

THE GOODSYARD

Environmental Statement Addendum Volume 2

September 2019 – Chapter 7 of 21

ballymore.



Hammerson

CHAPTER 7: SOCIO-ECONOMICS

7.1 INTRODUCTION

- 7.1.1 The socio economic baseline of the site has changed since the previous assessment undertaken in 2015. As such, updated baseline data was collected in 2018/2019 to inform the updated assessment. Minor amendments to legislation, planning policy and assessment guidelines have also been updated, although the methodologies used broadly remain the same as the previous assessment. The assessments themselves have all been updated in reference to the latest data and the Revised Scheme.

7.2 SCOPE OF THE ASSESSMENT

- 7.2.1 This chapter of the ES Addendum assesses the likely significant effects of the Revised Scheme in terms of socio-economics and is supported by **ES Addendum Volume 4: Appendix C Socio Economics** which contains baseline data tables and economic calculations for the assessment.
- 7.2.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Revised Scheme in combination with other developments within 1 km of the site.
- 7.2.3 Type 1 cumulative effects ‘intra-project effects’ which are the combined effects of individual topic impacts on a particular sensitive receptor are considered in **Volume 2 Chapter 20: Effect Interactions**.

7.3 KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

- 7.3.1 The socio-economic assessment has been undertaken within the context of relevant planning policies, guidance and legislative instruments. These are summarised below.
- National Planning Policy**
- 7.3.2 The NPPF (2019) is a material consideration for planning decisions by Local Planning Authorities, and for the preparation of local and neighbourhood plans.
- 7.3.3 The NPPF describes the purpose of the planning system as to contribute to the achievement of sustainable development in three mutually supportive ways – economic, social and environmental (paragraph 8). The economic role of the planning system is to contribute to building a “*strong, responsive and competitive economy*” where the right type of land use is available in the right place. The social role involves supporting “*strong, vibrant and healthy communities*” by providing housing to meet the needs of present and future generations and through a high-quality built environment.
- 7.3.4 The key themes relating to socio-economics emphasise achieving sustainable development by supporting “*strong, vibrant and healthy communities*”.
- 7.3.5 The NPPF lists various planning principles that should underpin both plan-making and decision-making, including contributing to the achievement of sustainable development, effective engagement between plan-makers and communities and be accessible to assist public involvement.
- 7.3.6 Chapter 5: ‘Delivering a sufficient supply of homes’ states that in order to deliver a wide choice of quality homes, improve opportunities for home ownership and create sustainable communities, a mix of housing is required which reflects demographic trends, market trends, the needs of different groups and local demand.
- 7.3.7 Chapter 6: ‘Building a strong, competitive economy’ outlines that planning policies and decisions should address and recognise the specific requirements of different sectors, to help create the conditions in which local economies can thrive and businesses can invest, expand and adapt.
- 7.3.8 Chapter 7: ‘Ensuring the vitality of town centres’ states that planning policies should promote the long-term vitality and viability of town centres as well define a hierarchy and network and recognise that residential development often plays an important role in ensuring the vitality of centres.

- 7.3.9 Chapter 8: ‘Promoting healthy and safe communities’ outlines the key role that planning policy has in ensuring the health and wellbeing of communities through considerations such as the availability of school places, public safety and security, and the promotion of social interaction and community cohesion.
- 7.3.10 Chapter 12: ‘Achieving well-designed places’ highlights the fundamental importance of good and local-oriented design to promote sustainable development and better places for communities to live and work in.
- 7.3.11 For large scale sites, a mix of uses should be promoted to minimise journeys for employment, shopping, leisure, education and other activities (paragraph 30).
- 7.3.12 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (paragraph 96).

Health and Social Care Act (2012)

- 7.3.13 The Health and Social Care Act 2012 introduced the first legal duties about health inequalities. It included specific duties for health bodies including the Department of Health, Public Health England, Clinical Commissioning Groups, and NHS England which require the bodies to have due regard to reducing health inequalities between the people of England. The Act also brought in changes for local authorities on public health functions.
- 7.3.14 As of the 1st April 2013, the main changes set out in the Act came into force and there were six new aspects of the new NHS which included¹:
- Clinical Commissioning Groups: Clinical commissioning groups (CCGs) have been seen as the cornerstone of the Health and Social Care Act and each of the 8,000 GP practices in England is now part of a CCG.
 - Health and Wellbeing Boards: Health and wellbeing boards are central to the government's vision of a more integrated approach to health and social care.
 - Quality Regulation: Regulation of the quality of health care services has risen to the top of the health agenda following the Francis, Keogh and Berwick reports.
 - Public Health: From the point of view of patients and the public, access to NHS services on the basis of need, not ability to pay, will continue.
 - Economic Regulators: The Health and Social Care Act sets out Monitor's role as the regulator for health care with responsibility, among other things, for economic regulation in health care.
 - Providers: There were changes and implications for primary, community, and specialist care providers as part of the Health and Social Care Act.

Public Service (Social Value) Act (2012)

- 7.3.15 The Public Services (Social Value) Act received Royal Assent in March 2012. The Act calls for all public sector commissioning to factor in ("have regard to") economic, social and environmental well-being in connection with public services contracts; and for connected purposes.
- 7.3.16 The Act also requires that all public bodies in England and Wales, including Local Authorities, and NHS organisations to consider how the services they commission and procure which are expected to cost more than the thresholds provided for in the Public Contracts Regulations might improve the social, economic and environmental well-being of the area.
- 7.3.17 The Government has recommended that social value should be considered at each of the following stages:
- Consultation;
 - Service Design: public bodies should consult with relevant stakeholders (such as service users and the wider community) when writing their service specification;
 - Tendering: writing procurement documents (such as supplier questions and evaluation criteria) and evaluating bids; and, and,
- 7.3.18 Post-procurement: performance management to ensure that any social value requirement that you specified, or that the supplier offered, was delivered.

¹ The Kings Fund (2012): The NHS after the Health and Social Care Act - <https://www.kingsfund.org.uk/projects/new-nhs>

The London Plan (2016)

- 7.3.19
- The current version of the London Plan² includes the following policies that are relevant to socio-economics and the Revised Scheme.
- Policy 2.13: ‘Opportunity Areas and Intensification Areas’ seeks to realise the potential for growth in both opportunity and intensification areas. This will be done through proactive engagement between stakeholders and by creating opportunity area frameworks to inform planning policy in the opportunity and intensification areas. Development proposals within opportunity areas and intensification areas should: “seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses”.
 - Policy 3.1: ‘Ensuring Equal Life Chances for All’ presents the Mayor’s commitment to ensuring equal life chances for all Londoners, borne out of the recognition that meeting the needs of particular groups and communities is key to addressing inequalities and fostering diverse communities.
 - Policy 3.3: ‘Increasing Housing Supply’ states that the Mayor recognises the need for more homes in London to promote opportunity and provide real choice for all Londoners in ways that meet their needs at a price they can afford. The Mayor will work with relevant partners to seek to ensure that housing need as identified in the Plan, is met and monitored, periodically, going forward through the lifetime of the Plan. London Plan Policy 3.3 seeks to increase London’s supply of housing setting a London wide housing delivery target of at least 42,389 additional homes per year up to 2025.
 - Policy 3.5: ‘Quality and Design of Housing Developments’ seeks to ensure that housing development is of the highest quality internally, externally and in relation to its context and the wider environment.
 - Policy 3.6: ‘Children and Young People’s Play and Informal Recreation Facilities’ states “that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation facilities”. Developments which include residential provision should provide play and informal recreation space where possible.
 - Policy 3.8: ‘Housing Choice’ seeks to generate genuine housing choices that are affordable and delivered in high quality environments.
 - Policy 3.9: ‘Mixed and Balanced Communities’ states that new developments should be balanced by tenure and household income to foster diversity, redress social exclusion and strengthen communities’ sense of responsibility for their neighbourhoods.
 - Policy 3.16: ‘Protection and Enhancement of Social Infrastructure’ sets out how “London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population”. Developments that provide high quality infrastructure will be supported, while those that cause a loss will be resisted.
 - Policy 4.8: ‘Supporting a Successful and Diverse Retail Sector and Related Facilities and Services’ states that a vibrant and diverse retail sector is essential to London’s success, to ensure access to goods and services and playing a key role in London’s economy.
 - Policy 4.12: ‘Improving Opportunities for All’ aims to remove barriers to employment and progression and to tackle low participation in the labour market. Planning decisions should support local employment, skills development and training opportunities. The Mayor’s Economic Development Strategy highlights the importance of extending employment opportunity to all Londoners. This includes measures to tackle worklessness, employment support, help people get into work, stay in employment and progress in their career.

The Emerging London Plan (Proposed Submission Version, August 2018)

- 7.3.20
- In August 2018, the emerging London Plan was published to provide an updated strategic plan which will shape how London evolves and develops³.
- 7.3.21
- The policies set out in the Plan, when adopted in their final form in 2019, will comprise an “integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years”.
- 7.3.22
- The emerging London Plan policies of relevance to this chapter include:
 - Policy GG1: Building a strong and inclusive economy - ensuring that London continues to generate a wide range of economic and other opportunities, and that everyone is able to benefit from these by providing good access to good quality goods and services and amenities that accommodate and strengthen communities. Also, to ensure streets and public places, as well as buildings and the spaces they create are well designed and well planned while promoting the crucial role of town centres to support the creation of a city for all Londoners where everyone can move

- around with ease and enjoy the opportunities provided;
- Policy GG5: Growing a good economy - ensuring London diversifies and shares the economic benefits. Supplying sufficient employment and industrial sites in the right locations. Providing physical and social infrastructure to support growth as London continues to provide leadership in innovation, research and policy whilst promoting and protecting London’s heritage and culture and maximising existing and future public transport and sustainable modes of travel;
 - Policy SD1: Opportunity Areas - provide support and leadership for the collaborative preparation and implementation of planning frameworks to ensure Opportunity Areas realise their growth and regeneration potential by bringing together the range of investment and intervention needed to deliver the vision and ambition for the area;
 - Policy SD6: Town centres - London’s town centres should be location for high quality mixed-use or housing-led intensification that is accessible and inclusive building sustainable, healthy neighbourhoods;
 - Policy SD7: Town centre network - town centres should be managed in relation to the town centre network, supporting sustainable economic growth and enhancing the vitality and viability of London’s centres with deficiencies addressed by promoting town centres to a higher level in the network;
 - Policy SD8: Town Centres: Development principles and Development Plan Documents – development plan documents should accommodate town centre uses on sites within the town centre/boundary or on the edges of town centres and firmly resit out-of-town centre development;
 - Policy S1: Developing London’s social infrastructure – development plans should undertake a needs assessment of social infrastructure to meet the needs of London’s diverse communities and development proposals should provide high quality, inclusive social infrastructure that addresses the identified local and strategic need;
 - Policy S4: Play and informal recreation facilities – Boroughs should assess existing play and informal recreation provision and opportunities while development proposals should increase opportunities for play and informal recreation including the incorporation of good quality, accessible play provision for residential developments;
 - Policy S5: Sports and recreation facilities – Boroughs should assess the provision of sports and recreation facilities to ensure there is a sufficient supply of good quality spaces whilst development proposals should increase or enhance the provision of facilities in accessible locations;
 - Policy G4: Local green and open space – Local green spaces should be protected and new areas of publicly open spaces be created, especially in areas of deficiency in access to public open space;
 - Policy E1: Offices - improvements to the competitiveness and quality of office space of different sizes should be supported by new office provision and increases in the current stock of offices;
 - Policy E2: Low-cost business space – ensuring the provision, where appropriate, and protection of a range of low-cost B1 business space should be supported to meet the needs of micro, small and medium-sized units;
 - Policy E3: Affordable workspace – planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a social, cultural or economic development purpose;
 - Policy E9: Retail, markets and hot food takeaways - development plans should identify future requirements for retail development having regard for town centre policies and strategic and local evidence of demand and supply; and
 - Policy E11: Skills and opportunities for all – development proposals should seek to support employment, skills development, apprenticeships and other education and training opportunities in both the construction and end-use phases, including through Section 106 obligations, where appropriate.

Local Planning Policy

Bishopsgate Goods Yard Interim Planning Guidance (2010)

- 7.3.23
- The Bishopsgate Goods Yard Interim Planning Guidance⁴, prepared by the LBH, the LBTH and the GLA, has been endorsed by the deputy Mayor of London. With regard to socio-economics, the document sets out that the redevelopment of the site presents an exciting opportunity to create a sustainable mixed use location in Shoreditch for people to enjoy.
- 7.3.24
- The following policies are of relevance to socio-economics in relation to the Revised Scheme:
 - “BG18: Proposals should ensure that development does not have an adverse effect on existing businesses, but creates opportunities for the local economy to grow, for example through supply chains of goods and services. New employment opportunities should meet the needs of both the new and existing local communities, so as to reduce the need to travel”;
 - “BG21: The development must provide a mix of housing tenures, including market sale, intermediate and social rented housing to meet local needs. In line with current planning policies a minimum of 35% affordable housing (calculated by habitable room) should be provided on site, subject to viability and site circumstances as outlined in the London Plan”;
 - “BG22: High density residential development will only be acceptable where it can be supported by an appropriate level of social infrastructure including health, education, childcare, community, leisure, cultural and sports facilities”;
 - “BG23: Redevelopment of the goods yard should provide space for a new community health centre in a prominent

² GLA (2016). The London Plan – Spatial Development Strategy for London Consolidated with Alterations since 2011. https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf

³ GLA (2018). The London Plan: The Spatial Development Strategy for Greater London, Draft for public consultation, GLA.

⁴ Mayor of London / London Borough of Tower Hamlets / London Borough of Hackney (2009): Bishopsgate Goods Yard: Interim Planning Guidance 2010

- and accessible location within the site”; and
 - “BG25: Development proposals should incorporate a network of linked open spaces with different functions and linked to surrounding green spaces”.
- 7.3.25 The opening of the Shoreditch High Street Overground Station in 2010 is cited as an improvement to access which presents “an exciting opportunity to redevelop the site in a way that re-connects the surrounding areas and contributes to on-going regeneration”.

The City Fringe Opportunity Area Planning Framework

- 7.3.26 The GLA City Fringe Opportunity Area Planning Framework (OAPF)⁵ was published in December 2014. It aims to enable delivery of a spatial planning framework for the City Fringe Opportunity Area as designated by the London Plan, which covers parts of the LBH, the LBTH, the London Borough of Islington (LBI) and City of London (CoL).
- 7.3.27 Section 1 of the OAPF ‘Implementing the London Plan’ introduces the general policy direction for the City Fringe OA:
- “The arc of the eastern City Fringe from Shoreditch to Wapping is identified as containing a number of accessible, relatively central sites with significant development capacity, both residential and commercial”.
 - It emphasises a strategic need “to accommodate the expansion of London’s world city role in the City Fringe, to balance this with the need to maintain other economic and cultural activities in the area which serve both city and local markets and to accommodate the intensification of residential development”.
- 7.3.28 The Goodsyards is identified as the largest development site in the City Fringe Area.

