

Chapter 6: Socio-Economics

Socio-Economics	
AUTHOR	Quod
SUPPORTING APPENDIX	ES Volume 3, Appendix: Socio-Economics and Health: <ul style="list-style-type: none">Annex 1: Policy;Annex 2: Health Impact Assessment; andAnnex 3: Socio-economic Housing Mix.
KEY CONSIDERATIONS	<p>This chapter presents an assessment of the socio-economic effects of the Proposed Development. In particular, this chapter presents the result of the assessment of the effects related to employment generation, housing delivery, new residential population (i.e. demand for social infrastructure (including health, education, open space, and playspace) and indirect economic benefits (employee and household spending).</p> <p>In addition, a summary of effects relating to human health is presented within this ES chapter. This is supported by Annex 2 which provides a Health Impact Assessment of the Proposed Development.</p> <p>Supporting the chapter is Annex 1 summarising policy relevant to the socio-economics chapter.</p>
CONSULTATION	<p>The approach as set out in the Scoping Report and subsequent discussions (ES Volume 3, Appendix: Introduction and EIA Methodology) has been accepted by the LBTH. Following discussion with the LBTH on 6th March 2020 some edits have been made to approaches including:</p> <ul style="list-style-type: none">Qualitative assessment of construction spending to be included within construction assessment;The construction employment to be calculated using the CiTB Labour Force Tool which provides information on the average likely number of construction roles involved in the build over the course of the construction programme. The application of additionality is unnecessary for a scheme of this scale and nature. The assessment has considered the direct employment effects;Given the proportion of students living in purpose built student accommodation is low and in exceptional circumstances it is not appropriate or proportionate to include child yield from student accommodation;Chapter to include summary of any information arising from public consultation if relevant to the assessment; andThe Health Impact Assessment uses the basis of the Rapid HIA Tool and in addition includes a health specific baseline and sets out the potential health pathways related to the Proposed Development. This includes consideration of the outcomes from the public consultation which included aspects relating to health and local priorities etc.

ASSESSMENT METHODOLOGY

Outline Application Methodology

- 6.1 The Proposed Development is being applied for in outline and therefore establishes parameters of the scale and nature of the Proposed Development. The maximum development area being applied for is set at 355,000 m² Gross Internal Area (GIA), however, the split of floorspace by use classes is flexible as to what could actually come forward and be built out. The different use classes being sought for approval have been set a maximum (and minimum where possible) floorspace within the Development Specification Control Document.
- 6.2 The socio-economic assessment is required to assess the reasonable ‘worst-case’ scenarios to consider the effects on socio-economic receptors. For socio economics relevant to this OPA, this mainly relates to creating ‘worst-case’ scenarios for employment (lowest level of employment generated on-site), demand on social

infrastructure provision (highest population accommodated on-site) and housing delivery (lowest level of housing provided on-site).

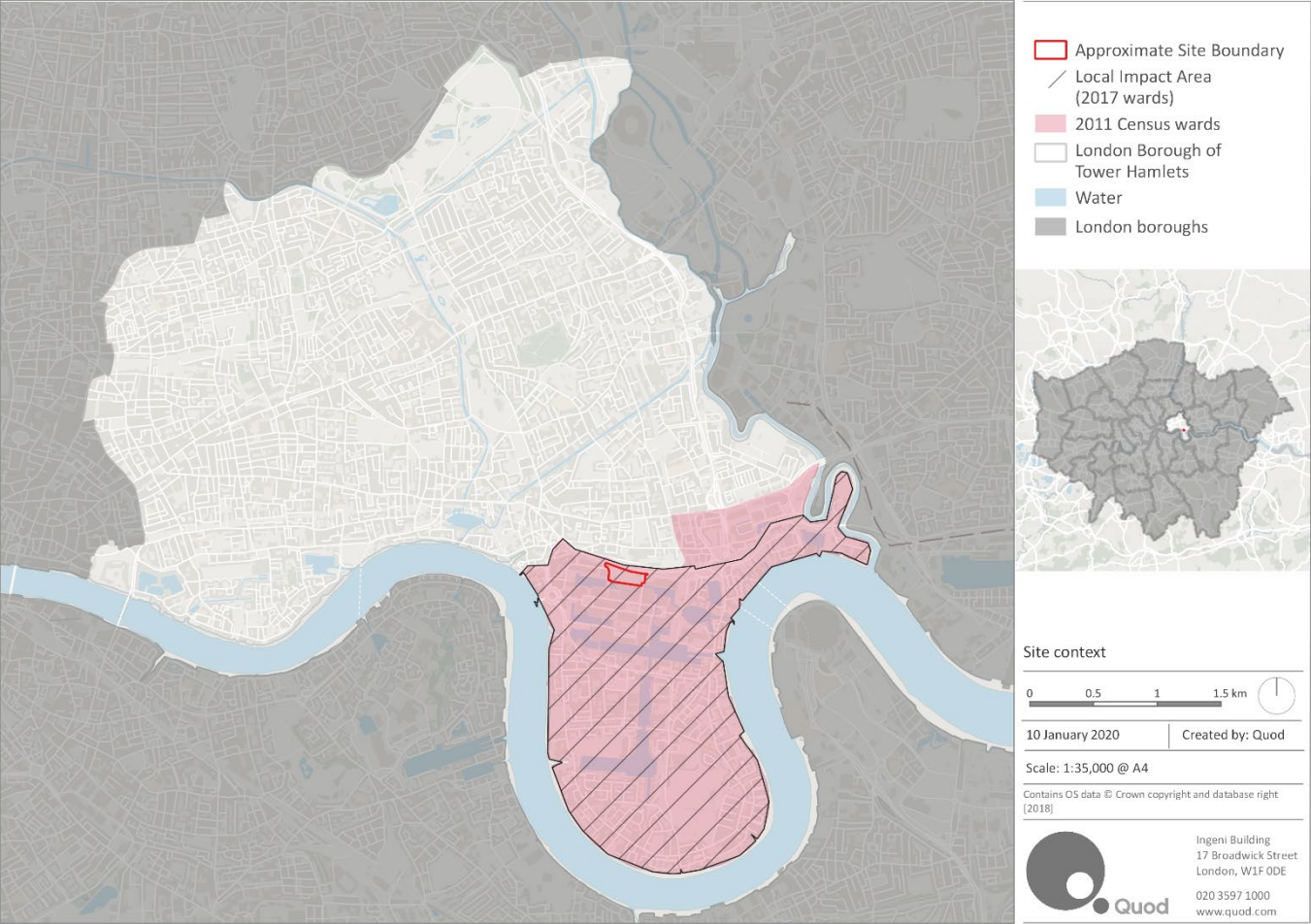
- 6.3 To assess the effects arising from each of these aspects two assessment scenarios have been created from the parameters, floorspace and use class limits as set out within the Development Specification Control Document as described below in the ‘Impact Assessment Methodology’.

Defining the Baseline

- 6.4 The Site falls within Canary Wharf ward within the administrative area of London Borough of Tower Hamlets (‘the LBTH’). The baseline assessment considers the current social and economic conditions at different spatial levels as defined below and shown in Figure 6.1.

- Site Level – the site (where data is available at this spatial level);
- Local Area (LA) - the wards that make up the Isle of Dogs¹;
- Borough Level – the LBTH; and
- Regional Level – London.

Figure 6.1 Site Context



¹ In May 2014, LBTH increased the number of wards from 17 to 30 amending the ward boundaries across the borough. The baseline will use data collected under both ward boundaries. For data collected pre-2014 (including the 2011 Census) the Local Area will be defined as two wards

- Millwall and Blackwall and Cubitt Town ward. Following the changes to the ward boundaries the Local Area will be defined as three wards - Canary Wharf ward, Island Gardens ward and Blackwall and Cubitt Town ward.

- 6.5 The existing baseline socio-economic conditions have been established through analysis of the latest available, nationally recognised research and survey information and datasets including:
- Census data (2001 and 2011)²;
 - ONS Population Estimates (2018)³;
 - Business Register and Employment Survey (BRES) data (2019)⁴;
 - Indices of Multiple Deprivation (IMD) (2019)⁵;
 - Claimant Count data (2020)⁶;
 - Annual School Census data (2019);
 - Published admission numbers (PAN) for state-funded schools from relevant Local Education Authority School Admission Documents (the LBTH⁷);
 - NHS Digital data (December 2019) on local services and capacity; and
 - Open space information from Ordnance Survey data⁸ has been reviewed alongside desk-based analysis to identify existing open space and play spaces in the area surrounding the Site.
- 6.6 The assessment of existing social infrastructure will be based on existing provision within reasonable travel times of the Site – within 800m for playspace⁹; 1km for primary healthcare services¹⁰ (GPs); and borough wide for secondary schools¹¹.
- 6.7 The assessment of existing primary schools will be based on catchments as defined by the LBTH in Appendix 2 of Planning for School Places 2018/19¹². The site falls within catchment Area 3 (Poplar). Catchment Area 4 (Isle of Dogs) will also be included in the assessment to align with the Local Area.
- 6.8 The potential effects on existing socio-economic conditions varies by spatial scale. This is due to the sensitivity of conditions. A table outlining the spatial scales where the effect is considered most sensitive for each socio-economic condition assessed is provided in Table 6.1. However, the assessment considers the potential socio-economic effects at all spatial scales.

Table 6.1 Spatial Sensitivity of Socio-Economic Conditions

Condition	Spatial Level
Construction	Regional
Housing Delivery	Local, Borough, Regional
Employment	Local, Borough, Regional
Education	Local (primary), Borough (secondary)

² Office for National Statistics (2001 and 2011) Census.

³ Office for National Statistics (2018) Population Estimates.

⁴ Office for National Statistics, (2019). Business Register and Employment Survey.

⁵ DCLG (2019) Indices of Multiple Deprivation.

⁶ Office for National Statistics, (2020). Claimant Count.

⁷ LBTH. Starting Primary School in Tower Hamlets for September 2018 entry and Ready for Secondary School in Tower Hamlets for September 2018 entry.

⁸ Ordnance Survey, Live Data Source. OS Open Greenspace. Available Online: https://www.ordnancesurvey.co.uk/business-and-government/products/os-open-greenspace.html?utm_source=Greenspace%2520OS%2520openspace%2520-%2520%2520Fopengreenspace&utm_campaign=Greenspace%20

⁹ As per GLA's Supplementary Planning Guidance on Information Play and Recreation 2012

Condition	Spatial Level
Healthcare	Local
Open space and playspace	Site, Local
Additional spending	Local, Borough, Regional

Evolution of the Baseline

- 6.9 The baseline of the Site and surrounding area has been qualitatively considered where relevant in the context of the Proposed Development not being delivered.
- 6.10 However, the only statistical basis for establishing future baseline conditions, over what is presented above, is population projections for (2029) – this is established using GLA, 2016-based population projection data¹³.

Impact Assessment Methodology

Enabling and Construction

Basis of Assessment – Loss of Temporary Existing Uses

- 6.11 There are some temporary uses currently on Site, including the LBTH's Employment and Training Services, WorkPath and advertising structures. The loss of these temporary existing uses will be assessed based on information provided by the Applicant.

Basis of Assessment - Construction Employment

- 6.12 Construction related employment expected to be generated by the Proposed Development has been assessed using the Construction Industry Training Board (CITB) Labour Forecasting Tool¹⁴. This tool calculates an estimated average number of FTE jobs over the duration of the construction phase based on the total construction cost, duration/ start-finish dates, location and type of construction.
- 6.13 The application of additionality for the assessment of construction employment is considered to be unnecessary for a scheme of this scale and nature. The assessment considers direct employment effects using an estimated average number of FTE jobs. These effects are those most relevant to the environmental impacts associated with delivering the Proposed Development in this location.
- 6.14 Construction supply chain effects (including local spending by construction workers) are considered in a qualitative manner as it is not possible to robustly quantify the level of potential effects. This is due to the nature of construction employment where construction programmes regularly overlap, and the number of jobs associated with the construction that will be physically on-site will fluctuate over the course of the build programme.

¹⁰ 1km is considered to be 10-15 minutes walking distance – TfL (2016)

¹¹ Secondary school planning tends to be carried out at the borough level, this is because secondary school aged children are willing and able to travel further to school. In addition it accounts for pupil and parental preference between different secondary schools which may have different specialisms.

¹² Department for Education (2019) Annual School Census 2018/19

¹³ GLA, (2017). 2016-based population projection. Available Online: <https://data.london.gov.uk/dataset/gla-population-projections-custom-age-tables>

¹⁴ Construction Industry Training Board (CITB) (2018) Labour Forecasting Tool (Accessed online by subscription: www.labourforecastingtool.com)

Completed Development

Basis of Assessment / Assessment Scenarios

6.15 The maximum development area being applied for is set at 355,000 m² GIA. However, the split of floorspace by use classes is flexible to allow the Proposed Development to respond to market conditions. Each use class is set a minimum and maximum floorspace possible within the Development Specification Control Document.

6.16 The socio-economic assessment is required to assess the reasonable 'worst-case' scenarios to consider the effects on socio-economic receptors, for example on social infrastructure. Two scenarios are considered across this socio economic assessment, to ensure that reasonable worst case assessments have been undertaken for each sensitive receptor, as set out below:

- Maximum Residential and Minimum Employment:** This scenario takes the 'up to' maximum quantum of residential floorspace deliverable within the Proposed Development as a fixed point of 150,000 m² GIA (i.e Scenario 2: Maximum Population Generating Scheme, as described in **ES Volume 1, Chapter 2: EIA Methodology** of this ES) This results in a scenario generating the maximum population (and therefore highest demand of social infrastructure). To generate the minimum employment floorspace, which results in the lowest level of employment, the non-residential uses are then cascaded down from the least employment generating use (Use Class D2) down to the most intensive employment use (Use Class B1), according to the minimum floorspaces set out in the Development Specification Control Document, to 'use up' the residual floorspace allowed within the total development area of 355,000 m² GIA. These are considered the worst case scenario for both assessments of demand on social infrastructure and employment generation. The floorspace details of this scenario is set out in Table 6.2 below.

Table 6.2 Maximum Residential and Minimum Employment Scenario

Use Class	Floorspace (m ²) GEA	Floorspace (m ²) GIA	Floorspace (m ²) NIA
Above Ground			
Retail (A1 – A5)	5,263	5,000	3,600
Community (D1)	2,632	2,500	1,800
Leisure (D2)	2,632	2,500	1,800
Business (B1)	157,895	150,000	108,00
Sui Generis	7,595	7,215	5,195
Residential	-	150,000	-
Ancillary Floorspace	-	37,785	-
Total		355,000	

- Minimum Residential and Maximum Employment:** This scenario takes the maximum floorspace for Use Class B1 as the most employment intensive use as a fixed point at 240,000 m² GIA and then cascades down through other non-residential uses (according to maximum figures set out in the Development Specification Control Document). This results in a scenario which has the highest number of jobs and fewest number of residential uses (hereby referred to as the 'Maximum Employment Scenario') which is considered a worst-case scenario for the assessment of housing provision. Due to the overall quantum of

floorspace and maximum non-residential uses, this scenario does not propose any residential elements.

The floorspace details of this scenario is set out in Table 6.3 below.

Table 6.3 Minimum Residential and Maximum Employment Scenario

Use Class	Floorspace (m ²) GEA	Floorspace (m ²) GIA	Floorspace (m ²) NIA
Above Ground			
Retail (A1 – A5)	21,053	20,000	14,400
Community (D1)	18,121	17,215	12,395
Business (B1)	252,632	240,000	172,800
Ancillary Floorspace	-	37,785	-
Below Ground			
Retail (A1 – A5)	5,263	5,000	1,250
Business (B1)	21,053	20,000	-
Community (D1)	5,263	5,000	3,600
Leisure (D2)	10,526	10,000	7,200
Total		355,000	-

6.17 The Indicative Scheme is also considered throughout to demonstrate how a balance of uses might come forward within the parameters of the two worst-case scenarios set out above.

