

B&Q Cricklewood ES Volume I

Chapter 14: Socio Economics

Montreaux Cricklewood Developments Ltd

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Table of Contents

14.	Socio Economics	14-1
14.1	Introduction	14-1
14.2	Legislation and Planning Policy Context	14-1
14.3	Assessment Methodology	14-8
14.4	Baseline Conditions	14-12
14.5	Environmental Design and Management	14-21
14.6	Assessment of Effects and Significance	14-21
14.7	Mitigation and Monitoring Measures	14-30
14.8	Residual Effects and Conclusions.....	14-30
14.9	Statement of Effect Significance	14-34
14.10	Cumulative Effects Assessment.....	14-34

List of Tables

Table 14-1: Accessibility to Play Space (Future Provision)
Table 14-2: Socio-economic Effects by Geographical Area
Table 14-3: Economic Additionality Assumptions
Table 14-4: Proportion of Employment by Broad Industry Group
Table 14-5: Tenure of Households
Table 14-6: Primary Schools within 2.1km of the Site
Table 14-7: Secondary Schools within 4.7km of the Site
Table 14-8: GP Practices within 1 km of the Site
Table 14-9: Open Spaces Accessible from the Site
Table 14-10: Play spaces accessible from the Site
Table 14-11: Net Additional Construction Employment Per Year
Table 14-12: Net Additional 'Deadweight' Employment
Table 14-13: Gross Direct Employment arising from the Proposed Development
Table 14-14: Net Additional 'Deadweight' Employment
Table 14-15: Illustrative Accommodation Unit Mix
Table 14-16: Direct, Indirect and Induced Spending per Person Per Annum in Greater London
Table 14-17: Direct, Indirect and Induced Spending for the Proposed Development Per Annum in Greater London
Table 14-18: Estimated Child Yields for Education
Table 14-19: Estimated Play Space Requirements
Table 14-20: Socio Economics Summary of Potential Effects

14. Socio Economics

14.1 Introduction

- 14.1.1 This chapter of the Environmental Statement (ES) reports the findings of an assessment of the likely significant effects on socio-economics as a result Outline Planning Application (with all matters reserved except for access) for a residential led mixed-use development (the 'Proposed Development') at B&Q Cricklewood in the London Borough of Barnet (LBB). Within this ES, the redline boundary of the Proposed Development is considered to be 'the Site' for the purpose of describing the baseline situation and assessment of potential effects.
- 14.1.2 The National Planning Policy Framework (NPPF)¹ defines sustainable development as having not just an environmental role, but an economic and social role. Development therefore needs to consider the impacts on the community and the local economy. The Socio-Economics chapter of the ES will therefore assess the impact of the Proposed Development on the baseline socio-economic conditions.
- 14.1.3 To demonstrate the likely socio-economic impacts for the Proposed Development, assumptions have had to be made on the residential tenure mix for the Proposed Development. The socio-economic assessment has therefore, where appropriate, applied the Illustrative Masterplan for the purposes of this assessment. The final residential tenure mix, commercial floorspace uses, open space and playspace areas will be designed at the Reserved Matters stage.

14.2 Legislation and Planning Policy Context

National Planning Policy

National Planning Policy Framework (2019)

- 14.2.1 A revised National Planning Policy Framework (NPPF)² was published in February 2019. It sets out the Government's planning policies for England and how these are expected to be applied. This version of the NPPF supersedes the previous NPPF published in March 2012 and revised in July 2018.
- 14.2.2 The revised NPPF maintains the presumption in favour of sustainable development which should be delivered in accordance with three main objective areas: economic, social, and environmental (Paragraph 8). The revised NPPF aims to enable local people and their local authorities to produce their own distinctive local and neighbourhood plans, which should be interpreted and applied in order to meet the needs and priorities of their communities.
- 14.2.3 Within the NPPF, Chapters 2 and 6 are particularly relevant to socio-economics. Chapter 2 'Achieving sustainable development' outlines the planning system's key overarching economic objective (that must be supportive of social and environmental objectives) within sustainable development:
- *"To help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."*
- 14.2.4 Chapter 6 'Building a Strong Competitive Economy' identifies that with respect to economic development, conditions in which businesses can invest, expand and adapt should be created to support economic growth and increase productivity. Planning policies should ensure that they:
- *"Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
 - *Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*

¹ Ministry for Housing Communities and Local Government (MCHLG), (2019); National Planning Policy Framework (NPPF)

² MHCLG, (2018); NPPF

- *Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
- *Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.” (para. 81)*

National Planning Practice Guidance (2019)

14.2.5 The National Planning Practice Guidance (PPG)³ was published in March 2014 to provide more in-depth guidance to the NPPF. The PPG aims to make planning guidance more accessible, and to ensure that the guidance is kept up to date. As such, the PPG was amended in July 2017 to reflect the updated EIA Regulations, and further updated in October 2019.

14.2.6 Of relevance to the socio-economic assessment is the updated Housing and Economic Development Needs Assessment guidance⁴, which was originally published in March 2015 and updated in July 2019. This document informs councils on the appropriate way to assess their housing and economic development needs. The guidance advises strategic policy-making authorities to gather an evidence-base to plan for business uses, liaise closely with the business community and take account of the Local Industrial Strategy in order to understand their current and potential future requirements. Strategic policy-making authorities will need to assess:

- *“The best fit functional economic market area;*
- *The existing stock of land for employment uses within the area;*
- *The recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or losses to permitted development);*
- *Evidence of market demand (including the locational and premises requirements of particular types of business) – sourced from local data and market intelligence, such as recent surveys of business needs, discussions with developers and property agents and engagement with business and economic forums;*
- *Wider market signals relating to economic growth, diversification and innovation; and*
- *Any evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively.”*

Regional Planning Policy

The London Plan – Spatial Development Strategy for Greater London (2016)

14.2.7 The current version of the London Plan was adopted by the Greater London Authority (GLA) in March 2016⁵. It is the overall strategic plan for Greater London, setting out a framework of policies for development in the capital over the period between 2011 and 2036.

14.2.8 Despite the London Plan providing regional planning policy, the London Plan outlines its expectations of economic development within each Opportunity Area. The Brent Cross – Cricklewood area is considered as having ‘significant potential for wider economic development, new housing and regeneration, capitalising on public transport improvements such including Thameslink and Northern Line upgrade. The Local Plan outlines plans for a minimum of 10,000 new homes within the 324 hectare boundary, as well an indicative employment capacity of 20,000.

14.2.9 The following policies are particularly relevant for this Socio Economic Assessment:

³ MHCLG, (2019); Planning Practice Guidance

⁴ Ministry of Housing, Communities and Local Government, (2019); Housing and Economic Needs Assessment, Planning Practice Guidance

⁵ GLA, (2016); The London Plan – The Spatial Development Strategy for London Consolidated with Alterations Since 2011

- Policy 2.13: ‘Opportunity Areas and Intensification Areas’ outlines the Mayor’s approach to Opportunity Areas such as at Brent Cross – Cricklewood. Within Opportunity Area’s the Mayor will:
 - *‘Provide proactive encouragement, support and leadership for partnerships preparing and implementing opportunity area planning frameworks to realise these areas’ growth potential*
 - *Build on frameworks already developed; and*
 - *Ensure that his agencies (including Transport for London) work collaboratively and with others to identify those opportunity and intensification areas that require public investment and intervention to achieve their growth potential’*
- Policy 3.1: ‘Ensuring Equal Life Chances for All’ presents the Mayor’s commitment to ensuring equal life chances for all Londoners, borne out of the recognition that meeting the need of particular groups and communities is key to addressing inequalities and fostering diverse communities.
- Policy 3.3: ‘Increasing Housing Supply’ recognises that there is a *“pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford”*. The London Plan aims for an additional 42,000 dwellings to be built annually in London to meet high demand.
- Policy 3.11: ‘Affordable Housing Targets’ aims to *“maximise affordable housing provision and ensure an average of at least 17,000 more homes per year in London over the term of this Plan. In order to give impetus to a strong and diverse intermediate housing sector, 60% of the affordable housing provision should be for social and affordable rent and 40% for intermediate rent or sale. Priority should be accorded to provision of affordable family housing”*.
- Policy 3.6: ‘Children and Young People’s Play and Informal Recreation Facilities’ outlines that *“all children and young people have safe access to good quality, well-designed, secure, and stimulating play and informal recreation facilities”*. Development which includes residential provision should provide play and informal recreation space where possible.
- Policy 4.2: ‘Offices’ states that *“The Mayor will, and boroughs and stakeholders should:*
 - *Support the management and mixed-use development and redevelopment of office provision to improve London’s competitiveness and to address the wider objectives of this Plan, including enhancing its varied attractions for businesses of different types and sizes including small and medium enterprises;*
 - *Encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility; and seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities”*.
- Policy 4.7: ‘Retail and Town Centre Development’ mentions the Mayor’s support for *“bringing forward capacity for retail, commercial, culture and leisure development in town centres”*, where the size, scale, and function of the development are appropriate. *“Retail, commercial and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edge of centres that are, or can be, well integrated with the existing centre and public sector”*.
- Policy 4.12: ‘Improving Opportunities for All’ seeks to improve access to employment and employment opportunities for Londoners, supporting local employment, development and training.

Draft London Plan (December 2019)

14.2.10 The current 2016 Plan (The London Plan consolidated with alterations since 2011) is still the adopted Development Plan, but the 2019 Draft London Plan⁶ is a material consideration in planning decisions.

⁶ GLA, (2019); The London Plan – Intend to Publish version December 2019

The significance given to it is a matter for the decision maker, but the updated plan has gained more weight as it has moved through the process towards adoption.

- 14.2.11 The Draft London Plan was published in December 2019 and provides the most up to date expectations of what is to be included in the new London Plan. Once published, the document will officially supersede the current 2016 London Plan.
- 14.2.12 The document focuses on planning for 'good growth' which is socially and economically inclusive as well as environmentally sustainable. The new London Plan will include supervised policies and objectives on a full range of London's challenges, including the Mayor's approach to transport, health, social infrastructure, heritage, the economy and the natural environment.

Housing Supplementary Planning Guidance (2018)

- 14.2.13 The Mayor's Housing Supplementary Planning Guidance (SPG)⁷ was adopted in May 2018 and provides guidance on the implementation of housing policies outlined in the London Plan 2016. The SPG aims to promote housing supply, quality and choice for Londoners.
- 14.2.14 The SPG sets out the Mayor's strategy and vision for housing. The SPG outlines the Mayor's five key housing priorities:
- Building homes for Londoners
 - Delivering genuinely affordable homes – the strategy includes over £4.6 billion of affordable housing investment through to 2020.
 - High quality homes and inclusive neighbourhoods
 - Tackling homelessness and helping rough sleepers
- 14.2.15 The SPG emphasises the need to provide community and transport infrastructure to serve residents, with mixed use developments encouraged in suitable locations. Development proposals which co-locate community facilities such as education, healthcare, and community centres, should be encouraged by local authorities.

Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (2012)

- 14.2.16 The 2012 GLA Supplementary Planning Guidance (SPG) 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation'⁸ was published in September 2012. Although these policies relate to the 2011 Local Plan, they are still relevant to the 2016 Local Plan.
- 14.2.17 The SPG guides the implementation of London Plan Policy 3.6, which states that "planners, developers, designers and architects should promote approaches accommodating the presence of children in the built environment (such as shared public and communal space) and encouraging playable spaces where appropriate in order to make London a child friendly city". Though these policies relate to the London Plan 2011 and London Plan, they are relevant to later versions as well.
- 14.2.18 The SPG states a recommended benchmark standard of 10m² of play space per child (any space to be accessible to the new resident children and young people living within new developments). Existing play space provision can contribute towards this requirement. Where private gardens are to be provided as part of a development, this may count towards provision for children below the age of five. For developments expected to accommodate over 80 children, provision for children of all ages must be on-site. However, this provision may include landscaped open space and is not limited to designated play spaces.
- 14.2.19 The SPG sets levels of accessibility to play space for new developments according to age groups. This breakdown is presented in Table 14-1.

