Development once complete, or to relocate to an alternative Site in close proximity. It is proposed that all existing social units will be re-provided within the Proposed Development whilst private leasehold property tenants will be offered an option of a new home/lease within the Proposed Development.
- 6.106** The impact of the temporary loss of housing (Low sensitivity) as a result of the demolition is negligible. Even though there is a temporary loss of existing residential units during the demolition phase, the proposal provides appropriate phasing which will ensure suitable accommodation is re-provided. The Proposed Development provides an overall uplift in number of units, therefore there will be no permanent loss of accommodation. The significance of effect is therefore assessed as **Minor Adverse (Not Significant)** at the LIA and Borough (LBTH) levels.

Loss of Existing Floorspace

- 6.107** The existing buildings within the Site support around 46-63 FTE jobs in the retail/restaurant industries. It is understood that once the current lease period expires/ runs out, the jobs supported on the Site will potentially

relocate to elsewhere in LBTH and London. However, as part of the Detailed Proposals, creation of further meanwhile space provides an opportunity for businesses to return to the newly developed Aberfeldy High Street. On this basis, the impact resulting from the displacement of these jobs as a result of their removal through the demolition works is therefore assessed as negligible.

- 6.108** With the sensitivity of the receptor assessed as low, the significance of the effect is therefore assessed as **Negligible (Not Significant)** at the LIA and Borough (LBTH) levels.

Temporary Employment

- 6.109** Demolition and construction works associated with the Proposed Development will support a number of on-site and off-site employment opportunities within the construction sector.
- 6.110** It is anticipated that demolition and construction works will generate demand for 7,156 person years of construction employment. An anticipated 10 years and 8 months demolition and construction programme (as outlined in **ES Volume 1, Chapter 5: Demolition and Construction**) means that an average of around 651 construction workers will be supported each year. This employment will be expected to include a broad range of job-types and occupations, both on-Site and off-Site (i.e. both direct and supply chain employment). A number of these jobs could be expected to be filled by LBTH residents who are currently unemployed. It has been assumed that the majority of temporary construction jobs supported will be accessed by people (i.e. both employed and unemployment) from across London.
- 6.111** The nature of the jobs supported as a result of demolition and construction works is expected to vary. On-Site employment will be expected to include highly-skilled professions (such as site surveyors and structural engineers) alongside lower-skilled supply chain jobs (such as on-Site labourers). On the other hand, off-Site activity could be expected to support employment across a wide supply chain ranging from suppliers of building materials to architects.
- 6.112** The construction sector in London currently supports around 205,000 jobs. The estimated annual construction supported by the Proposed Development during demolition and construction works will be expected to represent 0.3% of all regional employment within the construction sector each year. Given the small change over the current baseline, demolition and construction activity related to the Proposed Development is not expected to stimulate a noticeable change in baseline conditions at the regional level. On this basis, the magnitude of impact is therefore assessed as negligible.
- 6.113** With the sensitivity of the receptor assessed as medium, the significance of the effect at the Regional (London) level is therefore assessed to be **Minor Beneficial (Not Significant)**.

POTENTIAL EFFECTS – Detailed Proposals

Population

- 6.114** The Detailed Proposals (Phase A) seeks to deliver 277 residential units. Whilst there are existing residential units on the Site of Phase A, the decanting strategy suggests that residents of the existing social units will be offered housing off-site (within Phase 3 of extant planning application for Aberfeldy Village) but within the LIA. Whilst the private occupiers may choose to relocate on Site once completed, for the purposes of this assessment and under a 'worst case scenario', it is assumed that 100% of the private rented tenants will choose to relocate off-site but within the LIA. The population yield from the 277 new residential units is therefore estimated to be net additional.
- 6.115** By applying the GLA Population Yield Calculator to the 277 new residential units of the Detailed Proposals it is estimated that the additional residential units could accommodate approximately 655 new residents. The increase in population will have implications for the demand for social infrastructure including those seeking education and healthcare provision which is assessed below.

Education

Early Years Provision

- 6.116** Using the LBTH Child Yield Calculator, it is estimated the Detailed Proposals are expected to yield an early years population (i.e. children aged up to 4) of around 64 children, generating an increase in demand for early years places within the LIA.
- 6.117** The Child Sufficiency Assessment for Tower Hamlets does not provide a breakdown on capacity and vacancies. The assessment does however indicate that there has been a reduction in take up of places which means there is likely to be vacancies across the Borough and within the ward of Lansbury. On this basis it is

anticipated that additional demand generated as a result of the Detailed Proposals could be accommodated within the current supply at the LIA level, without negatively affecting service provision. On this basis, the magnitude of impact on the receptor is assessed as low.

- 6.118** With the sensitivity of the receptor assessed as low, the likely effect of the Detailed Proposals on demand for early years provision within the LIA is therefore assessed as **Minor Adverse (Not Significant)**.

Primary School Capacity

- 6.119** Based on applying the LBTH's Playspace and Child Yield Calculator to the proposed quantity and mix of uses for the Detailed Proposals, it is estimated that the detailed application will yield a primary school age population (i.e. children aged 5 to 11) of around 56 children.
- 6.120** As indicated in the baseline, the Site is located within Poplar Planning Area of LBTH's School Place Planning Strategy, which is home to 14 primary schools. There is currently capacity for 890 Reception places in the Poplar catchment area. In January 2020, there were 38 (1FE) unfilled places; but with anticipated growth in the pupil population, this area is expected to have a shortfall of 63 (2FE) places by 2026, without intervention.
- 6.121** The baseline section also shows that the 14 schools within the Poplar Planning Area face an existing deficit of 52 places whilst the DfE's recommended benchmark of maintaining between 5% to 10% spare capacity to allow for inter-school movements would therefore not be achieved.
- 6.122** Of the additional 56 primary school aged children that can be accommodated within the Detailed Proposals, not all children are expected to be net additional to the area. Under the worst-case scenario it is assumed that all (i.e., 56) primary school aged children are net additional. Taking these children into consideration would see the pupil roll within 2 miles of the Site increase by 0.8%. Whilst this is a negligible increase, taking into account the existing deficit in places and the need for intervention, the magnitude of impact on the receptor is assessed as minor.
- 6.123** With the sensitivity of the receptor assessed as medium, the scale of the effect of the Detailed Proposals on the demand for primary school places within the LIA is therefore assessed as **Minor Adverse (Not Significant)**.

Secondary School Capacity

- 6.124** Based on the estimates generated by the LBTH's Playspace and Child Yield Calculator applied to the quantity and mix of proposed units for the Detailed Proposals, it is anticipated that the Detailed Proposals will yield a secondary school age (i.e. children aged 12 to 16) population of around 63 children.
- 6.125** There are 9 secondary schools in LBTH with a total pupil roll of 9,003, and overall capacity of 10,444 places within LBTH. This indicates that there is 14% spare capacity within LBTH which is above the DfE's highest recommended margin of 10%.
- 6.126** Under the worst-case scenario it is assumed that all children will be net additional to LBTH. The additional demand generated by the Detailed Proposals represents a 0.7% increase on the current pupil roll and is anticipated to be negligible, and can therefore be easily absorbed within the current availability.
- 6.127** With the sensitivity of the receptor assessed as low, the scale of the effect on the demand for secondary school places within the Borough (i.e., LBTH) is therefore assessed as **Negligible (Not Significant)**.