- Indicative Scheme:** This assessment has been included as part of the wider assessment as the two reasonable worst-case assessments outlined above present very different types of use for the Site. These worst-case scenarios test the maximum parameters of the various uses applied for, considering the different potential effects they could have in socio-economic terms. The Minimum Residential and Maximum Employment scenario (described above) would potentially deliver only commercial floorspace, accommodating many jobs, but have no impact on some types of social infrastructure such as schools and playspace. Whereas the Maximum Residential and Minimum Employment Scenario would have a different set of potential effects upon socio-economic receptors and require different mitigation measures. This results in a wide range of outputs between the two scenarios. Therefore, the Indicative Scheme is presented throughout this ES chapter to outline a proportionate scenario alongside mitigation measures which provides a more realistic assessment of the impact of the Proposed Development on socio-economic receptors. The floorspace details of the Indicative Scheme is set out in Table 6.4 below.

Table 6.4 Indicative Scheme

Use Class	Floorspace (m ²) GEA	Floorspace (m ²) GIA	Floorspace (m ²) NIA
Above Ground			
Retail (A1 – A5)	14,401	13,681	9,850
Business (B1)	183,846	174,653	125,750
Hotel/Serviced Apartments (C1)	46,401	44,081	31,728
Residential (C3)	89,195	84,736	61,009
Ancillary Floorspace	10,242	9,730	-
Basement	29,523	28,047	-
Total		354,928	-

*Housing Mix Scenarios*Maximum Residential and Minimum Employment

- 6.18** The housing mix that has been tested under the Maximum Residential and Minimum Employment Scenario is based on policy target housing mix as determined by the LBTH's Local Plan Policy DH.2 'Affordable housing and housing mix'¹⁵ (and outlined in the Development Specification Control Document and Annex 3 'Socio-economic Housing Mix Annex'). This assumes 35% of habitable rooms are in affordable tenures, split 70:30 between affordable/social rented and intermediate tenures. On this basis the 150,000 m² GIA of residential floorspace could deliver 1,152 units.
- 6.19** However, it is noted that the affordable housing offer within the OPA is for 20% affordable housing (by habitable room) based on the viability analysis.
- 6.20** Testing the 35% affordable housing (by habitable room) has been tested to provide an assessment of a reasonable worst case scenario for the demand on social infrastructure,
- 6.21** In socio-economic terms this results in the worst case scenario for the assessment of demand on social infrastructure, in comparison with the 20% affordable housing offer of the OPA, as this housing tenure and housing mix has the highest child and population yield, therefore having the highest demand for social infrastructure.

Indicative Scheme

- 6.22** The Indicative Scheme could deliver 702 units.
- 6.23** The Indicative Scheme tested provides 35% affordable housing (by habitable room) and policy target housing mix to provide a reasonable worst case scenario for the Indicative Scheme.

*Housing Sensitivity Tests*Sensitivity Test 1 – Alternative Market Mix, Maximum Residential Scenario

- 6.24** An alternative Market housing unit mix could be delivered in line with the ranges set out in the Development Specification. Therefore, the Maximum Residential and Minimum Employment generation scenario set out above, has been *sensitivity tested* with an alternative Market mix (see Annex 3 'Socio-economic Housing Mix Annex'). As the affordable housing offer within the OPA is for 20% affordable housing (by habitable room), the

sensitivity test of the Maximum Residential and Minimum Employment scenario has reflected a lower affordable housing level of 20%.

- 6.25** Applying the alternative Market housing unit mix, along with a lower level of affordable housing (20%) would enable the delivery of more units (1,264 units) within the maximum permissible 150,000 m² GIA of residential floorspace. This would not result in a greater impact in socio-economic terms as this would have a lower child and population yield (and therefore a lesser impact on social infrastructure demand).
- 6.26** Sensitivity Test 2 - Alternative Affordable Housing Indicative Scheme
- 6.27** A sensitivity test has been undertaken of the Indicative Scheme, where the market housing mix remains as policy target, but the affordable housing level is lowered to 20% in line with the affordable housing offer within the OPA.
- 6.28** The change to the affordable housing level (by habitable rooms) does not affect the number of units delivered under the Indicative Scheme remaining at 702 units.

Alternative Residential Products – Sensitivity Test 3 Student Housing and Sensitivity Test 4 Co-living

- 6.29** The Development Specification includes flexibility to deliver co-living (Use Class C4/Sui Generis) and student housing (Sui Generis). The Development Specification Control Document limits the delivery of combined maximum residential floorspace to 150,000 m² GIA. Therefore, under the reasonable worst-case scenarios outlined above these uses are 'squeezed out'. Under the Maximum Residential and Minimum Employment Scenario the full floorspace is delivered as housing units and under the Maximum Employment and Minimum Residential Scenario there is no residential element.
- 6.30** It is necessary to consider the potential effects of delivering these uses within the maximum potential floorspace of 150,000 m² in lieu of 1,152 homes. Therefore, two further *sensitivity tests* – one delivering 150,000 m² of co-living and one delivery 150,000 m² of student housing – under the Maximum Residential Scenario are included following the main assessment. This considers the potential effects arising from the alternative products (student housing and co-living) being brought forward as the residential element of the Proposed Development. The units possible under these alternative products has been determined assuming 26 co-living/ student housing units per level (143 levels provided across three buildings accommodating 150,000 m² residential floorspace under the Maximum Residential and Minimum Employment parameters).
- 6.31** To summarise, the following four housing sensitivity tests are considered:
- Sensitivity Test 1: **Alternative Market Mix Maximum Residential Scenario** – 20% affordable housing (by habitable room) and alternative market mix – 1,264 units;
 - Sensitivity Test 2: **Alternative Affordable Housing Indicative Scheme** – 20% affordable housing (by habitable room) – 702 units;
 - Sensitivity Test 3: **Student Housing** – 3,718 units; and
 - Sensitivity Test 4: **Co-living** – 3,718 units.

¹⁵ LBTH (January 2020). Tower Hamlets Local Plan 2031

6.32 These sensitivity tests do not form part of the central assessment of likely significant effects. These tests are presented to consider whether or not any of the potential effects that would result for these tests would alter the scale and significance of the central assessment scenarios.

Employment Creation

6.33 The number of jobs generated by the commercial floorspace has been calculated by applying the standard job density ratios based on the HCA Employment Density Guide (2015)¹⁶, where a range of multipliers is given professional judgement has been applied. For these calculations the following employment densities have been applied:

- Retail floorspace applies a range of densities (based on HCA guidance) of 15 m² to 20 m² Net Internal Area (NIA) per employee;
- Office floorspace applied a range of 10 m² to 13 m² NIA per employee based on the HCA guidance for 'General Office' uses;
- The hotel floorspace is modelled using the quantum of bedrooms being delivered assuming a range of one job per 2 to 5 bedrooms;
- Leisure floorspace (D2) is modelled using the density range of 65 m² to 200 m² GIA per employee. The HCA guidance notes the wider range in employment range in employment densities for these uses;
- Community space (D1) is modelled using a range of 50 m² to 165 m² NIA per employee; and
- Sui Generis is modelled using a range of 200 m² to 300 m² GIA per employee based on guidance for cinemas and visitor and cultural attractions.

6.34 The application of additionality is considered unnecessary for a scheme of this scale and nature. The assessment considers direct employment effects arising under the proposed uses. These effects are those most relevant to the environmental impacts associated with delivering the Proposed Development in this location.

Housing Delivery and Population

6.35 Delivery of housing is assessed against policy targets for the LBTH, as set out within the adopted London Plan¹⁷ and the Draft London Plan¹⁸.

6.36 Estimates of the population and children (aged under 16 years) expected to be living in the Proposed Development have been modelled based on the proposed housing quantum and mix, including unit size, type and tenure under each scenario.

6.37 The total population expected to live in the Proposed Development has been calculated using the emerging GLA Population Yield Calculator (v3.2 October 2019). This model estimates population based on PTAL and geography. For the Proposed Development we assume a PTAL of 5-6 and classifies the LBTH as Inner London.

6.38 It is assumed that student housing will accommodate one individual per bed. For co-living units the population yield is 1.25 per unit – this assumes that for every four co-living units provided one is occupied by a couple and three accommodate one individual.

6.39 The estimated child yield arising from the Proposed Development will be calculated using Tower Hamlets Play Space Child Yield Calculator amending age profiles to primary (4 to 10 year olds) and secondary (11 to 16 year olds) age profiles. It is assumed that no child yield will arise from any proposed Student Housing or co-living spaces.

Demand for Social Infrastructure

6.40 This ES chapter includes an audit of existing community facilities and an assessment of the potential demand for community facilities resulting from the Proposed Development. This audit is based on a range of data sources included:

- Stated funded education facilities - primary: the baseline for primary schools has been established using information from the LBTH Admissions documents and Annual School Census data (2019) covering year groups Reception to Year 6 (children aged 4 to 10 years);
- Stated funded education facilities - secondary: the baseline for primary schools has been established using information from the LBTH Admissions documents and Annual School Census data (2019) covering year groups Year 7 to Year 11 (children aged 11 to 15 years);
- Primary healthcare facilities: General Practitioner (GP) surgeries, pharmacies dentists and opticians: The baseline has been established using NHS data (NHS Digital, 2019). The capacity of local GPs has been assessed using the Healthy Urban Development Unit (HUDU) model¹⁹ benchmark of 1,800 registered patients per NHS GP. It is acknowledged that some GPs may accept work place based GP registrations. However, whilst the rules around registering with GPs have been relaxed, patients can only apply to register outside their home catchment on 'needs case' basis and therefore work place based GP registrations remain rare. Furthermore, these types of registrations are voluntary for GP practices and if they do not have capacity or do not see the clinical need for this request the request can be refused. Therefore, the effect arising from potential employees on GP capacity is not considered to be significant and is not considered as part of the assessment. The local provision of dentists has been qualitatively considered within this assessment. The capacity of dental practices cannot be assessed in the same manner as GPs as people can choose to attend a dental practice at their own discretion and are not limited to being close to their home. By contrast, in the case of NHS GPs, residents must register with a GP within the catchment area of where they live;
- Open space: Open space is assessed against the policies for private and communal amenity space (Policy D.H3) as set out in the LBTH Local Plan; and
- Playspace: The assessment of the Proposed Development's resident population on existing provision of children's playspace has been undertaken based on the number of children likely to be living in the Proposed Development using the LBTH Play Space Child Yield Calculator. This assessment takes into

¹⁶ Homes and Communities Agency (2015). *Employment Densities Guide (3rd Edition)*

¹⁷ GLA (2016) *London Plan – The Spatial Development Strategy for London Consolidated with Alterations since 2011*.

¹⁸ Greater London Authority, December 2019. *Intend to Publish London Plan*

¹⁹ Healthy Urban Development Unit, (2009). *HUDU Model*.

account the level of provision that would be made on-site and existing provision in line with the GLA's SPG on Play and Informal Recreation²⁰.

- 6.41 The assessment of open space and playspace under the various scenarios is based on the provision under the Indicative Scheme. Due to the outline nature of this application there is no detailed design for worst case scenarios being tested within this ES chapter. As the Indicative Scenario has been designed in detail and the level of provision proposed under this scenario can be physically accommodated by the Site, this forms a reasonable likely basis against which other scenarios can be tested against. This is a conservative approach, and should more residential than the Indicative Scenario come forward the detailed design of open space and playspace would be considered at the Reserved Matters Application (RMA) stage with the potential opportunity for future space to be designed on-site.
- 6.42 The Minimum Residential and Maximum Employment Scenario does not include delivery of any residential units therefore no assessment against demand for social infrastructure has been undertaken.

Additional Spending

- 6.43 An assessment of the level of spending likely to occur in the Local Area once the Proposed Development is complete, and the impact of the additional expenditure on the local economy, has also been carried out. This includes an assessment of:
- Household expenditure generated by new households buying goods and services locally has been based on the average household expenditure of £290 per week derived from the ONS Family Spending Survey, 2019²¹;
 - Calculation of spending by visitors accommodated by C1 uses (serviced apartments/hotel) has been based on data from London and Partners data²² on tourism and spending in London assuming an average of 1.5 persons per room and 76% occupancy²³,
 - Calculation of spending by students has been based on an average annual spend of £6,800 on goods and services²⁴;
 - Calculation of spending by residents in co-living units has been based on the average person expenditure of £120 per week derived from the from the ONS Family Spending Survey, 2019²⁵ assuming average occupancy of co-living units of 1.25 (assuming one unit in every four occupied by two people);and
 - Expenditure by employees in the Local Area based on survey information carried out by research agency Loudhouse for Visa Europe which identifies an average spend per day of £10.59 per employee in the UK²⁶.

Cumulative Effects

- 6.44 Cumulative effects are assessed using information from planning applications, some of which are yet to be determined, for the cumulative schemes as set out in **ES Volume 1, Chapter 2: EIA Methodology** and **ES Volume 3, Appendix: Introduction and EIA Methodology – Annex 5**.

²⁰ GLA Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)
²¹ ONS (2017). Household Expenditure Survey.
²² London and Partners (2016) London Tourism Report 2015 – 2016.
²³ Visit Britain (2020) England Occupancy Survey: February 2020 Results

Assumptions and Limitations

- 6.45 There are no technical significance criteria relating to the assessment of socio-economic effects. Therefore, the assessment is made against a benchmark of current socio-economic baseline conditions prevailing at, and within, the study area of the Site.
- 6.46 As with any dataset, baseline data will change over time. The most recent published data sources have been used in this assessment; however, it should be noted that in some instances this data may not be up-to-date. For example, the latest Census data available is from 2011. This is an unavoidable limitation and is not considered to adversely impact the validity of the assessment undertaken to identify the likely significant socio-economic effects.

Methodology for Defining Effects

- 6.47 There are no defined significance criteria relating to the assessment of socio-economic effects. Therefore, the assessment is undertaken by considering the magnitude of the potential effect against the baseline (taking into consideration the sensitivity of the relevant receptor).
- 6.48 Professional judgement and experience have then been drawn upon to assess the nature, scale and significance of the socio-economic effects.

Receptor Sensitivity

- 6.49 Receptor sensitivity is largely driven by the baseline conditions and the extent to which socio-economic issues are present in the area. For example, an area with high unemployment, historic housing under-delivery or where social infrastructure is constrained will have higher sensitivity to socio-economic effects. Receptor sensitivity is based on the scale set out in Table 6.2 below.

Table 6.5 Definition of Receptor Sensitivity

Sensitivity of Receptor	Description
High	Above average levels of socio-economic deprivation (for example, unemployment), severe historic under-delivery of housing and social infrastructure with no surplus capacity.
Medium	Average levels of socio-economic deprivation (for example, unemployment), slight historic under-delivery housing, and social infrastructure operating close to capacity or with limited surplus capacity.
Low	Below average levels of socio-economic deprivation (for example, unemployment), good housing delivery rates (e.g. housing targets have been met), and social infrastructure with surplus capacity.

Magnitude of Impact

- 6.50 The magnitude of impact is based on a scale of:
- High:** substantial change to one or more of the following receptors: employment levels, the local economy, housing delivery and/or demand for social infrastructure;
 - Medium:** noticeable change to one or more of the following receptors: employment levels, housing delivery, the local economy, and/or demand for social infrastructure;

²⁴ BIS (2018) Student Income and Expenditure Survey
²⁵ ONS (2017). Household Expenditure Survey.
²⁶ Visa Europe (2014) UK Working Day Spending Report.

- **Low:** hardly perceptible change to one or more of the following receptors: employment levels, housing delivery, the local economy, and/or demand for social infrastructure; and
- **Negligible:** no perceptible change to one or more of the following receptors: employment levels, housing deliver, the local economy, and/or demand for social infrastructure.

Defining the Effect

Effect Nature

6.51 The nature of an effect has been determined by reference to the following criteria:

- **Adverse:** a negative effect to a socio-economic resource or receptor; and
- **Beneficial:** an advantageous effect to a socio-economic resource or receptor.