⁷ GLA, (2016); Housing Supplementary Planning Guidance.

⁸ GLA, (2012); Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation SPG

Table 14-1: Accessibility to Play Space (Future Provision)

Age Group (Years)	Maximum Walking Distance from Residential Unit (accounting for Barriers) (m)
Under 5	100
5-11	400
12+	800

Source: SPG, (2012); Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation

The Mayor's Economic Development Strategy for London (2018)

- 14.2.20 The Mayor published his Economic Development Strategy⁹ in December 2018, which sets out plans to create a fairer, more inclusive economy that works for all Londoners and businesses. The Strategy has three main goals: opening up opportunities, growth and innovation.
- 14.2.21 The strategy expresses the importance of varying demands for land use to be balanced. Housing and commercial space, as well as community, civic, cultural and many other uses are all important for London's growth. A range of different types of workspace are needed for businesses of different sizes, sectors and stages of development. As part of this strategy, and through the London Plan, the Mayor will:
- Support vibrant local economies outside of central London, including successful town centres, markets, high streets and industrial areas; and
 - Ensure that London retains sufficient industrial land to keep the economy working efficiently.

Local Planning Policy

London Borough of Barnet's Core Strategy

- 14.2.22 The LBB's Local Plan is comprised of a portfolio of Local Development Documents (LDDs) and a number of Supplementary Planning Documents (SPDs).
- 14.2.23 The Core Strategy¹⁰, adopted in September 2012, is its main document which sets out the long-term spatial vision and objectives for the borough. The key issues facing the borough are identified along with nine social, economic and environmental objectives for delivering sustainable development in the future. These strategic objectives are as follows:
- Manage housing growth to meet housing aspirations;
 - Meet social infrastructure needs;
 - Promote Barnet as a place of economic growth and prosperity;
 - Provide safe, effective and efficient travel;
 - Promote strong and cohesive communities;
 - Promote healthy living and well-being;
 - Protect and enhance the suburbs;

⁹ GLA, (2018); The Mayor's Economic Development Strategy for London

¹⁰ LBB, (2012); Core Strategy Development Plan Document

- Ensure efficient use of land and natural resources; and
- Enhance and protect our green and natural open spaces.

14.2.24 The adopted Core Strategy policies of relevance to this assessment include:

- Policy CS2: 'Brent - Cricklewood has been identified as an Opportunity Area in the London Plan. It will be a major focus for the creation of new jobs and homes, building upon the area's strategic location and its key rail facilities.'
- Policy CS3: 'Distribution of growth in meeting housing targets' states that the Council expects in the range of 28,000 new homes to be provided over the planning period to 2026. A focus of this growth will be within the North West London – Luton Coordination Corridor including the regeneration and development areas of Brent Cross – Cricklewood, Colindale and Mill Hill East. Brent Cross – Cricklewood is expected to provide in the region of 5,510 new homes up to 2026. Approximately 410 of these are expected to be delivered by 2016, with a further 1,800 to be delivered by 2021 and a further 3,300 new homes to be delivered by 2026.
- Policy CS4: 'Providing quality homes and housing choices in Barnet' aims to create successful communities by ensuring a suitable mix and range of dwellings sizes and types within the borough. It is expected that a minimum target of 5,500 new affordable homes is met by 2026 and a borough wide target of 40% affordable homes will be sought on sites providing 10 or more dwellings. The policy also seeks to ensure that a mix of 60% social rented and 40% intermediate housing is achieved.
- Policy CS7: 'Enhancing and protecting Barnet's open spaces' aims to maximise the benefits that open space can deliver residents. The policy supports the enhancement of existing open space and seeks to address increases in demand for open space through securing the provision of new open space in identified growth areas including 8ha within Brent Cross - Cricklewood. The policy will also seek to secure improvements to open space including the provision of child play space and sports facilities where opportunities arise from all developments that create an additional demand for open space.
- Policy CS8: 'Promoting a strong and prosperous Barnet' looks to ensure that the local economy provides opportunities for economic development. The policy supports the delivery of 20,000 new jobs in Brent Cross – Cricklewood by 2021 and the delivery of 13.5 ha of business floorspace by 2026.
- Policy CS10: 'Enabling inclusive and integrated community facilities and uses' aims to ensure that community facilities including schools are provided for Barnet's communities. The Council will seek to allocate sites for development that are capable of providing new school premises.

London Borough of Barnet Local Plan Development Management Policies (2012)

14.2.25 The Council's Development Management Policies¹¹ document set out the borough wide planning policies that implement the Core Strategy and will be used to deliver the general spatial vision and strategic place-shaping objectives in Barnet. The relevant policies are as follows:

- Policy DM07: 'Protecting housing in Barnet' states that the loss of residential accommodation will not be permitted unless it involves identified regeneration areas which provides for the net replacement of the total residential units.

¹¹ LBB, (2012); Development Management Policies Development Plan Document

- Policy DM08: 'Ensuring a variety of sizes of new homes to meet housing demand' outlines the Council's commitment to providing an appropriate mix of dwelling sizes and types with particular preference for three-bedroom social rented housing, three to four bed intermediate housing and three to four bed market housing.
- Policy DM15: 'Green belt and open spaces' requires the provision of 1.63ha of park space per 1,000 residents, 0.09ha of children's play space per 1,000 residents, 0.75ha of sports pitches per 1,000 residents and 2.05ha of natural green spaces per 1,000 residents.

London Borough of Barnet Draft Local Plan (Reg 18) Preferred Approach Consultation (2020)¹²

- 14.2.26 The LBB are currently in the process of reviewing and updating the borough's adopted Local Plan documents, and recently published its Draft Local Plan (Regulation 18 document) for public consultation. The consultation period took place between 27 January – 16 March 2020, with the Regulation 19 (i.e. Publication of Local Plan for making representations on soundness issues (NPPF para 35) document scheduled for publication in Winter 2021. Adoption of the revised Draft/New Local Plan is not expected until Spring 2022.
- 14.2.27 Although the plan is yet to be adopted, the following policies are of particular relevance to socio economics and the Proposed Development:
- Policy GSS01 – a target of 27,000 new jobs across the Brent Cross - Cricklewood Growth Area between 2021 and 2036. This will be fuelled by granted permission for 400,000 m² (net) of new office space and 165,000m² (net) of new retail floorspace; and
 - Policy GSS04 – a target of 1,400 new homes to be built within Cricklewood Town Centre between 2021 and 2036. This will be complimented with increased levels of workspace and community floorspace within the area.

Barnet Corporate Plan 2019 - 2024¹³

- 14.2.28 The Barnet Corporate Plan outlines the LBB's immediate priorities for the 5 year period between 2019 and 2024. It presents on three overarching outcomes and the strategy for achieving each outcome.
- 14.2.29 The first outcome is to deliver a '*pleasant, well maintained borough that we protect and invest in*'. This involves a particular focus on public realm cleanliness, connectivity, the promotion of parks and green spaces, high quality housing and making sure that regeneration schemes area are delivered in a responsible way. In order to deliver the last focus, the LBB will work with partners to deliver a new town centre and railway station in Brent Cross – Cricklewood, as well as providing 27,000 jobs and 7,500 new houses in the opportunity area.
- 14.2.30 The second outcome is to ensure '*our residents live happy, healthy, independent lives with the most vulnerable protected*'. As part of this, the LBB will prioritise improving child services, integrating health and social care and providing support for those with mental health problems, helping the long-term unemployed and ensuring a good level of education at schools.
- 14.2.31 The third outcome is to promote '*safe and strong communities where people get along well*'. This involves addressing anti-social behaviour and hate crime, encouraging and protecting diversity and supporting local business to thrive.

Barnet Parks and Open Spaces Strategy¹⁴

- 14.2.32 The Barnet Parks and Open Spaces Strategy aims to ensure that parks and open spaces within the LBB meet the needs of Barnet's residents now and in the future. The strategy states that seven out of the eight regeneration and intensification areas will include new high quality green space. The LBB will

¹² LBB, (2020) Draft Local Plan for Public Consultation – Regulation 18 Document

¹³ LBB, (2019) Corporate Plan for 2019-2024

¹⁴ LBB, (2016) Parks and Open Spaces, Our Strategy for Barnet 2016-2026

invest approximately £20 million in new parks across the Borough and aims to have amongst the best parks in London. It is therefore reasonable to expect investment into Brent Cross – Cricklewood’s parks and public gardens.

- 14.2.33 The LBB wants to reverse a general decline in the quality of parks. In development of the strategy, the LBB accessed the quality of all 73 parks in the borough and found that the total number of parks considered ‘good’ or ‘excellent’ fell from 20 in 2009 to ten in 2015. In 2015, only one park (Golders Hill Park) was considered ‘excellent’ by the borough. The LBB outlines several key challenges for Barnet’s parks, including a lack of resources, rapid population growth and the impact of climate change.

Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework¹⁵

- 14.2.34 The Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework released in 2005 is a supplementary planning guidance (SPG) to the 2004 London Plan. The SPG outlines a 20-year plan to 2025. The plans for the area outlined in this document include the provision of:

- Up to 420,000m² of business space, primarily comprising office accommodation;
- In the region of 10,000 new homes of mixed type and tenure;
- 27,000m² of leisure space;
- 55,000m² of comparison retail;
- 20,000m² of convenience shopping;
- Two new hotels;
- Community facilities, (quantity and nature to be defined);
- A freight facility; and
- A waste handling facility.

14.3 Assessment Methodology

- 14.3.1 This section of this ES chapter presents the following:

- Information sources that have been consulted throughout the preparation of this chapter;
- The methodology behind the assessment of socio-economic effects, including the criteria for the determination of sensitivity of receptor and magnitude of change from the existing ‘baseline’ condition;
- An explanation as to how the identification and assessment of potential socio-economic effects has been reached; and
- The significance criteria and terminology for the assessment of socio-economic residual effects.

- 14.3.2 The following sources of information that define the Proposed Development have been reviewed and form the basis of the assessment of the likely significant socio-economic effects:

- Existing use of the Site;
- Total Proposed Development floorspace by land use;
- Proposed Development illustrative residential accommodation schedule;
- Design and Access Statement (DAS);

¹⁵ LBB, (2005); Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework Supplementary Planning Guidance

- Access to open space;
- Access to play space; and
- Indicative demolition and construction costs and programme.

Methodology for Determining Baseline Conditions and Sensitive Receptors

- 14.3.3 The following assessment seeks to establish the potential social and economic effects of the Proposed Development and assesses these against the current baseline conditions at the Site and in the surrounding area.
- 14.3.4 The impacts of the Proposed Development are considered at varying spatial levels according to the nature of the impact considered. This is consistent with the Homes and Communities Agency's (HCA) 'Additionality Guide, A Standard Approach to Assessing the Additional Impact of Projects, 4th Edition'¹⁶. The geographical effect areas are informed by the most up-to-date and recent socio-economic data or policy available as shown Table 14-2.
- 14.3.5 The economic impact of the Proposed Development is considered relative to Greater London as this represents the principal labour catchment area and Functional Economic Market Area (FEMA). The LBB is highly accessible from all areas of Greater London and is likely to be served from all boroughs across Greater London. Therefore, the labour market catchment incorporates the population that may reasonably be expected to travel to, and benefit from, the Proposed Development.