Healthcare

- 6.128** The new residents living within the Detailed Proposals will likely increase demand for primary health care services. As the baseline notes, there are currently 8 GP surgeries⁴² with 42.4 FTE GPs within a one-mile of the Site. Together these GP surgeries have 92,630 registered patients, which puts the average number of patients per GP at 2,185, which is higher than the London HUDU's benchmark of 1,800 patients per FTE GP. As outlined within the baseline section, this is already an issue experienced across the LBTH CCG area (with 2,026 registered patients per FTE GP).
- 6.129** Once completed and fully occupied, the Detailed Proposals are expected to support a population of up to 655 new residents, and therefore (potentially) increase demand for primary healthcare services by the same figure. In reality, some of these residents will already live and/or access primary healthcare services within the LIA. Furthermore, some of the residents within the Detailed Proposals may choose to access primary healthcare

services elsewhere outside the LIA. However, under the worst-case scenario, it is assumed that all residents, and therefore additional demand for health care services will be net additional.

- 6.130** A new health centre is under construction within Phase 3B of the 2012 OPP (due to be fully operational from September 2022) which was planned to meet the needs of the occupants of Phases 4-6 of the OPP, now replaced by the Proposed Development. Moreover, the health centre has been designed to serve a much larger demand than just phases 4-6 of the 2012 OPP, increasing capacity from the current Practice at 9,000 patients to 17,000 patients in the new health centre in Phase 3B.
- 6.131** It is therefore assumed that the 655 residents within the Detailed Proposals will increase the number of registered patients per FTE GP within the LIA by 0.7%, and therefore creating demand for an additional 0.4 FTE GP. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.
- 6.132** With the sensitivity of the receptor assessed as high, the significance of the effect on demand for health care facilities is therefore assessed as **Negligible (Not Significant)** at the LIA level.

Open Space and Play Space

Open Space

- 6.133** The baseline assessment indicates that at the LBTH level, there is an average 0.89 ha of open and play space per 1,000 residents within the Borough. This is lower than local benchmark of 1.2ha per 1,000 but in line with the FIT benchmark of 0.8 ha per 1,000 residents. The additional 655 residents of the Detailed Proposals will increase demand for open and play space, requiring 0.5ha of open space. The Detailed Proposals are bringing forward over 1,933m² of new public open space or 0.19ha. Whilst the additional demand for open space will place further pressure on existing provision, this will not significantly reduce the level of provision per 1,000 residents within the Borough (<1%). The magnitude of impact on open space provision within the Borough (i.e. LBTH) is therefore assessed as negligible.
- 6.134** With the sensitivity of the receptor assessed as medium, the significance of the effect on demand for open space at the Borough (i.e. LBTH) level is therefore assessed as **Minor Adverse (Not Significant)**.

Play Space

- 6.135** Based on an estimated population of 183 gross children under the age of 18, and the requirement for 10m² of play space per person (as per the LBTH and GLA's guidance) it is estimated that the Detailed Proposals will result in an overall requirement of 1,842m² of play space.
- 6.136** As outlined in **ES Volume 1, Chapter 4: The Proposed Development**, the Detailed Proposals will provide a total of 1,014sqm playspace, which is less than the requirements set out by the GLA. According to the baseline however, the Site and LIA fall within LAP 8⁴³, which has been identified as having the highest proportion of housing play spaces rated as good. In addition, the Detailed Proposals include the improvements to Leven Road Open Space, which will become a hub for sporting, fitness and play, and Braithwaite Park which will include a mix of play and sports activity. On this basis, the magnitude of impact of the Detailed Proposals on the demand for play space within the LIA is therefore assessed as Low.
- 6.137** With the sensitivity of the receptor assessed as low, the significance of the effect on play space requirements at the LIA level is therefore assessed as **Minor Adverse (Not Significant)**. This will be mitigated through on-Site provision in later phases as part of the Outline Application.

Community and Leisure Facilities

- 6.138** The baseline identifies the current provision within the LIA amounts to 1 facility per 6,000 population. As such the additional population of 655 residents of the Detailed Proposals is expected to lead to an increase of 2% in population per community facility. As part of the detailed proposals, Aberfeldy Neighbourhood Centre is planned to be demolished, however it is planned it will be re-provided as part of the extant application. On this basis, the magnitude of impact at the LIA is therefore assessed as low.
- 6.139** With the sensitivity receptor assessed as low, the significance of the effect on community facilities requirements at the LIA level is therefore assessed as **Minor Adverse (Not Significant)**.

⁴² As it stands, the GP Practice at 2a Ettrick Street (the 'Aberfeldy Practice') will be re-provided under phase 3B of the Extant Permission within a new, larger Health Centre, due to be fully operational in September 2022.

⁴³ <https://democracy.towerhamlets.gov.uk/documents/s17928/LDF%20Core%20Strategy%20Appx%201%20Pt%2013.pdf>

POTENTIAL EFFECTS – Completed Development

Completed Development

- 6.140 Once completed, the Proposed Development is anticipated to lead to the delivery of up to 1,628 residential units of varying sizes and tenures, and up to 6,109.3m² ⁴⁴ of non-residential floorspace including workspace, retail, residents hub and space for the estate management.
- 6.141 The effects which are expected to occur as a result of the Proposed Development are described below, and are all expected to be direct, permanent and long-term in nature.

Contribution to Housing Targets

- 6.142 The Proposed Development will provide up to 1,628 (gross) residential units varying from one to six-bedrooms, and will include up to 351 social rented units. The mix of units is in line with the requirements set within the LBTH Local Plan, and the London Plan, and therefore contribute to creating a diverse mix of housing within the LIA and LBTH. The overall impact of the Proposed Development on LBTH's housing supply is based on the net additional housing provision when compared with the existing number of units on Site.
- 6.143 The baseline section indicates that within the LIA there are currently around 11,194 dwellings, which means that the Proposed Development will represent an overall increase of 12% on the current baseline⁴⁵. The baseline analysis and policy review undertaken as part of the assessment indicate that LIA is expected to see considerable housing growth over the next few years, with an overall target 5,748 within the Lower Lea Valley sub-area which encompasses the Site. This means that the Proposed Development will contribute 23% of the anticipated housing growth within the LIA. Policy S.H1 states that development will be expected to contribute towards the creation of mixed and balanced communities with an overall target of 50% of all new homes to be affordable, including via requiring the provision of a minimum of 35% affordable housing on sites providing 10 or more new residential units. A mix of rented and intermediate affordable tenures (30:70) is required together with a mix of unit sizes. The Proposed Development will provide 35% affordable units (including re-provision of social units; by habitable room). On this basis, the magnitude of impact at the LIA level is assessed as high.
- 6.144 With the sensitivity of the receptor assessed as high, the significance of the effect at the LIA level is therefore assessed as **Major Beneficial (Significant)**.
- 6.145 At the Borough (LBTH) level, the London Plan sets an overall target of 3,473 dwellings per annum (or 34,730 dwellings over a ten-year period). The additional dwellings delivered as part of the Proposed Development represent 4% of the LBTH housing target over the next ten years as set out within the London Plan. On this basis, the magnitude of impact at the LBTH level is therefore assessed as low.
- 6.146 With the sensitivity of the receptor assessed as high, the significance of the effect at the Borough (LBTH) level is therefore assessed as **Moderate Beneficial (Not Significant)**.