Effect Scale

6.52 The scale of the effect, based on a scale of:

- **Negligible:** effects generally beneath levels of perception;
- **Minor:** slight or highly localised effects;
- **Moderate:** limited effects; and
- **Major:** considerable effect.

6.53 Categorising/determining the scale of environmental effects has been based on existing best practice guidance where available; where not available professional judgement has been applied, taking into account the receptor sensitivity and magnitude of impact (as set out in Table 6.6 below), alongside the duration, extent and context, to determine the scale of effects and whether they are significant or not.

6.54 Table 6.6 below sets out the approach to determining the scale of effect. As set out in the above paragraph, determining the scale of socio-economic effects requires professional judgement therefore the matrix below includes a degree of flexibility when considering the magnitude of an impact in the context of the sensitivity of the receptor.

Table 6.6 Matrix to Determine Scale of Effect

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

Geographic Extent of Effect

6.55 The geographic extent of the effect is identified i.e. site, local, borough, or regional level.

Effect Duration

6.56 Effects generated as a result of the construction works (i.e. those that last for this set period) are classed as 'temporary'. Effects that result from the completed and operational Proposed Development are classed as 'permanent' effects.

Direct and Indirect Effects

6.57 The assessment also identifies whether the effect is 'direct' (i.e. resulting without any intervening factors) or 'indirect' or 'secondary' (i.e. not directly caused or resulting from something else).

Categorising Likely Significant Effects

6.58 Effects classified as moderate or major in scale are considered 'significant'. Effects classified as minor or negligible in scale are considered 'not significant'.

BASELINE CONDITIONS

6.59 This section summarises the socio-economic conditions at the spatial levels identified in paragraph 6.40. This information provides the baseline against which the potential effects of the Proposed Development have been assessed.

Existing Site

6.60 The Site is situated in between the two areas of Poplar and Canary Wharf. The Site was previously used as a works site for the construction of the Canary Wharf Crossrail Station but has since been cleared. There are some temporary uses currently on Site, including the LBTH's Employment and Training Services, WorkPath and advertising structures.

6.61 The Site is allocated within the LBTHs Local Plan (2020) – (4.9 'North Quay') – for development of employment uses along with ancillary supporting uses such as gyms, hotels, restaurants and retail; and housing.

Demographic Baseline

6.62 Data from the 2018 Population Projections indicate that there are approximately 57,900 residents in the Local Area (as defined by three 2014 wards), and that the total population has increased by 36% since the 2011 census. This is a significantly faster growth rate than the borough (25%), and four times as high as the London average (9%).

6.63 It is expected that the population in the LBTH and London will continue to grow, with the LBTH projecting a 27% population increase by 2041, and London projecting a 16% increase.

6.64 The age profile indicates that a high proportion (77%) of residents in the Local Area are of working age (16-64 years), which is a higher proportion than the borough average (73%) and a significantly higher proportion than London as a whole (68%). Further, both the Local Area and the borough have a low proportion of people over 65 years (5% and 6%, respectively) compared to London averages of 12%. The number of people under 16 are broadly similar across the spatial scales.

6.65 Reviewing data from the 2011 Census (where Local Area is defined by two 2011 wards) , 49% of the population in the Local Area defined themselves as BAME (Black, Asian and Minority Ethnic), with Asian / Asian British accounting for 35% of the total resident population. This is lower than the borough average, where 55% identified at BAME with 41% self-defined as Asian / Asian British, but significantly higher than the London average where 40% identified as BAME and 18% self-defined as Asian / Asian British.

6.66 A summary of the demographic baseline data is presented in Table 6.7.

Table 6.7 Headline Demographic Baseline Summary

Measure	Local Area*	LBTH	London
Population (2018)			
Total resident population (2018)	57,900	317,700	8,908,100
Population change 2011 - 2018	36%	25%	9%
Population projections 2018 - 2041	N/A	27%	16%
Age profile (2018)			
0-15	18%	20%	21%
16-64	77%	73%	68%
65+	5%	6%	12%
Ethnic profile (2011)			
White	51%	45%	60%
Mixed / Multiple	4%	4%	5%
Asian / Asian British	35%	41%	18%
Black / Black British	6%	7%	13%
Other	3%	2%	3%

Note: Figures may not sum due to rounding

* Data on ethnicity is only available in the 2011 Census as such the 2011 wards of Millwall and Blackwall and Cubitt Town represent the Local Area. Other data reflects the 2014 wards of Canary Wharf, Island Gardens and Blackwall and Cubitt Town ward.

Sources: 2011 Census; ONS Population Estimates 2018

Economic and Employment Baseline

- 6.67** There is a higher proportion of economically active residents in the Local Area than borough and London wide averages, while unemployment levels are broadly similar across the spatial scales.
- 6.68** Claimant Count provides data on the proportion of residents claiming unemployment-related benefits in an area and counts the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work. The Claimant Count does not capture all unemployment in an area such as those unwilling or unable to claim Universal Credit or Jobseeker's Allowance.
- 6.69** The proportion of residents claiming unemployment-related benefits in November 2019 (most up to date information available at time of drafting) in the Local Area was lower than (2.2%) that of the borough as a whole (3.5%), and lower than London averages (3%).
- 6.70** Residents in the Local Area tend to hold higher levels of qualifications than the other spatial scales. The proportion of residents with a higher level qualifications is 54%, compared to 41% at borough level and 38% in London. The level of people with no formal qualifications is also lower, at 13% compared 20% in the borough and 18% in London.
- 6.71** Over two thirds of residents are employed in high-skilled occupations (e.g. managerial, professional or technical position), which is significantly higher than both the borough (57%) and London (50%). The proportion of people

in lower-skilled occupations (e.g. sales, process, elementary positions) are lower than the other spatial scales (13% in contrast to 21% and 22%, respectively).

- 6.72** According to data from the Business Register and Employment Survey (BRES), there are approximately 161,000 jobs in the Local Area, which accounts for more than half of all jobs in the borough (303,000 jobs).
- 6.73** The top three sectors in the Local Area were finance and insurance; professional, scientific and technical; and business administration and support services. The job profile indicates little diversification in the Local Area, with the top three employment sectors accounting for over two thirds of all jobs (68%).
- 6.74** A summary of the economic baseline data is presented in Table 6.8.

Table 6.8 Headline Economic Baseline Summary

Measure	Local Area	LBTH	London
Economic Activity (2011*, residents aged 16-74)			
Economically active	77%	70%	72%
Economically active, unemployed	6%	7%	5%
Claimant Count (2019), residents aged 16-64			
Proportion	2.2%	3.5%	3%
Highest Level of Qualification (2011)*, residents aged 16+			
No formal qualifications	13%	20%	18%
GCSE:s / A-Levels	23%	29%	35%
Higher Education	54%	41%	38%
Other qualifications	10%	10%	10%
Occupation (2011)*, residents aged 16 – 74 in employment			
Management / Professional / Technical	69%	57%	50%
Admin / Skilled Trades / Services	18%	22%	28%
Sales / Process / Elementary	13%	21%	22%
Number of Jobs (Employment) (2018)			
Total (2018)	161,000	303,000	5,281,000
Key Employment Sectors (2018) – Top Three			
1.	Finance and Insurance (35%)	Finance and Insurance (22%)	Professional, scientific and technical (14%)
2.	Professional, scientific and technical (17%)	Professional, scientific and technical (16%)	Business administration and support services (11%)
3.	Business administration and support services (17%)	Business administration and support services (12%)	Health (10%)

Note: Figures may not sum due to rounding

Sources: 2011 Census; Claimant Count (2019); BRES (2018)

* Data on economic activity, highest level of qualification and occupation are only available in the 2011 Census as such the 2011 wards of Millwall and Blackwall and Cubitt represent the Local Area

Housing Baseline

- 6.75** The housing stock in the Local Area is predominantly flats (87%), which is similar to the borough as a whole. It is, however, different from the wider London average where flats only account for 52% of the housing stock.
- 6.76** According to the 2011 Census, private rented tenures account for the largest proportion (45%) of household accommodation in the Local Area, which was significantly higher than the LBTH (33%) and London (25%). The Local Area had the same proportion of socially rented housing as London at 24%, which was lower than the borough levels (40%). Around a quarter of people owned their home in the Local Area and the borough (27% and 24%, respectively), while in London the proportion was 48%.
- 6.77** The levels of over occupied households were the same in the Local Area and London (11%), which was lower than the borough levels (16%).
- 6.78** A summary of the housing baseline data is presented in Table 6.9

Table 6.9 Headline Housing Baseline Summary

Measure	Local Area	LBTH	London
All households (at least one resident)	19,500	101,300	3,266,200
Accommodation type			
House	13%	14%	48%
Flat	87%	86%	52%
Accommodation tenure			
Owned	27%	24%	48%
Shared ownership	2%	2%	1%
Social rented	24%	40%	24%
Private rented	45%	33%	25%
Living rent free	1%	1%	1%
Over / under occupation (all tenures)			
Over occupied (at least -1 bedroom)	11%	16%	11%
Under occupied (at least +1 bedroom)	38%	33%	49%

Note: Figures may not sum due to rounding

Sources: 2011 Census

** Data on housing, tenure and occupancy are only available in the 2011 Census as such the 2011 wards of Millwall an Blackwall and Cubitt represent the Local Area*

- 6.79** The United Kingdom is facing a national housing shortage and planning policy reflects the need to increase the rate of house building in order to address this need. The London Plan sets out ten-year housing targets for each London borough.
- 6.80** The 2016 London Plan sets the LBTH a housing target of 3,931 new homes to be provided annually. The Draft London Plan 2019 currently sets the LBTH a housing target of 34,730 new homes to be delivered between 2019/20 and 2028/29. This is the highest of any London borough, and represents 3,473 homes to be completed annually.

- 6.81** The London Plan Annual Monitoring Reports (AMR) set out net annual housing completions to monitor borough performance against the targets set in the London Plan; Table 6.10 sets out the LBTH housing delivery performance for the last three years against the London Plan 2016 target. This demonstrates that the LBTH failed to meet their London Plan 2016 housing delivery target in 2017/18 and 2015/2016, but delivered more than 1,000 homes above target in 2016/2017.
- 6.82** The AMR also notes that the LBTH has delivered the highest number of affordable homes in absolute terms (2,616) compared to other boroughs and second most as a proportion (30%) over the past three years.

Table 6.10 The LBTH net Housing Completion Against London Plan 2016 Annual Target

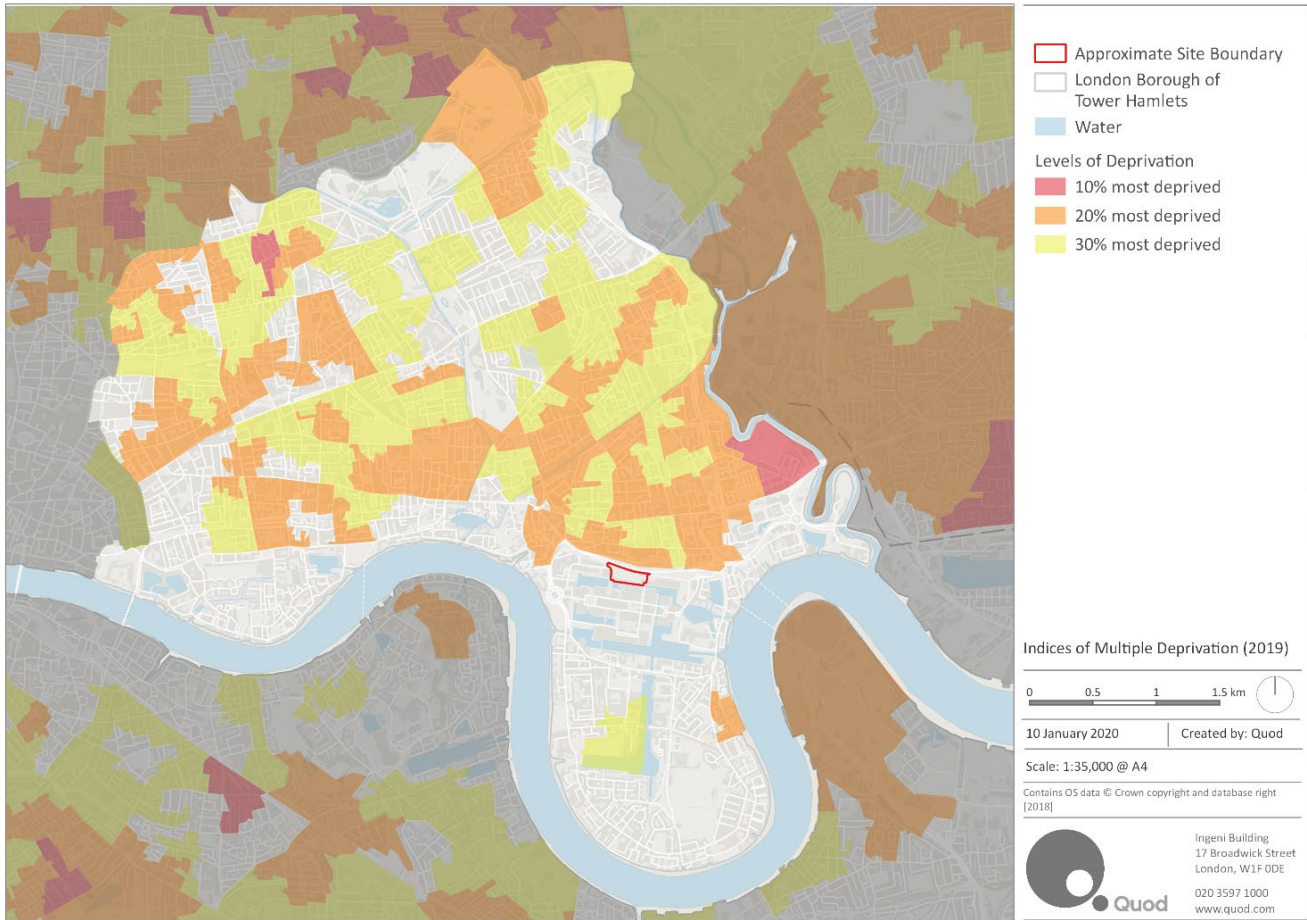
Year	Total net completion	% of target
2017/2018	1,936	49%
2016/2017	5,030	128%
2015/2016	2,881	73%

Sources: London Plan Annual Monitoring Report 2017/2018

Deprivation

- 6.83** The Government's Indices of Multiple Deprivation (IMD) (2019) measures deprivation by combining indicators including a range of social, economic, environmental, and housing factors to give a single deprivation score for small areas (lower-layer super output areas) in England. All areas are ranked relative to one another according to their level of deprivation.
- 6.84** Seven domains of deprivation include the following:
- Income;
 - Employment;
 - Education, skills and training;
 - Health deprivation and disability;
 - Crime;
 - Barriers to housing and services; and
 - Living environment deprivation.
- 6.85** Figure 6.2 shows the relative levels of deprivation surrounding the Site – areas shown in red are within the 10% most deprived in England, those in orange are within the 20% most deprived and those in yellow are within the 30% most deprived. The IMD data indicate that a large part of the LBTH are within the 20% and 30% most deprived in the country, although this only includes two small pockets within the Local Area. However, most of the area directly north of the Site are located within the 30% most deprived in the country.