London Borough of Hackney

LBH Future Shoreditch Draft Area Action Plan (2017)⁶

- 7.3.29 The Future Shoreditch Draft Area Action Plan (2017) identified the following objectives:
- *Overarching objective A: To secure the economic, social and environmental future of the area by:*
 - *Protecting the assets and features of Shoreditch;*
 - *Addressing and rising to the challenges and demands being placed on Shoreditch; and*
 - *Taking steps to realise the opportunities being presented to the area.*
 - *Overarching objective B: To build social cohesion between residential and business communities in the area. Sharing the benefits and successes across all people living in; working in; and spending time in Shoreditch. Future Shoreditch will support the positive interaction of people and the expression of their views.*
 - *1. To balance the need to create jobs and promote employment in Shoreditch, with the need to accommodate housing growth in an area.*
 - *2. To respond pro-actively to the demand for growth in the area and harness the benefits of development by maximising the potential of under-developed sites and the contributions they can make to the overall environment.*
 - *3. To address the affordability of workspace in Shoreditch and maintain the rich mix of creative, tech industries, small businesses and start-ups which help define the area’s appeal.*
 - *4. To deliver new homes and address the issue of affordability through the provision of a range of dwelling types, sizes and tenures to sustain mixed and balanced communities in Shoreditch.*
 - *5. To protect and enhance Shoreditch as a destination for the evening and night-time economy whilst recognising the needs of people who live and work in Shoreditch on a daily basis.*
 - *6. To maintain and enhance the retail and leisure uses associated with Shoreditch and its role within the CAZ as a competitive retail destination for London and Hackney.*
 - *7. To support the appropriate location and sensitive design of all development in Shoreditch in a way that reinforces the area’s unique sense of place.*
 - *8. To deliver high quality urban design in Shoreditch that enhances the distinct local character and setting of its varied heritage assets including Conservation Areas, Scheduled Monuments, Listed Buildings and Locally Listed Buildings.*
 - *9. To reinforce the historic character and fine urban grain of the area, enhancing the network of streets and public spaces that encompass the fabric of Shoreditch through a public realm strategy.*
 - *10. To improve the choice of sustainable travel options in Shoreditch, reduce traffic congestion in Shoreditch and encourage walking and cycling as safe and healthy choices of movement.*

- *11. To improve the environmental quality of Shoreditch through the reduction of traffic congestion; increased street planting; the enhancement of existing green spaces; and provision of new public spaces.*
- *12. To take advantage of planned infrastructure improvements including Old Street roundabout and the introduction of Crossrail and Crossrail 2; taking strategic moves to improve the public realm within, and relationship between, these nodes.*

LBH Saved and Retained UDP Policies (2010)

- 7.3.30 In 2010 the LBH agreed a list of ‘saved’ Unitary Development Plan (UDP) policies⁷ with the Secretary of State, which would remain relevant for guiding spatial development within the Borough subsequent to the adoption of the LBH Core Strategy⁸. These saved policies should be read in conjunction with the LBH Core Strategy. The following policies are of relevance to the Revised Scheme:
- Policy R4: Local shops, outlines that the council will seek provision of shop units as part of major schemes, where existing retail provision is limited;
 - Policy CS9: Provision of childcare facilities, emphasises that “*new development which will attract substantial numbers of visitors or workers will be expected to include childcare facilities*” of a scale which is relevant to the development and site;
 - Policy EQ10: Vacant Land, states that “*the council will seek to establish positive uses for vacant or uncared for land, and will undertake or encourage private owners to undertake environmental improvements*”.

LBH Core Strategy (2010)

- 7.3.31 The LBH’s Core Strategy was adopted in 2010, setting out the Council’s vision for the Borough.
- 7.3.32 Housing:
- Policy 19 notes the requirement for larger size family homes to be developed in the Borough, across all tenures, in order to “*create cohesive, tenure diverse communities*”. Population growth is cited as a key challenge which has put pressure on the Borough’s housing market, resulting in a shortage of dwellings suitable for people on lower incomes, students and others who may be unable to afford dwellings in the private market;
 - Policy 20 cites that affordable housing will be sought from all mixed use developments, and residential developments comprising 10 units or more, outlining an affordable housing target of “*50% of all units subject to site characteristics, location and overall scheme viability*”. The tenure mix of affordable housing should be targeted as “*60% social rented and 40% Intermediate (by unit)*”;
 - Policy 21 seeks to provide homes with better access for residents with limited mobility, emphasising that “*provision of new Lifetime Homes will enable people to live independently in their homes for longer*”. As such, “*within the overall provision of housing, Hackney will seek adequate provision and supply of supported housing to meet the needs of older people and other vulnerable groups*”.
- 7.3.33 Local Economy and Employment:
- Policy 13 outlines support for the provision of a range and mix of employment uses, encouraging flexible workspaces and provision of units for small and medium businesses as well as larger workspaces where appropriate (for example, in locations which are accessible and well connected);
 - Policy 16 seeks to address unemployment and facilitate access to jobs “*by promoting training opportunities for the local population, increasing employment offer in the borough and allocating land for employment purposes*”. The Council will encourage “*the provision, use and growth of education and other training facilities within the borough in areas of need*” and high unemployment;
 - The development of employment floorspace and economic diversity are encouraged in Policy 17, through “*growth and promotion of effective use of land through the identification and regeneration of sites for employment generating uses*” and “*the encouragement of mixed-use development with a strong viable employment component that meets the identified needs of the area*”.
- 7.3.34 Open Space:
- Policy 24 emphasises the need to enrich the built environment with a variety of public open spaces, to enable enhancement of the public realm, improve pedestrian connectivity, and aims to reduce crime and the perception of crime by promoting social inclusion and spaces for community integration;

⁵ GLA (2014). City Fringe Opportunity Area Planning Framework (OAPF) – December 2014.

⁶ LBH (2017). Future Shoreditch Draft Area Action Plan. Available at: https://consultation.hackney.gov.uk/planning-regulatory-services/future-shoreditch-issues-and-options/supporting_documents/Future%20Shoreditch_Issues_and_Options_December_2017.pdf

⁷ LBH (2010). Saved UDP Policies.

⁸ LBH (2010). Core Strategy – Hackney’s Strategic Planning Policies for 2010-2025.

- Policy 26 emphasises the importance of diversity and multi-functionality of open spaces, and the need to provide areas for active and passive recreation, including for child play. The Core Strategy identifies the site and surrounding local area as deficient in child play space provision.

Emerging LBH Local Plan 2033 (2018)

- 7.3.35 In January 2019, LBH’s emerging Local Plan was submitted to the Planning Inspectorate for examination in public. The emerging Local Plan 2033 for LBH, known as LP33 aims to be the key strategic planning document used to direct and guide development in the Borough. The following emerging policies are of relevance to the Revised Scheme.
- Policy PP8: This outline that the Council seek to further establish Shoreditch and Hoxton (including Haggerston) as thriving and vibrant destination recognised internationally for Tech City; the home of creative, digital and tech industries. The Council’s vision also includes growth in south Shoreditch will extend into the more residential neighbourhoods of Hoxton and Haggerston which will share in the success of this part of the borough through improved access to high quality affordable homes and workspaces, community facilities, training and employment;
 - Policy LP1: Design and Local Character, outlines that “*all new development must be of highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character*”;
 - Policy LP2: Development and Amenity, outlines that all new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours. The individual and cumulative impacts of development proposals on amenity will be considered in assessing their acceptability;
 - Policy LP8: Social and Community Infrastructure, states that proposals for social and community infrastructure will be supported where they meet all of the certain criteria;
 - Policy LP9: Health and Wellbeing, outlines that new developments should contribute to providing a new environment that enables LBH to lead healthier and active lifecycles and reduce inequalities will be supported;
 - Policy LP10: Arts, Culture and Entertainment Facilities, outlines that new major arts, culture and entertainment facilities must be located within the Central Activities Zone, and major and district centre locations;
 - LP12: Housing Supply, states that the Council will plan to deliver a minimum of 1,330 homes per year up to 2033 by encouraging development on small sites and through allocating sites for residential use. In total, the Council aims to deliver 26,250 additional homes between 2018 and 2033;
 - LP13 Affordable Housing outlines the Council’s aim to maximise opportunities to supply new affordable housing on new developments across the Borough;
 - LP26: New Employment Floorspace, outlines LBH’s aim to support a diverse and mixed economy which generates 23,000 new jobs by 2033 and provide affordable workspaces and low-cost industrial spaces. Shoreditch has been identified as a Priority Office Areas (POA) which will result in support of B1a Use offices within Shoreditch;
 - LP27: Protecting and Promoting Office Floorspace: this policy promotes the provision of well-designed offices (B1a) for new developments. Also, the policy identifies that “*Future Shoreditch AAP (Shoreditch POA and part of the Wenlock POA) at least 60% of the floorspace across the area as a whole is B1 employment floorspace*”.
 - LP32: Town Centres, the LBH identifies that the Council plans to deliver 34,000sqm of new retail and leisure floorspace by 2033.
 - LP48: New Open Space, outlines that all new major mixed-use or commercial development proposals must provide 4 sqm of communal open space per employee.

- 7.3.36 LP50: Play Space, states that new major residential developments and mixed-use schemes that are likely to generate a child yield of 10 or more are required to provide 10sqm of dedicated play space per child on-site

LBH Planning Contributions Supplementary Planning Document

- 7.3.37 The LBH Planning Contributions Supplementary Planning Document (SPD)⁹ sets out the Council’s approach to determining planning contributions when considering planning for development in the LBH. The SPD details the type of planning contributions that may be required, the qualifying development thresholds and monetary contribution formulae where appropriate and the relative importance that the Council places on the varying types of planning contribution.

⁹ LBH (2009). Hackney Planning Contributions Supplementary Planning Document (SPD).
¹⁰ English Partnerships (2008). Additionality Guide: A Standard Approach to Assessing the Additional Impact of Projects, 3rd Edition.
¹¹ LBH (2012). Local Development Framework (LDF) Draft Development Management Local Plan.
¹² LBTH (2007). UDP Saved Policies.
¹³ LBTH (2010) Local Development Framework Core Strategy.

- 7.3.38 With regard to play space provision as part of new developments, the SPD outlines that while the GLA play space benchmark¹⁰ is supported “it will be extremely difficult to meet this standard in addition to 10m2 of open space provision per resident required...especially in a dense urban environment such as Hackney”. For this reason, the target provision of 10m² open space per new resident is to include children’s play facilities.

LBH Development Management Local Plan (2013)

- 7.3.39 The Draft LBH Development Management Local Plan (LP)¹¹ contains development policies that elaborate on the Core Strategy. Consultation on the draft Development Management LP took place during 2012, and it is currently undergoing examination by the Secretary of State. The following policies are of relevance to socio-economics in relation to the Revised Scheme:
- Policy DM14 – Retention of Employment Land & Floorspace states that the “loss of floorspace will be resisted unless compelling evidence is submitted which demonstrates that there has been no demand for the existing or vacant land for its current use”;
 - Policy DM19 – General Approach to New Housing outlines that there is a presumption in favour of housing development, including affordable housing, providing it does not conflict with other policies within the LP;
 - DM 21 – Affordable Housing Delivery states that provision of on-site affordable housing is applicable to all developments of 10 units or more; and
 - DM 31 – Open Space states that developments of 10 or more residential units will be expected to provide 10m² of open space per person.

London Borough of Tower Hamlets

LBTH Saved Unitary Development Plan Policies (UDP) (2007)

- 7.3.40 In 2007 the LBTH agreed a list of ‘saved’ Unitary Development Plan (UDP) policies¹² with the Secretary of State, which would remain relevant for guiding spatial development within the Borough subsequent to the adoption of the LBTH Core Strategy These saved policies should be read in conjunction with the LBTH Core Strategy. The following policies are of relevance to the Revised Scheme:
- 7.3.41 Housing:
- Policy HSG7: Dwelling Mix and Type outlines the Borough’s expectation that new developments will provide a range and mix of dwelling types with a “*substantial portion of family dwellings*” where appropriate.
 - Policy HSG16: Amenity Space notes that “*all new housing developments should include an adequate provision of amenity space*”.
- 7.3.42 Open Space, Leisure and Recreation:
- Policy OS9: Children’s Play Space notes that the Borough will “*seek to ensure that a wide range of play facilities are available*”.

Local Development Framework Core Strategy 2010

- 7.3.43 The Core Strategy (2010) sets the spatial strategy for the Borough to 2025¹³. The strategic objectives seek to promote development which makes optimal use of land to achieve the London Plan housing targets.
- Housing:
- Policy SP02.1 seeks to deliver 43,275 new homes over the Core Strategy period (2010-2025) equating to approximately 2,885 per year, in line with targets outlined in the London Plan;
 - Policy SP02.2 seeks to “Ensure new housing assists in the creation of sustainable places, by:
 - *Ensuring new developments optimise the use of land;*
 - *Corresponding the distribution and density levels of housing to public transport accessibility levels and the wider accessibility of that location; and*
 - *Corresponding the distribution and density levels of housing to the hierarchy and proximity of the nearby town centre, so that higher densities are promoted in and around town centres that are higher up in the hierarchy, and*

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

7.3.44 Local Economy and Employment:

- Policy SP01 outlines the Borough’s aim to create a “*hierarchy of interconnected, vibrant and inclusive town centres*” and “*to promote mixed use at the edge of town centres and along main streets*”.
- Policy SP06 outlines support for the provision of a range and mix of employment uses, encouraging flexible workspaces and provision of units for small and medium businesses.

7.3.45 Open Space:

- Policy SP04 supports the delivery of an open space network by:
 - “Protecting existing open spaces;*
 - Maximising opportunities for new publicly accessible open space;*
 - Improving the quality, usability and accessibility of existing publicly accessible open spaces; and*
 - Supporting new developments that include the provision of new open spaces”.*

LBTH Managing Development Document (2013)

7.3.46 The Managing Development Document (MDD) Development Plan Document (DPD)¹⁴ was adopted by the LBTH in April 2013. The MDD DPD provides guidance for managing development across the Borough and strategic guidance for key sites, and the planning policies and site allocations needed to achieve the LBTH Core Strategy’s long-term spatial vision. It aims to “*meet the Mayor’s priorities and to support delivery of affordable and family housing, jobs, new parks, schools and important services*”.

- DM3: Delivering homes outlines the Council’s aim to maximise delivery of affordable housing and aim to provide between 35% and 50% of affordable housing overall; and
- DM4: Housing standards and amenity space gives detail on the private and communal amenity space and child play space provision which should be achieved within all new developments.

LBTH Tower Hamlets Planning Obligations Supplementary Planning Document (2016)

7.3.47 The LBTH Planning Obligations Supplementary Planning Document (SPD)¹⁵ sets out the Council’s approach to planning obligations required to mitigate the impacts of major development proposals across the Borough. This Planning Obligations SPD was produced to deal with the reduced scope for S106 agreements following the introduction of the Community Infrastructure levy (CIL), which deals with major social infrastructure rather than S106.

7.3.48 The SPD sets out formulae and benchmark requirements for calculating planning obligations for the following community facilities/initiatives:

- affordable housing and wheelchair accessible housing;
- student housing;
- employment and skills training;
- local enterprise;
- transport and highways;
- public access and children’s play space;
- environmental sustainability, including energy (notably carbon offsetting), biodiversity and flood risk; and
- monitoring and implementation.

¹⁴ LBTH (2013). Managing Development Document DPD.

¹⁵ Tower Hamlets (2016). Planning Obligations Supplementary Planning Document (SPD) – September 2016. https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Development-control/Planning-obligations/Planning_Obligations_SPD_Sept_2016.pdf

¹⁶ London Borough of Tower Hamlets (2017). Tower Hamlets Local Plan 2031 Managing growth and sharing the benefits Regulation 19 Consultation October 2017

The Draft Local Plan 2031

7.3.49 The draft Local Plan will (on adoption) become the key spatial planning document for LBTH¹⁶ in conjunction with NPPF and London Plan.

- Paragraph 1 of Policy S.SG1 Areas of growth and opportunity within Tower Hamlets states that “New development within the Borough will be directed towards:
 - the opportunity areas (City Fringe, Lower Lea Valley and Isle of Dogs and South Poplar); and/or
 - highly accessible locations along transport corridors”;
- Policy S.SG2: Delivering sustainable growth in Tower Hamlets states that sustainable growth should share the benefits of growth, through contributing to creating healthy environments, creating mixed and balanced communities, delivering tenure-blind developments, increasing opportunities for social interaction, providing local training or employment opportunities and delivering social and transport infrastructure and public realm improvements which are inclusive and accessible to all;
- Policy S.H1 Meeting housing needs seeks to secure the delivery of at least 58,965 new homes across the Borough between 2016 and 2031. The policy stresses that development is expected to contribute towards the creation of mixed and balanced communities. Subject to viability, the policy expects that a minimum of 35% affordable housing is expected on sites providing 11 or more new residential units; and,
- Policy D.H2: Affordable housing specifies that affordable housing calculations will be based on habitable rooms. The provision of affordable housing should be in accordance with a 70% rented and 30% intermediate tenure split.

Community Infrastructure Levies

7.3.50 Tower Hamlets and Hackney both operate Community Infrastructure Levies. It is a non-negotiable charge which will raise infrastructure funds on new developments. CIL takes the form of a charge per square metre of floorspace applied to most new developments that involve an increase of 100 square metres or more of gross internal floor space or that involves creating a dwelling even where this is below 100 square metres. The CIL charges are based on the size and type of the new development.