Table 14-2: Socio-economic Effects by Geographical Area

Effect	Geographical Area of Effect	Rationale for Area Effect
Employment generation during the demolition and construction phases (direct, indirect and induced effects)	Greater London	Census 2011 Origin-Destination Statistics
Employment generation during the operational phase (direct, indirect and induced effects)	Greater London	Census 2011 Origin-Destination Statistics
Additional local spend	Greater London	Office for National Statistics
Provision of housing	Borough level Barnet	London Plan 2016 and LBB Core Strategy
Provision of affordable housing	Borough level Barnet	London Plan 2016 and LBB Core Strategy
Demand for primary school	Average travel-to-school area (2.1km)	Department for Education 2019 / National Travel Survey 2017-18
Demand for secondary school	Average travel-to-school area (4.7km)	Department for Education 2019 / National Travel Survey 2017-18
Demand for primary healthcare	1km radius from the Site	NHS Digital General Practise Workforce September 2019, National Travel Survey 2017-18
The provision of publicly accessible open space	Local Level (Varied by open space size)	London Plan 2016
The provision of publicly accessible play space	Local Level 0.1km, 0.4km and 0.8km	GLA SPG 'Providing for Children and Young People's Play and Informal Recreation', 2012

¹⁶ Homes and Communities Agency (HCA), (2014); Additionality Guide: A Standard Approach to Assessing the Additional Effect of Projects: 4th Edition, HCA

Methodology for Incorporating Additionality

- 14.3.6 Additionality has been calculated by considering the overall impact of job gains to the area, considering the level of leakage, number of displaced jobs and multiplier effects such as supply chains and worker spending related jobs. These assumptions have been informed by the Homes and Communities Agency (HCA) Additionality Guide¹⁷.
- 14.3.7 Table 14-3 outlines the assumptions made for the leakage, displacement and multiplier effects for both the demolition and construction, and the operational phases. This enables a tailored calculation of the net additional employment impacts. Justifications for the are summarised in the right-hand column of the table.

Table 14-3: Economic Additionality Assumptions

Additionality Factor	Value	Justification
Leakage (% of jobs that benefit those residents outside the scheme's identified target area)	21.4%	An appropriate leakage rate of 21.4% from Census 2011 ¹⁸ origin-destination guidance, corresponding to a low to medium leakage rate as set out by HCA Additionality Guidance, was applied to calculate the employment within Greater London and outside of Greater London;
Displacement (% of jobs that account for a reduction in related jobs elsewhere in the scheme's identified target areas)	25%	For the purpose of this assessment, the level of displacement (25%) has been assumed to be in line with the HCA Additionality Guide for low level of displacement, since the expected displacement effects within the LBB are expected to be limited .
Multiplier (further economic activity associated with the additional local income, supplier purchase and longer-term development effects)	1.7	A 'high' appropriate multiplier effect of 1.7 from HCA guidance, considered likely due to the strong supply linkages and induced effects within an economy the scale of London's, has been applied to calculate the total net employment (including indirect and induced effects).

Significance Criteria

Effect and Significance Terminology Overview

- 14.3.8 The assessment of potential socio-economic effects uses the effect significance terms and definitions described within *Chapter 2: EIA Methodology* of this ES and accords with the relevant British standards and guidance. For the assessment of socio-economics, policy thresholds and professional judgment are used to assess the scale and nature of the effects of the Proposed Development against baseline conditions.
- 14.3.9 For socio-economics, there is no accepted definition of what constitutes a significant (or not significant) socio-economic effect. It is however recognised that 'significance' reflects the relationship between the scale of effect and the sensitivity (or value) of the affected resource or receptor. As such the significance of socio-economic effects has been assessed based on professional judgment and relevant experience of the authoring team, and relies on the following considerations:
- **Consideration of sensitivity to effects:** specific values in terms of sensitivity are not attributed to socio-economic resources/receptors due to their diverse nature and scale, however the assessment takes account of the qualitative (rather than quantitative) 'sensitivity' of each receptor.
 - **Scale of effect:** this entails consideration of the size of the effect on people or business in the context of the area in which effects will be experienced.

¹⁷ Homes and Communities Agency (HCA), (2014); Additionality Guide: A Standard Approach to Assessing the Additional Effect of Projects: 4th Edition, HCA

¹⁸ ONS, (2015); Census 2011

- **Scope for adjustment or mitigation:** the socio-economic study is concerned in part with economies. These adjust themselves continually to changes in supply and demand, and the scope for the changes brought about by the project to be accommodated by market adjustment will therefore be a criterion in assessing significance.
- 14.3.10 The assessment aims to be objective and quantifies effects as far as possible. However, some effects can only be evaluated on a qualitative basis. Effects are defined as follows:
- **Beneficial** classifications of significance indicate an advantageous or beneficial effect on an area, which may be minor, moderate, or major in effect;
 - **Adverse** classifications of significance indicate a disadvantageous or adverse effect on an area, which may be minor, moderate or major in effect; and
 - **No effect** classifications of significance indicate that there are no effects on an area.
- 14.3.11 Based on consideration of the above, where an effect is assessed as being beneficial or adverse, the scale of the effect has been assigned using the below criteria, with the significance of these classifications described in the 'Assessment Significance Conclusion' section below:
- **Negligible:** classifications of significance indicate imperceptible effects on an area;
 - **Minor:** a small number of receptors are beneficially or adversely affected. The effect will make a small measurable positive or negative difference on receptors at the relevant area(s) of effect;
 - **Moderate:** a moderate number of receptors are beneficially or adversely affected. The effect will make a measurable positive or negative difference on receptors at the relevant area(s) of effect; and
 - **Major:** all or a large number of receptors are beneficially or adversely affected. The effect will make a measurable positive or negative difference on receptors at the relevant area(s) of effect.
- 14.3.12 Duration of effect is also considered, with more weight given to permanent changes than to temporary ones. Permanent effects are generally those associated with the completed development. Temporary effects are considered to be those associated with the construction works, with the effects captured during the 5 year 7 month construction phase. For the purposes of this assessment, short term effects are considered to be of one year or less and the medium-term effects of one to two years.

Assessment Significance Conclusion

- 14.3.13 Specific values in terms of sensitivity of receptors are not attributed due to their diverse nature but instead have been assessed based on professional judgement and previous relevant experience of the Assessment Team.
- 14.3.14 In accordance with the methodology set out within *Chapter 2: EIA Methodology* of this ES, the following criteria are applied:
- 'Moderate' or 'major' impacts are deemed to be '**significant**'.
 - 'Minor' impacts are considered to be '**not significant**', although they may be a matter of local concern; and
 - 'Negligible' effects are considered to be '**not significant**'.

Consultation

- 14.3.15 The LBB has been consulted on the approach to this assessment within the EIA Scoping Report submitted in November 2019. No significant comments were raised in the opinion concerning socio-economics.

Limitations and Assumptions

- 14.3.16 The application for the Proposed Development is at outline stage; therefore, maximum parameters have been submitted for approval, as detailed within the Development Specification and Parameter Plans which accompany the planning application. The parameters have been established through a robust and thorough masterplanning process (as detailed in **Chapter 2 EIA Methodology** of this ES), which has included site surveys. Given this, and the Applicant's desire to build out the maximum, these parameters are considered a reasonable scenario to form the basis of the socio-economic assessment.
- 14.3.17 The assessment of the significance of effects has been carried out against a benchmark of current socio-economic baseline conditions prevailing around the EIA Site, as far as is possible within the limitations of such a dataset. Baseline data are also subject to a time lag between collection and publication. As with any dataset, these conditions may be subject to change over time which may influence the findings of the assessment

14.4 Baseline Conditions

- 14.4.1 In order to assess the potential effects of the Proposed Development, it is necessary to determine the environmental conditions, resources and sensitive receptors that currently exist on the Site and in the surrounding area. These are known as 'baseline conditions' and should be considered in the context of each assessment.
- 14.4.2 This section establishes the current baseline with regards to the following characteristics relevant to the Proposed Development:
- The local economy;
 - Population and labour force;
 - Housing profile, deprivation and housing needs;
 - Education (primary and secondary);
 - Primary healthcare;
 - Open space; and
 - Child play space.

Existing Site

- 14.4.3 The Proposed Development is located in the London Borough of Barnet (LBB), adjacent to Cricklewood railway station (postcode NW2 1ES, National Grid Reference TQ 23857 85892) (hereafter referred to as the 'Site'). The Site is bound by Kara Way and Campion Terrace to the north, national railway lines and Cricklewood Railway Station to the east, Cricklewood Lane to the south and Cricklewood Broadway (A5) to the west. The Site area is approximately 2.88 ha.
- 14.4.4 The Site is currently occupied by a range of retail outlets, including a large B&Q DIY Store, Pound Stretcher and Tile Depot. These large warehouse retail buildings are situated in the south-western aspect of the Site. The northern and eastern aspects of the Site mainly consist of car parking associated with the above retail outlets, as well as soft landscaping adjacent to the railway lines, and the southern entrance to the Site. Additional retail properties are situated beyond the south-western boundary of the Site, including a large Co-Op supermarket, as well as numerous local business such as pharmacies, food take-aways, international supermarkets, barbers and other general stores. Other retail properties are located close to the Site beyond its north east boundary.
- 14.4.5 Residential properties are situated on the eastern boundary of the railway lines, southern boundary of Cricklewood Lane, western boundary of Cricklewood Broadway and to the north of the Travelodge, all within approximately 150m of the Site boundary.

Local Economy

- 14.4.6 In 2019, the workforce of Greater London comprised just fewer than 6 million people. This is forecast to decrease by 7% in 2020 due to the current Covid-19 pandemic, although this is expected to rise again in 2021 and 2022¹⁹. According to the 2011 Census²⁰, 21.4% of the Greater London workforce live outside of the capital. In the LBB, 20.9% of its residents also work there, with most of the remaining 79.8% commuting to other parts of the city. Of the total workforce in Barnet, 40.4% also live there, demonstrating the high dependence of the economy of the Borough on the rest of London.
- 14.4.7 The professional, scientific and technical sector and the business administration sector are not as notable within LBB compared to Greater London, accounting for 10.4% and 8.9% respectively – which is nearer to the national average. Instead, the typically public-sector industries of health (14.8%) and education (11.9%) are most important for employment in LBB, along with the retail sector (11.9%).
- 14.4.8 Based on the most recently available data, it can be seen that London's economy, in terms of employment, is dominated by the professional, scientific and technical (14.1%), business administration and support (10.9%) and health (10.1%) sectors²¹. Table 14-4 presents a detailed breakdown of employment by broad industry group in the LBB, Greater London, and England and Wales.

Table 14-4: Proportion of Employment by Broad Industry Group

Sector	LBB (%)	Greater London (%)	England and Wales (%)
Agriculture, Forestry & Fishing	0.1	0.0	1.4
Mining & Quarrying	0.2	0.7	1.2
Manufacturing	2.2	2.2	8.0
Construction	5.9	3.6	4.8
Motor Trades	1.7	0.8	1.9
Wholesale	3.3	3.0	4.0
Retail	11.9	8.2	9.4
Transport & Storage	2.6	4.0	4.8
Accommodation & Food Services	7.4	8.4	7.5
Information & Communication	4.4	7.9	4.2
Financial & Insurance	1.5	7.0	3.3
Property	5.2	2.8	1.9
Professional, Scientific & Technical	10.4	14.1	8.9
Business Administration & Support Services	8.9	10.9	8.9
Public Administration & Defence	2.2	4.2	4.0
Education	11.9	7.3	8.6
Health	14.8	10.1	12.6
Arts, Entertainment, Recreation & Other Services	5.5	4.9	4.5

Source: ONS, (2019); Business Register and Employment Survey (2018)

Population

- 14.4.9 According to the Office for National Statistics (ONS) Mid-Year Population Estimates²² the resident population of LBB increased from 339,212 in 2008 to 392,140 in 2018, representing a 15.6% increase over the ten-year period. This is marginally higher than the increase experienced across Greater London over the same time period (14.0%). On the basis of current trends in life expectancy and migration, the

¹⁹ GLA, (2020); London's Economic Outlook: Spring 2020 – The GLA's medium-term planning projections

²⁰ ONS, (2015); Census 2011

²¹ ONS, (2019); Business Register and Employment Survey (BRES) 2018

²² ONS, (2019); Mid-Year Population Estimates 2018

borough's population is projected to exceed 456,700 by 2038, representing a growth of 16.5% on 2018 levels, which is marginally greater than Greater London's projected growth of 14.4% in this time period²³.