Figure 6.2 Deprivation levels in proximity of the Site



Community Infrastructure

Primary Schools

- 6.86** For primary place planning purposes, the LBTH considers six planning areas. The Site is located within catchment area 3 (Poplar) but is close to the boundary to catchment area 4 (Isle of Dogs). Both planning areas will be included in the assessment.
- 6.87** There are eight primary schools in catchment area 4 (Isle of Dogs) and 14 primary schools in catchment area 3 (Poplar). All schools but two have been rated 'Good' or above in the latest Ofsted ratings.
- 6.88** Based on the latest available Annual School Census Data and published admission numbers, area catchment area 3 (Poplar) has a surplus capacity of 4% and catchment area 4 (Isle of Dogs) has a surplus capacity of 5%. This represent 396 surplus places across all primary school year groups within the two catchment areas. The number of surplus places for the reception intake 2018/2019 was 43 across the two catchment areas, indicating a surplus of 3%. Details are set out in Table 6.11 below and shown on Figure 6.3.
- 6.89** Several of the schools have seen permanent expansions in the past few years with a combined additional six forms of entry (FE) added in catchment area 3 (Poplar), of which 2FE was added to form a new primary school as an extension to St Paul's Way Trust Secondary school in 2014. Area 4 (Isle of Dogs) saw the opening of a new primary school (1FE) in 2014.
- 6.90** The 2018/2019 annual review of planning for school places sets out the LBTH's approach to ensure school sufficiency. The report notes that the demand for school places has not grown in line with the borough's

population, and the number of pupils were approximately the same in 2017/2018 as four years earlier, 2013/2014. At the same time, the LBTH has expanded several schools to ensure adequate sufficiency, causing a significant surplus across the LBTH as a whole. However, both Poplar and the Isle of Dogs (Planning Areas 3 and 4, respectively) are seeing reverse trends with increase in demand due to concentrated housing development and population growth. The report subsequently notes a need for 5 – 6 primary schools in the East (including Bow), but particularly in the Isle of Dogs.

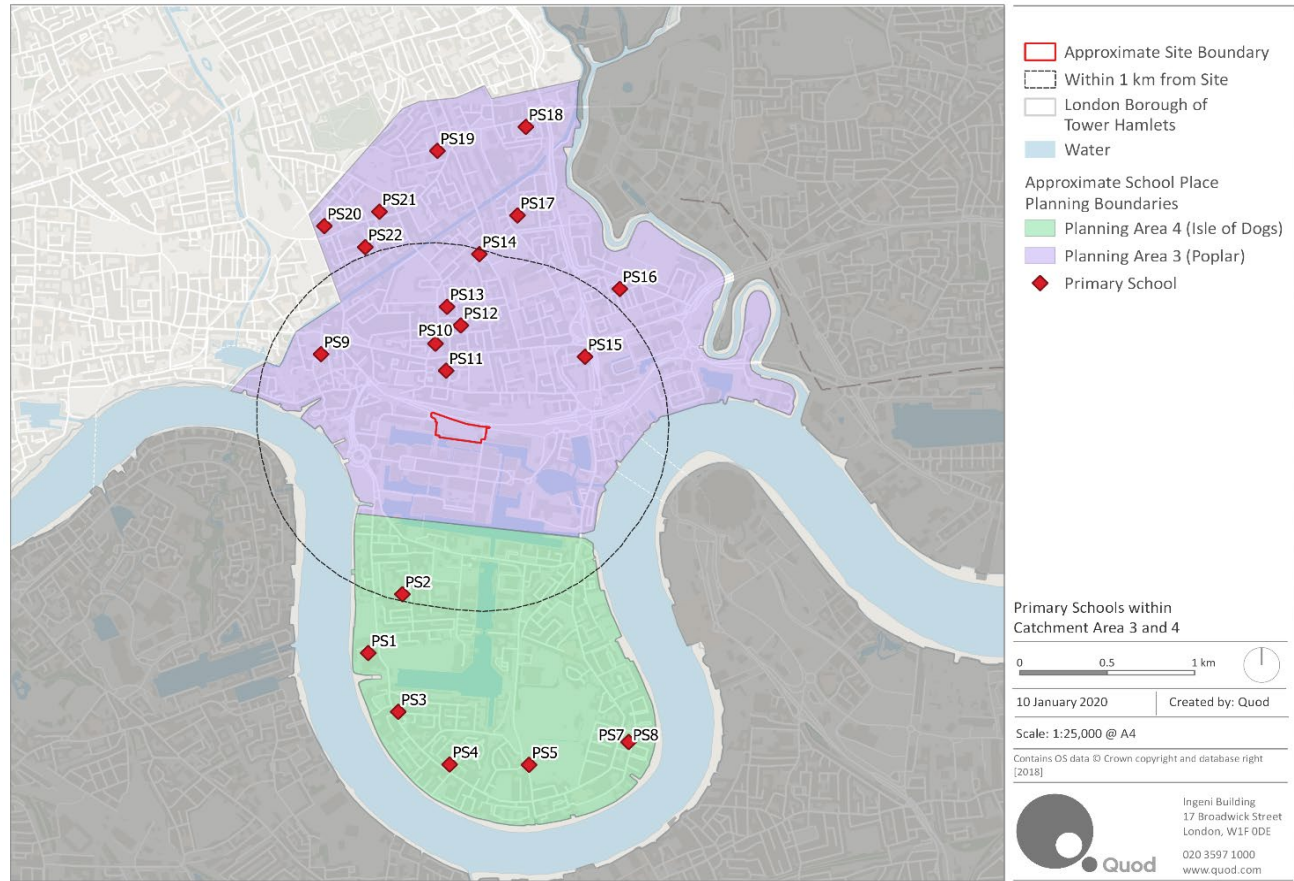
- 6.91** The Local Plan has allocated nine primary school sites to allow for development, of which three have already secured planning permission. These are all in the Isle of Dogs and includes:
- A 2FE primary school in Wood Wharf (planned opening 2022) which would provide additional 60 places at Reception;
 - A 2FE primary school in Marsh Wall West (indicative timescale suggests opening 2023) which would provide an additional 60 places at Reception; and
 - A 2FE primary school in Millharbour (indicative timescale suggests opening 2023) which would provide an additional 60 places at Reception.
- 6.92** Of the additional sites allocated in the Local Plan, four are in Isle of Dogs catchment area and two are in Poplar catchment area.

Table 6.11 Primary Schools in catchment areas 3 and 4

Map code	Catchment Area	Name	Number of Pupils on Roll	Capacity*	Surplus	Ofsted	Notes
PS1	4	Arnhem Wharf Primary School	599	630	5%	Good (2013)	
PS2	4	Seven Mills Primary School	203	210	3%	Good (2018)	
PS3	4	St Edmund's Catholic School	200	210	5%	Outstanding (2018)	
PS4	4	Harbinger Primary School	286	315	9%	Requires improvement (2019)	Particularly low intake 2015
PS5	4	Canary Wharf College, East Ferry	277	280	1%	Outstanding (2013)	
PS6	4	Cubitt Town Infants and Junior School	617	630	2%	Infants school: requires improvement, junior school: good (2019)	
PS7	4	St Luke's Church of England Primary School	381	420	9%	Good (2016)	Expanded from 1 to 2 FE in 2012.
PS8	4	Canary Wharf College, Glenworth	219	240	9%	Outstanding (2017)	Opened in 2014 with a smaller intake.
PS9	3	Cyril Jackson Primary School	412	420	2%	Outstanding (2015)	

Map code	Catchment Area	Name	Number of Pupils on Roll	Capacity*	Surpluses	Ofsted	Notes
PS10	3	Mayflower Primary School	346	350	1%	Outstanding (2017)	
PS11	3	Our Lady and St Joseph Catholic Primary School	391	420	7%	Good (2017)	
PS12	3	Bygrove Primary School	208	210	1%	Outstanding (2012)	
PS13	3	Lansbury Lawrence Primary School	415	420	1%	Good (2017)	
PS14	3	St Saviour's Church of England Primary School	207	210	1%	Outstanding (2019)	
PS15	3	Woolmore Primary School	457	510	10%	Good (2015)	Expanded from 1 to 3 FE in 2014
PS16	3	Culloden Primary - A Paradigm Academy	624	630	1%	Outstanding (2015)	
PS17	3	Manorfield Primary School	614	630	3%	Outstanding (2013)	
PS18	3	Marners Primary School	600	630	5%	Good (2011)	
PS19	3	The Clara Grant Primary School	444	450	1%	Good (2014)	
PS20	3	St Paul with St Luke CofE Primary School	189	210	10%	Good (2016)	Particularly low intake in 2016
PS21	3	St Paul's Way Trust School	251	300	16%	Outstanding (2013)	Initially a secondary school. A 2 FE primary school opened in 2014.
PS22	3	Stebon Primary School	559	570	2%	Good (2014)	Expanded from 2 to 3 FE in 2014
Area 3 Total			5,717	5,960	4% (243)		
Area 4 Total			2,782	2,935	5% (153)		

Figure 6.3 Primary Schools within 1km of the Site



Secondary Schools

- 6.93** At secondary school level, the planning area covers all of the LBTH. Based on Annual School Census data and published admission numbers, there are 1,460 surplus places at secondary school level across the borough, representing a surplus of 9% capacity as set out in Table 6.12.
- 6.94** A number of secondary schools have expanded in the past few years, and three new schools have opened since 2012. The new schools account for a total of 285 student places per year group and the expansions account for a total of 195 students per year group.
- 6.95** One school is located within one kilometre of the Site – Langdon Park Community School (SS7). Langdon Park had a 2% surplus, representing 18 pupil places.
- 6.96** The 2018/2019 annual review of planning for school places sets out the Local Authorities approach to ensure school sufficiency. The report notes that the number of year 7 pupils increased by 14% between 2012/2013 and 2017/2018, and projections indicate a continued increase which will outstrip current supply by 2020/2021. The now-adopted Local Plan allocates five secondary school sites to meet the projected need for one new school, and there are currently two sites with planning permission. These are:
- Westferry Printworks, 6FE, in the Isle of Dogs. Proposed development agreed, no indicative time scale known; and
 - London Dock, 6FE, in Wapping. Proposed opening for 2022.

6.97 The remaining three sites allocated in the Local Plan is Leven Road Gas Works; Bow Common Lane and Billingsgate Market, none of which have any indicative time scales for delivery.

Figure 6.4 Secondary Schools within LBTH

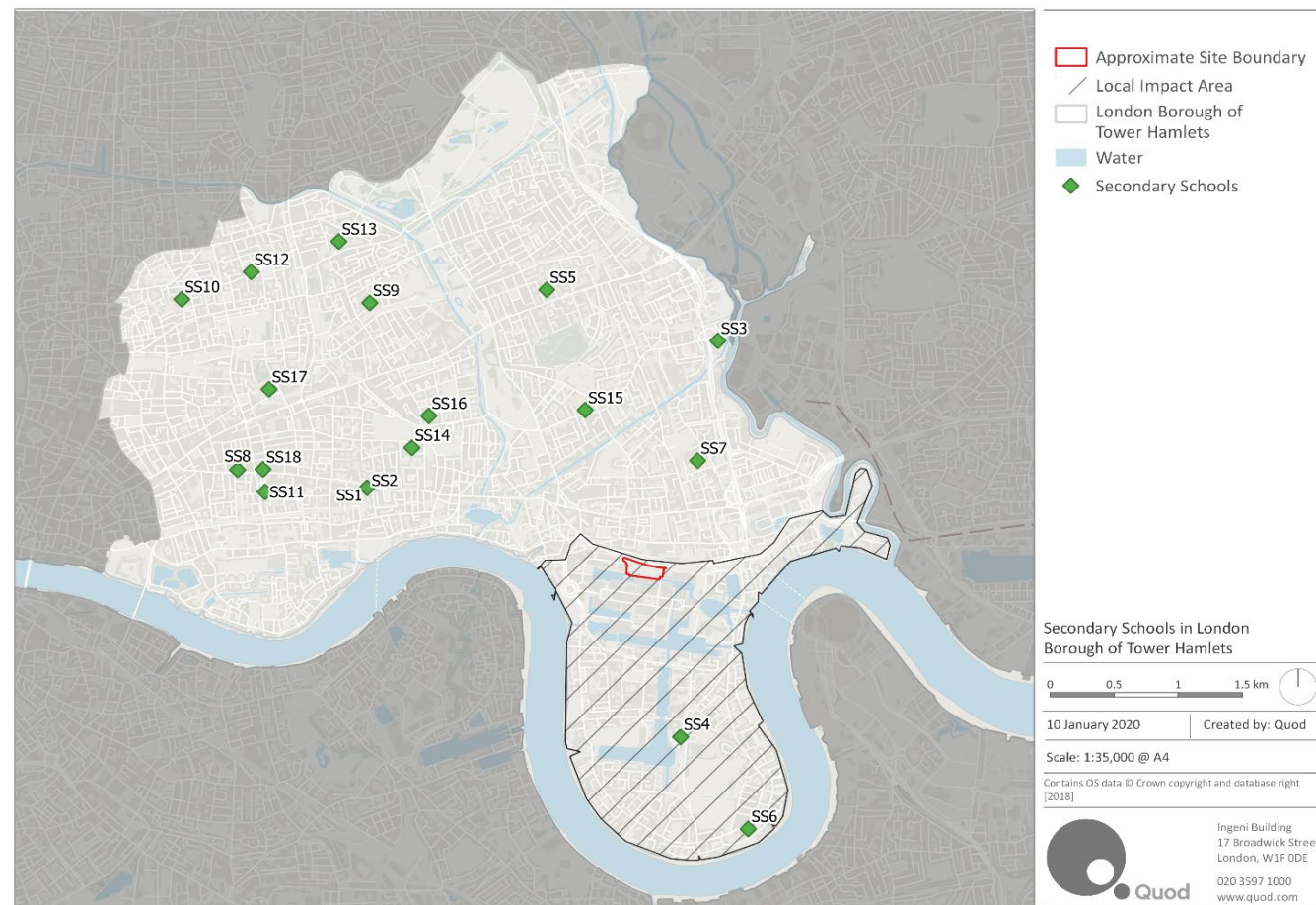


Table 6.12 Secondary Schools in LBTH

Map Code	Name	Number of Pupils on Roll (NOR)	Capacity*	Surplus	Ofsted	Notes
SS1	Bishop Challoner Boys' School	573	600	5%	Good (2017)	
SS2	Bishop Challoner Girls' School	671	750	11%	Outstanding (2014)	
SS3	Bow School	1,056	1,350	22%	Good (2018)	Expansion from PAN 125 to 9FE 2014. New PAN as of 2020 is 8FE.
SS4	Canary Wharf College 3	160	243	34%	Good (2019)	Opened in 2016 (PAN 81). First intakes may not be representative.
SS5	Central Foundation Girls' School	1,193	1,200	1%	Good (2016)	
SS6	George Green's School	991	1050	6%	Good (2017)	
SS7	Langdon Park Community School	882	900	2%	Good (2016)	

Map Code	Name	Number of Pupils on Roll (NOR)	Capacity*	Surplus	Ofsted	Notes
SS8	London Enterprise Academy	482	600	20%	Inadequate (2019), lowered from requires improvement in 2017	Opened in 2014 (4FE).
SS9	Morpeth School	1,175	1,200	2%	Outstanding (2013)	
SS10	Mulberry Academy Shoreditch	805	900	11%	Outstanding (2012)	
SS11	Mulberry School for Girls	1,082	1,080	0%	Outstanding (2013)	Expansion from 7FE to 8FE in 2018
S12	Oaklands School	594	620	4%	Good (2017)	Expansion from 4FE to PAN 130 2017. Expansion from PAN 130 to 6FE 2019.
SS13	Raine's Foundation School	383	750	49%	Requires improvement (2018)	
SS14	Sir John Cass Foundation and Redcoat Church of England Secondary School	1,013	1,040	3%	Outstanding (2015)	
SS15	St Paul's Way Trust School	1,192	1,200	1%	Outstanding (2013)	
SS16	Stepney Green Mathematics and Computing College	894	910	2%	Good (2014)	Expansion from 6FE to PAN 190 2018.
SS17	Swanlea School	1,031	1,050	2%	Outstanding (2013)	
SS18	Wapping High School	228	420	46%	Good (2018), increased from requires improvement in 2016	Opened in 2012 (PAN 84).
Total		14,405	15,863	9% (1,460)		

Primary Healthcare

6.98 Five GPs are located within 1km of the Site, as set out in Figure 6.5, of which all currently accept new patients according to the NHS.

6.99 According to individual webpages, each of the five GPs within 1km of the Site only accept registrations from residents living within a defined practice area.