7.3.51 The Mayor of London also levies a CIL and the Councils collect the CIL on the Mayor’s behalf.

7.4 ASSESSMENT METHODOLOGY

Determination of Baseline

7.4.1 The baseline year used in the socio-economic assessment is 2019, the latest year for which at least some of the baseline information is available. The baseline for the socio-economic conditions of the study area population has been established from a number of sources, including:

- the 2011 Census, which is the most up to date source of information on social and demographic conditions at a local level;
- lists published by the LBTH, LBH, by the National Health Service (NHS) and by other agencies, of the community facilities that serve the study area; the lists also provide some information on the services offered by, and the capacity of, the facilities;
- both LBH and LBTH’s adopted and emerging Local Plans identify the town, district and neighbourhood centres that serve the study area;
- other local studies and strategies, e.g. LBTH Retail and Leisure Study and LBH / LBTH Infrastructure Delivery Plan; and
- other online sources, for example, which enable the distances to different facilities to be measured.

Assessment of Outline Elements

7.4.2 Due to the outline nature of the Revised Scheme, a ‘worst case scenario’ has been applied to the assessment which for the majority of the socio-economic focuses on a higher population projection, which therefore is likely to have a greater impact and demand for social infrastructure / open and play space to support the new resident population.

7.4.3 In contrast, the minimum development scenario has been applied as the ‘worst case scenario’ for the operational employment and local spend due to the outcome likely generating lower levels of employment and residential expenditure.

7.4.4 **Table 7.1** outlines the proposed class use mix for both the maximum / minimum development scenarios.

Table 7.1 Revised Scheme Mix (Maximum / Minimum Development Scenarios)

	Maximum Development Scenario	Minimum Development Scenario
No. of Residential Units	500	346
Retail Floorspace (Gross External Area)	Up to 19,547 m ²	Up to 17,549 m ²
Office Floorspace (Gross External Area)	Up to 139,023 m ²	Up to 113,984m ²
Hotel	150-rooms	124-rooms
D1/D2 Class use Floorspace (Gross External Area)	Up to 7,074 m ²	Up to 4,462 m ²

Spatial Methodology

7.4.5 The effects of the Revised Scheme are considered at varying spatial levels according to the nature of the effect considered. This approach is consistent with the Homes and Communities Agency (HCA) Guidance ‘Additionality Guide, A Standard Approach to Assessing the Additional Effect of Projects, 4th Edition’.

7.4.6 The economic effect of the Revised Scheme is considered relative to Greater London as this represents the principal labour market catchment area. The labour market catchment area incorporates the population that may reasonably be expected to travel to and benefit from the Revised Scheme.

7.4.7 Effects on social and community infrastructure are also assessed by various geographical effect areas, according to the most up-to-date and recent socio-economic data or policy available. Proximity to pocket parks, small open space, local parks and district parks is assessed. The Revised Scheme is unlikely to be able to influence open space provision at the regional and metropolitan level, as per the GLA Open Space Hierarchy typologies, unless the local planning authority is coordinating off-site contributions.

7.4.8 In relation to the accessibility of facilities, distances and travel times from Revised Scheme (postcode: E1 6SY) have been collected¹⁷. For educational, health and community facilities, the assessment of their accessibility and capacity has considered different distances according to the nature of the facility, as shown in **Table 7.2**.

¹⁷ Based on Googlemaps shortest travel distance.

¹⁸ This calculator provides an overall child occupancy rate that differs from the GLA population yield calculator used to assess education needs. This calculator was used in accordance to LBTH's policies on open and play space provision.

Table 7.2 Socio-Economic Impacts by Geographical Scale relevant to the Development

Facility / Infrastructure	Area of Search	Rational for Impact Area
Employment generated during construction	Greater London	Census 2011 Origin-Destination Statistics.
Employment generated during operation	Greater London	Census 2011 Origin-Destination Statistics.
Value of Local Spending	Greater London	Office for National Statistics Region
Housing	Borough Level (LBTH)	Local Policy
Schools	Average travel-to-school area: - Childcare – 1 km road travel distance from site; - Primary school – 2.7 km road travel distance from the site; - Secondary school – 4 km road travel distance from the site.	DfE Local Authority Cross Border Matrix 2013 / National Travel Survey 2013
General Practitioner (GP) surgery	1 km distance from the site.	Reasonable walking distance
Community and recreational facilities	LBH and LBTH level. Nearest library, leisure / sports centre (or nearest two depending on facilities).	Local policy
Open space	Radii of 400m and 1.2 km	
Play Space	On-site, 400m, 800m	GLA SPG ‘Providing for Children and Young People’s Play and Informal Recreation
Centres for shopping	LBH and LBTH level. Nearest centres where residents are likely to travel on daily / weekly basis.	

Prediction Methodology

- 7.4.9 Effects during construction have been assessed for the year 2034. Operational effects are assessed for the year 2034. While some residents are likely to move into the Revised Scheme before this date, this is the first year when it is fully operational, and the greatest operational impacts will be experienced.
- 7.4.10 Assessments have all been undertaken in the context of national and local planning and other policy, e.g. local housing targets. In addition to the baseline data, the assessment of effects is underpinned by forecasts/estimates for both the construction and operational phases.
- 7.4.11 Fundamental to the assessment is an estimate of the likely population of the Proposed Development. These are based on the GLA population yield calculator and on the GLA Child Play SPG calculator¹⁸.

- 7.4.12 Fundamental to the assessment is an estimate of the likely population of the Revised Scheme. These are based on the GLA's latest Population Yield Calculator. Benchmarks have been used to calculate likely demand for school places and likely GP demand created from the Revised Scheme:
- Schools – estimates of primary and secondary places per dwelling (2 bedroom and over) based on GLA population yield calculator; and
 - GPs – average numbers of patients to GP ratios in the UK from NHS Digital.
- 7.4.13 These forecasts have been used along with information provided by stakeholders and a review of published material (e.g. committee minutes and evidence from LBTH) to assess the likely future capacity of educational, health and community facilities and their ability to cater for the additional population.
- 7.4.14 The 2011 Census has provided contextual evidence to enable the likely size of different groups in the future population to be estimated; different groups include the labour force and the range of their skills.
- 7.4.15 In terms of commercial floorspaces, gross external area (GEA) floorspaces have been used as the basis for operational employment numbers. General industry standards research states that a factor of between 0.85-0.95 (85% to 95%) are applied to convert GEA into gross internal area (GIA). The research notes that the factor is not without limitation and could be significantly different depending on the building in question. However, for this assessment a factor of 0.85 (85%) has been applied for converting GEA to GIA as a 'worst case scenario' approach.
- 7.4.16 As per Homes England's (formerly Homes and Communities Agency) Additionality Guide provides guidance on how to convert GIA to net internal areas (NIA). Based on this guidance, it is assumed that a factor between 15-20% is used as a general benchmark for converting gross to net areas in office and retail properties. In this case, this assessment has used a midpoint factor of 82% for converting GIA to NIA.
- 7.4.17 Employment (gross) in the construction of the Revised Scheme has been estimated from:
- the approximate value of the construction contract provided by the Applicant;
 - estimates of turnover per employee from Business Population Estimates produced by the Department for Business, Energy & Industrial Strategy (formerly Department for Business Innovation and Skills); and
 - a conventional assumption that ten years of short-term work equates to one full-time equivalent (FTE) job.
- 7.4.18 Future net employment (both temporary in construction and permanent) has been estimated using the Additionality Guide¹⁹, which describes additionality as *"The extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the intervention."* The additionality assessment takes account of:
- the reference case: the estimate of what level of target outcomes would be produced if the intervention did not go ahead;
 - gross direct effects: the total effect of an intervention option or the reference case in terms of a specific output, for example jobs or housing;
 - leakage effects: outputs (occurring under the reference case and the intervention options) that benefit those outside the intervention's target area (LBH and LBTH in the present case, which should be deducted from the gross direct effects);
 - displacement: the outputs (occurring under the reference case and the intervention options) accounted for by reduced outputs elsewhere in LBH and LBTH, which should also be deducted;
 - substitution effects: for example where a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) as a result of the intervention; these effects need to be deducted; and
 - economic multiplier effects: further economic activity (jobs, expenditure or income) associated with additional local income, local supplier purchases and longer-term development effects, which need to be added.
- 7.4.19 The assessment of additionality to the local economy requires this local economy to be geographically defined, relating to the zone of interest for policy makers. In the present case, LBTH and LBH have been defined as the local economy.
- Sensitivity of Receptor**
- 7.4.20 Sensitivity is generally assessed by reference to a number of characteristics of the receptor, including: their existing state in relation to the dimension being assessed (are they already disadvantaged); their ability to absorb, avoid or mitigate the effect; and level of policy priority. The criteria used for determining sensitivity is provided in **Table 7.3**.

Table 7.3 Methodology for Determining Sensitivity

Sensitivity of Receptor	Description
High	Receptor is identified as a policy priority Evidence of significant socio-economic challenges and vulnerabilities, comparative to other areas The receptor / resource has little ability to absorb change
Medium	Some evidence of socio-economic challenges and vulnerabilities, comparative to other areas The receptor / resource has moderate capacity to absorb change
Low	Receptor is not identified as a policy priority Evidence that the receptor is resilient and no particular challenges

Magnitude of Impact

- 7.4.21 The magnitude of the impact varies between the different impacts being considered. Generally, it will depend on factors such as the scale of the receptors which experience the impact, the duration of the impact and the nature of the detriment caused (e.g. permanent or reversible). The criteria for determining impact magnitude is presented in **Table 7.4**.

Table 7.4 Methodology for Determining Impact Magnitude

Magnitude of Impact	Criteria for Assessing Impact
Major	Total loss or major / substantial alteration to key elements. Features of the baseline (pre-development) conditions such that the post-development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post-development character / composition / attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss / alteration will be discernible / detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances / situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Significance of Effect

- 7.4.22 The significance of the effects is a product of the magnitude of the impact and the sensitivity of the receptor. **Table 7.5** shows how the significance of the effect is assessed based on those two factors.

¹⁹Homes and Communities Agency (2014). Additionality Guide, Fourth Edition.

Table 7.5 Significance Matrix

	Impact Magnitude			
Sensitivity of Receptor	Major	Moderate	Minor	Negligible
High	Major, significant	Major - moderate, significant	Moderate - minor, significant	Negligible, not significant
Medium	Major - moderate, significant	Moderate - minor, significant	Minor, not significant	Negligible, not significant
Low	Moderate - minor, significant	Minor, not significant	Minor, not significant	Negligible, not significant

Limitations and Assumptions

- 7.4.23The principal limitation affects the assessment of future impacts and effects is the inability to predict the future. Most predictions or estimates are based on an extrapolation of the baseline conditions, with or without adjustments, based on professional judgement.
- 7.4.24Other limitations and assumptions relate to the baseline data and benchmarks used for the assessment. The baseline data is often out of date and robust data are not always available at a local level, with examples including:
 - the Census – carried out in 2011, so the data is eight years old;
 - turnover per worker in construction – regional data used, which may not be appropriate for borough-level; and
 - employment densities – national data from the Homes and Communities Agency.
- 7.4.25Outline planning permission is being sought, and therefore the information submitted in some cases is necessarily broad. A parameters-based approach has been used to assess the worst-case scenario. Further detail, and any required adjustment to the socio-economic findings will be considered at a reserved matters stage. However, the information provided at this stage is sufficient to reasonably understand likely significant effects.
- 7.4.26The point about dates is particularly relevant for the Revised Scheme as there have been high levels of new development near the Site, whose socio-economic characteristics may not have been picked up in the 2011 Census. Even where data are up to date, they are only a snapshot view of dynamic information; they can be considered to be useful indicators rather than representing fixed or long-term distributions. The diversity of socio-economic conditions in both LBH and LBTH and the fact that the area is identified as a regeneration areas in both Local Plans means that current local conditions may be little like those that will prevail in the future.
- 7.4.27Population in some parts of the immediate area (Weavers / Haggerston wards) is very low and rapidly changing, therefore statistic data regarding residents in the ward and its LSOAs might be affected by these uncaptured changes.
- 7.4.28Behavioural patterns are in parts of the assessment assumed to remain constant in the period between the baseline year and the years in which scenarios are assessed. For example, shopping patterns taken from the LBTH Town Centre and Retail Needs Study (2017) are assumed to remain constant. It is unlikely that the future will conform to today's patterns but there is a lack of information to confidently facilitate a different view.
- 7.4.29In spite of the limitations described above, the data used is considered acceptable, and where required professional judgement and reasonable assumptions have been applied.

7.5 CONSULTATION

- 7.5.1In January 2014 a Scoping Opinion was issued jointly by the LBTH (Ref: PA/14/107) and LBH (Ref: 2014/0249) on the Proposed Development (see **ES Addendum Volume 4 - Appendix A Scoping**). A review of the Scoping Opinion was provided in April 2019. **Table 7.6** outlines the comments received in the 2014 Scoping Opinion and the 2019 Scoping Opinion Review and where they have been addressed within the documentation.

Table 7.6 LBH / LBTH and GLA 2014 Scoping Opinion Comments and Response

Topic / Section	Summary of Comment (2014 Scoping Report)	Location within this ES Addendum where comments are addressed
Paragraph 4.47	A review of the policy at the local (LBH and LBTH), regional (Mayor of London, GLA) and national levels (in terms of urban regeneration and sustainable economic development)	This has been addressed in Section 1.2 of this chapter.
Paragraph 4.48	Child yield assessment should be based on LBTH's Planning Obligations SPD	Since the last ES chapter – the GLA Population Yield Calculator provides the latest population and child projections. This has been used for the overall population of the Proposed Development which has been used in this chapter. However, the GLA Child Play SPG calculator has been applied to the Proposed Development's play space requirements. The 2014 Scoping Report referred to the previous defunct Planning Obligations SPD (adopted in 2012). The most recent adopted Planning Obligations SPD was adopted in September 2016.
Paragraph 4.49	Using 2011 Census dataset for the relevant geographical areas.	The 2011 Census has been used and other up-to-date datasets such as ONS 2016-based sub-national population projections, ONS population estimates and other sources have been used
Paragraph 4.50	The socio-economic characteristics of the LBTH and the London region should also be considered.	This has been addressed throughout the assessment sections of this chapter.
Paragraph 4.51	The assessment should approximately assess the loss of the existing land uses, and where these will be relocated.	The existing uses on the site are temporary uses. These temporary jobs have been taken into account in the net additional jobs generated by the Revised Scheme.
Paragraph 4.52 <u>Updated in the 2019 Scoping Opinion Review</u>	It is accepted that LBTH policy will be used for the housing and affordable housing assessments, as the residential element is only located in LBTH. If LBTH's targets cannot be met on-site, but will instead be secured through financial contributions and /or off-site locations, the ESA should consider these effects	The Revised Scheme meets the LBH and LBTH's affordable housing criteria and is policy compliant.
Paragraph 4.55	LBTH and LBH are keen to understand how employment figures will be calculated, particularly for the outline element.	This chapter outlines assumptions used to calculate the employment figures for the commercial elements of the Revised Scheme. Where possible, the 'worst case scenario' which for the majority of the

Topic / Section	Summary of Comment (2014 Scoping Report)	Location within this ES Addendum where comments are addressed
		socio-economic assessment focuses a higher population projection (maximum development scenario – 500 dwellings). In contrast, a number of the assessments on the minimum development scenario (346 dwellings).

7.6 BASELINE ASSESSMENT AND IDENTIFICATION OF KEY RECEPTORS

- 7.6.1

This section contains a summary of the baseline information collected. **ES Addendum Volume 4: Appendix C Socio Economics** contains detailed tables of the information presented below.