- 14.4.10 In 2018, 251,855 (64.2%) of LBB's residents were of working age (defined by ONS as men and women aged 16 to 64). This proportion is somewhat lower than the average recorded for Greater London (67.5%), but higher than that recorded for England and Wales (62.5%). LBB has a youthful population, with 21.4% of residents aged under 16, higher than the London (20.6%) and national averages (19.1%).
- 14.4.11 According to the 2011 Census, 64.1% of the population in LBB is of white ethnicity, compared to a London average of 59.8% and a national average of 86.0%. There are a larger proportion of residents considered to be Other White in LBB (16.2%) than across Greater London (12.6%) and England and Wales (4.4%).

Employment and Qualifications

- 14.4.12 Unemployment is lower in LBB than across Greater London and the country as a whole. According to the latest Annual Population Survey²⁴, the unemployment rate among working age residents in LBB in June 2018 to July 2019 was 2.5%, lower than the levels recorded for Greater London (4.8%) and England and Wales as a whole (4.2%). However, the economic activity rate for LBB (77.2%) was slightly lower than across Greater London (78.2%) and England and Wales (79.0%).
- 14.4.13 The workforce of LBB is also highly qualified. In 2018, 93.8% of working age residents in LBB had some form of qualification, marginally higher than Greater London (93.4%) and England and Wales (92.4%) levels²⁵. The proportion of working age residents with a degree level qualification or higher (National Vocational Qualification [NVQ] Level 4+) was considerably higher in LBB (51.5%) than England and Wales as a whole (38.8%), but marginally below the average for London (53.1%).

Household Profile, Deprivation and Housing Needs

- 14.4.14 In 2018 there were 150,740 dwellings in LBB out of a total of 3,556,160 dwellings in Greater London²⁶. Around 87.5% were privately owned or rented in LBB, considerably higher than the level recorded for Greater London (77.2%) and England and Wales as a whole (82.7%). Therefore, only a relatively small proportion of LBB's population (12.5%) is living in socially rented or intermediate dwellings. The distribution across each form of tenure is detailed in Table 14-5.

Table 14-5: Tenure of Households

Housing Tenure	LBB (%)	Greater London (%)	England and Wales (%)
Private Sector	87.5	77.2	82.7
Private Registered Provider	5.8	11.5	10.5
Local Authority (inc. owned by other LAs)	6.7	11.0	6.6
Other Public Sector	0.0	0.3	0.2

Source: MHCLG, (2018); Number of Dwellings by Tenure

- 14.4.15 The London Plan projects that LBB will require a minimum of 2,349 additional net dwellings per annum between 2015 and 2025. In addition, the LBB Core Strategy Development Plan Document recognises that an increased supply of better quality homes is necessary to meet the needs of the local people wanting to live in the borough.
- 14.4.16 Based upon the 2019 Indices of Multiple Deprivation (IMD)²⁷, LBB is ranked the 190th most deprived borough out of 317 districts in England (where 1st is the most deprived), and the 26th most deprived of all 33 London boroughs. Only 1 Lower Super Output Areas (LSOA) in LBB (or 0.5% of the LSOAs in the borough) were classified as being in the top 10% most deprived areas in the country and only 7 LSOAs (or 3.3% of LSOAs in the borough) were classified as being in the top 20% most deprived areas.

²³ ONS, (2018); Sub-National Population Projections (2016)

²⁴ ONS, (2019); Annual Population Survey (July 2018 to June 2019)

²⁵ ONS, (2019); Annual Population Survey (January 2018 to December 2018)

²⁶ MHCLG, (2018); Number of Dwellings by Tenure and District 2017

²⁷ MHCLG, (2019); Indices of Multiple Deprivation 2019

- 14.4.17 Within the Health Deprivation and Disability domain of IMD, no LSOAs in the borough were classified as being in the top 30% most deprived areas in the country. Only 3.8% of LSOAs were ranked within the top 50% most deprived areas in the country in relation to health deprivation.

Education

- 14.4.18 The existing baseline education provision relevant to the Proposed Development has been assessed taking account of guidance published by the National Audit Office²⁸. In terms of the availability of education places, the National Audit Office states that *“it considered that on average 5 per cent was the bare minimum needed for authorities to meet their statutory duty with operational flexibility, while enabling parents to have some choice of schools.”*
- 14.4.19 In 2018, 90.1% of primary school children living in the LBB are studying in the borough, with 9.9% studying elsewhere²⁹ and mostly in the bordering boroughs of Haringey (2.7%), Brent (2.4%) and Enfield (2.2%). The National Travel Survey 2017/2018³⁰ states that the average distance for primary school children to travel to school in the LBB is 2.1km.
- 14.4.20 The Site’s close proximity to other London Boroughs means that some primary school-aged pupils could choose to attend schools which lie within 2.1km of the Proposed Development but outside of the LBB.
- 14.4.21 According to the DfE data, no other London Borough educates more than 5% of primary school students living within the LBB. However, given the Proposed Development is in close proximity to the border between the LBB and the London Borough of Brent and that the percentage of the primary school aged population of the LBB who study in Brent (2.4%), is considerably higher than other boroughs within 2.1km such as Camden (0.9%) and Westminster (0.1%), it is reasonable to assume that some of these students could attend schools in the London Borough of Brent. For this reason, the baseline for primary school provision includes schools within 2.1km of the Proposed Development in both the LBB and the London Borough of Brent.
- 14.4.22 Travel statistics by the Department for Transport show that secondary school children travel further and therefore it is appropriate to consider education provision on a wider geographical basis. According to the National Travel Survey 2017/2018, the distance threshold for secondary school children to travel to school in the LBB is considered to be 4.7km. Information from the Department for Education (DfE)³¹ indicates that 79.7% of secondary school pupils living in the LBB are educated within the Borough.
- 14.4.23 The Site’s close proximity to other London Boroughs means that some primary school-aged pupils could choose to attend schools which lie within 4.7km of the Proposed Development but outside of the LBB.
- 14.4.24 Despite the significant proportion of secondary students who live in LBB but study outside of the borough, the London Borough of Brent is the only borough to educate more than 5% of the LBB’s secondary school aged population (with 6.6%). According to the National Audit Office Guidance, this means there is a level of operational flexibility between the two boroughs. As such, the baseline for secondary school provision considers schools both in the LBB and the London Borough of Brent within 4.7km of the Site.

Primary Education

- 14.4.25 In total, there are 21 primary schools within 2.1km of the Site within the LBB or London Borough of Brent. Table 14-6 presents data on these schools using information published by the Department for Education in 2019³².
- 14.4.26 The data indicates that there is a total net surplus of 510 places in these primary schools. If it is assumed that 95% occupancy should be planned for, as per the National Audit Office guidance³³, and therefore that a 95% occupancy rate means that a school has no further capacity, there would be a total surplus of 164 places at primary schools within 2.1km of the Site.

²⁸ National Audit Office (NAO), (2013); Capital funding for new school places, 2013

²⁹ Department for Education, (2018); Cross-Border Movement Matrix Tables: SFR28/2018 (2018).

³⁰ Department for Transport, (2019) National Travel Survey 2017/18.

³¹ Department for Education, (2018); Cross-Border Movement Matrix Tables: SFR28/2018 (2018).

³² Department for Education, (2018); Schools in England (August 2018).

³³ NAO, (2013); Capital funding for new school places, 2013

Table 14-6: Primary Schools within 2.1km of the Site

Sector	London Borough	Number on Roll	School Capacity	Surplus / Deficit	Surplus / Deficit at 95% Capacity
Childs Hill School	Barnet	332	373	41	22
All Saints' CofE Primary School NW2	Barnet	190	207	17	7
St Agnes RC School	Barnet	331	384	53	34
Menorah Primary School	Barnet	387	378	-9	-28
Wessex Gardens Primary School	Barnet	397	420	23	2
Rimon Jewish Primary School	Barnet	162	210	48	38
Claremont Primary School	Barnet	335	473	138	114
Anson Primary School	Brent	357	378	21	2
Malorees Infant School	Brent	199	210	11	1
Mora Primary School	Brent	411	420	9	-12
Christ Church CofE Primary School	Brent	177	209	32	22
St Mary Magdalen's Catholic Junior School	Brent	355	360	5	-13
Convent of Jesus and Mary RC Infant School	Brent	260	259	-1	-14
Malorees Junior School	Brent	232	240	8	-4
Islamia Primary School	Brent	420	420	0	-21
Avigdor Hirsch Torah Temimah Primary School	Brent	192	200	8	-2
Gladstone Park Primary School	Brent	623	621	-2	-33
North West London Jewish Day School	Brent	235	291	56	41
St Andrew and St Francis CofE Primary School	Brent	396	425	29	8
Our Lady of Grace Catholic Junior School	Brent	236	240	4	-8
Our Lady of Grace RC Infant and Nursery School	Brent	177	196	19	9
Total		6,404	6,914	510	164

Source: Department for Education, (2019); Schools in England (November 2019).

Secondary Education

14.4.27 Table 14-7 presents data on the 12 schools which are located within 4.7km of the Site within the LBB or London Borough of Brent from the Department for Education in 2019³⁴. In addition to schools outside the LBB and the London Borough of Brent, the Crest Academy in Brent is also not considered in this baseline. In 2015 the school made a major change to scrap single gendered teaching for mixed

³⁴ Department for Education, (2019); Schools in England (November 2019).

gendered teaching following the merge of Crest Girl's Academy and Crest Boy's Academy in 2014. There was a large amount of investment at the time of the merging that may have provided increased capacity. This capacity may currently still be being filled on a year-on-year basis. The surplus places from this school has been omitted in order to provide a worst-case scenario for the assessment.

- 14.4.28 The data shows that there is a combined total surplus of 2,387 secondary school places at the 12 secondary schools within 4.7km of the Site, though some schools are over capacity. If it is assumed that 95% occupancy should be planned for (as per the Audit Commission Guide), there remains a total surplus of 1,754 places for secondary school children within 4.7km of the Site.

Table 14-7: Secondary Schools within 4.7km of the Site

Sector	London Borough	Number on Roll	School Capacity	Surplus / Deficit	Surplus / Deficit at 95% Capacity
Whitefield School	Barnet	798	1,000	202	152
Christ's College Finchley	Barnet	747	1,150	403	346
Hasmonean High School for Boys	Barnet	1,139	1,499	360	285
Hendon School	Barnet	1,199	1,269	70	7
The Henrietta Barnett School	Barnet	774	779	5	-34
Bishop Douglass School Finchley	Barnet	709	1,080	371	317
Newman Catholic College	Brent	762	912	150	104
Capital City Academy	Brent	1,140	1,200	60	0
Convent of Jesus and Mary Language College	Brent	966	1,050	84	32
Queens Park Community School	Brent	1,281	1,271	-10	-74
Michaela Community School	Brent	481	840	359	317
Menorah High School for Girls	Brent	285	618	333	302
Total		10,281	12,668	2,387	1,754

Source: Department for Education, (2019); Schools in England (November 2019)

Primary Healthcare

- 14.4.29 The Site is located within the NHS Barnet Clinical Commissioning Group (CCG) area which, as of September 2019 has 54 General Practitioner (GP) practices, a total of 431,311 registered patients, and 218.6 full-time equivalent general practitioners (FTE GPs)³⁵. This equates to an average patient list size of 1,973 patients per FTE GP. This average list size for the CCG is considerably higher than the target list size in England, as assessed by the Royal College of General Practitioners³⁶ as is 1,800. Since the CCG has not stated a specific target level of provision, 1,800 patients per GP will be taken as the appropriate benchmark for the primary healthcare within the borough, though it should be noted that that service levels will naturally differ between rural and urban areas across the country.
- 14.4.30 There are currently eight GP Practices within a typical walking distance (1 km) of the site. The closest GP surgery is the Cricklewood GP Health Centre, located adjacent to the Site. Chichele Road Surgery, Mapesbury Medical Group, Willesden Green Surgery and Greenfield Medical Centre are all within 500m of the Site. Table 14-8 presents more information about these eight GP services.