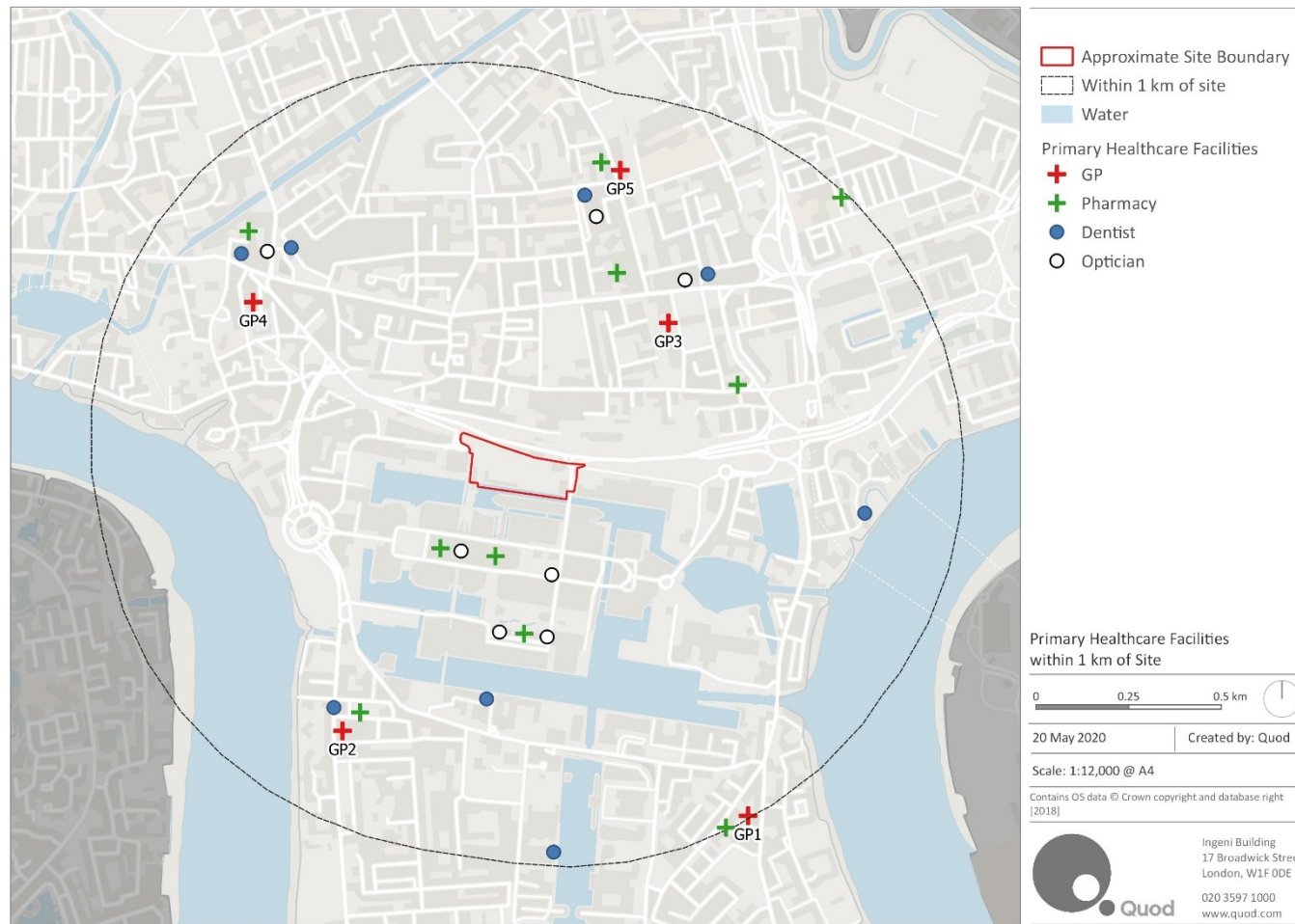
6.100 NHS data, as set out in Table 6.13, show that the average GP list size of these five GPs is 2,730. This average falls above the HUDU suggested benchmark provision of 1,800 patients per GP, although, as outlined above, all GPs are currently accepting new patients.

6.101 There are also ten pharmacies, eight dentists and seven opticians within 1km of the Site, which are also set out in Figure 6.5.

Table 6.13 GP capacity within 1km of the Site

Map Code	Name	Patients per GP	Currently accepting new patients
GP1	Roserton Street Surgery (Island Medical Centre)	2,970	Yes
GP2	The Barkantine Practice	2,330	Yes
GP3	Dr Nagappan Selvan (Newby Place Health and Wellbeing Centre)	10,310	Yes
GP4	The Limehouse Practice	2,510	Yes
GP5	Chrisp Street Health Centre	2,140	Yes

Figure 6.5 Primary Healthcare Facilities within 1km



Open Space and Playspace

- 6.102 Open space and play space within walking distance of the Site are shown in Figure 6.6. An 800 m buffer is used to identify accessible open spaces and play spaces within walking distance of the Canary Wharf Estate, as set out in the Mayor’s Play and Informal Recreation SPG (2012).
- 6.103 Data compiled from OS GreenSpace and LBTH’s Parks and Open Space Strategy (2017)²⁷ (which includes designated open spaces) suggests there are ten open spaces within 800 m of the Site. Eight of these are to the north of the Site, across Aspen Way. The remaining two within the Local Area and are directly south of the Site.

²⁷ Parks and Open Spaces: Open Space Strategy for the London Borough of Tower Hamlets 2017-2027

- 6.104 Most of the open spaces are small (below 1ha), but Jubilee Park (OS3) and Poplar Recreation Ground (OS2) are both defined as Tower Hamlets Local Parks (larger than 1ha but smaller than 2ha), and Bartlett Park is defined as a Local Park (defined as green spaces of 2ha or more).
- 6.105 LBTH’s Parks and Open Spaces Strategy states that large parts of the borough, where significant population increase is expected, are beyond 400 m from parks above 2 ha. The Isle of Dogs is one of the areas identified as being affected by this.
- 6.106 The Strategy projects open space deficiency for 2031 by ward. This suggests that there will be a low deficiency in the Island Gardens ward, while Poplar ward, Canary Wharf ward and Blackwall and Cubitt Town ward are listed as areas of high deficiency.

Figure 6.6 Open Space and Playspace

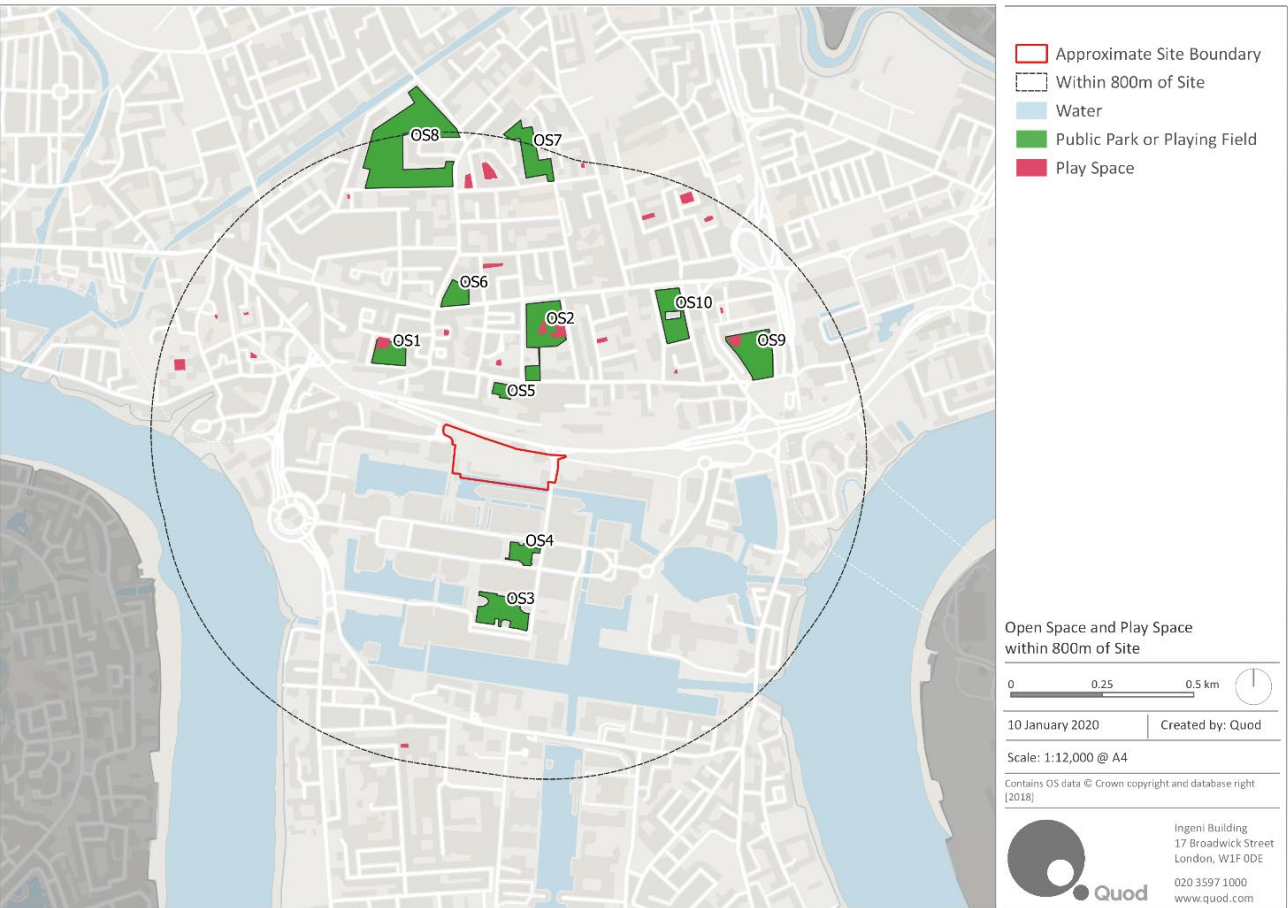


Table 6.14 Open Space and Playspace within 800m of Site

Map Code	Name	Type	Facilities
OS1	Pennyfields Park	Small open space (0.4 – 1 ha)	Playspace and playground, 5-a-side concrete football pitch
OS2	Poplar Recreation Ground	Tower Hamlets local park (1 to 2 ha)	Playspace, bowling green, 5-a-side concrete football pitch, 2 tennis courts for hire, public toilets
OS3	Jubilee Park	Tower Hamlets local park (1 to 2 ha)	Statues/Art Features
OS4	Canada Square	Small open space (0.4 – 1 ha)	Statue/Art Feature

Map Code	Name	Type	Facilities
OS5	Stoneyard Lane	Pocket park (<0.4 ha)	N/A
OS6	Trinity Gardens	Small open space (0.4 – 1 ha)	Swings and climbing frame
OS7	Alton Street Open Space	Small open space (0.4 – 1 ha)	N/A
OS8	Bartlett Park	Local park and open space (2 to 20 ha)	2 grass football pitches
OS9	Robin Hood Gardens	Small open space (0.4 – 1 ha)	Playspace, 5-a-side concrete football pitch/basketball court
OS10	All Saints Church Yard	Small open space (0.4 – 1 ha)	N/A

RECEPTORS AND RECEPTOR SENSITIVITY

6.107 Table 6.15 below sets out existing and introduced receptors, respectively, and their sensitivity. This is informed by the baseline and professional judgement.

Table 6.15 Sensitivity of Existing and Introduced Receptors

Receptor		Sensitivity
Existing		
The construction industry and its employees		Low
Housing need within the borough		High
The local economy and labour market (local businesses and economically active residents)		Medium
Local social infrastructure and it's users	Primary schools	Medium
	Secondary schools	Low
	Primary Healthcare facilities	High
	Playspace	High
	Open Space	High
Introduced		
New residents accommodated by the Proposed Development		High

POTENTIAL EFFECTS

Enabling and Construction

Loss of Existing Site Uses

6.108 As set out in the Baseline, the Site is currently occupied by are some temporary uses currently on Site, including the LBTH's Employment and Training Services, WorkPath and advertising structures.

6.109 This Site has been a temporary location for these services who have been aware of the plans to redevelop the Site. The potential effect caused by the Proposed Development would be the disruption associated with moving. It is therefore assessed that the effect of the Proposed Development would be temporary, **Minor Adverse** (not significant) at site level.

Construction Employment

6.110 The entire construction phase of the Proposed Development would generate employment within the construction industry. It is estimated that there would be an approximate monthly average of 1,635 FTE over the duration of the eight year construction period.

6.111 Construction employment is highly mobile and therefore consideration of the construction works is best considered at the Regional (i.e. London) level. In a regional context, the impact of 1,635 FTE is considered a 'low' magnitude of impact, on the construction industry (low sensitivity).

6.112 Whilst it is acknowledged that additional employment generated within the construction sector will be beneficial, the scale and significance in the case of the Proposed Development would be **Negligible** (not significant).

Construction Supply Chain

6.113 The Proposed Development would result in indirect benefits including supply chain effects and spending by construction workers within shops surrounding the Site. As the number of construction workers on-site would fluctuate over the course of the construction programme, it is not possible to quantify the level of spending captured locally.

6.114 Supply chain and procurement varies depending on the project. This level of information is not available. The spatial context of supply chain effects could range from local to national and even international depending on the supply and sourcing of construction materials and other supplies. These effects cannot be quantified and so a scale of effect cannot be assigned but, the effect on the supply chain and local economy would be **Beneficial** but not likely to be significant.

Completed Development

Employment Creation

6.115 The Proposed Development could deliver a range of employment generating space including retail space (A1 – A5), business floorspace (B1), leisure (D2), community (D1), hotels/serviced apartments (C1) and sui generis floorspace (which could include a range of potential uses as set out in **ES Volume 1, Chapter 4: Proposed Development**).

6.116 The scenarios have been developed to determine the full range of employment that could be generated by the total maximum permitted floorspace. The quantum of floorspace for each use class has been determined using the minimum and maximum floorspaces provided in the OPA's Development Specification and HCA Employment Density Guidance on highest and lowest employment intensive use as described in paragraphs 6.15 – 6.16 above.

6.117 The number of jobs that would be generated by this floorspace under each scenario has been calculated by applying the standard job ratio based on the HCA Employment Density Guidance as outlined in the Methodology Section of this ES chapter. The estimated employment generated by the Proposed Development across each scenario is set out in Table 6.16 below.

Table 6.16 Employment Creation

Use Class	Maximum Employment and Minimum Residential Scenario	Maximum Residential and Minimum Employment Scenario	Indicative Scenario
Retail (A1 – A5)	785 – 1,045	180 – 240	495 – 655
Community (D1)	95 - 320	15 – 50	-
Leisure (D2)	50 - 155	15 - 40	-
Business (B1)	13,290 – 17,280	8,310 – 10,800	9,675 – 12,575
Serviced Apartments (C1)	-	-	150
Sui Generis	-	15 – 25	-
Total*	14,220 – 18,800	8,535 – 11,155	10,320 – 13,380
*Figures may not sum due to rounding			

6.118 The Proposed Development under the Maximum Employment and Minimum Residential Scenario would accommodate between 14,220 and 18,800 FTE jobs (high magnitude of impact). The effect of the Proposed Development in relation to employment (medium sensitivity receptor) would be direct, permanent, **Major Beneficial** (significant) at the local and borough level and **Minor Beneficial** (not significant) at the regional level.

6.119 The Proposed Development under the Maximum Residential and Minimum Employment Scenario would accommodate between 8,535 and 11,155 FTE jobs (high magnitude of impact). The effect of the Proposed Development in relation to employment (medium sensitivity receptor) would be direct, permanent, **Major Beneficial** (significant) at the local level, **Moderate Beneficial** (significant) at the borough level and **Minor Beneficial** (not significant) at the regional level.

6.120 The Proposed Development under the Indicative Scenario would accommodate between 10,320 and 13,380 FTE jobs (high magnitude of impact). The effect of the Proposed Development in relation to employment (medium sensitivity receptor) would be direct, permanent, **Major Beneficial** (significant) at the local level, **Moderate Beneficial** (significant) at the borough level and **Minor Beneficial** (not significant) at the regional level.