Introduction to the Area, Local Population and Demographics
- 7.6.2

Bishopsgate Goods Yard is located in Shoreditch, East London. It is located across two London Boroughs: Tower Hamlets and Hackney. The western part of the site lies within the Hoxton and East Shoreditch Ward of LBH, whilst the central and eastern section of the site is situated in the Weavers Ward of LBTH. Both of these wards have been taken to represent a 'study area', which enables some of the socio-economic conditions representative of the site to be described in this section.
- 7.6.3

Despite its rich heritage, the site has been derelict since a fire in the 1960s. Shoreditch High Street Overground Station is located at the centre of the site and there are currently two temporary uses on site: Power League football pitches, and BoxPark Shoreditch, a pop-up mall comprising shopping and dining destinations which is entirely constructed out of refitted shipping containers. Both the LBH LP33 and LBTH Local Plan 2031 recognise the development potential of the site in delivering commercial, residential and open space.
- 7.6.4

The neighbourhood is defined by clusters of shops, cafes and leisure facilities as well as innovative and creative businesses and a vibrant night life. To the East of the site, in LBTH, is Brick Lane, an area characterised by a vibrant weekly market, South Asian restaurants and cafes. Brick Lane has become a tourist destination in the past decade.
- 7.6.5

In addition to the major centres in Broadgate and the rest of the City of London, Dalston in the LBH and Canary Wharf in the LBTH are the closest 'Major Centres' to the site. Both offer a considerable range of comparison and convenience retail units as well as service and leisure facilities. Locally, the areas surrounding Brick Lane and Spitalfields Market offer a range of convenience goods as well as restaurants. Local street markets also operate (sometimes informally) in the locality, selling fresh fruit and vegetables, household items and clothing. In addition, there are currently three small supermarkets (a Nisa and two Costcutter stores) within 1km of the site.
- 7.6.6

The Revised Scheme has building plots which fall within both LBH and LBTH. Where relevant, this assessment has concentrated on different methodological approaches within the two boroughs. The main distinction is that the residential element of the Revised Scheme is situated within LBTH only.

Local Population and Demographics
- 7.6.7

According to the most recent statistics at ward level, the population of both LBTH and LBH were around 254,096 and 246,270, respectively in 2011 (Census 2011)²⁰. In terms of age groups, the proportion of the population aged 16-64 with was 74 % for LBTH, 72% for LBH and 69 % for London as a whole. Furthermore, the proportion of the population aged 65 was 6 % for LBTH, 7 % for LBH and 11% for London as a whole (**Table 7.7**).

Table 7.7 Population (2011)

	LBTH		LBH		London	
	No.	%	No.	%	No.	%
0-15	50,143	20%	51,125	21%	1,624,768	20%
16-64	188,383	74%	177,750	72%	5,644,424	69%
65+	15,570	6%	17,395	7%	904,749	11%
Total	254,096		246,270		8,173,941	

Source: ONS Census 2011

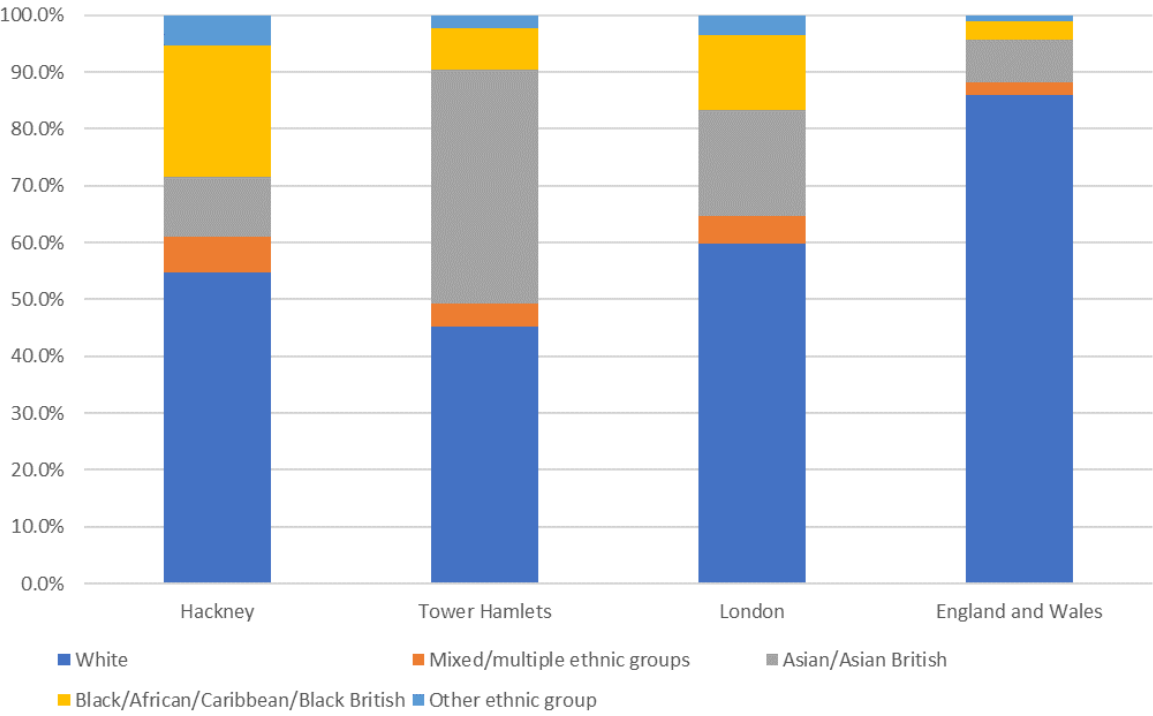
Ethnicity

- 7.6.8

According to the Census 2011 data, around 45 % of the population in LBTH were White, with the vast majority of these being White British. In contrast, the proportion of white residents in LBH was 55 %, both Boroughs were below the London average of 60% (**Figure 7.1**). LBH also has a relatively larger proportion of Black / African Caribbean / British with 23 % compared to 7 % for LBTH and 13 % across London as a whole.

²⁰ Unless otherwise specified, data are derived from the Census (2011).

Figure 7.1 Population (2011)



Source: ONS Census 2011

Population Projections

- 7.6.9 In terms of future population, the latest available projections (2016-based Sub-National Population Projections) are available at Borough level and above and indicate that the total population of LBH is expected to increase by 15% from around 300,943 in 2016 to 383,179 by 2034 (when the Revised Scheme is expected to be completed).
- 7.6.10 LBTH's population is expected to increase by 12% (equating to an increase of 35,254) over the same period. During this period, the proportion of population aged 65 and over in LBTH are expected to increase by 4 % whilst the working age population is set to increase by 2 %.
- 7.6.11 In contrast, LBH is expected to experience a significant increase in the over 65s by 71% and a 16% increase in the working age population between 2016 and 2034. For London as a whole, the overall population is expected to increase by a more modest 6 %, driven by the increase in people aged 65+ by 44%. **Table 7.8** shows the population projections.

Table 7.8 Population Projections

LBTH	2016		2022		2034		Absolute Change	% Change	CAGR
	No.	%	No.	%	No.	%			
0-14	56,800	21%	61,202	21%	63,581	19%	2,379	4%	0%
15-64	196,549	72%	199,730	68%	231,075	70%	31,345	16%	1%
65+	19,890	7%	20,362	7%	34,757	11%	14,395	71%	5%
Total	273,239	100%	294,157	100%	329,411	100%	35,254	12%	1%

²¹ LSOAs are a UK geographic hierarchy designed to improve the reporting of small area statistics. They have an average of roughly 1,500 residents and 650 households.

²² The English Indices of Deprivation 2015 rank small areas and Local Authorities according to their overall level of deprivation (IMD) and in seven specific aspects of deprivation, which include barriers to housing and services.

LBH	2016		2022		2034		Absolute Change	% Change	CAGR
	No.	%	No.	%	No.	%			
0-14	60,768	20%	67,232	20%	69,312	18%	2,080	3%	0%
15-64	222,017	74%	227,248	68%	232,078	61%	4,830	2%	0%
65+	18,158	6%	18,878	6%	19,604	5%	726	4%	0%
Total	300,943	100%	333,157	100%	383,179	100%	50,022	15%	1%
London	2016		2022		2034		Absolute Change	% Change	CAGR
	No.	%	No.	%	No.	%			
0-14	1,792,893	20%	1,907,688	21%	1,871,288	19%	-36,400	-2%	0%
15-64	5,956,332	68%	6,188,088	67%	6,536,905	65%	348,817	6%	0%
65+	1,020,434	12%	1,125,120	12%	1,575,047	16%	449,927	44%	3%
Total	8,769,659	100%	9,220,896	100%	9,983,219	100%	762,323	9%	1%

Source: 2016-based sub-national population projections / CAGR = Compound Annual Growth Rate

Deprivation

- 7.6.12 The proportion of households experiencing multiple deprivation in the Weavers (LBTH) and Haggerston (LBH) wards that the Site is situated within - is higher than that of LBTH, LBH and London. Overall, 71 % of households resident in the two wards are deprived in one or more dimensions (67 % in LBTH, 69% LBH, and 61 % in London); 21 % of households are deprived in two dimensions compared to 21 % LBTH, 22% in LBH and 19 % in London, while 10 % of the ward's households are deprived in three dimensions compared to 9% in both LBTH and LBH and 6 % in London.
- 7.6.13 There are 14 lower super output area (LSOAs)²¹ in both (Weavers / Haggerston) wards. Six of the 14 LSOAs are amongst the 10% most deprived in England; a further four of the 14 LSOAs, including the LSOA for the Site, are amongst the 20 % most deprived LSOAs in England according to the 2015 Index of Multiple Deprivation (IMD)²². This is shown in **Figure 7.2** which maps the distribution of deprivation within the LBTH and LBH. These figures should be treated with some caution as the population in some parts of the ward is very low and rapidly changing.
- 7.6.14 The following sections describe aspects of the local population, their access to facilities and services and the local economy in more detail. These aspects have been assigned a sensitivity to assist with the assessment. Tables of the data underpinning the baseline are provided in **ES Addendum Volume 4: Appendix C Socio Economics**.

Housing

Households and Housing Projections

- 7.6.15 According to the DCLG's household projections, the number of households in LBTH is expected to increase from 137,027 in 2016 to 163,941 household size over the years from 2.20 to 2.34 (between 2016 to 2034) as the population is expected to increase at a slightly slower rate than the number of households.
- 7.6.16 Furthermore, households in LBH are expected to increase by 29% over the same period. Whereas, household sizes in LBH are expected to get smaller from 2.46 to 2.31 between 2016 and 2034. This is shown in **Table 7.9**.

Table 7.9 Household Projections (2016-2022)

	2016	2022	Absolute change	% change	CAGR (%)
LBTH	137,027	163,941	26,914	20%	1.1%
LBH	111,051	142,706	31,655	29%	1.5%
London	3,447,294	4,067,193	619,899	18%	1.0%
Total	22,884,532	25,827,009	2,942,477	13%	0.7%

Source: 2016-based sub-national household projections / CAGR = Compound Annual Growth Rate

Dwelling Tenure

7.6.17 As shown in **Table 7.10**, households in LBTH are more likely to live in social rented accommodation compared to Greater London and have rates similar to LBH.

Table 7.10 Household by Tenure of Dwelling, 2011

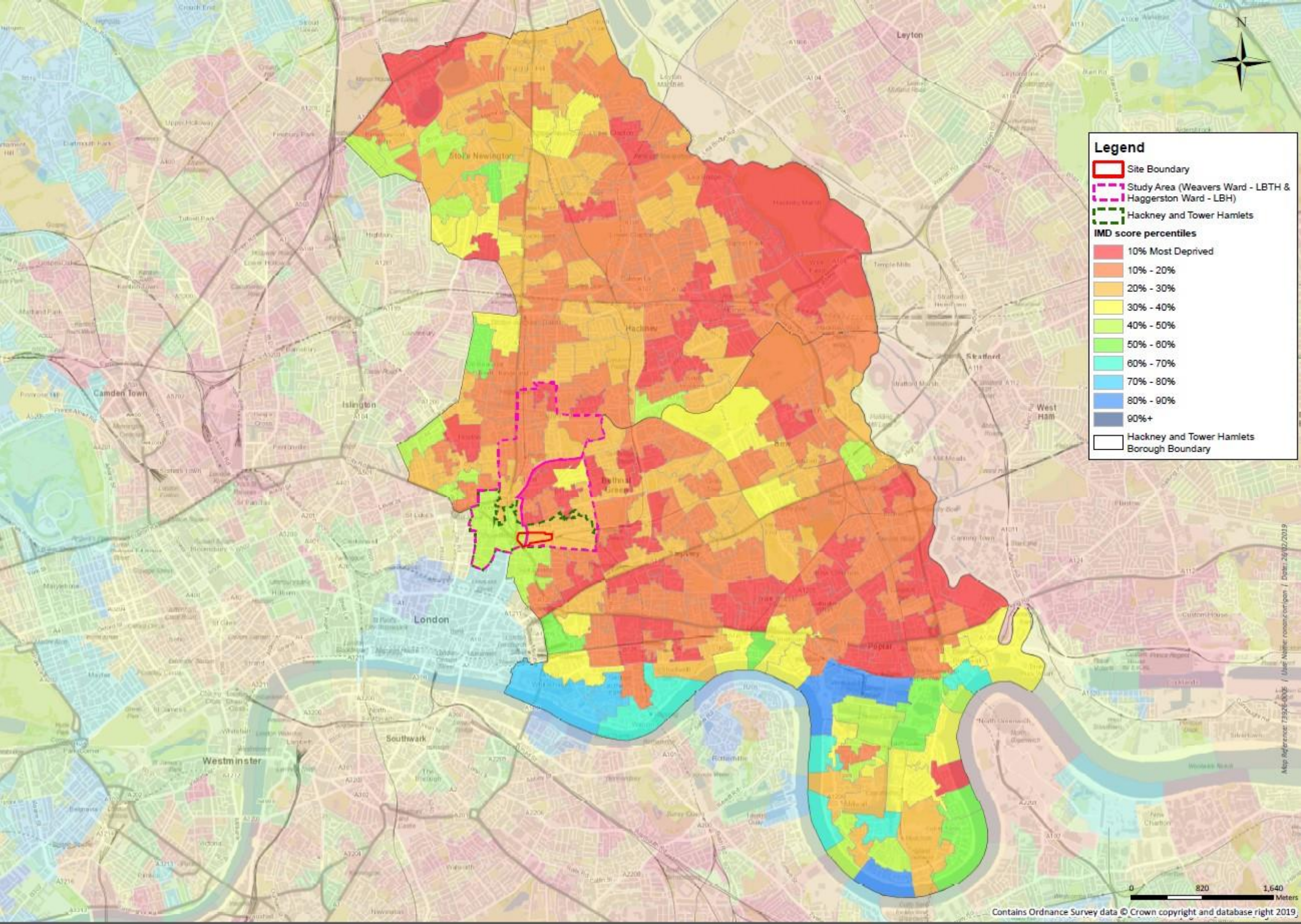
Tenure of Dwelling	LBTH (%)	LBH (%)	Greater London (%)
Private (Owner Occupied / Privately Rented or Lived Rent Free)	60 %	56 %	76 %
Social Rented (Council, RSL, Other public sector)	40 %	44 %	24 %

Source: Census of Population (2011)

7.6.18 As set out in Tower Hamlets' Core Strategy housing policy, LBTH has set a housing delivery target that significantly exceeds the objective assessed need for the Borough over the 2016-31 period, with at least 58,965 new homes to be delivered across the Borough by 2031, 10,083 of which in the City Fringe where the Revised Scheme is located. The target reflects the strong need for affordable housing in the Borough.

7.6.19 The sensitivity of local residents of LBTH with regards to housing is assessed as **medium**. This is because LBTH has identified the delivery of new and affordable housing as policy priorities and the resident population is highly reliant on social rented accommodation.

Figure 7.2 Indices of Multiple Deprivation in LBH and LBTH - Source: English Indices of Deprivation 2015



Education

7.6.20 There are 34 publicly funded primary schools within 2.7 km travelling distance of the Site, 16 publicly funded secondary schools within 5.1 km in Tower Hamlets; 16 primary schools and 10 secondary schools in the London Borough of Hackney; 12 primary schools and 6 secondary schools in the London Borough of Islington. and two privately funded schools within 4 km, accepting 4-19-year-old pupils. The closest schools are listed in **Table 7.11** below.