Population and Labour Market

- 6.147 Once completed and occupied, the Proposed Development will provide up to 1,628 gross residential units.
- 6.148 The Completed Development population yield comprises the gross population yield from the Detailed Proposals and the net population yield from the Outline Proposals as detailed in the Population and Labour Market Methodology section. Based on the GLA's Population Yield Calculator, it is estimated that the Proposed Development will accommodate an additional 3,285 residents once fully occupied. Of these, it is estimated that around 2,685 residents (or 82%) will be of core working age (i.e. aged 16 to 64).
- 6.149 As outlined in the baseline section above, the LIA's population is estimated to be around 42,600 people. The estimated increase is therefore anticipated to represent an increase of 8% over and above the existing baseline. On the other hand, the increase in core working age residents will represent an increase of 9.0% over the baseline. On this basis, the magnitude of impact at the LIA is therefore assessed as medium.
- 6.150 With the sensitivity of the receptor assessed as low, the significance of the effect is therefore assessed as **Minor Beneficial (Not Significant)** at the LIA level.
- 6.151 As outlined within the baseline, the Borough's (i.e. LBTH) current population stands at around 325,000 people, 237,250 (or 73%) of whom are of core working age. The increase in core working age population as a result of

the Proposed Development will represent an increase of 1% per the current baseline. Based on this, the magnitude of impact at the Borough (i.e. LBTH) level is therefore assessed as negligible.

- 6.152 With the sensitivity of the receptor assessed as low, the significance of the effect is therefore assessed as **Negligible (Not Significant)** at the Borough level.

On-Site Employment

- 6.153 Once completed, the Proposed Development will see the delivery of up to 6,109.3m² Gross Internal Area (GIA) of non-residential floorspace.
- 6.154 Given the flexible uses proposed on the Site of the Proposed Development, the assessment has considered a range of potential employment uses as outlined in **Table 6.15**. The assessment draws on the HCA Employment Densities Guide to assign the floorspace density per FTE job as a worst-case scenario. Where the guidance provides a range of densities for one particular use class (such as 15 to 20m² per FTE for retail uses), the least beneficial (i.e. lowest yielding) value is used. This means that the following analysis presents the lowest-possible number of jobs created at the Proposed Development across the various uses proposed.
- 6.155 Based on the above, it is estimated that the non-residential uses have potential to support between 307-340 (FTE) gross jobs.

Table 6.15 Estimated (Low and High) Gross Employment Supported by the Proposed Development

Proposed Uses	Proposed Use Class	Floorspace (GIA m ²)	Area per FTE	Jobs Range
Workspace	B1a	2,369.1	10m ² /FTE	201
Retail	A1	2,661.2 ⁴⁶	15-20m ² / FTE	113-151
Residential Hub ⁴⁷	C3	1,374	-	5
Total		6,404.3		319-357

- 6.156 The Site currently supports around 46-63 FTE jobs primarily within the retail and restaurant industries. Under the worst-case scenario it is assumed that these jobs will be lost. In reality, these are likely to relocate to another location once construction on the Proposed Development commences. This means that in calculating the net additionality of the Proposed Development, the potential loss of on-Site employment (albeit displacement to another location) needs to be taken into consideration, and therefore applied as deadweight.
- 6.157 **Table 6.16** below sets out the additionality adjustments applied to the estimated gross FTE on-site employment supported by the Proposed Development. It shows that once all additionality adjustments are taken into consideration (i.e. leakage, displacement and deadweight), the Proposed Development has potential to result in the loss of 46-63 FTE jobs or the creation of 177-234 net FTE jobs (i.e. depending on the on-site uses).

Table 6.16 Additionality Adjustments to Estimate Net On-Site Employment

Additionality Measure	LIA / LBTH level(s)	Justification
(1) Gross on-site jobs	319-357 FTE jobs	-
(2) Leakage	0%	New jobs created will be contained within the site and will not 'leak' to locations outside the Proposed Development
(3) Displacement	25%	Overall displacement of jobs created is expected to be very low
(4) Deadweight	46-63 FTE jobs	It is assumed that the current employment supported on-Site will be displaced to other locations within London, but (under the worst-case scenario) outside the Borough (LBTH)
Net additional FTEs (1) – [(2) + (3) + (4)]	177-234FTE jobs	-

- 6.158 The increase of between 177-234 FTE jobs will represent an increase of between 1.8% and 2.3% over the current baseline. On this basis, the, the magnitude of impact on the receptor is therefore assessed as low.

⁴⁴ This figure does not include marketing suite (295m² GIA)

⁴⁵ Taking account of existing units on-site

⁴⁶ Including marketing suite floorspace which will be converted into a retail unit at a later stage

⁴⁷ Assumption that residential hub would include reception/concierge & gym/communal area and therefore will not support more than 5FTE employees on-site

6.159 With the sensitivity of the receptor assessed as low, the significance of the effect of the Proposed Development at the LIA is therefore assessed to be **Minor Beneficial (Not Significant)**.

6.160 At the Borough (i.e. LBTH) level, the net additional change is also anticipated to be negligible. With the sensitivity of the receptor assessed as low, the effect of the Proposed Development is therefore assessed **Negligible (Not Significant)**.

Off-site/ Wider Employment

6.161 A number of indirect and/ or supply chain impacts are likely to be generated off-site as a result of the increase in spending on goods and services associated with the on-site jobs supported by the Proposed Development. Furthermore, both direct as well as supply jobs supported will result in a series of wider/ induced benefits associated with the re-investing of employees' salaries within the Regional (i.e. London) economy.

6.162 Given the uncertainties about the extent to which both supply chain and induced spend will occur at the LIA and/or Borough (i.e. LBTH) levels, the number of off-site benefits supported by the Proposed Development are only assessed at the Regional (i.e. London) level. That being said, it can be inferred that the benefits created will be experienced at all levels considered. Please note, this assessment does not consider the induced benefits associated with the increase in household expenditure resulting from the 1,628 new dwellings delivered as part of the Proposed Development. To avoid double-counting, this effect is considered separately in the following section.

6.163 As outlined above, once operational the Proposed Development has potential to support between 319-357 gross jobs, or between 177-234 (FTE) jobs once additionality is taken into consideration. At the Regional (i.e. London) level, net additionality is anticipated to be higher as the current jobs supported on-Site are expected to be displaced within the wider regional economy. Using benchmarks from the HCA's Additionality Guide and applying this to the net additional jobs supported at the Regional (i.e. London) level, the Proposed Development is therefore expected to support between 90-117 FTE jobs off-Site across all industry sectors in London. This will bring total on-Site and off-Site net additional employment supported by the Proposed Development at the Regional (i.e. London) level to between 267- 443 FTE jobs.

6.164 The baseline assessment has identified that there are currently around 5.37 million jobs in London. Given the size of the regional economy, the magnitude of impact resulting from the indirect as well as induced employment supported by the Proposed Development is therefore assessed as negligible.

6.165 With the sensitivity of the receptor assessed as low, the likely effect on the receptor is therefore assessed as **Negligible (Not Significant)** at the Regional (i.e. London) level.

Local Economy

Increased Local Expenditure

6.166 There are likely to be direct spending effects arising as a result of household expenditure by the new residents of the Proposed Development. Residents of the new households will spend their incomes on local goods and services in LBTH and the wider London area. The area where the Site is located is considered to fall within the 'Ethnicity Central: Ethnic Family Life' Area Classification. The ONS (2019) provides data on average weekly household expenditure by Output Area Classification, households within the 'Ethnicity Central: Ethnic Family Life' category spend £460.30 weekly on various items including food, clothing, household goods & services, health, transport, recreation and education.

6.167 Based on the number of net proposed units and the ONS household expenditure data by Output Area Classification (2019), the Proposed Development will generate gross household expenditure of around £33m per annum on retail goods and services, a proportion of which will be spent locally in LBTH.