Housing Delivery

6.121 The London Plan 2016 has set the LBTH a minimum target of 39,314 new homes to be delivered over the plan period (3,931 per annum). The Draft London Plan (2019) sets out ten-year housing targets for each London borough (2019/20-2028/29) – the current target for the LBTH is 34,730 new homes (3,473 per annum).

Maximum Residential and Minimum Employment Scenario

6.122 The Maximum Residential Scenario proposes delivery of 11,152 homes. The provision of 1,152 new homes would deliver 29% of the annual target set out in the London Plan 2016 and 33% of the draft London Plan 2019 (high magnitude impact).

6.123 The effect upon housing provision (medium sensitivity receptor) would be direct, permanent, **Major Beneficial** (significant) at the local and borough levels; and **Minor Beneficial** (not significant) at the regional level.

Maximum Employment and Minimum Residential Scenario

6.124 The Maximum Employment Scenario does not propose inclusion of any residential floorspace. Therefore, the effect upon housing provision (medium sensitivity receptor) would be **Negligible** (not significant) at all spatial levels.

Indicative Scenario

6.125 The Indicative Scenario proposes delivery of 702 new homes which would deliver 18% of the annual target set out in the London Plan 2016 and 20% of the draft London Plan 2019 (medium magnitude impact).

6.126 The effect upon housing provision (medium sensitivity receptor) would be direct, permanent, **Moderate Beneficial** (significant) at the local and borough level; and **Negligible** (not significant) at the regional level.

Population

6.127 Using the GLA Population Yield Calculator the estimated future population of the Proposed Development would range under the different Assessment Scenarios (excluding the Maximum Employment Scenario which contains no population generating uses). The child yield has been calculated for each relevant Assessment Scenario using LBTH's Playspace Child Yield Calculator (2017). The results of both population and child yield calculations are presented in Table 6.17 below.

Table 6.17 Summary of Future Population of the Proposed Development

Indicator	Maximum Residential and Minimum Employment Scenario	Indicative Scenario
Units	1,152	702
Population (GLA Population Yield Calculator)	2,720	1,665
GP Demand (FTE) (HUDU Benchmark 1,800 patients per GP)	1.5	0.9
Primary School Demand (4 to 10 years) (LBTH Playspace Child Yield Calculator)	194	120
Secondary School Demand (11 to 15 years) (LBTH Playspace Child Yield Calculator)	133	83

Education

6.128 The new population on-site would result in an increased demand for school places. Table 6.17 indicates the demand for school places at primary and secondary level based on LBTH Playspace Child Yield Calculator (2017).

6.129 The baseline shows that there is some surplus capacity in local primary schools (medium sensitivity receptor) and surplus capacity in local secondary schools (low sensitivity receptor).

Maximum Residential and Minimum Employment Scenario

6.130 As set out in Table 6.17, the effect of the Proposed Development on primary education under the Maximum Residential Scenario is considered to be a high magnitude of effect therefore would be assessed as a direct, permanent, **Moderate Adverse** (significant) effect at the local level; **Minor Adverse** (not significant) at the borough level and **Negligible** (not significant) at the regional level.

6.131 The effect of the Proposed Development on secondary education under the Maximum Residential Scenario is considered to be a medium magnitude of effect therefore would be assessed as a direct, permanent, **Negligible effect** at the borough and regional levels (not significant).

Indicative Scenario

6.132 As set out in Table 6.17, the effect of the Proposed Development on primary education under the Indicative Scenario is considered to be a medium magnitude of effect therefore would be assessed as a direct, permanent, **Moderate Adverse** (significant) effect at the local level; **Minor Adverse** (not significant) at the borough level and **Negligible** (not significant) and the regional level.

6.133 The effect of the Proposed Development on secondary education under the Indicative Scenario is considered to be a medium magnitude of effect therefore would be assessed as a direct, permanent, **Negligible effect** at the borough and regional levels (not significant).

Healthcare

6.134 As set out in the baseline, there is limited capacity across the five GP surgeries within 1km of the Site (high sensitivity receptor). However, all surgeries are currently accepting new patients.

6.135 The effect of the Proposed Development on the capacity of local GP surgeries has been assessed using the HUDU benchmark of 1,800 registered patients per NHS GP.

Maximum Employment and Minimum Residential Scenario

6.136 As set out in methodology, some additional demand could arise from employees accommodated on site however, given the circumstances required to qualify for a GP registration outside a home catchment the effect would be limited and therefore no significant effects are assumed to arise from employees. Furthermore, as noted in the baseline, all of the five GPs identified within 1km of the Site only accept resident registrations living within defined practice areas.

6.137 No residential element is proposed under this scenario therefore would be assessed as **Negligible** at all geographical levels (not significant).

Maximum Residential and Minimum Employment Scenario

6.138 The effect on primary healthcare of the additional demand for 1.5 Full Time GPs under the Maximum Residential Scenario is considered to be a low magnitude of impact therefore would be assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level and **Negligible** at the borough and regional levels (not significant).

Indicative Scenario

6.139 The effect on primary healthcare of the additional demand for 0.9 Full Time GPs under the Indicative Scenario is considered to be a low magnitude of effect therefore would be assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level; and **Negligible** (not significant) at the borough and regional levels.

Open Space and Amenity Space

6.140 There is currently no open space on-site. The baseline identifies that local policy suggests a lack of green space and deficiency in open space in the Local Area (high sensitivity receptor).

6.141 As set out in the Assessment Methodology section of this ES chapter, the LBTH do not have a development specific standard for new open space provision, however they do have a standard for private outdoor space and communal amenity space. In line with standards set out in the LBTH's Local Plan (2020) Policy D.H3 the Proposed Development would generate demand under the Maximum Residential and Minimum Employment Scenario and Indicative Scenario as set out in Table 6.18 below.

Table 6.18 Communal Amenity Space Requirement

Indicator	Maximum Residential and Minimum Employment Scenario	Indicative Scenario
Communal Amenity m ² (LBTH Local Plan 2020 Policy D.H3)	1,192 m ²	742 m ²
Private Outdoor Space m ² (LBTH Local Plan 2020 Policy D.H3)	7,012 m ²	4,276 m ²

6.142 The Proposed Development, under the Indicative Scenario, includes 838 m² of communal amenity space (internal and external spaces). Private outdoor space will also be provided in the form of balconies. The detail for these spaces will be determined throughout RMAs.

6.143 Furthermore, the Proposed Development includes 0.4 ha of open space across the Site.

6.144 As set out in Table 6.18 the Proposed Development includes 838 m² of communal amenity space on-site. The assessment of the various scenarios below are based on the likely level of demand for communal amenity set against the provision under the Indicative Scheme. Due to the outline nature of this application there is no detailed design for worst case scenarios being tested within this ES chapter. As the Indicative Scheme has been designed in detail and the level of provision proposed under this scenario can be physically accommodated by the Site, this forms a reasonable likely basis against which the other Scenarios can be tested against. This is a conservative approach, and should more residential than the Indicative Scheme come forward as set out under the Maximum Residential Scenario, the detailed design of the communal amenity would be considered at the RMA stage, with the potential opportunity for further communal amenity to be designed on-site. Therefore, the assessments below are considered to be a worst-case scenario.

Maximum Residential and Minimum Employment Scenario

6.145 Against the Indicative Scenario provision, the Proposed Development will underprovide by 354 m² of communal amenity requirements under the Maximum Residential and Minimum Employment Scenario (low magnitude of effect).

6.146 The effect of the Proposed Development on the new residents (high sensitivity receptor) under the Maximum Residential and Minimum Employment Scenario would be direct, permanent **Minor Adverse** (not significant) at the local level and **Negligible** (not significant) at the borough and regional levels.

Indicative Scenario

6.147 Against the Indicative Scenario provision, the Proposed Development will overprovide by 96 m² of communal amenity requirements under the Maximum Residential Scenario 1 (low magnitude of effect).

6.148 The effect of the Proposed Development on the new residents (high sensitivity receptor) under the Indicative Scenario would be direct, permanent **Minor Beneficial** (not significant) at the local level and **Negligible** (not significant) at the borough and regional levels.

Playspace

6.149 The baseline identifies a number of playspaces within 800m of the Site. These are concentrated to the north of the Site in Poplar, across Aspen Way.

6.150 Table 6.19 sets out the Proposed Development's playspace requirement based on LBTH Playspace and Child Yield Calculator (2017) under each scenario and how the playspace is broken down for each age bracket.

Table 6.19 Proposed Development Playspace Demand and Provision

Age Profile	Maximum Residential and Minimum Employment Scenario Demand	Indicative Scenario Demand	Indicative Scenario Provision	Typology
Under 5 years	2,380 m ²	1,470 m ²	1,479 m ²	Doorstep Playable Space
5 – 11 years	1,940 m ²	1,200 m ²	1,224 m ²	Local Playable Space
12 – 18 years	1,870 m ²	1,160 m ²	1,162 m ²	Neighbourhood Playable Space
All Ages	-	-	590 m ²	All Ages
Total	6,190 m²	3,830 m²	4,455 m²	

6.151 As set out in Table 6.19 the Proposed Development includes 4,455 m² of playable space on-site. The assessment of the various scenarios below are based on the likely level of demand for playspace set against the provision under the Indicative Scenario. Due to the outline nature of this application there is no detailed design for worst case scenarios being tested within this ES chapter. As the Indicative Scenario has been designed in detail and the level of provision proposed under this scenario can be physically accommodated by the Site, this forms a reasonable likely basis against which the other Scenarios can be tested against. This is a conservative approach, and should more residential than the Indicative Scenario come forward as set out under the Maximum Residential Scenario, the detailed design of the playspace would be considered at the RMA stage, with the potential opportunity for further playspace to be designed on-site. Therefore the assessments below are considered to be a worst-case scenario.

Maximum Residential and Minimum Employment Scenario

6.152 Against the Indicative Scenario provision, the Proposed Development will underprovide by 1,735 m² of playspace requirements under the Maximum Residential and Minimum Employment Scenario. The Mayor's SPG on Play and Informal Recreation (2012) sets out that provision of playspace to meet the needs of new development should prioritise provision for younger children (under 5 years and 5 to 11 years) to ensure accessibility within appropriate distances (within 100m for under 5 years and within 400m for 5 to 11 years). The provision of 4,455 m² of playspace on-site would meet the demand arising for all children aged 0 years to 11 years. Where existing provision for older children (12 to 18 years) exists within 800m playspace can be met off-site. Therefore, demand for playspace for older children will be met within the existing local area in line with the guidelines set out in the Mayor's SPG on Play and Information Recreation (2012).

6.153 As set out above, it should be noted that this assessment is undertaken against the provision designed in detail under Indicative Scenario if this Maximum Residential and Minimum Employment Scenario is brought forward there would be opportunities to review on-site play provision at RMA stage. The effect of the Proposed

Development under this scenario would be direct, permanent, **Minor Adverse** (not significant) at the Site and Local Area level, and **Negligible** (not significant) at the borough and regional levels.

Indicative Scenario

6.154 The Proposed Development will overprovide by 625m² of playspace requirements under the Indicative Scenario. The effect of the Proposed Development under this scenario would be direct, permanent, **Minor Beneficial** (not significant) at the Site and local level and **Negligible** at the borough and regional levels.

Additional Spending

6.155 The Proposed Development would generate economic benefits for the local economy through indirect spending arising from new employees, residents and visitors. Spending from visitors is likely to be captured regionally within London as a whole, however, given the town centre uses in close proximity to the Site a good proportion is likely to be captured locally. The range arising from the scenarios is set out in Table 6.20 below.

Table 6.20 Additional Spending Summary

	Maximum Employment and Minimum Residential Scenario	Maximum Residential and Minimum Employment Scenario	Indicative Scenario
Household Spending	n/a	£17.4 million	£10.6 million
Employee Spending	£33.1 million - £43.8 million	£19.9 million – £26.0 million	£24.0 million - £32.2million
Visitor Spending	n/a	n/a	£34.7 million
Total	£33.1 million - £43.8 million	£37.3 million - £43.4 million	£69.3 million - £77.6 million

6.156 Collectively, the new residents and employees accommodated by the Proposed Development would have a positive impact on the local economy (medium sensitivity receptor) through additional spending. Under all Assessment Scenarios the magnitude of impact is high.

6.157 The Proposed Development would therefore have an indirect, permanent, **Moderate Beneficial** (significant) effect at the local level, **Minor Beneficial** effect (not significant) at the borough level and **Negligible** effect (not significant) at the regional level.

MITIGATION MEASURES, MONITORING AND RESIDUAL EFFECTS

Enabling and Construction Mitigation

Loss of Existing Temporary Uses

6.158 Temporary, Minor Adverse effects (not significant) have been identified. These services will be relocated, the exact location is not yet known but likely to be within the borough. No mitigation is required.

Construction Employment

6.159 No adverse effects have been identified therefore no mitigation is required.

Construction Supply Chain

6.160 No adverse effects have been identified therefore no mitigation is required.

Completed Development Mitigation

6.161 Under the Maximum Residential and Minimum Employment Scenario, significant adverse effects (moderate effects) have been identified with respect to primary education at the local level. Minor adverse effects (not significant) have been identified with respect to primary health care, amenity space and playspace.

6.162 Under the Indicative Scenario significant adverse effects (moderate effects) have been identified with respect to primary education. Minor adverse effects (not significant) have been identified with respect to primary healthcare.

6.163 LBTH secures financial contributions towards social infrastructure in two main ways: through Section 106 agreements and the Community Infrastructure Levy (CIL). The Council's adopted Planning Obligations Supplementary Planning Document²⁸ includes standard obligations and charges for which it will seek contributions towards mitigation. This does not include education or health contributions. It notes that CIL can be used to fund local and strategic infrastructure that is needed to support development in the Borough and that this includes "schools and other education facilities, medical facilities, sporting and recreational facilities and open spaces". It also notes that CIL is the Government's preferred method for "pooling funding for the infrastructure required to support new development". The Indicative Scheme has an estimated CIL liability under current charges and indexation estimated at £47 million (excluding Mayoral CIL also payable on this Site). The LBTH will use this funding to ensure that off-site development impacts are mitigated. The LBTH is consulting on a revised draft SPD (2020) which takes the same approach.

6.164 In line with planning policy, financial contributions towards additional primary education and healthcare provision will be secured through collection of CIL. CIL funding would be used to support the delivery of required infrastructure to meet additional growth. This would include new schools and health centres identified across Site Allocations in this area. As outlined in the baseline, new schools have been allocated to individual sites which are due to deliver additional capacity to the area. New health centres have also been proposed in nearby developments such as at Wood Wharf. The CIL secured through the Proposed Development would contribute to delivery of social infrastructure across the borough.

6.165 Following implementation of this mitigation, the residual effect of the Proposed Development under Maximum Residential and Minimum Employment Scenario on primary education and primary healthcare would be **Negligible** (not significant).

Residual Effects

6.166 As set out above, following implementation of mitigation, adverse effects relating to primary education and primary healthcare are not identified. The residual effect on amenity space and playspace under the Maximum Residential and Minimum Employment Scenario would remain minor adverse at the local level and negligible at all other spatial scales. All other residual effects relate to beneficial or negligible effects.

6.167 All of the residual effects resulting from the Proposed Development and following any relevant mitigation measures, are presented in Table 6.21, identifying whether the effect is significant or not.