Table 7.11 Closest Schools by Type

Type of School	School and Address	Travel Distance ²³ , Time and Method	Age Range, No. of Pupils
Independent	St Matthias C of E, Bacon St, London E2 6DY	450 m, 7 minutes walk	3-11, 225
Primary	St Anne's Catholic Primary School, Underwood Rd, Whitechapel, London E1 5AW	900 m, 11 minutes walk	3-11, 331
Secondary	Mulberry Academy Shoreditch, Gosset St, London E2 6NW	850 m, 11 minutes walk	11-18, 1005

Source: LBTH, 2018; Google Maps.

- 7.6.21 The London Borough of Tower Hamlets IDP identifies the need for new primary and secondary schools across the Borough to 2025. The City Fringe area is not reported to have capacity issues, but the emerging Local Plan set the requirement to provide a secondary school in the area.
- 7.6.22 In order to support the growing population and ensure sufficient choice of school places, the Borough has allocated future school sites. These allocations mean that the short-term need for primary and secondary schools are catered for. However, projections of demand for secondary school places indicate that additional sites will be needed to meet future demand beyond 2029²⁴.
- 7.6.23 Currently, there is a deficit of 191 primary school places and a surplus of 875 secondary school places across the relevant schools within LBTH. Furthermore, school capacity forecasts published by the DfE provide detail of where there is any future capacity in state-run primary and secondary schools. For primary provision, forecasts are available for years 2017/18 to 2021/22. For secondary provision, forecasts are available for years 2017/18 to 2023/24. Forecasts are not available for individual schools, only School Planning Areas and LBTH as a whole.
- 7.6.24 Reference to school capacity forecasts for 2017/18 to 2021/22 published by the LBTH identifies that there will be a surplus of primary school places within the Site's catchment area (Bethnal Green) will continue into the immediate future up to 2031. Across the three primary school catchment areas in the west of the Borough (Bethnal Green, Wapping and Stepney), the surplus in reception places is projected to grow from 9FE in 2017/18 to 13FE in 2023/24 and beyond, equivalent to around 6 to 7 primary schools.
- 7.6.25 In respect to secondary school capacity forecasts (for 2017/18 to 2023/24), it is expected that demand for secondary school places will continue and that demand will outstrip supply by 2020/21. By 2022/23, there is an anticipation that demand for secondary school place will peak in 2022/23 with an expected shortfall of around 6FE, requiring the delivery of possibly another secondary school. In the mid-2020s, secondary school place demand is expected to fall slightly before rising again in 2028/29. It must be stated that two sites have planning permission to construction a secondary school.
- 7.6.26 The sensitivity of the local population within the LBTH in respect to education has been assessed as **low**. The Council has already taken into account current and future capacity issues for primary and secondary schools' borough wide, as well as in the Bethnal Green / City Fringe Area, including population growth and the increasing number of redevelopments.

²³ Travel distance is measured from the postcode related to the Site

²⁴ Planning for School Places – 2018/19 review. <https://democracy.towerhamlets.gov.uk/documents/s138820/6.1a%20Appendix%201%20-%20School%20Roll%20Projections%20and%20Methodology.pdf>

²⁶ Local Health Profile 2017

Childcare

- 7.6.27 The LBTH IDP identifies a shortfall of places in Early Year's Facilities across the Borough. With the introduction of the Childcare Act 2016, that requires up to 30 hours of free childcare for children under school age with working parents, there is likely to be additional need in the local area.
- 7.6.28 As early years education facilities are typically accessed locally from the family home, this report examines all such facilities within 1km of the Revised Scheme site (taken here to be the maximum typical walking distance between a residence and a facility) on the basis of professional judgement, and past experience of this being a typical distance to access early years education facilities within central London.
- 7.6.29 There are 16 nurseries/early years providers within 1 km of the Revised Scheme site. Ten of the nurseries are attached to primary schools.
- 7.6.30 The Tower Hamlets childcare sufficiency assessment 2017/2018²⁵ identifies a higher birth to four rate for the east compared to the west of the borough which in turn is reflected in a higher demand for childcare and early education. While there is an overall balance between supply and current and future demand, the assessment highlights the need to provide more places for disadvantaged two-year olds in the north-east of the borough, in Weavers ward and Bethnal Green ward specifically.
- 7.6.31 The LBTH IDP refers to the creation of 1,172 additional childcare spaces across the Borough. However, the report identifies a further need of 200 to 300 additional early year's facilities up to 2019.
- 7.6.32 There are currently three nurseries, associated with primary schools, within 2 km from the Site (in addition to the 16 primary schools within 1km). These facilities are not reported as having capacity issues, but population growth in the ward, could put facilities under pressure in the upcoming decades.
- 7.6.33 The sensitivity of the local population within the LBTH in respect to childcare has been assessed as **low**.

Health

- 7.6.34 Local health indicators for LBH and LBTH show a negative picture for health in both local authorities. Life expectancy for LBH (78.8 – males / 82.9 – females) and LBTH (79.0 – males / 82.9 – females) for both males and females are worse than London (80.5 – males / 82.1 – females) and England (79.6 – males / 83.1 – females) averages²⁶. Many other indicators of health are worse than London and England including obesity, binge drinking and healthy eating habits
- 7.6.35 The nearest hospital to the Revised Scheme is the Royal London Hospital, located on Whitechapel Road. The Hospital is 1.7 km or 20 minutes' walk away. The hospital offers a range of inpatient, day care and outpatient services including A&E, a wide range of specialist services, general surgery, maternity and children and adolescent services.
- 7.6.36 Based on information from NHS Choices and data received from the LBTH, there are six surgeries within a 1km catchment area of the site (considered to be typical walking distance). The six surgeries are outlined in **Table 7.12**.

Table 7.12 GP surgeries within 1 km to the Site

Name	Distance (km)	Number of GPs	Currently accepting new patients?	Practice List Size
Spitalfields Medical Centre - Health E1	0.5	4	Yes	1,259
The Spitalfields Practice	0.6	7	Yes	13,850
The Blithehale Medical Centre	0.6	9	Yes	14,968
Strouts Place Medical Centre	0.8	5	Yes	4,691

Name	Distance (km)	Number of GPs	Currently accepting new patients?	Practice List Size
Bethnal Green Health Centre	1.0	9	Yes	8,263
Pollard Row Practice	1.0	2	Yes	4,872
TOTAL		36		47,903

Source: NHS Direct

- 7.6.37 At these six practices there are a total of 36 GPs and new patients are being accepted in all surgeries. With a total list size of 47,903, this gives a ratio of 1,331 patients per GP which complies with the London benchmark of 1,800 patients per GP.
- 7.6.38 The sensitivity of the local population within the study area in respect to health has been assessed as **low**. This is due to the immediate area not being considered to be sensitive to changes in the demand for health services due to relatively low GP ratios.
- Community and Leisure Facilities**
- 7.6.39 The LBTH emerging Local Plan identifies an acute lack of community and cultural facilities, especially libraries, due to the Borough's population growth and housing targets as well as the land owners' choice to invest in higher value land uses. The Tower Hamlets IDP identifies projects that will help meet this need by 2025; as part of the Revised Scheme a new Idea Store / community facility would be located in Weavers ward.²⁷
- 7.6.40 In respect to LBH, the Council current IDP, has identified that LBH's current library provision is sufficient to meet the demands of future population growth. The Council has made no plan to open additional libraries or expand provision²⁸. In terms of community facilities, there are 81 community halls and flats in LBH, however, the IDP states that despite a high level of demand there is currently evidence of sufficient available booking capacity. According to the IDP, the demand for use of both swimming pools and sports halls outstrips supply in Hackney and both facility types are currently operating above recommended capacity at peak times across LBH²⁹.
- 7.6.41 The nearest LBTH libraries to the site are Idea Store Whitechapel and Idea Store Bethnal Green. Both facilities are located 1.2 km away from the site and about 16 minutes in walking time. Idea Store Whitechapel is open from Monday to Saturday (Idea Stores Whitechapel is also open on Sunday), providing both book lending and a public access IT service. As well as library services, Idea Stores offer a wide range of adult learning courses and an extensive activities and events programme.
- 7.6.42 The nearest LBH to the site is Shoreditch Library. The facility is 1.1km away from the Site about 15 minutes in walking time. Shoreditch Library is open from Monday to Saturday, providing both book lending. As well as library services, Shoreditch Library offers free computer access and basic computer coaching. Furthermore, the library provides access and reading groups for adults and children and hosts a range of events celebrating culture and learning throughout the year.
- 7.6.43 The closest sports and leisure complexes are as follows (all currently accepting new members):
- Whitechapel Sports Centre (1.2 km / 16 minutes' walk) - local authority site with a variety of indoor and outdoor leisure activities including a modern gym with the latest Technogym Fitness Equipment, a Fitness Class Studio, basketball and badminton facilities;
 - Finsbury Leisure Centre (1.7km / 22 minutes' walk) – local authority site with a variety of indoor leisure activities including four outdoor football pitches, four squash courts, a six-court multi-sports hall, plus fitness class studios and activity rooms; and,
 - Ironmonger Row Baths (1.7 km / 22 minutes' walk) - local authority site with a variety of indoor leisure activities including an 8 lane 30m swimming pool, a teaching/family pool, tennis courts, gym and original Turkish baths.

²⁷ London Borough of Tower Hamlets (2017). Infrastructure Delivery Plan - October 2017. https://www.towerhamlets.gov.uk/Documents/Planning-and-building-control/Strategic-Planning/Local-Plan/Infrastructure_Delivery_Plan_Regulation_19_Final_Combined.pdf [Accessed 22 February 2019].

²⁸ London Borough of Hackney (2018). Infrastructure Delivery Plan - <https://hackney.gov.uk/media/12688/Infrastructure-delivery-plan/pdf/infrastructure-delivery-plan.pdf?m=636779644704830000> [Accessed 22 February 2019]

²⁹ Ibid

- 7.6.44 There are also a high number of private gyms within the immediate area, which are accepting new members. The sensitivity of Weavers / Haggerston wards with respect to community and recreational facilities is **low**. There is a borough-wide pressure on recreational and leisure, there is a good availability of libraries and cultural facilities in the local area.

Open Space

- 7.6.45 The Revised Scheme is located in a dense urban area characterised by tighter grain, narrow streets and by a web of routes that spread from the dominant north/south streets. This area is dominated by a city fringe character with a cluster of taller buildings and a higher density than other neighbourhoods in the Borough.
- 7.6.46 In terms of open space, there are three pocket parks and three small open spaces within 400 metres from the Revised Scheme, and five local parks within 1.2 km as outlined in **Table 7.13**.

Table 7.13 Open Spaces within 400m / 1.2 km of the site

Open Space Categorisation	Site Guidelines (Hectares)	Distances from Development (km)	Park	Approximate size (ha)
Regional Parks	> 400	2.5 - 8	Lee Valley Park	4,046
Metropolitan Park	60 - 400	3.2	Victoria Park	86
District Park	20 - 60	0.4 – 1.2	-	-
Local Parks and Open Space	2 - 20	1.2	Haggerston Park	8.2
			Shoreditch Park	7.6
			Weavers Fields	6.5
			Bethnal Green Gardens	3.6
			Ion Square Gardens	1.0
Small Open Spaces	< 2	< 0.4	Spitalfields City Farm	1.5
			St Matthews Church Gardens	0.9
			St Leonard's Churchyard	0.2
Pocket Parks	< 0.4	< 0.4	Boundary Gardens	0.1
			Virginia Gardens	0.1
			Shacklewell Street Gardens	0.1

Source: The London Plan, 2016, Temple Group Research 2019

- 7.6.47 The sensitivity of the area with respect to open and play space is medium. The area is predominantly commercial uses, and although there are a number of pocket parks and smaller spaces are located near to the Revised Scheme, larger parks (such as District / Metropolitan and Regional Parks) are located further away.
- Child and Young People's Play Space**
- 7.6.48 According to the GLA SPG 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation', **Table 7.14** gives the details of the play spaces available within 800m of the Revised Scheme site. There are approximately six play areas within 800m of the site. It is anticipated that these parks offer a variety of equipped and recreational play space and multi-use games (MUGA) facilities.

Table 7.14 Play spaces within 800m of the Revised Scheme

Maximum walking distance from Home (taking barriers into account) (m)	Name of Space	Approximate Size (ha)
100 m	Wheler House MUGA	0.1
400 m	Spitalfields City Farm Playground	0.4
	Shackwell Street Playground and MUGA	0.2
800 m	Ravenscroft Park Playground	0.5
	Bethnal Green Gardens + MUGA	0.4
	Ion Square Gardens Playground	0.1

Crime, Fear of Crime and Anti-Social Behaviour

7.6.49 The Revised Scheme falls within Haggerston ward (LBH) and Weavers ward (LBTH). Crime rates for LBTH (8.44 per 1,000 population) and LBH (9.54 per 1,000 population) are ‘high’ and above the average for Greater London (8.02 per 1,000 population). **Table 7.15** shows crime figures in the LBH and LBTH by crime type.

Table 7.15 Crime Figures – January 2019

Crime type	LBH	Percentage of total offences, LBH	LBTH	Percentage of total offences, LBTH
Criminal Damage	171	6%	168	6.3%
Drugs	102	4%	208	7.8%
Fraud and Forgery	0	0%	2	0.1%
Other Notifiable	38	1%	50	1.9%
Robbery	154	6%	99	3.7%
Sexual Offences	56	2%	63	2.4%
Theft and Handling	1,092	41%	1,046	39.2%
Burglary	306	11%	232	8.7%
Violence Against the Person	770	29%	803	30.1%
TOTAL	2,689		2,671	

Source: Metropolitan Police Service - Offences by Ward and Month, January 2019

7.6.50 LBTH Council organises regular Community Safety Ward Walkabouts for residents to attend in their local area, targeting Anti-Social Behaviour and crime hotspot areas in each ward. The 2016/17 CSW in the study area identified a number of minor crimes. Vandalism and unauthorised vehicles parked along the street have been reported in the Weavers ward.

7.6.51 The sensitivity of the population of the study area with respect to crime is deemed to be **medium** with a worse performance in both Boroughs in relation to other benchmark areas especially London.

Local Economy, Employment and Skills

7.6.52 LBTH plays a significant role in London’s global economy. In terms of productivity, LBTH is ranked third nationally and in London, after Camden and the City of London. Over 5% of London’s employment is concentrated in LBTH, and the Borough accounts for 30% of all employment in the East London Boroughs. This is predominantly concentrated in Canary Wharf and the City Fringe, where more than 75% of employment in the Borough is concentrated.

7.6.53 LBTH Local Economic Assessment (2016) reveals it is a net importer of labour from across London and the South East. The Borough’s economy imports highly-qualified employees for ‘high-value sectors’ from a wider catchment but exports less-qualified labour to low-value sectors in the surrounding Boroughs. Occupational forecasts for the Borough show that there will be continual growth in the higher-level occupational groups with the increased demand for the highly qualified.

7.6.54 The local economic assessment reveals around 15% of local jobs are filled by residents within the Borough. Tower Hamlets Fairness Commission’s Time to Act report revealed most jobs within the Borough are taken by those commuting in with the skills and qualifications to work in the growth employment areas. The increase in financial services has increased demand for workers with skills that are not present in the Borough. Commuting from within LBTH to other parts of London is a significant trend for those who are employed. Alongside this, LBTH has an issue of immobility, where those out of work are not travelling outside of the Borough for work.

7.6.55 On the other hand, the LBH has a low employment rate, particularly among women and ethnic minorities, and over a quarter of residents are economically inactive. Dalston is the key major town centre in the area, although its employment rates are only marginally captured by available data. The indirect regeneration of the sub regional area brought about by the 2012 Olympic Games and the London Legacy Development Corporation (LLDC) is in fact later than Census data 2011.

7.6.56 According to LBH’s latest Local Economic Assessment (2017), The City Fringe area (which the Site sits within) around Shoreditch and Old Street is the biggest sub-economy in Hackney and is home to 43% of employment in the borough³⁰. The employment in this area is concentrated in the Professional, scientific & technical, Information & communication and Business administration & support services sectors. Furthermore, the number of annual business births in Hackney has significantly increased since the financial crisis in 2009. In 2015, the 4,105 business births in the borough was over 160% higher than the 1,570 of 2010.