6.168 The Retail Impact Assessment submitted with the application indicates that 26.6% of local consumer expenditure is retained within the borough. and therefore supports the vitality and viability of retail and amenity space both on-site and off-site. Given that the Proposed Development will represent 4% of the current dwelling baseline within the Borough (i.e. LBTH), the magnitude of impact is therefore assessed as low.

6.169 With the sensitivity of the receptor assessed as low, the effect of additional household expenditure at the Borough (i.e. LBTH) level is therefore assessed as **Minor Beneficial (Not Significant)**.

Gross Value Added

6.170 The on-Site employment has potential to support growth of the borough's (i.e. LBTH) economy. As outlined above, once completed the Proposed Development will result in the delivery of up to 6,400m² (GIA) of non-residential commercial floorspace resulting in between 319-357 (FTE) gross jobs (or between 177-234 net additional jobs).

6.171 Using benchmarks of GVA per job for different employment sectors at the local authority level from the ONS's Annual Business Survey it is estimated that the on-Site jobs have potential to generate between £35 and £37 million in gross GVA each year. Once net additionality is taken into consideration (including the displacement of GVA generated by the current on-Site activities (estimated to be around £1.7 - £2.3 million per annum) to another location in London outside LBTH), it is estimated that the Borough's economy has potential for growth by up to £33.8 -£34.6 million per annum depending on the on-Site uses.

6.172 The additional £33.8 -£34.6million per annum has potential to represent an increase of around 0.1% over and above the current baseline. On this basis, the magnitude of impact is therefore assessed as negligible.

6.173 With the sensitivity of the receptor assessed as low, the likely effect of the Proposed Development of the economy at the Borough (i.e. LBTH) level is therefore assessed to be **Negligible (Not Significant)**.

6.174 As outlined in the baseline section, the size of the Regional (i.e. London) economy is estimated to be around £468 billion. On this basis, the magnitude of impact of the net additional GVA supported by the on-Site activities associated with the Proposed Development is therefore assessed as negligible.

6.175 With the sensitivity of the receptor assessed as low, the likely effect of the Proposed Development on the economy at the Regional (i.e. London) level is therefore assessed to be **Negligible (Not Significant)**.

Education

Early Years Provision

6.176 Using the LBTH Child Yield Calculator, it has been estimated the Proposed Development is expected to yield a gross additional early years population (i.e. children aged up to 4) of around 248 children, generating an increase in demand for early years places within the LIA. In reality, not all of these children will attend an early-years setting and a proportion of the children are likely to already attend settings within the Local Impact Area, thereby resulting in an overall lower demand for early years places.

6.177 Currently, there are 3,369 children aged 0 to 4 years old within the Local Impact Area. The addition of 248 children following delivery of the Proposed Development will lead to an increase of 7%. However, an early years facility is to be provided within Phase 3B of the 2012 OPP which was planned to meet the needs of the occupants of Phases 4-6 of the OPP, now replaced by the Proposed Development.

6.178 The Child Sufficiency Assessment for Tower Hamlets does not provide a breakdown on capacity and vacancies. The assessment indicates that there has been a reduction in take up of places which could potentially mean there is some vacancy across the Borough. This means the additional demand generated as a result of the Proposed Development could be accommodated within the current supply at the LIA level, without negatively affecting service provision. On this basis, the magnitude of impact on the receptor is assessed as low.

6.179 With the sensitivity of the receptor assessed as low the likely effect of the Proposed Development on demand for early years provision within the LIA is therefore assessed as **Minor Adverse (Not Significant)**.

Primary School Capacity

6.180 Using the LBTH Child Yield Calculator, it has been estimated the Proposed Development is expected to yield a gross additional primary school age population (i.e. children aged 5-11) of around 201. However, a proportion of the children are likely to already attend settings within the Local Impact Area, thereby resulting in an overall lower demand for primary places.

6.181 The baseline section shows that the 14 schools within the Poplar Planning Area face a deficit of 52 places, which is below the DfE's recommended benchmark of maintaining between 5% to 10% spare capacity to allow for inter-school movements.

6.182 Of the additional 100 primary school aged children that could be accommodated within the Proposed Development, not all children are expected to be net additional to the area in terms of demand for school places. A small number are likely to already reside and therefore attend schools within the Proposed Development's LIA. That being said, under the worst-case scenario it is assumed that all (i.e. 201) primary school aged children are net additional. Taking these children into consideration would see deficit capacity in primary schools within the LIA go up to 253 places or 3% above current capacity. However, a number of interventions are proposed to increase capacity in the LIA. On this basis, the magnitude of impact on the receptor is therefore assessed as low.

6.183 With the sensitivity of the receptor assessed as medium, the significance of the effect on the demand for primary school places within the LIA is therefore assessed as **Minor Adverse (Not Significant)**.

Secondary School Capacity

- 6.184** Using the LBTH Child Yield Calculator, it has been estimated the Proposed Development is expected to yield a gross additional secondary school age population (i.e. children aged 12-18) of around 190 children. However, a proportion of the children are likely to already attend settings within the Local Impact Area, thereby resulting in an overall lower demand for secondary places.
- 6.185** There are 9 secondary schools in LBTH with a total pupil roll of 9,003, and overall capacity of 10,444 places within LBTH. This indicates that there is 14% spare capacity within LBTH which is above the DfE's lowest recommended margin of 5%.
- 6.186** Under the worst-case scenario it is assumed that all children will be net additional to LBTH. The additional demand generated by the Proposed Development will increase the current pupil roll by 2% and can be absorbed within existing capacity. The scale of impact on the receptor is therefore assessed as negligible.
- 6.187** With the sensitivity of the receptor assessed as low, the scale of the effect on the demand for secondary school places within the Borough (i.e. LBTH) is therefore assessed as **Negligible (Not Significant)**.

Demand for Health Care Facilities

- 6.188** The new residents living within the Proposed Development will likely increase demand for primary health care services. As the baseline notes, there are currently 8 GP surgeries with 42.4 FTE GPs within one-mile of the Proposed Development. Together these GP surgeries have 92,630 registered patients, which puts the average number of patients per GP at 2,185, which is higher than the London HUDA's benchmark of 1,800 patients per FTE GP. As outlined within the baseline section, this is already an issue experienced across LBTH CCG area (with 2,026 registered patients per FTE GP).
- 6.189** Once completed and fully occupied, the population of the Proposed Development is expected to add up 3,285 net people to the LIA, and therefore (potentially) increase demand for primary healthcare services by the same figure. In reality, some of these residents will already live and/or access primary healthcare services within the Proposed Development's LIA. Furthermore, some of the residents within the Proposed Development may choose to access primary healthcare services elsewhere outside the LIA. However, under the worst-case scenario it is assumed that all residents, and therefore additional demand for health care services will be net additional.
- 6.190** A health centre is to be provided within Phase 3B of the 2012 OPP which was planned to meet the needs of the occupants of Phases 4-6 of the OPP (due to be fully operational in September 2022), now replaced by the Proposed Development. Moreover, the health centre has been designed to serve a much larger demand than just phases 4-6 of the 2012 OPP, increasing capacity from the current Practice at 9,000 patients to 17,000 patients in the new health centre in Phase 3B.
- 6.191** It is therefore assumed that the 3,285 residents within the Proposed Development will increase the number of registered patients within the LIA by 4%, and therefore creating demand for an additional 1.8 FTE GP. On this basis, the magnitude of impact on the receptor is therefore assessed as low.
- 6.192** With the sensitivity of the receptor assessed as high, the significance of the effect on demand for health care facilities is therefore assessed as **Minor Adverse (Not Significant)** at the LIA level.