³⁵ NHS Digital, (2019); General Practice Workforce 30 September 2019

³⁶ Royal College of General Practitioners, (2005); Information Paper 20, Royal college of General Practitioners.

Table 14-8: GP Practices within 1 km of the Site

Practise name	Total patients	Total FTE GPs	Patients per FTE GP
Chichele Road Surgery	5,894	2.7	2,210
Cricklewood Health Centre	5,094	2.0	2,547
Willesden Green Surgery	4,827	4.0	1,219
Jai Medical Centre	8,406	1.8	4,764
Greenfield Medical Centre	6,810	4.0	1,714
Mapesbury Medical Group	9,275	4.9	1,901
Walm Lane Surgery	8,157	3.0	2,707
Total	48,463	22.3	2,177

Note: Mapesbury Medical Group includes figures are for both Cricklewood Broadway Surgery and The Windmill Surgery

Source: NHS Digital (2019); General Practice Workforce 30 September 2019

- 14.4.31 At the eight practices there are 22.3 FTE GPs in total. The average number of patients per FTE GP across the practices (2,177) far exceeds the target ratio of 1,800 patients per FTE GP and therefore has no capacity for additional residents.

Open Space

- 14.4.32 LBB's Local Plan Core Strategy notes that the borough is one of the most green in London with over 200 parks or open spaces. The 73 public parks range from Hamilton Road Playground (0.04ha) to Monken Hadley Common (41ha).
- 14.4.33 According to LBB's Parks and Open Space Strategy³⁷, there was a total of 465ha of parks in 2015. Based on the 2015 population, this total corresponds to a parks provision of 1.26ha per 1,000 residents. It is noted that LBB has a total greenspace provision (which includes parks, playgrounds, sports sites, natural and semi-natural green spaces) of 888ha, equating to 2.41ha per 1,000 residents.
- 14.4.34 The open space provision varies across the borough with some wards better served than others. Hence, Policy DM15 within the Local Plan Development Management Policies³⁸ states that "where a development is in an area of deficiency for publicly accessible open space, new open space should be provided in line with these standards: Parks – 1.63ha per 1,000 residents".
- 14.4.35 The Parks and Open Space Strategy identifies Brent Cross – Cricklewood as having a particular deficiency in District Park provision. Likely consequently, Policy CS7 of the Core Strategy targets enhancing the LBB's open space through securing an additional 8ha of open space in the Brent Cross – Cricklewood opportunity area.
- 14.4.36 Policy 7.18 of the London Plan categories open and allots distance thresholds from houses from which the parks are accessible. This guideline provides a benchmark for boroughs to assess their own provision for the different categories of open space found throughout London and facilitates the cross-borough planning and management of open space. Table 14-9 presents these guidelines, and the parks which meet the guidelines and are therefore accessible from the existing Site.

Table 14-9: Open Spaces Accessible from the Site

Open space categorisation (GLA Guidance)	Guidelines on size of Site (ha)	Distances from Site (km)	Name of open space	Approximate size (ha)
Regional Parks	400	3.2-8	-	
Metropolitan Parks	60	3.2	Hampstead Heath	335

³⁷ LBB, (2016); Parks and Open Spaces: Our Strategy for Barnet 2016-2026

³⁸ LBB, (2012); Barnet's Local Plan: Development Management Policies

Open space categorisation (GLA Guidance)	Guidelines on size of Site (ha)	Distances from Site (km)	Name of open space	Approximate size (ha)
District Parks	20	1.2	Gladstone Park	43
Local Parks and Open Spaces	2	0.4	-	-
Small Open Spaces	<2	<0.4	Cricklewood Millennium Green	0.5
			Allotment Way Allotments	0.5
Pocket Parks	<0.4	<0.4	-	-

Source: GLA, (2016); London Plan, AECOM analysis 2020

- 14.4.37 Table 14-9 identifies the existing open space that is considered accessible to the Proposed Development, in line with GLA guidance. Given the Site's proximity to LBB's boundary, some of the parks included in Table 14-9 are located in the borough. There are no regional parks within the relevant catchment from the site however; the Proposed Development is relatively well served by other types of open spaces.
- 14.4.38 Despite good access to Hampstead Health and Gladstone park, there is little offering of smaller open spaces within the proximity of the Site. Parks and Open Spaces Strategy in fact notes a 'particular deficiency' in district park provision within the Brent Cross – Cricklewood area. This means those living close to the Site may travel a long way in order to reach open spaces.

Play Space

- 14.4.39 LBB's Core Strategy sets out which open spaces in the borough include some form of dedicated children's play provision. There are 49 sites in the borough that provide formal play space for children – equating to 0.05ha per 1,000 children aged less than 15 years. The Open Space Assessment³⁹, demonstrates that the Golders Green ward in which Cricklewood is situated has 0.07ha of play space per 1,000 residents – the highest of any area in the borough.
- 14.4.40 The more recent Core Strategy states that the borough is relatively well provided for playing pitches and outdoor sports with 0.51ha of pitches per 1,000 residents. Almost the entire borough is within 1.2km of a playing pitch. Policy DM15 in the Development Management Policy sets out the sports pitch and children's play provision (0.75ha and 0.09ha per 1,000 residents respectively) that should be provided by developments if in an area of deficiency.
- 14.4.41 The GLA's 'Shaping Neighbourhoods: Play and Informal Recreation' SPG⁴⁰ provides guidelines on the maximum acceptable walking distances to access child play spaces. Consistent with the GLA SPG, Table 14-10 provides details of the play spaces available within 800 metres of the site.

³⁹ LBB, (2009); Barnet Open Space, Sports and Recreational Facilities Assessment

⁴⁰ GLA, (2012); Shaping Neighbourhoods: Play and Informal Recreation SPG

Table 14-10: Play spaces accessible from the Site

Maximum Walking Distance from homes (taking barriers into account) (m)	Age Group	Name of Space	Approximate size (ha)
100m	0-4	Kara Way Playground	0.05
400m	5-11	Kara Way Playground	0.14
800m	12+	Primemartin Activity Park	0.22
		Rusper Close	0.25
		Mapesbury Dell	0.26
		Westcroft Estate Sports Pitch and Play Area	0.69
		UCS Rugby Football Club	6.07
		Brondesbury Cricket, Tennis and Squash Club	0.80
Total	-	-	8.48

Source: GLA, (2012); *Shaping Neighbourhoods: Play and Informal Recreation SPG*. AECOM calculations 2020

Retail, Office and Leisure Facilities

- 14.4.42 The Cricklewood, Brent Cross and West Hendon Development Framework (2005) provides an indication of retail (Use Class A1) needs in the Borough. It outlines plans for the area to include 27,000m² of leisure space, 55,000m² of comparison retail space and 20,000m² of space for convenience shopping by 2025.
- 14.4.43 The LBB Employment Land Review⁴¹ identifies Brent Cross shopping centre as the borough's main retail centre, with most other locales having, at most, small town centres with one or two of the major supermarket chains present. Despite this, Cricklewood Broadway which can be accessed around 100m from the Site, offers a wide range of retail facilities, shops and restaurants.
- 14.4.44 The LBB Employment Land Review has identified an additional increase in demand for office floorspace of between 67,000m² and 106,000m² between 2016 and 2036 as a result of a forecasted increase in employment by 22% of this time period. Since the LBB is identified as a borough that should retain its industrial land, the Employment Land Review indicates this may be achieved by an intensification of economic activity, perhaps through mixed use developments.
- 14.4.45 In general, residents close to the Site have good access to leisure activities. There are three centres with gym facilities within 1km of the Site. The closest is Fitness Planet Gym, located around 150m away from the Site boundary. The Manor Health and Leisure Club located around 300m away from the Site also includes a swimming pool, exercise classes and a gymnasium.
- 14.4.46 There are no cinemas within 1km of the Site, which is deemed a reasonable walking distance. The closest cinemas, Lexi Cinema, Everyman and Vue Cinema located in Kensal Green, Hampstead and South Hampstead respectively and are approximately, 2.3km, 2.5km and 2.6km from the Site. In addition, Cineworld in Feltham is 4.1km from the Site.

Future Baseline

- 14.4.47 As identified in the Legislation and Planning Policy Context section of this chapter, the Brent Cross – Cricklewood opportunity area in which the Site is located will change considerably. The Barnet Corporate Strategy 2019-2024 outlines plans to provide 27,000 jobs and 7,500 new houses in the opportunity area. This will be in part brought about by investment in a new town centre and railway station. In addition, the Barnet Parks and Open Space Strategy outlines £20 million of investment into parks and open

⁴¹ LBB, (2018); LBB Employment Land Review

spaces within the LBB. Particular emphasis is placed on addressing the open space deficit in the opportunity areas such as within the Brent Cross – Cricklewood.

14.5 Environmental Design and Management

- 14.5.1 There are no adverse potential effects that have been avoided, prevented, reduced or off-set through design and/or management of the demolition and construction or operational phases of the Proposed Development that relate to socio-economics.
- 14.5.2 The Proposed Development includes various additional measures that are designed to reduce any potential adverse effects on the local community and economy once operational. These include:
- The provision of up to 1,200m² (GIA) of employment land which will help to offset some 'deadweight' job losses. This will consist of a mixture of A3, B1, D1 and D2 space;
 - The Illustrative Masterplan indicates the Site can provide up to up to 2.49ha of open space consisting of both paving and grassland, of which 1.60 will be publicly accessible; and
 - The Illustrative Masterplan indicates the Site can provide up to 3,614m² of play space provided for children and young people, of which 2,590m² will be publicly accessible.

14.6 Assessment of Effects and Significance

- 14.6.1 This section presents the potential effects arising from the Proposed Development and analyses the scale, duration (short, medium, long term and permanent) and the significance of socio-economic effects relative to the baseline socio-economic conditions, described in the previous sections of this chapter. The following effects are assessed:
- Direct, indirect and induced employment as a result of the enabling works, demolition and construction phase and on completion and occupation of the Proposed Development;
 - Direct, indirect and induced spending resulting from residents within the completed and occupied Proposed Development; and
 - Broader social and community effects of the Proposed Development.

Effects during Enabling Works, Demolition and Construction

- 14.6.2 Construction employment represents a positive economic effect that can be estimated as a function of the scale and type of construction (infrastructure and buildings). The following sections estimate gross employment arisen from the Proposed Development during the demolition and construction phase. It will then consider leakage, displacement and multiplier effects in order to assess the net effects on the Greater London economy.

Gross Direct Demolition and Construction Employment

- 14.6.3 The estimated demolition and construction period is approximately 5 years and 7 months. The construction work is not permanent and therefore the effect on employment will be temporary in nature. It is likely that the capital and revenue expenditure involved in the construction period will lead to increased output in the Greater London economy.
- 14.6.4 The employment resulting from the temporary construction phase can be estimated by applying an average gross output⁴² per construction industry employee in London to the estimated total construction cost. It is therefore estimated that there are likely to be 290 full time equivalent (FTE) construction workers per annum on the Site during the demolition and construction phase.

⁴² ONS, (2020); Construction Output: Value Non-Seasonally Adjusted Current Prices by Region

Leakage

- 14.6.5 Leakage effects are the benefits to those outside the effect area. Analysis carried out on Census 2011 data indicates that 21.4% of people working in Greater London live outside the area⁴³. This corresponds to a low to medium leakage rate as set out by HCA Additionality Guidance⁴⁴, and implies that the majority of employment opportunities will go to people living within Greater London. An adjustment of 21.4% has been applied to the total 290 gross construction jobs. It is therefore estimated that 228 employees from within Greater London and 62 employees from outside of Greater London will be working per annum at the Proposed Development during the enabling works, demolition and construction period.