Table 6.21 Summary of Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Enabling and Construction							
Loss of existing uses	Loss of temporary uses currently on Site	Minor Adverse	Not Significant (site level)	S	D	T	St
Construction industry	Creation of a monthly average of 1,635 FTE jobs (over 8 year construction programme)	Negligible	Not Significant (regional level)	R	D	T	St
Local economy	Economic benefits through supply chain effects and spending by workers	Beneficial	n/a (scale not quantified)	n/a	I	T	St
Completed Development							
Maximum Employment and Minimum Residential Scenario							
Local economy and employment	Provision of floorspace likely to accommodate jobs	Major Beneficial	Significant (local level)	L	D	P	Lt
		Major Beneficial	Significant (borough level)	B	D	P	Lt
		Minor Beneficial	Not Significant (regional level)	R	D	P	Lt
Economy	Additional spending by employees	Moderate Beneficial	Significant (local level)	L	I	P	Lt
		Minor Beneficial	Not Significant (borough level)	B	I	P	Lt
		Negligible	Not Significant (regional level)	R	I	P	Lt
LBTH housing need/demand	No residential floorspace proposed	Negligible	Not Significant (local level)	L	D	P	Lt
		Negligible	Not Significant (borough level)	B	D	P	Lt
		Negligible	Not Significant (regional level)	R	D	P	Lt
Maximum Residential and Minimum Employment Scenario							
Local economy and employment	Provision of floorspace likely to accommodate jobs	Major Beneficial	Significant (local level)	L	D	P	Lt
		Moderate Beneficial	Significant (borough level)	B	D	P	Lt
		Minor Beneficial	Not Significant (regional level)	R	D	P	Lt
LBTH housing need/demand		Major Beneficial	Significant	L	D	P	Lt

²⁸ LBTH (September 2016) Planning Obligations Supplementary Planning Document (SPD)

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
	Provision of 1,152 residential units contributing to policy targets		(local level)				
		Major Beneficial	Significant (borough level)	B	D	P	Lt
		Minor Beneficial	Not Significant (regional level)	R	D	P	Lt
Primary school capacity	Demand placed on primary education facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Secondary school capacity	Demand placed on secondary education facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Primary Healthcare/GP capacity	Demand placed on primary healthcare facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Local open space and new residents	Demand for amenity space on-site	Minor adverse	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Local playspace and new residents	Demand for playspace on-site	Minor adverse	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Economy	Additional spending by residents and employees	Moderate Beneficial	Significant (local level)	L	ID	P	LT
		Minor Beneficial	Not Significant (borough level)	B	ID	P	LT
		Negligible	Not Significant (regional level)	R	ID	P	LT
Notes: Residual Effect							

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
- Scale = Negligible / Minor / Moderate / Major - Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

SENSITIVITY TESTS

6.168 As outlined in the Impact Assessment Methodology a number of sensitivity tests have been assessed as outlined in paragraphs 6.24 – 6.32.

6.169 These sensitivity tests have been included as part of the assessment to consider the potential effects arising from alternative affordable housing provision and forms of residential product.

Test 1: Alternative Market Mix Maximum Residential Scenario

6.170 The Alternative Mix Maximum Residential Scenario would deliver 1,264 units with a lower level of affordable housing (20% per habitable room) and an alternative Market mix. This enables delivery of more units than that assessed in the Maximum Residential and Minimum Employment Scenario. This is due to the increased proportion of smaller units.

6.171 As set out in the Impact Assessment Methodology the worst-case scenario assessed above is the housing mix that has the highest child and population yield, therefore having the highest demand for social infrastructure.

6.172 The Alternative Mix Maximum Residential Scenario would only alter the number of units delivered within the residential floorspace and would not have an effect on the commercial floorspace. Therefore, the residual effect under the Alternative Mix Maximum Residential Scenario in relation to employment would remain to be direct, permanent, **Major Beneficial** (significant) at the local and borough level and **Minor Beneficial** (not significant) at the regional level.

6.173 The Alternative Mix Maximum Residential Scenario would deliver 1,264 units which would delivery 32% of the annual target set out in the London Plan 2016 and 36% of the draft London Plan 2019. This is a higher delivery than set out in the central assessment above but is not considered to change the scale and significance of the likely effect on housing delivery therefore the effect on housing provision is likely to remain as assessed above - direct, permanent, **Major Beneficial** (significant) at the local and borough levels; and **Minor Beneficial** (not significant) at the regional level.

6.174 The Alternative Mix Maximum Residential Scenario would accommodate 2,368 residents within the 1,264 units resulting in demand for 1.3 Full Time GPs – a lower demand than identified in the above central assessment. Therefore, with mitigation measures in place, the residual effect with respect to primary healthcare would remain assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level and **Negligible** at the borough and regional levels (not significant), in line with the Maximum Residential Assessment Scenario considered above.

- 6.175** Delivery of 1,264 units under the Market mix at 20% affordable housing would create demand for 149 school places – 93 primary school places and 56 secondary school places. This is significantly lower than the yield under the central assessment considered above (due to the lower level of affordable housing which tends to have a higher child yield) and therefore the assessment of the Maximum Residential and Minimum Employment Scenario above would remain the worst-case.
- 6.176** The Alternative Mix Maximum Residential Scenario would create demand for 1,304 m² of communal amenity. Against the Indicative Scheme this would represent a shortfall of 466 m² – higher than the shortfall identified under the central assessment. However, as assessed below, the demand on playspace under the Alternative Mix Maximum Residential Scenario is significantly reduced (as detailed in paragraph 6.177), therefore, it would be possible to amend these spaces to help address this shortfall in communal amenity. Therefore, the effect would remain as assessed in the above scenario as direct, permanent **Minor Adverse** (not significant) at the local level and **Negligible** (not significant) at the borough and regional levels.
- 6.177** The Alternative Mix Maximum Residential Scenario would create demand for 2,910 m² of playspace. Against the Indicative Scheme this would represent an over provision of 1,545 m². This would result in a beneficial effect. Therefore, the central assessment outlined above would remain the worst-case.
- 6.178** Spending under the Alternative Mix Maximum Residential Scenario is estimated using the same methodology as the central assessment. Spending generated by households and employees would result in an estimated £38.9 million to £45.1 million per annum. This is slightly higher than the estimate identified in the above assessment but is not considered to change the scale and significance of the likely effect on spending. Therefore, the effect would remain as assessed in the above scenario as having an indirect, permanent, **Moderate Beneficial** (significant) effect at the local level, **Minor Beneficial** effect (not significant) at the borough level and **Negligible** effect (not significant) at the regional level.

Test 2: Alternative Affordable Housing Indicative Scenario

- 6.179** The Alternative Affordable Housing Indicative Scenario would deliver 702 units with a lower level of affordable housing (20% per habitable room) with the same policy target market housing mix as the Indicative Scheme tested. This would not alter the number of units being delivered which remain in line with Indicative Scheme assessed throughout the Indicative Scenario assessment above.
- 6.180** The Alternative Affordable Housing Indicative Scenario would only alter the mix of units being delivered within the residential floorspace and would not have an effect on the employment floorspace. Therefore, the effect under the Alternative Affordable Housing Indicative Scenario in relation to employment would remain to be direct, permanent, **Major Beneficial** (significant) at the local level, **Moderate Beneficial** (significant) at the borough level and **Minor Beneficial** (not significant) at the regional level.
- 6.181** The Alternative Affordable Housing Indicative Scenario would deliver 702 units in line with the Indicative Scenario assessed above. Therefore, effect on housing provision would remain as assessed above - direct, permanent, **Moderate Beneficial** (significant) at the local and borough level; and **Negligible** (not significant) at the regional level.
- 6.182** The Alternative Affordable Housing Indicative Scenario would accommodate 1,570 residents within the 702 units resulting in demand for 0.9 Full Time GPs – in line with the demand identified in the above Indicative

Scenario assessment. Therefore, the effect would remain assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level; and **Negligible** (not significant) at the borough and regional levels.

- 6.183** Delivery of 702 units at 20% affordable housing would create demand for 152 school places – 93 primary school places and 59 secondary school places. This is lower than the yield under the Indicative Scenario considered above however the scale and significance of the effects would remain unchanged. Therefore, the Indicative Scenario assessed above reflects the worst-case with regards to education provision.
- 6.184** The Alternative Affordable Housing Indicative Scenario would create demand for 742 m² of communal amenity – in line with the Indicative Scenario considered above. Therefore, the effect on communal amenity would remain as assessed above - direct, permanent **Minor Beneficial** (not significant) at the local level and **Negligible** (not significant) at the borough and regional levels.
- 6.185** The Alternative Affordable Housing Indicative Scenario would create demand for 2,930 m² of playspace. Against the Indicative Scheme this would represent an over provision of 1,525 m². This overprovision is higher than that identified in the assessment of the Indicative Scenario above however the scale and significance of the effects would remain unchanged. Therefore, the Indicative Scenario assessed above would remain the worst-case.
- 6.186** Spending under the Alternative Affordable Housing Indicative Scenario is estimated using the same methodology as the Indicative Scenario. As spending is calculated based on provision of units there is no change to the assessment of spending under the Alternative Affordable Housing Indicative Scenario. The assessment, therefore, remains as assessed above - an indirect, permanent, **Moderate Beneficial** (significant) effect at the local level, **Minor Beneficial** effect (not significant) at the borough level and **Negligible** effect (not significant) at the regional level.

Test 3: Student Housing

- 6.187** If the maximum residential floorspace (150,000 m²) is delivered as student housing it would accommodate 3,718 student homes. It is assumed that all units would be occupied by one individual resulting in a likely population of 3,718 of which all individuals would be adults (beyond school age).
- 6.188** This would, therefore, result in a negligible effect with respect to primary and secondary education at all spatial scales (**Negligible**) and negligible effect with respect to playspace at all spatial scales (**Negligible**). This is in line with the residual effects identified under all scenarios in the assessment above.
- 6.189** However, the higher population yield would result in demand for 2.1 Full Time GPs – a higher demand than identified in the above assessment. However this is not considered to change the scale and significance of the likely effect on primary healthcare compared to the Maximum Residential Assessment Scenario. If delivered as student housing, the effect of the Proposed Development with respect to primary healthcare would remain as assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level and negligible at the borough and regional level. The scale of effect of this demand is therefore in line with the Maximum Residential Assessment Scenario considered above.
- 6.190** There are no specific standards for amenity space for student accommodation. However, the Proposed Development delivers open space that would have amenity value for students living here. Therefore, if delivered as student housing, the effect of the Proposed Development with respect to amenity space would be **Minor**

Beneficial at the local level and **Negligible** at the borough and regional levels. The scale of effects of this demand is therefore in line with the scenarios considered above with regards to effects at the borough and regional levels. At the local level, the effect slightly differs than the scenarios considered above however as the effects is beneficial under the sensitivity test the main assessment represents the worst-case.

6.191 As outlined in the Assessment Methodology section of this ES chapter students are likely to spend £6,800 per annum. Therefore, the spending arising from the 3,178 student homes would be £25.3 million per annum. Considered alongside the employment spending this would result in additional spending in the region of £45.2 million to £51.3 million. This is higher than the additional spending arising from in the assessment above. The Proposed Development would have a positive impact on the local economy (medium sensitivity receptor) through additional spending by students and employees (high magnitude of impact). The delivery of student housing would not alter the scale and significance of the assessment on additional spending, therefore the assessment of effect would remain as an indirect, permanent, **Moderate Beneficial** (significant) effect at the local level, minor beneficial effect (**not significant**) at the borough level and negligible effect at the regional level.

Test 4: Co-living Homes

6.192 If the maximum residential floorspace (150,000 m²) is delivered as student housing it would accommodate 3,718 co-living homes. It is assumed that the yield of these units would be 1.25 population – assuming that for every four units three would be occupied by one individual and one by two individuals. These assumptions result in a likely population of 4,650 of which all individuals would be adults (beyond school age).

6.193 This would, therefore, result in a **Negligible** effect with respect to primary and secondary education at all spatial scales (not significant) and **Negligible** effect with respect to playspace at all spatial scales (not significant). This is in line with the residual effects identified under all scenarios in the assessment above.

6.194 However, the higher population yield would result in demand for 2.6 Full Time GPs – a higher demand than identified in the above assessment. However this is not considered to change the scale and significance of the likely effect on primary healthcare compared to the Maximum Residential Assessment Scenario. If delivered as co-living, the effect of the Proposed Development with respect to primary healthcare would be assessed as a direct, permanent, **Minor Adverse** (not significant) effect at the local level and **Negligible** (not significant) at the borough and regional level. The scale of effect of this demand is therefore in line with the Maximum Residential Scenario 1 assessed above and would be mitigated by the mitigation outlined above.

6.195 Policy D.H7 of the LBTH Local Plan (2020) outlines that co-living spaces should be designed to the community amenity standards as set out in Policy D.H3 therefore the method of assessment for co-living is in line with the assessment for residential floorspace. The demand on communal amenity space arising from 3,718 co-living units would be 3,758 m². This demand is lower than the playspace provided to meet demand for the residential scenario assessed above therefore indicating this demand would be met on-site through the provision of play space to community amenity space, and would be subject to detailed design at RMA stage.

6.196 Therefore, if delivered as co-living, the effect of the Proposed Development with respect to amenity space would be assessed as **Minor Beneficial** (significant) at the local level and **Negligible** (not significant) at the borough and regional levels. The scale of effects of this demand is therefore in line with the scenarios considered above at the borough and regional levels. At the local level, the effect slightly differs than the

scenarios considered above however as the effects is beneficial under the sensitivity test the main assessment represents the worst-case.

6.197 As outlined in the Assessment Methodology individuals residing in co-living spaces are likely to spend £120 per week. Therefore, the spending arising from the 4,650 co-living residents would be £28.6 million per year. Considered alongside the employment spending under the Maximum Residential Scenario this would result in additional spending in the region of £48.5 million to £54.6 million. This is higher than the additional spending arising from in the assessment above. The Proposed Development would have a positive impact on the local economy (medium sensitivity receptor) through additional spending by residents and employees (high magnitude of impact).

6.198 The delivery of co-living homes would not alter the scale and significance of the assessment on additional spending, therefore the assessment of effect would remain as an indirect, permanent, **moderate beneficial** (significant) effect at the local level, **minor beneficial** effect (not significant) at the borough level and **negligible** effect (not significant) at the regional level.

Conclusions

6.199 The provision of 1,264 homes under the Alternative Market Mix Maximum Residential Scenario would result in potential effects that fall within the scale of effects identified in the main assessment above. The delivery of 20% affordable housing and alteration to the housing mix results in a lower population and child yield. Therefore, the Maximum Residential and Minimum Employment Scenario assessed in the main assessment would remain the worst-case.

6.200 The Alternative Affordable Housing Indicative Scenario would result in potential effects that fall within the scale of effects identified in the main assessment above. The delivery of 20% affordable housing results in a lower population and child yield. Therefore, the Indicative Scenario assessed in the main assessment would remain the worst-case.

6.201 The provision of 3,718 student homes or co-living homes in lieu of 1,152 homes proposed under the Maximum Residential Scenario would result in potential effects that fall within the scale of effects identified in the main assessment above.

SUMMARY ON HUMAN HEALTH

6.202 ES Volume 1, Appendix: Socio-Economics – Annex 2 provides a Health Impact Assessment (HIA) of the Proposed Development. The assessment employs the objectives of the HUDU Planning for Health Rapid HIA Tool considering the wider determinants of health to establish the potential health impacts of the Proposed Development. The assessment has found that the Proposed Development is likely to have an overall positive impact on health.

6.203 Positive health impacts relate to:

- The delivery of new high-quality homes in a range of sizes and tenures, corresponding to local needs;
- A car-free development contributing to healthier streets and extensive connectivity improvements through new cycle and pedestrian routes, facilitating active travel;

- Provision of high quality open space and public realm with inclusive design at heart and strongly informed by public consultation;
 - Provision of significant new jobs associated with the non-residential uses, supporting local employment;
 - Support for employment and education programmes to assist in opportunities for local people;
 - Designing for community safety with principles of natural surveillance at heart and the promotion of community ownership; and
 - Encouraging the reuse and recycling of all possible materials and exploring opportunities to implement renewable energy technologies.
- 6.204** Neutral impacts on health (following mitigation by design) have been identified with regards to air quality, noise and neighbourhood amenity. The potential effects on air quality, noise and neighbourhood arising from the construction and operation of the Proposed Development have been assessed in detail across **ES Volume 1**. The Proposed Development would put in place recommendations and mitigation measures to minimise impacts on air quality, noise and vibration arising from construction and operation – this includes adoption of a Construction Environmental Management Plan (CEMP).
- 6.205** Social cohesion and inclusive design have been at heart throughout the design process, with a key principle being the improved connections and accessibility through new routes and public spaces which unites the Site with its wider context. The improved link across Aspen Way, connecting Canary Wharf and Poplar allows for a unique opportunity to connect the neighbourhoods, help address inequality and strengthen community cohesion.
- 6.206** Recommendations and mitigation measures have been identified and considered across the application documents to minimise health impacts identified and maximise positive health outcomes for occupants of the Site and surrounding area.