Open Space

- 6.193** The baseline assessment indicates that at the LBTH level, there is an average 0.89 ha of open and play space per 1,000 residents within the Borough. This is lower than the local standard of 1.2ha per 1,000 population and in line with the FIT benchmark of 0.8 ha per 1,000 residents. The additional 3,285 residents will increase demand for open and play space requiring approximately 2.6 ha of open space. The Proposed Development will bring forward over 3,473m² or 0.34ha of new public open space. Whilst the additional demand for open space will place further pressure on existing provision, this will not significantly reduce the level of provision per 1,000 residents within the Borough (<1%). On this basis, the magnitude of impact on open space provision within the Borough (i.e. LBTH) is therefore assessed as negligible.
- 6.194** With the sensitivity of the receptor assessed as medium, the significance of the effect on demand for open space at the Borough (i.e. LBTH) level is therefore assessed as **Minor Adverse (Not Significant)**.

Play Space

- 6.195** Based on an estimated population of 648 gross children under the age of 18, and the requirement for 10m² of play space per person (as per the LBTH and GLA's guidance) it is estimated that the Proposed Development will result in an overall requirement of 6,480m² of play space.

- 6.196** Play space provision for the under 5s and 5-11 year olds will be provided on-site and the final provision is subject to alteration for each Phase of the Outline Proposals, determined by the final mix of the residential units (by size and tenure) applied for at each RMA stage. The play and open space plans for the illustrative scheme provided in the DAS demonstrates how the required play space for the child yield generated by the accommodation schedule as assessed in this chapter, can be met, demonstrating how it will be possible to meet the requirements of the LBTH within the Site. In addition to the improvement proposed to the play space provision with the Leven Road Open Space and Braithwaite Park, it's considered that play space demand can be met within the Site. On this basis, the magnitude of impact of the Proposed Development on the LIA is therefore assessed as Medium.

6.197

- 6.198** With the sensitivity of the receptor assessed as medium, the significance of the effect on play space requirements at the LIA level is therefore assessed as **Moderate Beneficial (Significant)**.

Community and Leisure Facilities

- 6.199** The baseline identifies the current provision within the LIA amounts to 1 community centre per 6,000 population. As such the additional population of 3,285 residents is expected to increase this ratio from 6,000:1 to 6,555:1, an uplift of 8%.
- 6.200** The baseline section identifies there is 1 leisure centre within the Local Impact Area. It is therefore considered the net additional population of 3,285 residents is likely to increase demand for leisure facilities in the area. However, the Proposed Development is expected to provide over 4,400m² of communal space for residents within the Site boundary together with a residents hub. On this basis, the magnitude of impact at the LIA is therefore assessed as low.
- 6.201** With the sensitivity receptor assessed as low, the significance of the effect on community centres requirements at the LIA level is therefore assessed as **Negligible (Not Significant)**.

Deprivation

Overall Deprivation

- 6.202** The Proposed Development has potential to reduce deprivation by improving the Borough's relative performance against several IMD domains. This includes improvements to income deprivation through an increased labour market participation facilitated by the delivery of the proposed 1,628 dwellings, and access to housing through the delivery of 351 social rented units.
- 6.203** Public realm improvements and the introduction of mixed uses will encourage use throughout the day and will lead to improvements to the living environment of the local area, reduce crime and improve social cohesion. However, given the relative size of the Proposed Development the scale of impact at the Borough levels is assessed as low.
- 6.204** With the sensitivity of the receptor assessed as high, the significance of the effect is therefore assessed as **Moderate Beneficial (Significant)**.

Crime and Social Cohesion

- 6.205** The Proposed Development is designed using best practice and guidance aimed at designing-out crime through several passive and active responses aimed at deterring and reducing fear of crime and social disorder. This includes elements such as:
- Natural surveillance – having more 'eyes on the streets' deterring criminal activity;
 - Access control – creating physical barriers to entry which provide fewer opportunities for criminals; and
 - Ongoing maintenance and management – based on the belief that low levels of visual deterioration may reduce opportunities for crime and increased 'pride of place'.
- 6.206** The design of the Proposed Development will help its residents, and those living in the area interact with, and mix with people visiting Poplar, as well as people who work there, by avoiding the feeling of gated communities. Once completed, the Proposed Development will result in improved public realm, providing access through the Site that was not previously possible. Within the Site, there will be a range of uses, inviting workers, nearby residents, visitors and community groups all to share the same environment,
- 6.207** It is anticipated that this will result in a reducing in crime and an overall improvement to social cohesion due to improved design. On this basis, the magnitude of impact on the receptor is therefore assessed as low.

6.208 With the sensitivity of the receptor assessed as medium, the significance of effect is therefore assessed as **Minor Beneficial (Not Significant)** at the LIA level.

MITIGATION, MONITORING AND RESIDUAL EFFECTS

Demolition and Construction Mitigation

6.209 No significant adverse effects are identified with regards to demolition and construction of the Proposed Development, although there will be some adverse (albeit not significant) effects resulting from the loss of the current uses on the Site of the Proposed Development. Information provided by the Applicant confirms that demolition and construction works will start at the end of the tenant's current lease and that the existing on-Site jobs are likely to relocate elsewhere in London., which means that none of the 46-63 FTE jobs currently hosted on-Site will be lost.

6.210 Beneficial effects are expected to result from the employment supported during the demolition and construction activity (i.e. an average of around 651 FTE jobs per annum).

6.211 Given that no significant effects are identified and/or beneficial effects will be generated, no additional mitigation measures are proposed during demolition and construction activity of the Proposed Development.

Completed Development Mitigation

6.212 The analysis presented above shows that once completed, the Proposed Development will lead to a Minor Adverse effect on the demand for health care services within the LIA, early years provision and primary school capacity requirements, and open space.

6.213 The Proposed Development will generate a substantial Community Infrastructure Levy payment, which will be used to fund a wide range of infrastructure, including education and healthcare. Contributions could therefore help to mitigate the potential for minor adverse effects with respect to healthcare facilities, early years and primary education and open space provision. While there is no certainty that CIL funds will be applied to education, open space and health facilities serving the study area, it is the responsibility of the Local Authority to apply funds appropriately.

6.214 Moreover, health facilities and early years provision are to be provided within Phase 3B of the 2012 OPP were planned to meet the needs of the occupants of Phases 4-6 of the OPP which are now replaced by the Proposed Development. Therefore, the basis of any future s106 agreements will need to be based on the uplift in additional residents as a result of the Proposed Development, over and above what would have been provided in Phases 4-6 of 2012 OPP. This will need to be the subject of more detailed calculations at Reserved Matters stage.

6.215 Following mitigation, as set out above, it is expected that the residual effect on the receptors assessed will be Negligible. All other effects assessed as either negligible and/or beneficial in nature, and therefore do not require mitigation.

Residual Effects

6.216 All of the residual effects resulting from the Proposed Development, are presented in **Table 6.17** identifying whether the effect is significant or not.