Displacement

- 14.6.6 Displacement measures the extent to which the benefits of a project are offset by reduction of output or employment elsewhere. An additional demand for labour cannot simply be treated as a net benefit – it has the potential to remove workers from other positions. Consequently, the net benefit is reduced by the extent that this occurs.
- 14.6.7 Construction workers are typically to move between construction projects in Greater London when delays occur or to help the workforce meet particular construction deadlines. Overall it is assumed that due to the flexibility of the labour market and the fact that construction workers at the Proposed Development represent such a small proportion of the Greater London construction labour force, displacement of the direct construction employment will be low.
- 14.6.8 The HCA Additionality Guidance provides 'ready reckoners' for displacement. Within the context of a Greater London construction project, a low displacement of 25% is judged to be appropriate. This is considered to be a best practice approach in the absence of specific local information that might provide a defensible justification for another level of displacement being used, either above or below 25%. Applying this level of displacement to the total gross direct employment figure results in a net direct employment figure of 217 jobs per annum during the enabling works, demolition and construction period.

Multiplier Effect

- 14.6.9 In addition to the direct employment generated by the Proposed Development itself, there will be an increase in local employment arising from indirect and induced effects of the construction activity. Employment growth will arise locally through manufacturing services and suppliers to the construction process (indirect or supply linkage multipliers). Additionally, part of the income of the construction workers and suppliers will be spent in Greater London, generating further employment (in terms of induced or income multipliers).
- 14.6.10 The effects of the multiplier depend on the size of the geographical area that is being considered, the local supply linkages and income leakage from the area. The HCA Additionality Guidance provides a 'ready reckoner' of composite multipliers – the combined effect of indirect and induced multiplier effects. This is considered to be a best practice approach in the absence of specific information that might provide a defensible justification for another multiplier effect level being used, appropriate to the sectors concerned. Applying the 1.7 multiplier to the figure for total net direct employment of 217 results in a net indirect employment of 152 during the enabling works, demolition and construction period.

Net Additional Construction Employment

- 14.6.11 Table 14-11 presents the temporary employment generated by the Proposed Development taking leakage, displacement and multiplier effects into account. For the Proposed Development, the total net additional employment created within Greater London is estimated to be 291 while 78 jobs will be created outside of London. The Proposed Development will therefore overall support a total of 369 net jobs on average per year during the enabling works, demolition and construction period.

⁴³ ONS, (2011); 2011 Census

⁴⁴ Homes and Communities Agency (HCA), (2015); Additionality Guide, A Standard Approach to Assessing the Additional Effect of Projects, 4th Edition, HCA.

Table 14-11: Net Additional Construction Employment Per Year

	Greater London	Outside Greater London	Total
Gross Direct Employment	228	62	290
Displacement	-57	-16	-73
Net Direct Employment	171	46	217
Indirect & Induced Employment	120	32	152
Total Net Employment	291	78	369

- 14.6.12 In the context of a large labour pool of construction workers in Greater London, the direct, indirect and induced employment, expenditure and upskilling created by the demolition and construction phase of the Proposed Development is likely to have a direct **minor beneficial** (not significant), long term effect on the Greater London economy.

Effects Once the Proposed Development is Complete and Occupied

- 14.6.13 The Proposed Development will generate permanent jobs once it is complete and operational. In estimating operational job generation, it is important to consider not just the gross effects of the Proposed Development, but also the net effects. This is achieved by considering the leakage, displacement and multiplier effects, as well as any loss of jobs associated with the existing site activities.

Existing Employment ('Deadweight')

- 14.6.14 'Deadweight' refers to outcomes which would have occurred without intervention, such as if the Proposed Development were to result in disruption to any existing economic activity currently occurring in relation to the Site.
- 14.6.15 In terms of employment-generating space, the existing operational employment on-site is estimated to be a gross 74 directly employed employees based on the assumption that all units and floor areas are fully occupied. This figure has been estimated based on the average employment density provided in the HCA Employment Densities Guidance for retail warehouse space. This has been applied to the 8,000m² floorspace area (GIA) which comprises B&Q and two other smaller retailers.
- 14.6.16 Assuming a leakage of 21.4% outside Greater London, a low level of displacement and a 1.7 multiplier, it is estimated that the total net deadweight employment relating to the existing Site is 94 employees, of which 74 are from the Greater London area. This is presented in Table 14-12.

Table 14-12: Net Additional 'Deadweight' Employment

	Greater London	Outside Greater London	Total
Gross Direct Employment	58	16	74
Displacement	15	4	19
Net Direct Employment	43	12	55
Indirect & Induced Employment	31	8	39
Total Net Employment	74	20	94

Source: AECOM Calculations 2020, HCA (2015) Employment Densities Guide.

Total Net Operational Employment

- 14.6.17 The Applicant is seeking to provide up to 1,200m² Gross Internal Area (GIA) flexible commercial floorspace (Use Class A3/B1/D1/D2).. In order to assess a 'worst-case scenario' in socio-economic impact the commercial floorspace is assumed to be comprised entirely of D2 use (assembly and leisure) since this has a lower employment density than A3, B1 and D1 space. The estimates for gross employment generation are therefore a minimum estimation and likely lower than the gross employment that could actually generated by the Proposed Development.
- 14.6.18 The GLA London Employment Sites Database⁴⁵ provides default employment density assumptions for different types of floor space based on evidence from the GLA Industrial Land Survey. The density figure for D1 space has been applied to the floorspace included in the Proposed Development to produce estimates of gross employment. When complete and operational the Proposed Development is estimated to support a reasonable worst-case of 20 gross jobs on-site, as presented in Table 14-13.

Table 14-13: Gross Direct Employment arising from the Proposed Development

	Floorspace (m ² GIA)	Employment Density (per m ² GIA)	Gross Direct Employment
Commercial (A3/B1/D1/D2 Use)	1,200	60	20

Source: AECOM Calculations 2020, GLA (2017) London Employment Sites Database

- 14.6.19 As previously stated, this gross employment figure is likely to be an underestimate and in the also unlikely scenario that this commercial (A3/B1/D1/D2) land was entirely B1 (with the highest density of 11.3 jobs per m²), this space could generate a maximum of 106 jobs in a best case scenario.
- 14.6.20 Taking account of the existing net 'deadweight employment' lost on-site and assuming a leakage of 21.4% outside Greater London, a low level of displacement and a 1.7 multiplier, it is estimated that the Proposed Development will result in the loss of 68 jobs, of which 53 are estimated to be of residents of Greater London. This calculation can be seen in Table 14-14.

Table 14-14: Net Additional 'Deadweight' Employment

	Greater London	Outside Greater London	Total
Gross Direct Employment	16	4	20
Displacement	-4	-1	-5
Indirect & Induced Employment	9	2	11
Total Employment Created	21	5	26
Deadweight Employment	-74	-20	-94
Total Net Employment	-53	-15	-68

Source: AECOM Calculations 2020, HCA (2015) Additionality Guide.

- 14.6.21 Considering the additional net direct, indirect, induced and deadweight employment created or displaced by the permanent employment of the Proposed Development, it is assessed that the Proposed Development will have a direct **minor adverse** (not significant), permanent effect on the Greater London economy.

Value of Local Spending by Residents

- 14.6.22 To estimate the effect of the Proposed Development in terms of additional local expenditure, average weekly spending figures for residents in Greater London have been applied the estimated number of

⁴⁵ GLA (2017) London Employment Sites Database

residents arising from the Proposed Development. This has been calculated using the population yield calculator published by the GLA⁴⁶ using the accommodation unit mix.

- 14.6.23 The Illustrative Masterplan for the Proposed Development is based on the maximum 1,100 homes and the socio-economic assessment considers the potential impacts arising from this maximum amount of homes. As such, the accommodation schedule for the Proposed Development, shown in Table 14-15, is indicative though considered representative of the likely mix of homes by size and by tenure, including with respect to provision of affordable homes.

Table 14-15: Illustrative Accommodation Unit Mix

Number of bedrooms	Private	Affordable	Shared Ownership	Discounted Market Rent	Total
1 Bedroom	430	11	102	18	561
2 Bedrooms	273	40	101	20	434
3 Bedrooms	70	35	0	0	105
Total	773	86	203	38	1100

- 14.6.24 Applying the above accommodation unit mix to the GLA Population Yield Calculator gives us a total estimated population yield of 2,132 residents, of which 344 will be children between the ages of 0 and 15.
- 14.6.25 The ONS provides estimates of household spending by region⁴⁷, which may be adjusted using 2011 Census data to provide an estimate of annual spending per resident. To ensure a conservative estimate of new local spending arising from the Proposed Development, it is assumed that some of those moving to the new market homes would already be residents in the local area (Greater London) and would thus not generate new net expenditure. To account for this, a displacement rate of 25% has been applied based on HCA ready reckoners. This discount also accounts for the potential for additional spending to occur at the Proposed Development itself, therefore removing the potential to 'double count' the employment benefits.
- 14.6.26 Leakage takes into account the level of expenditure that is likely to take place outside of Greater London. As London is a large urban economy with a strong retail and services offer, it is anticipated that 90% of household expenditure will be retained within the metropolitan area⁴⁸. The application of these assumptions results in a total net expenditure of £8,775 per person per annum in Greater London, as shown in Table 14-16.

Table 14-16: Direct, Indirect and Induced Spending per Person Per Annum in Greater London

	Gross Direct Expenditure	Net Direct Expenditure (Displacement)	Net Direct Expenditure (Displacement and Leakage)
Total Spending (£)	13,000	9,750	8,775

Source: ONS, (2017); Family Spending (Financial Year 2014 to Financial Year 2016).

- 14.6.27 Applying the average expenditure figures to the estimated number of residents of the Proposed Development (based on the provision of 1,1000 homes) results in a total net benefit of approximately £16.6m per annum. Further information is shown in Table 14-17.

⁴⁶ GLA, (2019) Population Yield Calculator (v3.2)

⁴⁷ ONS, (2019); Family Spending: Household expenditure by UK countries and regions, 2016 to 2018: Table A33

⁴⁸ Homes and Communities Agency (HCA), (2014); Additionality Guide, A Standard Approach to Assessing the Additional Effect of Projects, 4th Edition, HCA.

Table 14-17: Direct, Indirect and Induced Spending for the Proposed Development Per Annum in Greater London

	Gross Direct Expenditure	Net Direct Expenditure (Displacement)	Net Direct Expenditure (Displacement and Leakage)
Total Spending (£million)	24.5	18.4	16.6

Source: ONS, (2019); Family Spending: Household expenditure by UK countries and regions, 2016 to 2018

- 14.6.28 The additional expenditure created by the residents of the Proposed Development is likely to have a direct **minor beneficial** (not significant), permanent effect on the Greater London economy.

Broader Social and Community Effects

- 14.6.29 Expected broader social and community effects of the Proposed Development are the:

- Increase in the stock of housing;
- Increase in the stock of affordable housing;
- Increase in the demand for places at local schools;
- Increased demand for primary health services;
- Increased usage of open space; and
- Increased demand for child play space.

Housing

- 14.6.30 Barnet's Local Plan adopted in 2012 sets a target for 28,000 additional homes within the LBB by 2026, or an average of 2,255 new homes per year⁴⁹. The current adopted London Plan (2016) sets out an even more ambitious housing target for the LBB, with 23,489 new homes between 2015-2025. This is equivalent to 2,349 net new homes per year.
- 14.6.31 The Proposed Development will contribute to meeting this new target by adding up to 1,100 homes to the existing stock of the LBB, which represents 3.9% of Barnet's Local plan target and 4.7% of the London Plan's 10 year target. The additional 1,100 homes are therefore considered to have a **moderate beneficial** (significant) effect on meeting the target for new housing provision in LBB.