Economic Activity

7.6.57 According to the Census 2011, the proportion of economically active population in the Study Area was 75 % in 2011 which was marginally above the comparator areas of LBTH (73%), LBH (74 %) and London (76 %). Of the Study Area’s population that are economically active, the majority (67 %) are in employment which is also above LBTH (64%) and LBH (65%), as shown in **Table 7.16**.

Table 7.16 Economic Activity (2011 Census)

	Study Area	LBTH	LBH	London
Economically active	75%	73%	74%	76%
EcA: In employment	67%	64%	65%	69%
EcA: Employee: Part-time	15%	18%	18%	18%
EcA: Employee: Full-time	57%	58%	52%	57%
EcA: Self-employed	17%	12%	18%	16%

³⁰ London Borough of Hackney (2017). <https://hackney.gov.uk/local-economic-assessment> [Accessed 22 February 2019]

	Study Area	LBTH	LBH	London
EcA: Unemployed (inc. Full-time students)	11%	12%	11%	9%
Economically Inactive	25%	27%	26%	24%

Source: Census 2011 / EcA = Economically Active

7.6.58 More recent data from the Annual Population survey, which is not available at small area level, indicates that for the year October 2017-September 2018 the economic activity rate of both LBTH and LBH was 74 % compared to 79 % for London as a whole³¹. Furthermore, the unemployment rate for the two Boroughs (LBTH – 7% and LBH – 6%) were above the London average at 5 % and significantly higher than the national level (4 %).

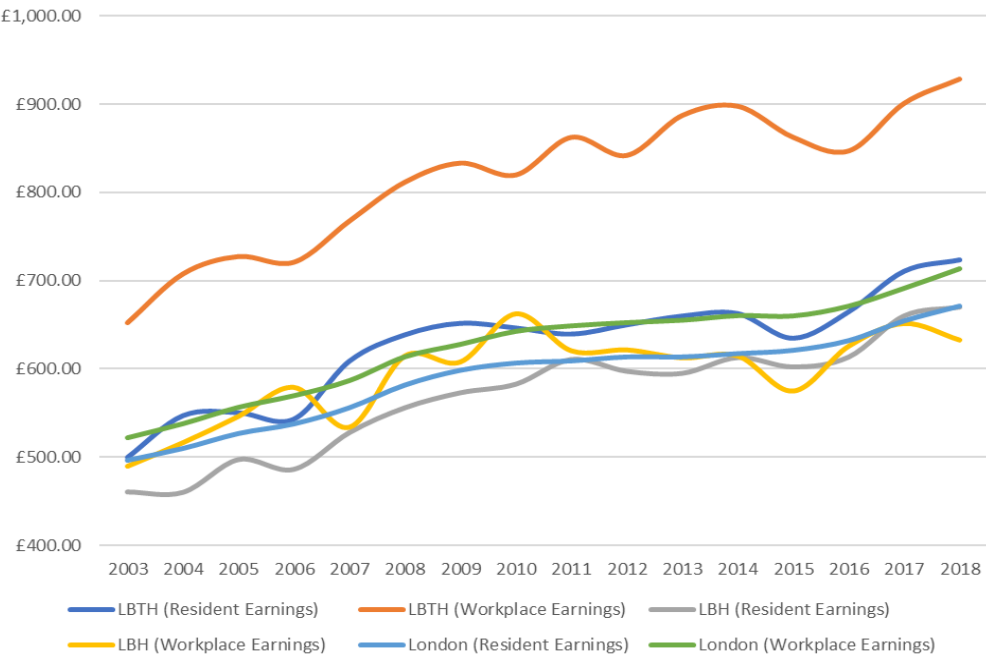
Income

7.6.59 In 2018, the average (median) earnings by residence in LBTH for full-time workers is £723.20 per week. This is significantly higher than the LBH average (£669.80 per week) and above the London average (£670.80 per week).

7.6.60 Workplace earnings in LBTH are, however, significantly higher than resident earnings. Gross workplace weekly pay amounts to £928.20 in the Borough, which is significantly above LBH and London averages of £632.40 and £713.20, respectively. This indicates many residents travel into the LBTH to seek higher paid employment within the Borough. This is shown in **Figure 7.3**.

7.6.61 In contrast, LBH's resident-based earnings are higher than workplace-based earnings demonstrating that LBH's residents are likely to work in other Boroughs such as LBTH, City of London or Westminster.

Figure 7.3 Gross Weekly Earnings (2003-2018)



Source: Annual Survey of Hours and Earnings (2018)

Qualification Attainment

7.6.62 Data on the highest level of qualifications obtained by residents in the Study Area (Census 2011) suggests out performs both LBTH, LBH and London as a whole. For example, the proportion of the Study Area's population with no qualifications is lower (18 %) than LBTH (20%) and LBH (20 %) and the proportion of the population with Level 4 qualifications above is higher (45%) than LBTH (41%), LBH (42%) and London averages (38%). This is shown in **Table 7.17**.

Table 7.17 Highest Level of Qualifications

	Study Area	LBTH	LBH	London
No qualifications	18%	20%	20%	18%
Level 1	8%	9%	9%	11%
Level 2	9%	9%	10%	12%
Apprenticeship	1%	1%	1%	2%
Level 3	9%	10%	9%	10%
Level 4 and above	45%	41%	42%	38%

Source: Census 2011

7.6.63 The sensitivity of the local economy in terms of access to employees and skills is considered to be **medium** since LBTH / LBH are growing economic powerhouses and demand for skilled employees is high across London. The sensitivity of the local population in terms of employment and skills is assessed as **medium** due to the relatively high employment status of the Study Area's population and the availability and range of employment within reasonable travel distances.

Town and Other Centres

7.6.64 LBTH has a number of centres that offer retail, leisure and cultural facilities. LBTH Retail Capacity Study (2016) describes Canary Wharf as a major town centre that has a global role as a competitive financial district and a key employment location. However, Canary Wharf's benefit on the local employment is limited by the shortfall in the resident's skills and qualifications. The demand for low-skilled jobs among those seeking work far exceeds the supply for local workers. Furthermore, LBTH's retail study summarised that:

7.6.65 "In summary, Canary Wharf, Crossharbour, and Whitechapel are the dominant centres in terms of retail market share and corresponding centre turnover. Whitechapel and Crossharbour attract the greatest proportion of convenience expenditure, which is largely supported by the presence of a major foodstore in each centre. Whitechapel also attracts the greatest proportion of comparison goods expenditure. Retail market shares for Brick Lane are the lowest out of the all the District Centre"³²

7.6.66 Brick Lane, the nearest district centre in close proximity to the site, is a district centre located 200 m or a 3-minute walk from the site. Brick Lane sits within the heart of the City Fringe Activity Area. According to the LBTH Retail Capacity, it has approximately 339 units and is characterised by its ethnically diverse population including a large Bangladeshi community and diverse socio-economic demographics. The City Fringe is also an important economic hub. It hosts office space, cultural, creative and tourism activity. London Metropolitan University and the Royal London Hospital are also located here.

7.6.67 Brick Lane has experienced major change during the 2010s and has transformed into a centre which has become a focus for the creative industries, fashion industries and a strong evening economy, particularly for Bangladeshi restaurants. Despite this strong and expanding economy the neighbourhoods of Brick Lane are one of the poorest in the UK with residents living in social housing estates which are located around the district centre. In 2016, the vacancy rate in Brick Lane town centre was 10.03% which was just under the UK national average of 11.17% - showcasing that Brick Lane is a relatively healthy town centre.

³¹ ONS (2018) annual population survey: October 2017-September 2018

³² London Borough of Tower Hamlets (2016): Town Centre Retail Capacity Study 2016: Executive Summary.

- 7.6.68 When focusing on LBH, the site LBH only has four main centres (comprising of Metropolitan / Major and District Centres) that offer retail, leisure and cultural facilities. According to the LBH's Retail and Town Centre Retail Study (2017), Dalston is a Major Centre - the same document identifies the following areas as District Centres: Finsbury Park, Hackney Central and Stoke Newington High Street.
- 7.6.69 Hoxton Street is the nearest shopping area to the site (approximately 1.3km away and a 17-minute walk from the site) and is local shopping / neighbourhood centre. The centre has two clear 'anchor' stores in the form of Poundland and Iceland, with the latter currently being the only main supermarket serving the Hoxton/ South Shoreditch area. LBH has considering allocating Shoreditch (the site is situated within Shoreditch) as a District Centre
- 7.6.70 The sensitivity of town and local centres as a receptor is considered to be **low** due to good economic position of the Borough, whose major centres provide a London wide catchment area and where LBTH and LBH's major and district centres experience low vacancy rates. The site is also very close to the economic centres of Broadgate and other parts of the City of London.
- 7.6.71 The sensitivity of the site and nearby residential areas with respect to access to the town and local centres is considered to be **medium**. This is largely due to there being a good range of jobs, shops and services accessible to the Study Area.
- 7.6.72 Although there are accessible centres on foot from the Revised Scheme, the majority of major centres are located in areas which can be easily accessible from the Study Area by public transportation via Shoreditch High Street Overground Station, Liverpool Street Rail Station and bus links.

Summary of Baseline and Sensitivity

- 7.6.73 The baseline has been generated in order to provide benchmarks against which any effects of the Revised Scheme can be assessed. The baseline focuses on Weavers (LBTH) and Haggerston (LBH) wards, however, the majority of conditions compared the wider areas of LBTH and LBH with London.
- 7.6.74 The baseline is considered under a series of topics, for each of which the likely receptors and their sensitivity in relation to that topic are identified. These are summarised in **Table 7.18**.

Table 7.18 Summary of sensitivity

Receptor	Sensitivity	Justification of Sensitivity Classification
Housing	Medium	Demand significantly higher than supply particularly for affordable housing. The ward is expected to experience the higher levels of population growth and number of mixed-use developments in the Borough.
Education	Low	Although primary school capacity is fully catered by the site allocation process, the provision of further secondary school places across the borough is expected to be challenging in the period beyond 2027. However, the number of pupils generated from the Revised Scheme – should be absorbed by existing primary and secondary school provision.
Childcare	Medium	Population projections for 0-4-year olds in the population growth could result in potential capacity issues.
Health	Low	Access to GP surgeries for the local population is not considered to be sensitive to changes in demand for health services.
Community and recreational facilities and open and play space	Low	There is a significant, borough-wide pressure on libraries and cultural facilities; however, provision of recreational facilities in the Study Area is considered sufficient.
Crime, fear of crime and anti-social behaviour	Medium	Crime rates across LBTH and LBH are relatively high compared to Greater London and therefore the sensitivity is medium.
Local economy, employment and skills	Medium (supply of labour to the local economy) Medium (employment and skills of residents)	LBTH and LBH play major roles in supporting the London and national economy, bringing in high skilled labour There is a high proportion of residents in the Study Area that are economically active, but if looking at the wider area of LBTH and LBH there are above average levels of economic inactivity and unemployment.
Town and other centres	Low (town and other centres) Low (access to centres by residents)	In particular, the major centres within LBTH have a London wide catchment area and contain major employment, leisure and retail sites. Connection to the majority of the district centres, along with the Central Activities Zone, is convenient for residents in the Study Area.

7.7 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

7.7.1	Based on the two scenarios (Maximum / Minimum Development Scenarios), there is anticipated to be 346-500 new dwellings. The Revised Scheme will generate an estimated additional population of 729-1,059 people ³³ when it is fully operational in 2034, with some residents moving into some buildings in earlier years ³⁴ . The following sections look at the impact of the new housing, employment and other uses on the existing populations in the Study Area, LBTH and LBH along with the impacts of the new population on existing facilities, services and employment.
	Demolition and Construction Phase
	Embedded Mitigation Measures
7.7.2	There are no embedded mitigation measures during the demolition and construction phases for socio economics except for ensuring that open space is designed and provided within the Revised Scheme as the phasing progresses for use by the early tenants (which also include a mix of housing tenure, retail and commercial spaces).
	Anticipated Effects
7.7.3	Construction will take place from the year 2021 to 2034, when the Revised Scheme will be fully operational. <i>Temporary Effect: Increase in Demand for Labour and Skills</i>
7.7.4	The construction phase is estimated to generate some 5,200 person-years of employment (ES Addendum Volume 4 Appendix C Socio Economics Table 01.07) which equates to 520 FTE jobs. The jobs created during construction of the Revised Scheme will be varied, from low-skilled labouring through a range of skilled construction trades to technical and professional work. It is likely that the principal contracts will be put out to tender on a regional or national basis although there may be sub-contract opportunities for local firms and skills. Opportunities for local people to access jobs on the site will depend on both successful bidding for contracts by local contractors and local people with appropriate skills and experience applying for the proportion of jobs that may be advertised locally.
7.7.5	ES Addendum Volume 4 Appendix C Socio Economics Table 01.08 , shows how the net total has been calculated according to the Additionality Guide, comparing the employment that might be expected to occur on the site in the absence of the Revised Scheme (the Reference Case).
7.7.6	The net additional jobs (FTEs) in the LBTH and LBH economy could be 379 FTE jobs (ES Addendum Volume 4 Appendix C Socio Economics Table 01.08). This reflects the fact that some of the jobs will be existing jobs and that there will be some additional jobs in supplier sectors such as catering, transport and security. These are expected to be minor beneficial impacts, likely to result in minor beneficial effects which are not anticipated to be significant .
	Temporary Effect: Increase in Local Spending
7.7.7	The local spending of the construction workforce will vary widely between those who travel from outside LBTH and LBH and bring their lunch with them and those who live and shop locally. It is not expected that in aggregate this will amount to significant additional spending. There may be very local in the shops in Shoreditch and Bethnal Green area. These are expected to be minor beneficial impacts , likely to result in minor beneficial effects which are not anticipated to be significant .
	Temporary Effect: Increase in Crime
7.7.8	During construction, the site will be secured by the contractors in line with the CoCP to prevent unauthorised entry to or exit from the worksites. Effects in relation to crime as a result of the construction of the Revised Scheme are expected to be negligible . Table 7.19 considers the effects arising during the construction period.

³³ Based on GLA Population Yield.

³⁴ For the purposes of the assessment, the year 2034 has been assessed for the operational phase; although some impacts will be felt in earlier years to some extent, 2034 is the first year when the full operational impacts will be experienced.

Table 7.19 Effects Arising During Construction Phase

Receptor	Assessment
Housing	Effects on the supply of and access to housing are likely to be negligible during the construction phase as the construction workforce are expected to either travel from home or stay in a wide variety accommodation in and around LBTH and LBH.
Childcare	Effects on childcare are likely to be negligible during the construction phase, as the few construction workers that may relocate to the study area or LBTH / LBH are unlikely to be accompanied by families.
Education	Effects on education are likely to be negligible during the construction phase, as the few construction workers that may relocate to the study area or LBTH / LBH are unlikely to be accompanied by families.
Health	While a proportion of the construction workers may use local healthcare facilities, this use is likely to be limited and distributed within a wide area based on home location. Effects related to health resulting from the construction phase are likely to be negligible . The impacts as a result of environmental factors during the construction phase, are covered elsewhere in this ES and within the Construction of Construction Practice (CoCP).
Community and recreational facilities	While a proportion of the construction workers may use local facilities, this use is likely to be limited and although existing capacity is reported as limited, facilities are likely to be able to cope with the marginal increase in demand. Effects on the ability of community and leisure facilities to serve existing Study Area, LBTH and LBH residents are expected to be negligible during the construction phase.
Open and Play Space	While a proportion of the construction workers may use local open space, this use is likely to be limited and no existing capacity constraints have been identified through the baseline research. Effects on the ability of open space to serve existing Study Area, LBTH and LBH residents are expected to be negligible during the construction phase.
Crime, Fear of Crime and Anti-Social Behaviour	During construction, the Site will be secured by the Contractors in line with the CoCP to prevent unauthorised entry to or exit from the worksites. Effects relating to crime due to the construction of the Revised Scheme are expected to be negligible .

Operational Phase

Embedded Mitigation Measures

7.7.9	The Revised Scheme will include healthcare provision that would have the capacity for 2 GPs. However, the facility is expected to initially accommodate 1FTE GP, with the potential for a further GP to be accommodated in the future.
7.7.10	The Revised Scheme will involve the creation of gardens, public open space and semi-private open space, resulting in a total contribution of 25,812m ² of public realm.
	Housing
	<i>Permanent Effect: Additional Housing by Size and Tenure</i>
7.7.11	The Revised Scheme would provide a range of housing to reflect local needs. As mentioned in paragraph 7.4.2, socio-economic impacts should be considered on a 'worst case scenario' and in this case higher population projections generated from the maximum development scenario would provide a 'worst case scenario'.