Table 6.17 Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D	P	St
					I	T	Mt
							Lt
Demolition and Construction							
Loss of existing, on-site residential	Displacement of existing, on-Site residential as a result of demolition and construction activity.	Minor Adverse	Not Significant	LIA	D	T	St
		Minor Adverse	Not Significant	Borough	D	T	St
Loss of existing, on-Site employment	Displacement of existing, on-Site employment as a result of demolition and construction activity.	Negligible	Not Significant	LIA	D	T	St
		Negligible	Not Significant	Borough	D	T	St
Temporary employment as a	Temporary employment opportunities at the Regional	Minor Beneficial	Not Significant	Regional	D	T	St

result of demolition and construction	level as a result of demolition and construction activity.						
Completed Development							
Contribution to housing targets	The delivery of new homes to support housing need at the LIA and LBTH levels as set out within the London Plan	Major Beneficial	Significant	LIA	D	P	Lt
		Moderate Beneficial	Significant	Borough	D	P	Lt
Population and labour market	Population, and labour market growth enabled as a result of the new homes delivered as part of the Proposed Development.	Minor Beneficial	Not Significant	LIA	D	P	Lt
		Negligible	Not Significant	Borough	D	P	Lt
On-Site employment	On-Site employment supported by the non-residential uses delivered as part of the Proposed Development.	Minor Beneficial	Not Significant	LIA	D	P	Lt
		Negligible	Not Significant	Borough	D	P	Lt
Off-Site/ wider employment	Off-Site (i.e. indirect and induced) employment supported across the Regional economy as a result of the (direct) employment supported by the Proposed Development.	Negligible	Not Significant	Regional	D	P	Lt
Local economy (local expenditure)	Increased expenditure on convenience and comparison goods and services by the families living within the new dwellings delivered as part of the Proposed Development.	Minor Beneficial	Not Significant	Borough	D	P	Lt
Local economy (GVA)	Local economic growth (quantified in terms of GVA) as a result of the non-residential activity on-Site.	Negligible	Not Significant	Borough	D	P	Lt
		Negligible	Not Significant	Regional	D	P	Lt
Early years provision	Increased demand for early years provision generated by an increase in children aged up to 4-years	Negligible	Not Significant	LIA	D	P	Lt
Primary school capacity	Increased demand for primary school places generated by an increase in children of primary school age.	Negligible	Not Significant	LIA (two-mile radius)	D	P	Lt
Secondary school capacity	Increased demand for secondary school places by the increase in children of secondary school age.	Negligible	Not Significant	Borough	D	P	Lt
GP capacity	Increased demand for health care services generated by the residents within the homes delivered as part of the Proposed Development.	Negligible	Not Significant	LIA (one-mile radius)	D	P	Lt
Open space	Increased requirement for open spaces by the residents within the new homes delivered as part of the Proposed Development.	Negligible	Not Significant	Borough	D	P	Lt
Play space	Increased requirement for play space for children under the age of 18 living within the new homes in the Proposed Development.	Minor Beneficial	Not Significant	LIA	D	P	Lt
Community centres	Increased requirement for community centres	Minor Beneficial	Not Significant	LIA	D	P	Lt
Deprivation	Improvements to the public realm, increased labour market participation, and the delivery of new affordable units.	Moderate Beneficial	Significant	Borough	D	P	Lt

Crime and social cohesion	Overall reduction in crime and improved feeling of social cohesion.	Minor Beneficial	Not Significant	Borough	D	P	Lt
Notes: Residual Effect - Scale = Negligible / Minor / Moderate / Major - Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

- 6.217** For the purposes of the following narrative, it is assumed that the existing uses on the Site of the Proposed Development will remain, in the absence of the Proposed Development. That being said, it is assumed that the existing conditions will continue to change in the absence of the Proposed Development. These would arise as the cumulative schemes considered as part of the assessment are delivered, generating additional temporary construction employment, in addition to other long-term/ permanent employment within the LIA, the Borough (LBTH) and regionally (through indirect/ supply chain and induced impacts).
- 6.218** Beyond the specific impacts of the cumulative schemes on future baseline conditions, the Site of the Proposed Development is located within an area in which there is continual change in employment and business activity, and which is anticipated to see continued growth (reach 34,700 by 2030) as outlined in the London Plan.
- 6.219** Given the scale of activity described above, and the rate with which these change over time, it is not possible to provide quantitative estimates of the likely changes in baseline conditions. However, broad indicators of the scale and type of change expected are found in the Tower Hamlets Local Plan and the London Plan.
- 6.220** Taking account of these policy drivers, the future baseline of the LIA would be expected to see an increase in both local employment as well as the number of people living there, in line with the assessment presented as part of the Cumulative Effects Assessment.

Cumulative Effects Assessment

- 6.221** This section assesses the potential effects of the Proposed Development in combination with the potential effects of other, cumulative schemes within the surrounding area, as listed in **ES Volume 3, Appendix: EIA Methodology – Annex 4**. All cumulative schemes described within this appendix have been included in the assessment.
- 6.222** The cumulative assessment is undertaken based on the following assumptions:
- The assessment is based on information that is available in the public domain with regards to each cumulative scheme identified;
 - Any mitigation measures required to minimize and/or avoid adverse effects arising from each Cumulative Scheme will be adopted in full as part of the implementation of each respective scheme; and
 - It is recognised that a significant proportion of the cumulative schemes are built out and/or likely to be occupied by the time the Proposed Development is completed. However, given that construction is ongoing, and the respective impacts yet to be reflected within the data, these projects are assessed under the cumulative schemes (rather than the current baseline).

Demolition and Construction

- 6.223** The effects of concurrent construction during demolition and construction, associated with the Proposed Development and all cumulative schemes are expected to be temporary and short-term in nature. It should be noted that by the time construction of the Proposed Development commences, construction on most of the cumulative schemes will be completed and/or nearing completion. More information about each of the Cumulative Schemes, including proposed construction timescales is available within **ES Volume 3, Appendix: EIA Methodology – Annex 4**.

Temporary Construction Employment

- 6.224** The demolition and construction activity related to the cumulative schemes and Proposed Development has potential to generate increased demand for labour, as well as substantial levels of opportunity within the construction sector. A recent publication by RICS UK suggests that the construction and infrastructure sector has sprung back to life in the first quarter of 2021, following slower levels of activity throughout 2020 (due to the COVID-19 pandemic). Given the anticipated scale of construction activity across all cumulative schemes, in comparison with the overall level of construction activity across London, the magnitude of impact is therefore assessed as low.
- 6.225** With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **Minor Beneficial (Not Significant)** at the Regional (i.e. London) level. The assessment of the Proposed Development has identified a similar effect at the Regional (i.e. London) level (i.e. of Minor Beneficial significance).

Completed Development

- 6.226** Taken together, the cumulative schemes in combination with the Proposed Development will lead to an increase in the overall number of residents and employees within the LIA. The following assessment is based on the Proposed Development, in addition to all projects identified in **ES Volume 3, Appendix: EIA Methodology – Annex 4**, which together are anticipated to deliver:
- Over 222,700 m² of flexible retail floorspace (E(a) to E(c) uses);
 - Over 355,000 m² of flexible workspace floorspace (E(g) uses);
 - Over 32,500m² of flexible community, education and leisure floorspace;
 - 1,200 beds in hotel use;
 - Over 50,00m² of student accommodation; and
 - A little over 17,200 new residential units.
- 6.227** The effects expected to occur as a result of the cumulative schemes and the Proposed Development are set out in more detail below.
- 6.228** Please note that the effects are expected to be direct, permanent and long-term in nature.

Contribution to Housing Targets

- 6.229** Together the Proposed Development and cumulative schemes will result in the delivery of around 17,200 new residential units, which together represent an increase of over 154% over the current baseline within the LIA. On this basis, the magnitude of impact at the LIA is therefore assessed as high.
- 6.230** With the sensitivity of the receptor assessed as high, the significance of the effect is assessed as **Major Beneficial (Significant)** at the LIA level. This is in line with the assessment of the Proposed Development (i.e. Major Beneficial).
- 6.231** At the Borough (i.e. LBTH) level, the delivery of 17,200 new homes will represent an increase of 16% over the current baseline, or around 50% of the planned housing increase in LBTH over the next ten years (based on the target set out within the London Plan. On this basis, the magnitude of impact at the Borough (i.e. LBTH) level is also assessed as high.
- 6.232** With the sensitivity of the receptor assessed as high, the significance of the effect at the Borough (i.e. LBTH) level is therefore assessed as **Major Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development (i.e. Moderate Beneficial).