Affordable Housing

- 14.6.32 Affordable housing consists of both homes subsidised below market values ('intermediate' homes) and socially rented homes. The London Plan does not outline a strategic, London-wide target for affordable housing provision; however it notes that "*the maximum reasonable amount of affordable housing should be sought subject to viability*" and that importance should be placed on strategic targets at borough level.
- 14.6.33 The LBB Core Strategy requires up to 40% of new homes to be affordable for developments of more than 10 homes. The Core Strategy sets out a target of 5,500 new affordable homes in Barnet between 2012 and 2026. Of these affordable homes, the LBB targets 60% to be socially rented and 40% to be intermediate.
- 14.6.34 Of the maximum 1,100 homes included in the Proposed Development 773 are expected to be sold or rented privately, 203 are expected to be shared ownership, 86 are expected to be affordable rent and 38 are expected to be discounted market rent. Therefore, it is expected that 365 homes will be affordable, representing 29.7% of the unit mix. It is not clear the extent to which 'affordable rent' is analogous to what the LBB deems 'socially rented', but regardless intermediate housing contributes at

⁴⁹ GLA, (2016); London Plan Spatial Development Strategy for Greater London (Consolidated with Alterations since 2011), GLA.

least 62.1% of the affordable homes in the form of shared ownership. Provision of homes at the Proposed Development is therefore expected to be somewhat below the LBB's target for 40% of homes to be affordable and also the target for 60% of these affordable homes to be socially rented.

- 14.6.35 Overall however, it is assessed that the Proposed Development will make a noteworthy contribution of approximately 327 homes to the 5,500 new affordable homes targeted across the LBB. The Proposed Development is therefore considered to have a direct **minor beneficial** (not significant), permanent effect on affordable housing provision in the LBB on that basis.

Education

- 14.6.36 For this assessment, child occupancy rates contained within the GLA's Population Yield Calculator have been applied to the accommodation schedule of the Proposed Development to calculate the net change in children requiring primary and secondary school places. The estimated child yields for education associated with the Proposed Development (based on provision of 1,100 homes) are presented in Table 14-18.

Table 14-18: Estimated Child Yields for Education

	Primary School	Secondary School	Total
Proposed Development	106	31	138

Source: GLA (2019) Population Yield Calculator (v3.2), AECOM Calculations 2020

Primary Education

- 14.6.37 The baseline analysis shows that there is currently a surplus of 767 primary school places in the LBB within 2km of the Site or 164 surplus places if a school is deemed at capacity if 95% of their places are taken up. As the construction period for the Proposed Development lasts until 2026, forecasting the surplus places available in schools to meet demand based on current capacity and immediate future trends as various phases of development are completed is thus inherently difficult. However, the 106 primary school pupils are likely to be able to be absorbed by local primary schools, given there is currently surplus of 164 pupils at 95% capacity. This however would leave little remaining capacity within the local area.
- 14.6.38 Notably however, the increased demand for school places as a result of the Proposed Development is likely to occur gradually throughout the construction period to 2026, rather than all at once, during which time the LBB may act to meet any general increases in demand for places in the Borough from new developments and any natural growth by expanding existing schools, including through using monies from Community Infrastructure Levy (CIL).
- 14.6.39 Overall, it is assessed that the effect on primary education provision from the increased demand generated by the Proposed Development will be direct **negligible** (not significant) permanent effect.

Secondary Education

- 14.6.40 The baseline analysis shows that there is currently a surplus of 2,387 secondary school places within 4.7km of the Site, if a 95% occupancy rate is assumed to indicate no spare capacity, there are a total of 1,754 surplus places within this distance.
- 14.6.41 Given the increase in demand arising for secondary school places is estimated to be fairly modest at 31 places, the large number of local secondary schools with capacity are likely to be able to easily absorb this demand. The Proposed Development is therefore likely to have a direct **negligible** (not significant), permanent effect on secondary education provision.

Primary Healthcare

- 14.6.42 There are currently seven GP surgeries within 1km of the Proposed Development, with 22.3 FTE GPs and an average patient list size of 6,923. As explained in the Baseline Section, there are on average 2,177 Patients per FTE GP, well above the 1,800 target ratio set by the Royal College of General Practitioners.

- 14.6.43 The additional 2,132 residents estimated as a result of the Proposed Development will place additional demand upon the local health facilities. Taking a 'worst-case scenario' in which all new residents register with a local GP practices, the additional residents would increase the overall practice list size to 2,269 patients per GP, a level of service which will exacerbate the problems stemming from an already over capacity local primary health service. Although there is the potential for this to be mitigated by the LBB using CIL receipts from new developments such as the Proposed Development to fund new or enhanced primary healthcare provision, it is deemed that the Proposed Development will have a direct **moderate adverse** (significant), permanent effect on primary healthcare provision locally if healthcare provision is not increased.

Open Space

- 14.6.44 The baseline analysis shows that the Proposed Development is located in proximity to several publicly accessible open spaces that fulfil the criteria of the London Plan Open Space Hierarchy⁵⁰. These include two small open spaces (Cricklewood Millennium Green and the allotments on Allotment Way), one district park (Gladstone Park) and one regional park (Hampstead Heath). However, the Site has limited access to pocket parks and local parks. Moreover, the LBB Parks and Open Spaces Strategy⁵¹ also notes a 'particular deficiency' in district park provision within the Brent Cross – Cricklewood area.
- 14.6.45 According to the Illustrative Masterplan, open space of different types will be provided around each Development Parcel on the ground floor, on podiums and on rooftops. The area of open space included in the Proposed Development will total a minimum of 1.60ha of new publicly available space on the ground floor and an additional 0.88ha of private open space on the podium and rooftop. The publicly accessible space will be mostly paved and beautified with tree planting as well as species rich lawn space, both on the ground floor, the podium and the rooftop of the Proposed Development.
- 14.6.46 As will be further discussed in the Cumulative Schemes Section, Policy CS7 within the Core Strategy targets enhancing LBB's open space through securing additional on-site open space in growth areas including 8ha within the Brent Cross – Cricklewood area. The Brent Cross - Cricklewood Regeneration Area Revised Environmental Statement includes plans for increased open space at a new Nature Park and at Eastern and Western Brent Riverside Park. Plans are also in place for future improvements to Sturgess Park. These developments will also help to offset increases in demand for open space generated by residents of the Proposed Development.
- 14.6.47 The provision of open space within the Proposed Development will help mitigate any impact the new resident population may have on existing public spaces in the local area and will provide new space accessible to existing residents from the surrounding area. It will also make a notable contribution towards the LBB's target for 8ha of new open space within the Brent Cross – Cricklewood Opportunity Area. Considering this, it is assessed that the Proposed Development will have a **moderate beneficial** (significant) permanent effect upon the provision of open space locally.

Play Space

- 14.6.48 The GLA's SPG⁵² recommends that 10m² of play and recreation space per child should be provided for children and young people in new developments.
- 14.6.49 Applying the GLA's Population Yield Calculator⁵³ to the residential accommodation schedule shows that 344 children are expected to reside in the Proposed Development that would require play space. As shown in Table 14-19, an estimated applying the GLA's SPG guidance, there is an estimated requirement for 3,438m² of play space to serve the 344 children aged 0-17 calculated to reside within the Proposed Development.
- 14.6.50 When applying the Illustrative Masterplan details, the Site is able to provide a total of up to 3,614m² of playable space as part of the Proposed Development. Broken down by age group, this will comprise approximately 1,743m² of play space suitable for children under five years old, 1,280m² of play space suitable for children aged between five and 11 years old, 382m² of play space suitable for children aged 12 to 15 year olds and 192m² provision for 16 year olds and older. This provision exceeds the

⁵⁰ Greater London Authority (GLA), (2016); The London Plan, GLA.

⁵¹ GLA, (2012); Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation Supplementary Planning Guidance

⁵² GLA, (2012); Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation Supplementary Planning Guidance

⁵³ GLA (2019) Population Yield Calculator (v3.2)

recommended amount arising from the GLA's SPG Guidance and GLA's Population Yield Calculator for all age groups. Details on the specific breakdown by age group is likely to be adjusted at the future RMA stage as the scheme develops in greater detail.

- 14.6.51 The Illustrative Masterplan has been designed such that a large portion of play quantum is provided in the ground floor so that it is publicly accessible and is not restricted to residents of the Proposed Development. Of the up to 3,614m² playable space included within the Illustrative Masterplan, approximately 2,590m² will be publicly accessible.
- 14.6.52 The landscape strategy for the Site allows for a destination play area in the Cricklewood Lawn; this will provide a complementary space to the existing Kara Way play space, with an improved safe pedestrian connection across the roads. In addition, the gardens will include playful trails which are designed to entertain and educate children and grow-ups alike.
- 14.6.53 In conclusion, the play space provided as part of the Proposed Development will likely exceed the play space requirement. Given the proposed provision of on-site play space exceeds GLA requirements and that a large portion of the space is entirely publicly accessible, the Illustrative Masterplan for the Proposed Development is anticipated to have a direct **minor beneficial** (not significant) permanent effect on play space within the local area.

Table 14-19: Estimated Play Space Requirements

Age Group	Number of children in Proposed Development	Total Play Space Recommended (m ²)	Total Play Space within Proposed Development
0-4	173	1,730	1,743
5-11	118	1,180	1,300
12-15	35	350	382
16-17	18	180	192
Total	344	3,440	3,614

Sources: ONS, (2019); Population Yield Calculator (v3.2); GLA, (2012) *Shaping Neighbourhoods: Children and Young People's Play and Informal Recreations SPG*

Retail, Office and Leisure Facilities

- 14.6.54 The Proposed Development will result in the loss of approximately 8,000m² of A1 use retail warehouse space comprising three units. This could adversely affect the ability of local people to benefit from using these retail shops. However, the LBB has good access to other retail, including nearby, facilitated by good transport links. Consequently, residents of the LBB will be able to retain good access to retail despite the loss of the three premises here.
- 14.6.55 The Proposed Development is providing up to 1,200m² of flexible commercial space, consisting of A3, B1, D1 and/or D2 use classes. While it is not yet certain the proportion of this floorspace which will be devoted to B1 space, it is likely the Proposed Development will have a higher weighting towards B1 space if there is more local demand for office space. The Proposed Development could therefore contribute towards providing more office space within the LBB however this will depend on the actual use class of the occupiers and thus there is no certainty that these will materialise.
- 14.6.56 The Proposed Development is not expected to significantly affect leisure facilities within the LBB.
- 14.6.57 Overall, the effect of the Proposed Development on residents within the LBB's access to retail, office and leisure facilities in combination is expected to be a **negligible** (not significant) permanent effect.

14.7 Mitigation and Monitoring Measures

- 14.7.1 The employment generation associated with the existing 8,000m² of retail space at the Site will not be replaced by the jobs provided by the new employment space and so there is a permanent **minor adverse** effect on employment. In order to mitigate the scale of the deadweight job losses, the retailers currently on-site should be made aware of the plans and given as much notice as possible. This will give them more time to locate to alternative premises, or to relocate jobs to other branches.
- 14.7.2 Discussions will take place with LBB regarding the approach to the provision of such medical facilities as are required to support the Proposed Development. This could be funded through CIL receipts to such an extent that the Proposed Development would result in the effect conclusion changing to a **negligible** (not significant) permanent effect.