- 7.7.12 As shown in **Table 7.20**, the maximum development scenario will involve the construction of 500 dwellings, which equates to 1,059 new residents³⁵. The size mix, as shown in **Table 7.20**, reflects the local needs for LBTH as identified in the SHMA (2017) and the Affordable Housing SPD.
- 7.7.13 The Revised Scheme will introduce dwellings into an area with an identified housing need, and where there is a current ambition to introduce new homes in the period 2016-2031³⁶. This would meet 13% of the approx. 3,931 dwellings that are required within a year in the Borough if this was spread equally over the planned period.
- 7.7.14 The Revised Scheme meets the affordable housing target of 35-50% from the adopted Local Plan (50% of the habitable rooms within the Revised Scheme are affordable) and provides a range of sizes between one and three-bedroom properties, with a higher number of one-bedroom dwellings.

Table 7.20 Dwellings in Proposed Maximum Development Scenario by tenure and size³⁷

	No. of market, affordable and all respectively				
	1-bed	2-bed	3-bed	4+ bed	Total
Market	242 (89 %)	72 (26 %)	1 (0.4 %)	0	315 (100 %)
Affordable	33 (18%)	66 (36%)	72 (39%)	14 (8%)	185 (100%)
All dwellings	275 (55 %)	138 (28 %)	73 (15 %)	14 (3 %)	500 (100 %)

- 7.7.15 Given the size of the contribution to Tower Hamlets' housing needs, the magnitude of the impact of the Revised Scheme on housing is considered moderate and beneficial. This results in a **moderate impact**, resulting in a **moderate-minor beneficial effect** which is **significant** in the context of a serious need for housing in the Borough.

Education

Permanent Effect: Increase in Demand for School Places

- 7.7.16 Using the GLA yield population estimates, the introduction of 500 new dwellings (as per the Maximum Development Scenario – which is the worst-case scenario due to generating a higher population projection) to LBTH equates to 72 new primary places and 41 new secondary places required.
- 7.7.17 As outlined in the baseline, school place planning by LBTH is thoroughly undertaken in accordance to site allocations, planned developments as well as birth data. The need for and provision of primary education capacity is planned in terms of 'Forms of Entry' (FE), with 210 pupils equating to one FE (i.e. 7 classes of 30 students) for primary schools and 150 pupils equating to one FE for secondary schools³⁸. The increased population will equate to about 0.3 FE and 0.3 FE for both primary and secondary school places, respectively.
- 7.7.18 The increased population will equate to about 0.6 FE for both primary and secondary school places. This figure is expected to be accommodated by primary schools' provision in the catchment area.
- 7.7.19 Given the pupil yield from the Revised Scheme is expected to have a limited impact on the current and future primary and secondary school provision in the local area. In particular, as LBTH has stated that there is likely to be a surplus of future primary school provision within the relevant Bethnal Green catchment area (for which the Site sits within this catchment area), however future secondary school provision may lead to a deficit by 2031. Therefore, the magnitude of the impact has been assessed as **minor**, leading to a **minor-adverse effect**, which is **not significant**.

³⁵ GLA population yield calculator (2019)

³⁶ London Borough of Tower Hamlets Council (2018): Tower Hamlets Local Plan 2031, Policy S.H1

³⁷ Not all percentages add up to 100 % due to rounding up or down.

³⁸ LBTH Infrastructure Delivery Plan 2017

³⁹ Based on the GLA yield calculator. The actual number of childcare places required is likely to be a lot fewer than this due to parental and informal childcare arrangements. For example, only 61 % of children aged two in England receive any formal childcare with mean weekly hours of around 20 for pre-school children (Department for Education, Childcare and early years survey of parents 2014-15). Due to incomplete data on childcare patterns, estimates have not been made of this number, especially given upcoming changes to legislation on free childcare entitlement.

Childcare

Permanent Effect: Increase in Demand for Childcare

- 7.7.20 The Revised Scheme will see an increase in the population of 68 children aged 0-3³⁹, generating additional pre-school and after-school childcare.
- 7.7.21 The magnitude of the impact is **minor adverse** with regards to childcare. The need generated by the Revised Scheme could be absorbed by existing facilities given that only a proportion of the children will require formal childcare, and that there is existing capacity in the local area. This is likely to have a **minor adverse** effect, which is **not significant**.

Health

Permanent Effect: Increase in Demand for Health Services and Facilities

- 7.7.22 Assuming the 'worst case scenario' (500 new homes), that all 1,059 of the new residents register with a GP (a 2 % increase on the existing number of patients served by the 36 accessible GPs) and based on the HUDU ratio of 1:1,800, it is estimated that the Revised Scheme will generate demand for an additional 0.6 GPs. Currently, baseline figures for GP services within the local immediate area (within 1km) indicate an average patient size of 1,331 which is significantly lower than the target patient list of 1,800 FTE patients per GP recommended by Department of Health. Therefore, there is a higher level of service than the average provision target of England.
- 7.7.23 In a 'worst case scenario' assuming all residents registered with the new GP at the Revised Scheme, the healthcare facility accommodated on-site would easily provide a higher level of service than the average provision target for England. This would be demonstrated with a potential patient list size of up to 1,059 people registered with the one GP on-site. This healthcare facility would ease the capacity pressure on the existing six GP surgeries near the Revised Scheme.
- 7.7.24 Furthermore, given five of the existing six GP practices have ratios which suggest spare capacity, and all are accepting new patients and use locums to help meet demand, this additional population is likely to be easily absorbed by the new proposed GP surgery and existing provision. The magnitude of the impact is **minor**, resulting in a **minor beneficial effect**, which is **not significant**.

Community and Recreational Facilities and Open and Play Space

Permanent Effect: Increase in Demand for Community and Recreational Facilities

- 7.7.25 The increase in population (an additional 1,059 people in 2034 – under the maximum development scenario) will increase the demand for community and recreational facilities, including libraries and leisure centres. A recreational centre / visitor attraction (D2 Class Use) will be constructed on the site which will be available to residents of the Revised Scheme.
- 7.7.26 Overall, the increase in residents is unlikely to make a discernible difference to the ability of other residents of LBH and LBTH to access these facilities. The impact is likely to be **moderate impact**, resulting in a **minor beneficial effect** and **not significant**.
- Permanent Effect: Increase in Supply of and Demand for Open and Play Spaces*
- 7.7.27 Demand for existing open spaces will be increased by the Revised Scheme, however, the size and type of new development requires an area of play space of over 1,983 m² (under the maximum development scenario), according to the GLA play space child yield calculator. The area of play space proposed by the Revised Scheme is compliant with and exceeds the minimum standards required by the Borough. **Table 7.21** outlines the breakdown of playspace requirements based on the proportion of children by age group (informed by the GLA play space child yield calculator).

Table 7.21 Breakdown of playspace requirements by age group (for Revised Scheme)

Age	Playspace Requirement (m ²)	Percentage (%)
Under 4	680	34%
4 to 10	720	36%

Age	Playspace Requirement (m²)	Percentage (%)
11+	582	29%
Total	1,983	100 %

Source: GLA play space child yield calculator

7.7.28 Members of the public including users of the Revised Scheme and commercial spaces will be able to benefit from the new space while private space will cater for residents, reducing the likelihood of them using the alternative play and open spaces in the area.

7.7.29 The on-site open space provision is therefore likely to create a **moderate impact**, resulting in a **minor beneficial effect**, which is **not significant**.

Crime, Fear of Crime and Anti-Social Behaviour

Permanent Effect: Increase in Crime due to Change of Use

7.7.30 The Revised Scheme will introduce 1,059 residents (under the maximum development scenario) to an area that is currently occupied by temporary leisure / retail uses and temporary employment (Boxpark and Power League). By virtue of the extra population, there is potential for the ‘absolute’ incidence of crime to increase slightly, although in relative terms, there is no evidence that the Revised Scheme would increase the crime rate for the population of the Study Area / LBTH or LBH. It is possible that relative levels of crime could fall due to the Secured by Design measures embedded in the Revised Scheme.

7.7.31 The change of use of the Site is likely to change the nature of crime in the area. The impacts, however, are uncertain and difficult to predict, not least because much of the criminal activity will either be displaced to or from elsewhere and would not necessarily increase overall levels of crime in the LBTH or LBH.

7.7.32 The new residential use of the Site will mean 24-hour activity, which should help to deter many types of criminal activity. Conversely, the residential use could present opportunities for other types of crime (e.g. burglary) and anti-social behaviour (e.g. in the communal areas of the Revised Scheme). Associated with this is the fear of crime if the residents consider themselves vulnerable.

7.7.33 Given the overall design, the magnitude of the impact is assessed as **minor adverse**, resulting in a **minor adverse effect** which is **not significant**.

Local Economy, Employment and Skills

7.7.34 This section of the assessment will base the ‘worst case scenario’ on the minimum development scenario (346 dwelling) due to this outcome likely to generate lower levels of employment and residential expenditure.

Permanent Effect: Loss of Employment

7.7.35 The closure of the temporary uses currently on-site might result in the loss of jobs associated with the Site. These current uses include:

- Power League football pitches; and,
- BoxPark Shoreditch (a pop-up mall comprising shopping and dining destinations which is entirely constructed out of refitted shipping containers)

7.7.36 This has been assumed as a worst-case scenario in the absence of information on whether these temporary jobs will be relocated. Existing uses on site are currently assumed to employ up to a combined total of up to 64 people at the site.

7.7.37 The loss of jobs will be fully offset by the creation of new jobs from retail, leisure and office spaces when the Revised Scheme is in use.

Permanent Effect: Changes in Employment

7.7.38 The Revised Scheme will include a number of uses that will generate employment: offices, retail, hotel, healthcare facility and cultural exhibition centre. Employment generated from the commercial element of the Revised Scheme will be considered in the Operational Phase. As mentioned in paragraph 7.4.2, the operational employment element of the Revised Scheme will focus on the ‘worst case scenario’ under the minimum development scenario due to this outcome likely to generate lower levels of employment and residential expenditure. The total number of gross jobs expected to be created by the Revised Scheme under the minimum development scenario is **8,585**.

7.7.39 **ES Addendum Volume 4 Appendix C Socio Economics Table 01.10**, shows how the net total has been calculated according to the Additionality Guide, comparing the employment that might be expected to occur on the site in the absence of the Revised Scheme (the Reference Case).

7.7.40 The net increase in employment, including employment at the proposed commercial spaces, has been estimated for the local economy at **6,231 net jobs** (taking into account of leakage at 25 % / displacement at 25 % / multiplier effect at 1.30 / 64 current on-site temporary jobs)(**ES Addendum Volume 4 Appendix C Socio Economics Table 01.11**). In the context of LBTH / LBH employment, the magnitude of this impact is considered **moderate**. This results in a **moderate-minor beneficial effect**, which is **significant**.

Permanent Effect: Increase in Labour Supply and Skills

7.7.41 The additional 346 dwellings in the Revised Scheme (under the minimum development scenario) are expected to accommodate a population of about 729, some of whom will represent an increase in the local labour supply with a range of skills. According to the GLA Population Yield Calculator, it is expected that the Revised Scheme will accommodate 580 working age residents (16-64-year olds).

7.7.42 If the new population has similar age and economic activity characteristics to the LBTH population in 2011, there would be some 580 people aged 16-64, of whom 73 % would be employed and 12 % self-employed. A further 12 % would be full-time students or unemployed. The remaining 27 % would be economically inactive (retired, student (economically inactive), looking after home or family, or long-term sick or disabled). The proportion of economically active could be expected to be higher than these figures indicate as the Revised Scheme is focused on smaller households, in which, for example, there will be a smaller proportion of children.

7.7.43 The magnitude of impact on the local labour market is considered to **minor** resulting in a **minor beneficial effect**, which is **not significant**.

Town and Other Centres

Permanent Effect: Spending of Additional Population

7.7.44 The additional 346 dwellings in the Revised Scheme (under the minimum development scenario) is expected to accommodate a population of approximately 729 people, whose retail spending will be net additional to that already available in the study area (no homes will be lost as a result of the Revised Scheme).

7.7.45 Using estimates of spending per head on convenience and comparison goods and estimates of where local people shop for these goods from the LBTH’s Town Centre and Retail Study (2017) and likely growth in expenditure rates from Pitney Bowes Retail Expenditure Guide 2016/2017, an assessment has been made of the additional spending in local shops and of the employment that would be supported. Approximately £2.6 million per year is expected to be spent in all shops in the LBTH by 2034. Of this, town centres across LBTH are expected to attract some 49 % and out of centre stores 2 %, with a remaining 2 % in other [local authority] shops⁴⁰. This constitutes a **minor impact**, likely to result in a **minor beneficial effect** which is **not anticipated to be significant**.

Permanent Effect: Increased Access to Local Retail and Eateries

7.7.46 The Revised Scheme introduces restaurants and cafes, an office, retail, GP surgery and various commercial spaces to the Study Area. This is a significant increase in commercial space and will benefit the growing population the Study Area, LBTH and LBH. This is a **moderate beneficial** impact, resulting in a **minor beneficial** effect, which is **significant** because of the substantial increase in provision.

⁴⁰ Percentages do not add up to 100 due to rounding down.

7.8 SCOPE FOR ADDITIONAL MITIGATION MEASURES

- 7.8.1 The CIL addresses infrastructure at the Borough level. The Revised Scheme will attract a significant CIL payment, which could be used to fund a wide range of infrastructure (including childcare, education, healthcare and community facilities). Contributions could help to mitigate the likely minor adverse effects with respect to demand for services within LBTH and LBH but there is no certainty that CIL funds will be applied to any specific needs generated by this development (and as such it has not been assumed to reduce the minor adverse effects).
- 7.8.2 It is the responsibility of the Local Authority, however, to apply funds appropriately – the Local Authority has a statutory duty to put measures in place to ensure sufficient school places, for example, are available to make up shortfalls, so that new demand arising from the Revised Scheme will be catered for.
- 7.8.3 Other measures that could enhance the likely beneficial effects of the Revised Scheme include:
- local skills, training and placement measures could assist local people to access the permanent jobs that will be created by the Revised Scheme;
 - provision of information to new residents about shops and services in town and local centres, for example by way of a new resident information pack, could also increase spending in the study area; and
 - the Revised Scheme includes community facilities such as art exhibition spaces which will enhance local leisure facilities for existing and new residents.

7.9 RESIDUAL EFFECTS

- 7.9.1 **Table 7.22** provides a summary of the significant residual effects resulting from the Revised Scheme after effective implementation of the embedded and additional mitigation measures proposed above. The magnitude for both childcare and secondary school provision after additional mitigation of the CIL is minor, giving a minor effect which is not significant.

Table 7.22 Significant Residual Effects

Development Phase	Resource / Receptor Affected	Residual Effect
Operation	Population with respect to housing supply	Permanent moderate-minor beneficial effect
Operation	Population with respect to employment and skills	Permanent moderate beneficial effect

- 7.9.2 As highlighted in paragraph 7.4.2, the socio-economic assessment is largely based on the ‘maximum development scenario’ which is the ‘worst case scenario’ in the following socio-economic impacts:
- Housing and affordable housing;
 - Education;
 - Health;
 - Open space; and
 - Play space.
- 7.9.3 In contrast, when assessing the employment and resident expenditure, the minimum development scenario has been used in order to highlight the ‘worst case’ scenario. The residual impacts of the Revised Scheme are outlined below comparing the minimum and maximum development scenarios.