Population and Labour Market

- 6.233** In addition to delivering over 17,200 new dwellings, the Proposed Development and cumulative schemes will also include housing for students. Using information about each scheme's housing mix (where available) and/or

average household sizes⁴⁸, it is estimated that together the Proposed Development and cumulative schemes will accommodate around 40,500 additional residents.

- 6.234** Based on this it is estimated that the LIA's population will increase by around 95% over the current baseline. Given the lack of detailed housing mix information about several of the cumulative schemes being considered, it is not possible to accurately estimate residents' age groups in all (i.e. 17,200) new homes in the LIA. That being said, it is anticipated that the majority of new homes (as well as the student accommodation) will be populated by residents of core working age, having an overall high magnitude of impact at the LIA.
- 6.235** With the sensitivity of the receptor assessed as low, the significance of effect at the LIA level is therefore assessed as **Major Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development (i.e. Minor Beneficial).
- 6.236** At the Borough (i.e. LBTH) level, a further 40,500 residents will represent an increase of around 12%. On this basis, the magnitude of impact at the Borough level is therefore assessed as medium.
- 6.237** With the sensitivity of the receptor assessed as high, the significance of effect on the receptor at the Borough (i.e. LBTH) level is therefore assessed as **Moderate Beneficial (Significant)**. This is a slight improvement on the assessment of the Proposed Development, which identified a Negligible effect at the Borough level.

On-Site Employment

- 6.238** The Proposed Development and cumulative schemes will bring forward a variety of uses including flexible retail, workspace and Sui Generis uses in addition to hotel uses (over 1,200 beds in total). Collectively, it is estimated that these uses have potential to support around 40,000 – 43,000 (gross) FTE jobs on-Site.
- 6.239** The increase in net additional jobs is estimated to represent an increase of around 400% -430% over the current baseline within the LIA. On this basis, the magnitude of impact on the receptor is assessed as high.
- 6.240** With the sensitivity of the receptor assessed as high, the scale of the effect at the LIA level is therefore assessed as **Major Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development (which identified a Minor Beneficial effect). At the Borough (i.e. LBTH) level, the addition of 40,000-43,000 gross additional jobs will represent an increase of around 13-14% over the current baseline, thereby resulting in a medium magnitude of impact.
- 6.241** With the sensitivity of the receptor assessed as low, the scale of the effect on the receptor at the Borough (i.e. LBTH) level is therefore assessed as **Moderate Beneficial (Significant)**. This is better than the assessment of the Proposed Development (which identified a Minor Beneficial effect).

Off-site/ Wider Employment

- 6.242** Based on an anticipated 40,000 -43,000 additional jobs within the LIA, it is estimated that around a further 20,000-21,500 jobs have potential to be support off-site (i.e. indirectly) as a result of supply chain and indirect expenditure generated by the on-Site activities supported by the Proposed Development and cumulative schemes considered. Together, the direct and indirect jobs supported add up to over 64,000 additional jobs.
- 6.243** The baseline assessment indicates that there are currently around 5.3 million jobs in London. It is estimated that the increase of over 64,000 additional jobs across London will represent an increase of 1.2% over the current baseline. As a result, the magnitude of impact at the Regional (i.e. London) level is therefore assessed as low.
- 6.244** With the sensitivity of the receptor assessed as low, the significance of the effect at the Regional (i.e. London) level is therefore assessed as **Minor Beneficial (Not Significant)**. This is in line with the assessment of the Proposed Development (i.e. Minor Beneficial).

Local Economy – Increased Local Expenditure

- 6.245** As outlined above, the Proposed Development and cumulative schemes considered will, together, result in the creation of over 17,200 new units, whilst also providing accommodation for students. Using benchmarks on typical annual household expenditure on comparison and convenience goods and services, it is estimated that together the new households and students living will generated an annual household expenditure totalling around £411 million.
- 6.246** A proportion of this expenditure will likely be captured by businesses located within the Borough (i.e. LBTH), thereby helping to support the vitality and viability of retail businesses. That being said, the new dwellings and student accommodation will represent only a small increase in the number of households in the Borough. On

this basis, the magnitude of impact on the receptor at the Borough (i.e. LBTH) level is therefore assessed as medium.

- 6.247** With the sensitivity of the receptor assessed as low, the scale of the effect at the Borough (i.e. LBTH) level is therefore assessed as **Major Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development (i.e. Moderate Beneficial).

Local Economy – Increased GVA

- 6.248** The increase in on-Site employment delivered as part of the Proposed Development and cumulative schemes will also help to grow the local economy and London's recovery following the impact of the COVID-19 pandemic. As outlined above, the non-residential employment floorspace delivered as part of the Proposed Development and cumulative schemes considered has potential to add up to 40,000-43,000 gross FTE jobs. Using benchmarks of GVA per FTE from the Annual Business Survey, it is estimated that these jobs have potential to generate around £5b in gross GVA.
- 6.249** The analysis presented within the baseline analysis puts the size of the Borough's (i.e. LBTH) economy at £34.5 billion. The additional GVA generated as a result of the Proposed Development and cumulative schemes is therefore estimated to represent an increase of 15% over the current baseline. On this basis, the magnitude of impact at the Borough (i.e. LBTH) level is therefore assessed as high.
- 6.250** With the sensitivity of the receptor assessed as high, the scale of the effect at the Borough (i.e. LBTH) level is therefore assessed as **Major Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development which identified an effect of Minor Beneficial. Evidence from the ONS indicates that the size of the London economy is around £468 billion, which means that the net additional GVA generated by the Proposed Development and cumulative schemes considered will represent an overall negligible increase over the current baseline.
- 6.251** With the sensitivity of the receptor assessed as low, the scale of the effect at the Regional (i.e. London) level is therefore assessed as **Moderate Beneficial (Significant)**. This is considered significant and is a further improvement on the beneficial effect of the Proposed Development (i.e. Minor Beneficial).

Education – Early Years Provision

- 6.252** The increase in population is likely to increase demand (as well as pressure) on existing early-years providers within the LIA. Given the lack of detail about several of the cumulative schemes being considered, it is not possible to quantify the demand for additional early years provision generated by the Proposed Development and other cumulative schemes. That being said, it is assumed that any mitigation required to meet the needs of additional demand arising from the cumulative schemes will have been subject to negotiations to provide adequate on/ off-site provision and/ or financial contributions. On this basis, the magnitude of impact on the receptor at the LIA level is therefore assessed as negligible.
- 6.253** With the sensitivity of the receptor assessed as medium, the significance of the effect at the LIA level is therefore assessed as **Minor Adverse (Not Significant)**. The assessment of the Proposed Development has identified an overall effect of Minor Adverse without mitigation, but Negligible following mitigation.

Education – Primary Schools Capacity

- 6.254** Once built and occupied, the Proposed Development and cumulative schemes considered will also increase demand for additional primary school places. An assessment of primary school need in the Borough (i.e. LBTH) within the Tower Hamlets School Place Planning Strategy indicates that at the Borough-level there is existing deficit in terms of capacity.
- 6.255** It is assumed that any mitigation required to meet the needs of the additional demand arising from the cumulative schemes will have been subject to negotiations to provide adequate on/ off-site provision and/ or financial contributions. On this basis, the magnitude of impact at the LIA level is therefore assessed as negligible. With the sensitivity of the receptor assessed as medium, the significance of the effect at the LIA level is therefore assessed as **Minor Adverse (Not Significant)**. This is in line with the assessment of the residual effect of the Proposed Development (i.e. Minor Adverse).