14.8 Residual Effects and Conclusions

- 14.8.1 This chapter has analysed the socio-economic effects of the Proposed Development compared to baseline conditions. Table 14-20 lists these effects in accordance with the significant criteria outlined in **Chapter 2: EIA Methodology** of this ES. In summary, there will be some additional demand for education, healthcare, open space and play space, as a result of the Proposed Development.
- 14.8.2 During the estimated 5 year and 7 month demolition and construction phase, the Proposed Development is likely to generate 369 net additional jobs per annum, resulting in a long term (not significant), **minor beneficial** effect on the Greater London economy.
- 14.8.3 Once completed and occupied the Proposed Development will have a permanent (not significant) **minor adverse** effect on employment in Greater London. In a worst-case scenario, the Proposed Development will result in 68 fewer jobs during operation.
- 14.8.4 The approximate £16.6m that the new residents of the Proposed Development will spend locally each year will have a permanent (not significant) **minor beneficial** effect on the Greater London economy.
- 14.8.5 The Proposed Development will have a permanent (significant) **moderate beneficial** effect on housing needs in the LBB. It will provide up to 1,100 net additional dwellings, which equates to 4.7% of LBB's ten year target outlined in the 2016 London Plan.
- 14.8.6 The Proposed Development will have a permanent (not significant) **minor beneficial** effect on the provision of affordable housing in the LBB. Although this provision does not meet the affordable homes targets set out in the LBB Local Plan, it still makes a considerable contribution to the area's affordable housing stock, providing affordable units on a site which previously had no residential uses and contributes towards the regeneration of the area.
- 14.8.7 The Proposed Development will have a permanent (not significant) **negligible** effect on primary education within 2.1km of the Site. There is currently enough surplus capacity at local primary schools to accommodate the additional children that will live in the Proposed Development.
- 14.8.8 The Proposed Development will have a permanent (not significant) **negligible** effect on secondary education within 4.7km of the Site. There is currently enough surplus capacity at the local secondary schools to accommodate the additional children that will live at the Proposed Development.
- 14.8.9 Primary healthcare facilities within 1km of the Site are currently over capacity as they have a worse ratio than the standard of one GP per 1,800 registered patients. The Proposed Development will put even more pressure on these services so that the GP per registered patients will rise to 2,269. Therefore, the Proposed Development will have a permanent (not significant) **moderate adverse** effect on primary healthcare facilities within 1km of the Site. This effect should be mitigated through CIL receipts to an extent that there is a permanent (not significant) **negligible** effect.
- 14.8.10 The Proposed Development will provide approximately 2.49 ha of open space which will make a significant contribution towards the targeted 8ha of open space within the Brent Cross – Cricklewood Opportunity Area targeted within the LBB Core Strategy. There it is assessed that the Proposed Development will have a permanent (significant) **moderate beneficial** effect on access to open space.
- 14.8.11 The Proposed Development will provide up to 3,614m² total surface area of playable space. This exceeds the provision recommended by the GLA's SPG. The large amount of this space will be publicly accessible on the ground floor of the Proposed Development. Additionally, there are multiple publicly accessible play spaces located within close proximity of the site for all age groups. Hence, the Proposed

Development is assessed to have a permanent (non-significant) **minor beneficial** effect on the provision of play space within the local area.

- 14.8.12 If all of the cumulative developments and the Proposed Development are built, a considerable amount and variety of new employment floorspace will be delivered, including office, retail, hotel, and community space, leading to the creation of a considerable number of new net permanent jobs within Greater London. This represents an overall **moderate beneficial**, long-term, permanent effect on the Greater London economy.

Table 14-20: Socio Economics Summary of Potential Effects

Description of Effect	Nature of Effect/Geographic Scale	Magnitude of Impact	Initial Classification of Effect (with embedded mitigation)	Additional Mitigation	Residual Effect Significance
Construction					
Construction Employment	Long Term, Greater London	Minor	Minor Beneficial	No mitigation required	Minor Beneficial, Long term, Not significant
Complete and Operational					
Operational Employment	Permanent, Greater London	Minor	Minor Adverse	Advance notice given to existing business on the Site to allow them time to re-plan their operations	Minor Adverse, Permanent, Not significant
Additional Local Spending	Permanent, Greater London	Minor	Minor Beneficial	No mitigation required	Minor Beneficial, Permanent, Not significant
Housing	Permanent, Greater London	Moderate	Moderate Beneficial	No mitigation required	Moderate Beneficial, Permanent, Not significant
Affordable Housing	Permanent, LBB	Minor	Minor Beneficial	No mitigation required	Minor Beneficial, Permanent, Not significant
Primary Education	Permanent, LBB and LB Brent within 2.1km	Negligible	Negligible	Potential use of CIL receipts	Negligible, Permanent, Not significant
Secondary Education	Permanent, LBB, LB Brent within 4.7km	Negligible	Negligible	Potential use of CIL receipts	Negligible, Permanent, Not significant
Primary Healthcare	Permanent, within 1km	Moderate	Moderate Adverse	Potential use of CIL receipts	Negligible, Permanent, Significant

Description of Effect	Nature of Effect/Geographic Scale	Magnitude of Impact	Initial Classification of Effect (with embedded mitigation)	Additional Mitigation	Residual Effect Significance
Open Space	Permanent, LBB	Moderate	Moderate Beneficial	No mitigation required	Moderate Beneficial, Permanent, Significant
Play Space	Permanent, LBB	Minor	Minor Beneficial	No mitigation required	Minor Beneficial, Permanent, Not significant
Retail, Office and Leisure Facilities	Permanent, LBB	Negligible	Negligible	No mitigation required	Negligible, Permanent, Not significant

14.9 Statement of Effect Significance

- 14.9.1 A significant **moderate beneficial** effect is anticipated as a result of the provision of housing once the Proposed Development is complete and occupied. This provision will make a significant contribution towards meeting the LBB's housing targets. The Proposed Development is also expected to have a significant **moderate beneficial** effect on the provision of open space.
- 14.9.2 One significant adverse effect has been identified as a result of the Proposed Development. A **moderate adverse** effect on primary healthcare has also been identified as a result of a lack of capacity at local practises which already exceed the 1,800 patients per GP FTE target.

14.10 Cumulative Effects Assessment

- 14.10.1 Cumulative effects occur when a single receptor is affected by more than one effect at any point in time. This section of the chapter assesses the socio-economic effects of the Proposed Development in combination with the potential socio-economic effects of committed developments.
- 14.10.2 The Proposed Development is expected to start construction in January 2021 and is expected to be completed by July 2026. The Proposed Development's location within Brent Cross – Cricklewood opportunity area means that there is a fast pace of local development which will change the conditions that residents will experience during the operational phase. All full list of the 17 cumulative schemes can be seen in the **EIA Briefing Note**.

Demolition and Construction

- 14.10.3 The demolition and construction phase of the Proposed Development along with the committed developments identified in **Briefing Note** will generate additional construction related employment within the LBB. The scale of the construction employment generated cannot be readily quantified on the basis that the information available for each scheme is commercially sensitive. In addition, the timing and phasing of the construction of these schemes along with the Proposed Development may not occur over the same time periods, therefore the temporary construction related effects may not coincide.
- 14.10.4 The combined effects of the developments are likely to have a **moderate beneficial**, long term cumulative effect on construction employment due to the potential for the committed developments to generate a large amount of construction employment (in addition to the Proposed Development).

Additional Mitigation and Monitoring Measures

- 14.10.5 There are no additional mitigation or monitoring measures required during the demolition and construction with regards to socio economics.

Residual Effects

- 14.10.6 There are no significant adverse residual socio-economic cumulative effects relating to construction employment.

Assessment of Effects

- 14.10.7 There are several committed developments which will provide permanent employment space for local residents. In particular, there are committed developments which have specific designations for retail space which may help to offset the deadweight jobs resultant from the Proposed Development. Within the Brent – Cross Cricklewood Regeneration Area it is expected there will be a full range of town centre uses including classes A1-A5, offices, industrial and other business uses within use classes B1-B8 as well as space for leisure and recreation. An example of this sort of development will be seen at the 'Co-Op Site' at 1-13 Cricklewood Lane. This development will contain two stories of flexible retail space at ground and basement levels. It is likely that the employment generated from all other schemes will far exceed the negative net total effect on employment resultant from this scheme. This will represent an overall **minor beneficial**, permanent cumulative effect on the Greater London and regional economy.
- 14.10.8 The committed developments, when completed, will bring a substantial number of new residents into the LBB who will spend a large proportion of their income in Greater London. The additional spending

of residents living in the combined schemes is assessed to have a **moderate beneficial**, permanent cumulative effect on the Greater London economy.

- 14.10.9 If all the committed developments and the Proposed Development are built, a large number of new residential units would be expected to come forward. Several of the cumulative schemes have large residential elements. For example, the Brent Cross – Cricklewood Regeneration Area – RM Phase 1C features a residential-led mixed use development containing two buildings with heights ranging from 8 to 13 stories. Cumulative schemes such as this will provide a substantial contribution to the provision of open market and affordable housing within the LBB. The units will also be in a range of sizes and types of tenures for new residents. This level of provision is likely to have a **major beneficial**, permanent cumulative effect on both market and affordable housing provision within the LBB.
- 14.10.10 Residents within the forthcoming residential committed developments in the surrounding area are likely to place additional demand on existing social infrastructure. Although the Brent Cross – Cricklewood Regeneration Area lists education facilities as part of the town centre upgrades, none of the cumulative development schemes specifically mention the provision of a primary or secondary school. However, it is likely that this will be compensated for through CIL contributions of these developments. Given the scale of the surrounding cumulative schemes and the current and forecasted surplus of primary school places, it is assessed that the committed developments will have a **negligible**, permanent cumulative effect on primary education. The larger current surplus of secondary school places locally and the forthcoming developments means that the committed developments are also assessed to have a **negligible**, permanent cumulative effect on secondary education provision.
- 14.10.11 There is the potential for additional pressure on local health services due to a number of largely residential developments in the local area. The existing ratio of GPs to patients within local practices is currently higher (i.e. worse) than the national target and this will be exacerbated by the Proposed Development. As with education facilities, health facilities are listed as part the Brent Cross – Cricklewood Regeneration Area but none of the cumulative schemes listed include the provision of primary health facilities specifically. It is likely that other residential schemes will make CIL contributions to contribute towards increased capacity to deal with the demand for primary healthcare. Assuming mitigation through CIL contributions for the increased demand for primary healthcare caused by the Proposed Development is put in place, a **negligible**, permanent cumulative effect on primary healthcare is expected.
- 14.10.12 The Proposed Development and a number of the cumulative schemes will provide new private and public open or landscaped space for use by residents and employees at the developments as well as members of the public. As part of the Brent Cross - Cricklewood Regeneration Area Revised Environmental Statement, plans were made for a Nature Park and Eastern and Western Brent Riverside Park and improvements to Sturgess Park have also been planned. Therefore, the cumulative effect on open space is anticipated to result in a permanent **moderate beneficial** effect on open space provision locally.
- 14.10.13 The increase in residential units arising from the cumulative schemes will increase demand for play space and put pressure on existing play space provision. However, the cumulative schemes are likely to include additional play space and open space which is playable in nature (either on-site or off site) that will help meet their own demands, and potentially contribute towards meeting the demand from other development schemes. The cumulative schemes are therefore assessed to have a permanent **minor beneficial** effect on the provision of play space.
- 14.10.14 As previously mentioned, the committed developments will provide additional retail, office and leisure facilities within the local area. As such, the cumulative schemes are therefore assessed to have a permanent **moderate beneficial** effect on the supply of retail, office and leisure facilities.

Additional Mitigation and Monitoring Measures

- 14.10.15 Any shortfalls in the demand for primary and secondary education generated by the committed developments may need to be mitigated by CIL contributions in order to create capacity. The cumulative effect on both primary education and secondary education with this mitigation is judged to be a permanent **negligible** effect.
- 14.10.16 Similarly, the committed developments may have to mitigate any shortfall in primary healthcare provision through CIL contributions. These CIL contributions, combined with CIL contributions from the Proposed

Development will lead to increased health provision. The cumulative effect on primary healthcare with mitigation is therefore expected to be a permanent **negligible** effect.

Residual Effects

- 14.10.17 There are no significant adverse residual socio-economic cumulative effects relating to the completion and operation of the Proposed Development, assuming that appropriate mitigation to address potential primary healthcare facility shortages are made.