CLIMATE CHANGE

- 6.207** Several environmental factors are considered to experience potential variations in the future due to climate change:
- The mean average air temperature is projected to increase;
 - Annual average precipitation is due to increase; and
 - Wind speed and total cloud cover are due to slightly decrease.
- 6.208** These changes to future climatic conditions are not considered to have a significant effect upon the sensitive receptors within the socio-economic assessment with respect to the Proposed Development.
- 6.209** Therefore, potential effects related to climate change are not relevant to the assessment of socio-economic effects.

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

- 6.210** In the absence of the Proposed Development being implemented, the Site would remain in its existing condition – partially cleared and vacant or still occupied by the existing temporary uses. The surrounding cumulative schemes (detailed below) would come forward, which would leave an isolated vacant / temporarily occupied Site in an otherwise busy and vibrant neighbourhood.
- 6.211** The opportunity to bring the Site back into full active use, contribute towards borough housing targets and generate employment opportunities would not be realised.

Cumulative Effects Assessment

- 6.212** Prospective developments within the surrounding area could have cumulative socio-economic effects with respect to population, housing provision, employment, spending, and demand for social infrastructure such as schools, healthcare and open space.
- 6.213** The assessment of cumulative effects presented below considers the effect of prospective major developments. All but one scheme has already been granted planning permission, and 13 of the schemes are currently under construction, with a number nearing completion or having already completed initial phases of the scheme.
- 6.214** The list of schemes considered within this assessment are set out in **ES Volume 1, Chapter 2: EIA Methodology** and **ES Volume 3, Appendix: Introduction and EIA Methodology – Annex 5**.

Enabling and Construction

- 6.215** The Proposed Development, together with the cumulative schemes would be expected to generate employment opportunities during demolition and construction. In the absence of detailed, commercially sensitive information, it is not possible to make a quantitative assessment of the employment generated from the demolition and construction stages of the cumulative schemes.
- 6.216** However, due to the mobility of the construction workforce and in the context of the size of the construction workforce at a regional level, it is expected that the overall effect on construction employment would be **Negligible to Minor Beneficial** (not significant) at the regional scale.

Completed Development

- 6.217** The cumulative schemes would bring a substantial number of major developments for both residential and mixed use, as well as some of that are solely commercial in use, to the area. Several schemes will also provide community uses, including two schools, pubs, open space, community centres, health uses and more. The respective impacts on population, employment and community facilities are set out in Table 6.19 below.

Table 6.22 Emerging Schemes, Socio-Economic Effects

Scheme	Residential Units	Estimated Population	Job Estimates (lost/retained)	Community Facilities / Other
42-44 Thomas Road	184	381	6 - 8	NA
82 West India Dock Road	66	137	136 – 137	NA

Scheme	Residential Units	Estimated Population	Job Estimates (lost/retained)	Community Facilities / Other
Chrisp Street Market	643	1,331	699 – 945 (218)	Pub;library;cinema, post office / bank; community / multi hub building
Blackwall Reach / Robin Hood Gardens Estate	1,575	3,260	125 - 165	Community centre;reprovision of school and mosque
Poplar Business Park	392	811	467 – 603 (100)	NA
2 Trafalgar Way	395	818	19	Potential for D2 uses
Blackwall Yard, Reuters Site	708	1,466	57 – 85	Potential for D1 uses
Hertsmere House	869	1,799	41 – 55 (408)	NA
1 Park Place	NA	NA	6,604 – 8,586	NA
Riverside South	NA	NA	21,239 – 27,610	Public open space
Newfoundland	636	1,317	43 – 58	NA
10 Bank Street	NA	NA	6,558 – 8,526	NA
Wood Wharf	3,107	6,431	17,096 – 22,234*** (200)	Open space; GP surgery; leisure centre ;2 FE primary school
The City Pride	984	2,037	2 – 6	NA
Arrowhead Quay	767	1,588	35 – 47	NA
South Quay Plaza	894	1,851	1,754 – 2,283 (2,930)	Health uses
South Quay Plaza 4	396	820	8 - 11	NA
Meridian Gate, 199 – 207 Marsh Wall	423	876	32 – 42**	Public open space
54 Marsh Wall	216	447	7 – 10 (75)	Public open space
Jemstock 2, South Quay Square, 1 Marsh Wall	NA	NA	241 - 279	NA
50 Marsh Wall, 63-69 and 68-70 Manilla Street "Alpha Square"	634	1,312	96 - 102	2FE primary school with integrated community hall Pub Health centre retained
2 Millharbour	907	1,877	52 – 64	"Leisure box", Other community use
3 Millharbour & 6-8 South Quay (Millharbour Village)	1,527	3,161	192 – 294	Public Open Space Primary school
49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14	319	660	45 – 60 (130)	Nursery, open space

²⁹ Several schemes, particularly where older office blocks are being converted into housing or mixed use, will cause a loss of jobs. There are also a number of retained jobs within the schemes. The number of lost or retained jobs associated with the cumulative schemes (where spelt out within the EIA) are approximately 4,400, not including existing uses with high levels of vacancies and short term lets.

Scheme	Residential Units	Estimated Population	Job Estimates (lost/retained)	Community Facilities / Other
225 Marsh Wall	332	687	4 – 5**	Community floorspace reserved for potential nursery
Quay House, Admirals Way	NA	NA	251 – 259	NA
Skylines Village, Limeharbour	579	1,199	753 – 977 (365)	Public piazza, pedestrian links, 2FE primary school incl. nursery
Total	16,553	34,265	56,564 – 73,340 (4,426)	

** Loss off office space considered of low occupancy ratings and occupation on short term lets, therefore not considered a loss in numbers

*** Not accounting for jobs associated with D2 uses

6.218 The cumulative effects on employment have been assessed by reviewing the planning applications relating to the relevant schemes. Any amendments and RMAs have also been considered where applicable. Standard assumptions in terms of job densities associated with different employment uses have been applied to the floorspace specified in the planning documents, using a minimum and maximum scenario. Where flexible use was indicated, an average number based on the listed potential use classes was applied to the minimum and maximum scenario.

6.219 Should all schemes assessed come forward as planned, they would generate up to approximately 73,500 jobs, depending on the final uses²⁹ in addition to the employees expected within the Proposed Development. Additionally, there would be jobs created in relation to the new community facilities. Considered alongside the Proposed Development, these schemes are expected to have a **major beneficial** effect on employment at the **local** and **district** levels and a **Minor Beneficial** effect on employment at the **regional** level. Community uses (D1) have not been considered in terms of employment, therefore the actual number of jobs created within the cumulative schemes is likely to be higher. This is because the employment density of various community uses can vary significantly depending on the exact use. In addition, these uses generally have a relatively low employment density, therefore this omitting these jobs from the total would not be considered to have a material impact.

6.220 In terms of effects on housing provision, the cumulative schemes are expected to bring forward an estimated additional 16,500 residential units. The cumulative schemes along with the Proposed Development would make a significant contribution to the housing delivery locally, to the borough and to London as a whole, making a significant contribution to the draft New London Plan (2019) target of 34,730 homes for LBTH over the 10 year period 2019-2029. Therefore, the cumulative effect on housing provision is assessed to **Major Beneficial** at the **local** and **district** levels and a **Minor Beneficial** at the **regional** level.

6.221 The new population accommodated by the residential units would create an increase in demand for community facilities such as education and healthcare facilities. Population assumptions have been made for this

assessment of cumulative effects using the average household size for the Local Area for flats. This provides an estimate that the cumulative schemes would accommodate approximately 34,300 residents in addition to the residents expected within the Proposed Development.

6.222 Other developments are subject to the same S106 and CIL requirements to mitigate impacts in line with LBTH's CIL rates³⁰ and LBTH Planning Obligation SPD (2016)³¹. It is expected that any effects not mitigated through on-site physical provision will be delivered through CIL/Section 106 contributions. Following mitigation where required, the residual cumulative effect in terms of demand for social infrastructure is therefore expected to be **Negligible**.

6.223 Overall, these schemes, together with the Proposed Development, would deliver new housing, generate new employment and have a positive impact on the local economy through increased spending, which together would have a beneficial effect in terms of socio-economics.

6.224 There are two emerging schemes – New City College Poplar Campus and 2 Trafalgar Way - within close proximity to the Proposed Development. 2 Trafalgar Way has a detailed planning application submitted and a new Scoping Report application. New City College Poplar Campus has a Scoping Report application submitted. These have been assessed qualitatively based on their respective EIA scoping reports given they are close to the Site. Details of these schemes are set out in Table 6.23 below.

Table 6.23 Emerging Schemes, Socio-Economic Effects

Scheme	Description
New City College Poplar Campus	Education-led mixed use scheme (replacing existing college) with up to 17,000 m ² education use (D1) incl. sports facilities, learning resource centre and a cafe; up to 550 residential units; public realm
2 Trafalgar Way	Student accommodation led scheme with up to 1,650 student units; 70 residential units; associated student amenities; 5,000 m ² commercial and retail (incl. drive thru McDonalds as a replacement of the restaurant which was demolished as a result of the consented scheme).

6.225 New City College Poplar Campus is an education-led mixed-use development which encompasses replacement and expansion of the existing college as well as up to 550 new dwellings.

6.226 2 Trafalgar Way is a site with substantial planning history of schemes which have not been developed. The new scoping proposes to increase the student accommodation to up to 1,650 student units and reduce provision of residential on-site (around 70 residential units). If taken forward this application would replace the consented scheme included in the cumulative assessment above. This would slightly affect the figures provided in the quantitative assessment above. Any changes resulting from this new scheme would not be considered to alter the scale or significance of effect stated in the quantitative assessment.

6.227 The Applicant has engaged with UCL (University College London) and it is anticipated that they would enter into a Nominations Agreement across the Proposed Development to cater for student and residential accommodation for student and staff.

6.228 The emerging schemes, both with a student focus, have the potential to change the demographics or the area by adding a new student population to the area. The schemes combined would provide a substantial number of student dwellings and student facilities, generating additional demand for social and community facilities used by a younger population. This includes pubs, bars, cinema, restaurant, retails and more. As outlined above, the delivery of these emerging schemes would slightly affect the figures provided in the cumulative assessment. It is not considered to alter the scale or significance stated throughout the cumulative assessment therefore cumulative effects remain as stated above.

LIKELY SIGNIFICANT EFFECTS

6.229 The residual significant effects of the Proposed Development are significant beneficial effects for housing delivery, employment generation and additional spending by new employees and residents. There are no residual significant adverse effects.

COMPARISON AGAINST INDICATIVE SCHEME

6.230 The Indicative Scheme has been assessed throughout the assessment to present a more realistic assessment of the impact of the Proposed Development on socio-economic receptors.

6.231 Table 6.24 provides the residual effects of the Indicative Scheme for comparison to Table 6.21 of the main assessment.

Table 6.24 Summary of Residual Effects for Indicative Scheme

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Enabling and Construction							
Loss of existing uses	Loss of temporary uses currently on Site	Minor Adverse	Not Significant (site level)	S	D	T	St
Construction industry	Creation of a monthly average of 1,635 FTE jobs (over 8 year construction programme)	Negligible (regional level)	Not Significant	R	D	T	St
Local economy	Economic benefits through supply chain effects and spending by workers	Beneficial (scale not quantified)	n/a	n/a	I	T	St
Completed Development							
Local economy and employment	Provision of floorspace likely to accommodate jobs	Major Beneficial	Significant (local level)	L	D	P	Lt
		Moderate Beneficial	Significant (borough level)	B	D	P	Lt
		Minor Beneficial	Not Significant (regional level)	R	D	P	Lt
LBTH housing need/demand		Moderate Beneficial	Significant (local level)	L	D	P	Lt

³⁰ London Borough of Tower Hamlets, 2020. Community Infrastructure Levy (CIL) Charging Schedule, January 2020

³¹ London Borough of Tower Hamlets, 2016. Planning Obligations Supplementary Planning Document.

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
	Provision of 702 residential units contributing to policy targets	Minor Beneficial	Not Significant (borough level)	B	D	P	Lt
		Negligible	Not Significant (regional level)	R	D	P	Lt
Primary school capacity	Demand placed on primary education facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Secondary school capacity	Demand placed on secondary education facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
GP capacity	Demand placed on primary healthcare facilities	Negligible	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Local open space and new residents	Demand for amenity space on-site	Minor Beneficial	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Local playspace and new residents	Demand for playspace on-site	Minor Beneficial	Not Significant (local level)	L	D	P	LT
		Negligible	Not Significant (borough level)	B	D	P	LT
		Negligible	Not Significant (regional level)	R	D	P	LT
Economy	Additional spending by residents, employees and visitors	Moderate Beneficial	Significant (local level)	L	ID	P	LT
		Minor Beneficial	Not Significant (borough level)	B	ID	P	LT
		Negligible	Not Significant (regional level)	R	ID	P	LT

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

Enabling and Construction

6.232 Effects arising from the enabling and construction works include loss of existing uses, creation of construction employment opportunities and economic benefits through supply chain effects are in line with the residual effects of the main assessment.

Completed Development

Employment Creation

6.233 The residual effects of the provision of non-residential floorspace under the Indicative Scenario are lesser in scale compared to the Maximum Employment and Minimum Residential Scenario at the borough level. The Indicative Scenario notes a **Moderate** residual effect at the borough level compared to a **Major** residual effect under the Maximum Employment and Minimum Residential Scenario. The residual effects of the provision of non-residential floorspace under the Indicative Scheme is in line with the residual effects of the Maximum Residential and Minimum Employment Schemes at the Local and Regional levels.

Housing Delivery

6.234 The residual effects of the provision of 704 residential units under the Indicative Scheme is determined to be a direct, permanent, **Moderate Beneficial** (significant) at the local and borough level; and **Negligible** (not significant) at the regional level.

6.235 This residual effect is greater in scale than the Maximum Employment and Minimum Residential Scenario which notes a **Negligible** residual effect on housing provision.

6.236 This residual effect is, however, lesser in scale than the Maximum Residential and Minimum Employment Scenario which provides 1,152 units considered as a direct, permanent, **Major Beneficial** (significant) at the local and borough levels; and **Minor Beneficial** (not significant) at the regional level.

Education

6.237 The residual effects on education (primary and secondary) under the Indicative Scheme are in line with the main assessment of the Maximum Residential and Minimum Employment Scenario with a **Negligible** effect at all spatial areas.

Healthcare

6.238 The residual effects on primary healthcare under the Indicative Scheme are in line with the assessment of the Maximum Residential and Minimum Employment Scenario with a **Negligible** effect at all spatial areas.

Open Space and Amenity Space

6.239 The residual effects on amenity space under the Indicative Scheme are in line with the assessment of the Maximum Residential and Minimum Employment Scenario with a **Negligible** effect at the borough and regional

levels. At the local level, the Indicative Scheme is assessed to have a **Minor Beneficial** residual effect compared to **Negligible** noted in the main assessment.

Playspace

6.240 The residual effects on children's playspace under the Indicative Scenario is in line with the Maximum Residential and Minimum Employment Scenario 2 with a **Minor Beneficial** residual effect identified at the local area.

6.241 This compares to a **Negligible** residual effect at all spatial scales under the Maximum Residential and Minimum Employment Scenario 2.

Additional Spending

6.242 The residual effects of additional spending under the Indicative Scheme are in line with the main assessment of the Maximum Employment and Minimum Residential Scenario and both Maximum Residential and Minimum Employment Scenario with a **Moderate Beneficial** effect at the local level, **Minor Beneficial** effect at the borough level and **Negligible** at the regional level.