Education – Secondary Schools Capacity

- 6.256** The Proposed Development and cumulative schemes will also generate demand for additional primary school places within the Borough (i.e. LBTH). An overview of current supply and demand for secondary school places

⁴⁸ ONS (2020) 2018-Based household projections and average household size, average household size of 2.36 has been used for Tower Hamlets for base year 2028 based on 10 years 8 months (11 years) construction period of Proposed Development

across the Borough indicates that demand for Year 7 places and above is expected to increase as primary school pupils move into the secondary phase.

6.257 That being said, it is assumed that any mitigation required to meet the needs of additional demand for secondary school places will have been subject to negotiations to provide adequate on/ off-site provision and/ or financial contributions. On this basis, the magnitude of impact on the receptor at the Borough (i.e. LBTH) level is therefore assessed as negligible.

6.258 With the sensitivity of the receptor assessed as medium, the scale of the effect is therefore assessed as **Minor Adverse (Not significant)** at the Borough (i.e. LBTH) level. This is worse than the assessment of the residual effect of the Proposed Development (i.e. Negligible).

Demand for Health Care Facilities

6.259 The increase in population will place added pressure on existing health care facilities and the capacity of local GP surgeries. Without mitigation, through the provision of additional facilities and/ or the expansion of existing facilities could result in a long-term adverse effect.

6.260 Based on the addition of 40,500 new residents to the local population it is estimated that 23 FTE GPs will be required. This figure is based on the assumption that none of the residents within either the Proposed Development and/ or the cumulative schemes considered are registered with local GPs. In reality, demand for additional GP provision could be lower than is identified above.

6.261 It is assumed that any mitigation required to meet the needs of additional demand arising from the cumulative schemes will have been subject to negotiations to provide adequate on/ off-site provision and/ or financial contributions secured from each development. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.

6.262 With the sensitivity of the receptor assessed as high, the significance of the effect is therefore assessed as **Minor Adverse (Not Significant)**. The assessment of the Proposed Development identified an overall effect of moderate adverse at the LIA without mitigation, but Negligible following mitigation.

Open Space

6.263 The baseline analysis indicates that the Borough (i.e. LBTH) has an average 1.2 ha of open space per 1,000 population, which is significantly higher than the FIT benchmark of 0.8 ha per 1,000 population. An increase in population will place added pressure on existing open space provision, and lower the average open space per 1,000 to below the current benchmark of 1.2 ha per 1,000 population. That being said, a number of the schemes will deliver open space and public realm amenities and it is therefore considered that the increase in local population within the LIA is not expected to lower open space provision to below the minimum requirement of 0.8 ha per 1,000. Furthermore, it is assumed that any mitigation required to meet the needs of additional demand arising from all cumulative schemes will have been subject to negotiations to provide adequate provision and/ or financial contributions secure for each development individually. On this basis, the magnitude of impact is therefore assessed as low.

6.264 With the sensitivity of the receptor assessed as medium, the scale of the effect is therefore assessed as **Minor Beneficial (Not Significant)** at the Borough (i.e. LBTH). The assessment of the Proposed Development identified an overall effect of Minor Beneficial.

Play Space

6.265 The increase in local population will see demand for play space within the LIA increase. Based on the LBTH's Playspace and Child Yield Calculator, it is assumed that each person under the age of 18 will require up to 10m² of play space. This typically needs to be provided within relatively close proximity to where demand will arise (as per the GLA's guidance) although this may be further afield for older children.

6.266 It is assumed that any mitigation required to meet the needs of additional demand arising from the cumulative schemes will have been subject to negotiations to provide adequate on/ off-site provision and/ or financial contributions. On this basis, the magnitude of impact of the Proposed Development and the cumulative schemes is therefore assessed as negligible.

6.267 With the sensitivity of the receptor assessed as medium, the scale of the effect on the receptor is assessed as **Minor Beneficial (Not Significant)** at the LIA level. The assessment of the Proposed Development identified an overall effect of Minor Beneficial.

Community and Leisure Centres

6.268 The increase in local population will see demand for community centres within the LIA increase. The baseline assessment identified there is currently 1 community centre per 6,000 population within the LIA. The additional population of 40,500 new residents is going to significantly increase the demand (with over 600%). However, as part of relevant mitigation measures, the majority of cumulative schemes are contributing to the delivery of new community and leisure space across the LIA – over 36,900m² of community floorspace will be provided as part of the delivery of the cumulative schemes.

6.269 With the sensitivity of the receptor assessed as medium, the scale of the effect on the receptor is assessed as **Minor Beneficial (Not Significant)** at the LIA level. The assessment of the Proposed Development identified an overall effect of Minor Beneficial.

Overall Deprivation

6.270 The Proposed Development and cumulative schemes will continue to contribute towards improving the Borough's performance against several of the domains within the Index of Multiple Deprivation where it underperforms, as outlined within the baseline analysis. This includes improvements to income deprivation, access to housing and public realm improvements. This will encourage use of the area throughout the day and result in improvements to the local area's living environment, a reduction in crime and promote social cohesion. On this basis, the magnitude of impact is therefore assessed as medium at the Borough (i.e. LBTH) level.

6.271 With the sensitivity of the receptor assessed as high, the significance of the effect is therefore assessed as **Moderate Major Beneficial (Significant)** at the Borough (i.e. LBTH) level. This is in line with better than the assessment of the Proposed Development (i.e. Moderate Beneficial).

Crime and Social Cohesion

6.272 Improvements to the public realm and living environment enabled by the Proposed Development and cumulative schemes will promote a secure environment, encourage crime reduction and improve social cohesion. Given the scale of the Proposed Development and cumulative schemes, the magnitude of impact on the receptor at the Borough (i.e. LBTH) level is therefore assessed as medium. With the sensitivity of the receptor assessed as medium, the significance of the effect at the Borough (i.e. LBTH) level is therefore assessed as **Moderate Beneficial (Significant)**. This is a further improvement on the beneficial effect of the Proposed Development (i.e. Minor Beneficial).

LIKELY SIGNIFICANT EFFECTS

6.273 The assessment of the Proposed Development does not identify any significant effects during demolition and construction of the Proposed Development. Once completed, and following mitigation, the assessment of the Proposed Development has identified the following significant effects:

- A **Major Beneficial** effect on contribution to housing targets at the LIA level;
- A **Moderate Beneficial** effect on tackling (overall) multiple deprivation at the Borough (i.e. LBTH) level.

6.274 The assessment of the Proposed Development and cumulative schemes has not identified any significant effects during their respective demolition and construction phases. Once completed, the following significant effects are identified:

- A **Major Beneficial** effect on contribution to housing targets at both the LIA and Borough (i.e. LBTH) levels;
- A **Major Beneficial** effect on population and the labour market at the LIA level and **Moderate Beneficial** at Borough (i.e. LBTH) level;
- A **Major Beneficial** effect on employment at the LIA and **Moderate Beneficial** at Borough (i.e. LBTH) levels;
- A **Major Beneficial** effect on the economy at the LIA and **Moderate Beneficial** at Borough (i.e. LBTH);
- A **Moderate to Major Beneficial** effect on tackling (overall) multiple deprivation at the Borough (i.e. LBTH) level; and
- A **Moderate Beneficial** effect on tackling crime and improving social cohesion at the Borough (i.e. LBTH) level.