Table 7.23 Summary of Residual Impacts – differences between Minimum and Maximum Development Scenarios

Description of Impact	Receptor	Residual impact of outline component	Basis of assessment for worst case scenario	Difference in the residual effect under the ‘minimum development scenario?’
Local Economy, Employment and Skills	Increase in Demand for Labour and Skills	Minor impacts Minor beneficial effect Not significant	Minimum area schedule and unit mix	None

Description of Impact	Receptor	Residual impact of outline component	Basis of assessment for worst case scenario	Difference in the residual effect under the ‘minimum development scenario?’
	Increase in Local Spending	Minor impacts Minor beneficial effect Not significant	Minimum area schedule and unit mix	None
Crime	Increase in crime	Negligible	Maximum area schedule and unit mix	None
Housing	Additional Housing by Size and Tenure	Moderate Moderate-minor beneficial effect Significant	Maximum area schedule and unit mix	None
Education	Increase in Demand for School Places	Minor Minor-adverse effect Not significant.	Maximum area schedule and unit mix	None
Childcare	Increase in Demand for Childcare	Minor impact / Minor adverse effect / Not significant.	Maximum area schedule and unit mix	None
Health	Increase in Demand for Health Services and Facilities	Minor impact Minor-beneficial effect Not significant.	Maximum area schedule and unit mix	None
Community and Recreational Facilities	Increase in Demand for Community and Recreational Facilities	Moderate impact Minor-beneficial effect Not significant.	Maximum area schedule and unit mix	None
Open and Play Space	Increase in Supply of and Demand for Open and Play Spaces	Moderate impact Minor-beneficial effect Not significant.	Maximum area schedule and unit mix	None
Crime	Increase in Crime due to Change of Use	Negligible Negligible effect Not significant.	Maximum area schedule and unit mix	None
Local Economy, Employment and Skills	Changes in Employment	Moderate beneficial Moderate-minor beneficial effect Significant.	Minimum area schedule and unit mix	None
	Increase in Labour Supply and Skills	Minor impact Minor beneficial effect Not significant.	Minimum area schedule and unit mix	None
Town Centres and others	Spending of Additional Population	Minor impact Minor beneficial effect Not significant.	Minimum area schedule and unit mix	None
	Increased Access to Local Retail and Eateries	Moderate beneficial impact Minor beneficial effect Not significant.	Minimum area schedule and unit mix	None

7.9.4 The Applicant submitted identical planning applications for the Revised Scheme on the 21st July 2014 to both LBH and LBTH for determination. Following further consultation with LBH and LBTH amendments to the planning applications were submitted in August 2015. **Table 7.24** compares the residual effects with inclusion of embedded and mitigation measures from the 2015 Proposed Development and the 2019 Revised Scheme.

Table 7.24 Summary of Residual Effects –Comparison between the 2015 Proposed Development and the Revised Scheme

Description of Impact	Receptor	2015 Proposed Development		2019 Revised Scheme	
		Residual Effects (with embedded measures)	Residual Effects (after mitigation measures)	Residual Effects (with embedded measures)	Residual Effects (after mitigation measures)
Demolition and Construction (temporary effects)					
Local Economy, Employment and Skills / Operational Employment	Increase in Demand for Labour and Skills	Minor, Beneficial, Long Term, Temporary	No Change	Minor impacts, Minor beneficial effect, Not significant, Temporary	No Change
	Increase in Local Spending				
Crime	Increase in crime	N/A	N/A	Minor impacts, Minor beneficial effect, Not significant, Temporary	No Change
Completed and Occupied Development (permanent effects)					
Housing	Additional Housing by Size and Tenure	Moderate, Beneficial, Long Term, Permanent	No Change	Moderate impact, Moderate-minor beneficial effect, Significant	No Change
Education	Increase in Demand for School Places	Negligible Long Term Temporary	No Change	Minor impact, Minor-adverse effect, Not significant.	No Change
Childcare	Increase in Demand for Childcare	Minor Adverse Long Term Temporary	Negligible, Long Term, Temporary, (CIL / S106 contributions)	Minor impact, Minor adverse effect, Not significant.	Negligible Not significant
Health	Increase in Demand for Health Services and Facilities	Negligible Long Term Temporary	No Change	Minor impact, Minor-beneficial effect, Not significant.	No Change
Community and Recreational Facilities	Increase in Demand for Community and	N/A	N/A	Moderate impact, Minor-beneficial effect,	No Change

Description of Impact	Receptor	2015 Proposed Development		2019 Revised Scheme	
		Residual Effects (with embedded measures)	Residual Effects (after mitigation measures)	Residual Effects (with embedded measures)	Residual Effects (after mitigation measures)
	Recreational Facilities			Not significant.	
Open and Play Space	Increase in Supply of and Demand for Open and Play Spaces	Minor Beneficial Long Term Permanent	No Change	Moderate impact, Minor-beneficial effect, Not significant.	No Change
Crime	Increase in Crime due to Change of Use	N/A	N/A	Minor impact, Minor adverse effect, Not significant	No Change
Local Economy, Employment and Skills	Changes in Employment	Minor Beneficial Long Term Permanent	No Change	Moderate beneficial, Moderate-minor beneficial effect, Significant.	No Change
	Increase in Labour Supply and Skills			Minor impact, Minor beneficial effect, Not significant.	No Change
Town Centres and others	Spending of Additional Population	Minor Beneficial Long Term Permanent	N/A	Minor impact, Minor beneficial effect, Not significant.	No Change
	Increased Access to Local Retail and Eateries			Moderate beneficial impact, Minor beneficial effect, Not significant.	

7.10 CUMULATIVE EFFECTS

- 7.10.1 The ES Addendum has given consideration to 'Cumulative Effects' for schemes located within a 1 km radius from the boundary of the site. The committed developments that have the potential to lead to cumulative effects have been presented in **ES Addendum Chapter 3: EIA Methodology, Table 3.8**.
- 7.10.2 Given the location of the Proposed Development, as stated in the study area section (Table 1.3.2), cumulative effects on socio-economics resources and receptors have been calculated on the schemes located in the LBTH, LBH, London Borough of Islington and City of London, with the only exception of the effects on the local economy.
- 7.10.3 The committed developments in LBTH, LBH and surrounding Boroughs are estimated to provide around 3,830 residential units. Using the GLA population yield calculator or schemes' application documents, assuming a similar mix of tenure and size as the Revised Scheme, the resident population of the housing in these committed developments (including the Revised Scheme) is estimated at around 7,130 people.

Operational Phase

Housing

7.10.4 The committed developments are estimated to generate around 3,830 additional units; the impact will be commensurately greater. The contribution to the housing stock in general will be a moderate impact, producing a **moderate-minor beneficial** effect which is likely to be **significant**.

Education

- 7.10.5 A high-level assessment of the likely requirement for school places generates the following numbers of places (the cumulative schemes and the Revised Scheme combined):
- 370 primary school places; and
 - 190 secondary school.
- 7.10.6 The development at 168-178 Shoreditch High Street (planning reference: 2015/3316) includes a 3FE primary school which will mitigate the effects of projected increase in population across LBH. Furthermore, the committed developments will be expected to contribute through S106 / CIL contributions to further mitigate future pupil projection increases. This however does not guarantee that the schools will be operational on time to cater the needs of the population of these schemes.
- 7.10.7 The cumulative effect is **minor adverse and not significant**. School provision in the LBTH and LBH is likely to be sufficient to cater for these schemes.

Health

- 7.10.8 Once operational the committed developments in, including the Revised Scheme, will result in an additional 3,830 homes and, based on LBTH's average household size of 2.34 (average for the Revised Scheme in 2034) and the tenure mix of the Revised Scheme, a population of around 7,130.
- 7.10.9 This is likely to generate demand for 4 full time GPs in the area (using the HUDU benchmark). The cumulative effect is **minor adverse and not significant**. It is likely that combined CIL payments can mitigate this effect but there is no certainty that CIL funds will be applied to any specific needs generated by these developments (and as such it has not been assumed to change the residual effect).

Local economy

- 7.10.10 Other uses in all committed developments, include approximately 946,900m² (gross internal area) of retail, commercial and flexible business uses (including the Revised Scheme). A broad estimate of the employment potential of the other uses, some details of which are not available, is around 46,640 jobs. In addition, there is some 69,400 m² floorspace set aside for community, educational and leisure uses. The additional employment opportunities are likely to result in a **major-moderate** and **beneficial effect** which is **significant**.
- 7.10.11 The operational phase of the Revised Scheme is considered to produce a minor and beneficial effect through the additional employees and skills that it would bring to the local labour market. The cumulative schemes magnify this effect, though this remains a **minor beneficial effect** which is **not significant**.

Spending of the Additional Population

- 7.10.12 The Revised Scheme is expected to have a minor, beneficial effect due to the additional spending of the new residents in local shops. The cumulative schemes would take the additional population from approximately 2,845 for the committed developments in LBTH / LBH and 7,130 for all the cumulative schemes (including schemes in London Borough of Islington and City of London), and therefore spending is likely to increase commensurately. The effect could increase to **moderate and beneficial**, which is likely to be **significant**.

7.11 SUMMARY AND CONCLUSIONS

- 7.11.1 Bishopsgate Goods Yard is located in Shoreditch, East London. It is located across two London Boroughs: Tower Hamlets and Hackney. The western part of the Site lies within the Hoxton and East Shoreditch Ward of LBH, whilst the central and eastern section of the Site is situated in the Weavers Ward of LBTH.
- 7.11.2 Shoreditch High Street Overground Station is located at the centre of the site and there are currently two temporary uses **on the Site**: Powerleague football pitches, and BoxPark Shoreditch, a pop-up mall comprising shopping and dining destinations which is entirely constructed out of refitted shipping containers. Both the LBH LP33 and LBTH Local Plan 2031 recognise the development potential of the Site in delivering commercial, residential and open space.
- 7.11.3 The population in respect to skills and employment **and crime** have medium sensitivities, reflecting the above average levels of economic inactivity, unemployment **and crime rates** within **LBH and LBTH**. The population in respect to childcare **has** medium sensitivities, reflecting anticipated growth in population and demand. **LBTH** has a medium sensitivity in respect to housing due to pressing need for market and affordable housing across the Borough. All other receptors are considered to have low sensitivity.
- 7.11.4 The assessment of socio-economic effects has adopted the methodology set out in ES Chapter 3: EIA Methodology for the assessment of impacts of the Revised Scheme; assessment of the effects by reference to the scale of the impacts and the sensitivities of the receptors; consideration of measures to mitigate negative effects and enhance positive effects; derivation of the residual effects and assessment of the cumulative effects.
- 7.11.5 The greatest effects have been assessed in relation to housing – significant beneficial effects from the additional **346-500 (under minimum / maximum development scenarios)** dwellings to the housing stock, including a proportion of affordable housing and to a size mix in line with local policies.
- 7.11.6 Minor beneficial effects include: the increase in employment during construction and operation; spending of additional population within the local economy; **health services** and an increase in community and recreational facilities as well as open and play space. There are also minor adverse effects from the impact of the additional population on availability of childcare **and** education **provision**.
- 7.11.7 The scale of additional housing and commercial space in the cumulative development schemes tends to exacerbate some of these effects: in particular, beneficially in relation to housing provision, the additional employment and local spending and adversely in relation to available healthcare provision.
- 7.11.8 The Revised Scheme will require a CIL payment to be made to both LBH and LBTH, which could be used to fund a wide range of infrastructure (including childcare, education, healthcare and community facilities). Contributions could help to mitigate the likely adverse effects with respect to demand for services within LBH and LBTH. There is no certainty, however, that CIL funds will be applied to any specific needs generated by this development.
- 7.11.9 **Table 7.25** summarises the socio-economic effects resulting from the Revised Scheme.

Table 7.25 Summary of Residual Effects

Receptor/Affected Group	Sensitivity of receptor	Activity/impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Population with respect to crime	Low	Impact of construction phase on crime levels	None	Negligible Indirect LBTH / LBH Temporary Certain	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact of construction jobs on skills and employment of population	None	Minor, beneficial Indirect LBTH / LBH Temporary Certain	Minor beneficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
Local economy, town and other centres	Low	Impact of construction workforce additional spend	None	Minor, beneficial Indirect LBTH / LBH Temporary Certain	Minor beneficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
Operational (2034)								
Population with respect to housing supply	Medium	Impact on population of increase in housing supply, including affordable housing	500 New Dwellings	Moderate, beneficial Direct LBTH Temporary Near-certain	Moderate - minor beneficial, significant	None	Moderate, beneficial	Moderate - minor beneficial, significant
Population with respect to education	Low	Impact of additional population on the supply of school places	None	Minor, adverse Direct LBTH Permanent Near-certain	Minor adverse, not significant	CIL contribution towards secondary school provision in the Borough	Minor, adverse	Minor adverse, not significant
Population with respect to childcare	Medium	Impact of additional population on the supply of childcare	None	Minor, adverse Direct LBTH Permanent Near-certain	Minor adverse, not significant	CIL contribution towards childcare services provision in the Borough	Minor, adverse	Minor adverse, not significant
Population with respect to health	Low	Impact of additional population on the availability of health services	Possible a 1FTE GP Surgery	Minor, beneficial Direct LBTH Permanent Near-certain	Minor beneficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
Population with respect to community and recreational facilities	Low	Impact of additional population on the availability of facilities	Possible Arts Exhibition / Cultural Recreation Centre	Moderate, beneficial Direct LBTH / LBH Permanent Near-certain	Minor beneficial, not significant	None	Minor, beneficial	Minor beneficial, not significant

Receptor/Affected Group	Sensitivity of receptor	Activity/Impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to open and play space	Low	Impact of additional population on the open spaces	25,812 m2 of public realm	Moderate, beneficial	Minor benficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
				Direct				
				LBTH				
				Permanent				
				Near-certain				
Population with respect to crime	Medium	Impact of additional population and built development on levels of crime	None	Minor, adverse	Minor adverse, not significant	Crime related mitigation measures	Negligible	Negligible, not significant
				Direct				
				LBTH / LBH				
				Permanent				
				Unlikely				
Population with respect to employment and skills	Medium	Impact on change in employment and net loss of four jobs	New commercial uses (Office / Retail / GP Surgery / Cultural Centre)	Moderate, beneficial	Moderate - minor beneficial, significant	None	Moderate, beneficial	Moderate - minor beneficial, significant
				Direct				
				LBTH / LBH				
				Permanent				
				Near-certain				
Local economy	Medium	Increase in labour supply and skills	None	Minor, beneficial	Minor benficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
				Direct				
				LBTH / LBH				
				Permanent				
				Near-certain				
Local economy, town and other centres	Low	Spending of additional population within LBTH and LBH	None	Minor, beneficial	Minor benficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
				Direct				
				LBTH / LBH				
				Permanent				
				Near-certain				
Cumulative Effects - Construction								
Population with respect to employment and skills	Medium	Increased employment opportunities	None	Minor, beneficial	Minor beneficial, not significant	None	Minor, beneficial	Minor beneficial, not significant
				Direct				
				LBH / LBTH / LBI / COI				
				Temporary				
				Certain				
Cumulative Effects - Operation								
Population with respect to housing supply	Medium	Impact on population of increase in housing supply, including affordable housing	None	Moderate, beneficial	Moderate-minor beneficial, significant	None	Moderat, beneficial	Moderate-minor beneficial, significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				

Receptor/Affected Group	Sensitivity of receptor	Activity/impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
				Near-certain				
Population with respect to education	Medium	Impact of additional population on the supply of school places	None	Minor, adverse	Minor adverse, not significant	CIL contributions towards education services provision in the Borough	Minor, adverse	Minor adverse, not significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				
				Uncertain				
Population with respect to health	Low	Impact of additional population on the availability of health services	None	Minor, adverse	Minor adverse, not significant	CIL contributions towards health services provision in the Borough	Minor adverse	Minor adverse, not significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				
				Uncertain				
Population with respect to employment and skills	Medium	Impact on change in employment	Commercial spaces	Major, beneficial	Major -moderate beneficial, significant	Local skills and placement measures	Major, beneficial	Major -moderate beneficial, significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				
				Near-certain				
Local economy	Low	Increase in labour supply and skills	None	Minor, beneficial	Minor beneficial, not significant	Provision of information to new residents about shows and services in town and local centres	Minor beneficial	Minor beneficial, not significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				
				Near-certain				
Town and other centres	Low	Spending of additional population	None	Moderate, beneficial	Moderate-minor beneficial Significant	None	Moderate-minor, beneficial	Moderate-minor beneficial, Significant
				Direct				
				LBH / LBTH / LBI / COI				
				Permanent				
				Near-certain				

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