

14. Socio- Economics

HRW
HIGH ROAD WEST



14.1 INTRODUCTION

- 14.1.1 This Chapter, prepared by Lichfields, presents an assessment of the likely socio-economic effects of the Proposed Development at High Road West (HRW).
- 14.1.2 This Chapter provides a description of the methods used in the socio-economic assessment. This is followed by a description of the relevant baseline conditions of the Site and surrounding area, together with an assessment of the likely potential significant effects of the Proposed Development during the Site preparation and construction works and once the Proposed Development is completed and fully operational. Mitigation measures are identified where appropriate to avoid, reduce or offset any adverse effects identified and/or enhance likely beneficial effects. Taking account of the mitigation measures, the nature and significance of the likely residual effects are described.
- 14.1.3 The Chapter is accompanied by the following appendices, provided in ES Volume 4:
- **Appendix 14.1:** Socio-Economic Policy Context; and
 - **Appendix 14.2:** Commercial Relocation Strategy.

14.2 ASSESSMENT METHODOLOGY AND SIGNIFICANCE

- 14.2.1 There are no published standards or technical guidelines that set out a preferred approach for assessing the likely socio-economic effects of a development as part of the Environmental Impact Assessment (EIA) process. However, there are a series of commonly used methods to quantify the socio-economic effects of a proposed development during its demolition and construction phase, and following its completion. Other established qualitative techniques are frequently adopted to assess the social effects of a proposed development.
- 14.2.2 The following section outlines the approach used to conduct this assessment. Where possible, the likely significant socio-economic effects are quantified. However, where this is not feasible a qualitative assessment is provided instead, based on professional judgement.

Determination of the Baseline

- 14.2.3 The socio-economic assessment considers the effects of the Proposed Development at the following statistical geographies:
- The Local Impact Area (LIA) is determined based on consideration of the Site's location, the Proposed Development and the unique geographical location and character of the surrounding area. The LIA aligns with the statistical boundary of the Northumberland Park Ward, in the London

Borough of Haringey (LBH), which forms part of the wider Tottenham Area Action Plan (TAAP) area.

- A wider impact area consisting of the LBH (i.e. the Borough in which the Proposed Development is located) is also considered; and
- For benchmarking purposes, and when considering wider labour market issues (such as the impact of the Proposed Development on the construction sector), the regional economy (i.e. London) is also included.

14.2.4 The LIA, wider TAAP area and LBH boundaries are outlined in **Figure 14.1**.

14.2.5 In addition to the above, community infrastructure facilities have also been assessed in relation to several catchments and/or administrative spatial scales identified in the relevant local policies. These include:

- Primary healthcare facilities (i.e. GP surgeries located within one mile from the Proposed Development, based on advice from the London Healthy Urban Development Unit¹ (HUDU));
- Early-year facilities - located within School Planning Area 4 in the LBH, based on evidence available from the latest Haringey Schools Place Planning Report²;
- Primary schools - located within two-miles of the Proposed Development;
- Secondary schools - located within the LBH;
- Open spaces - based on guidance on accessibility standards from the LBH³;
- Children's play space - based on guidance from the London Plan, and the Mayor's Play and Informal Recreation Supplementary Planning Guidance⁴ (SPG); and
- Leisure and recreation facilities - located within up to two-miles from the Proposed Development.

Approach to the Impact Assessment

14.2.6 The socio-economic assessment can broadly be split into '**temporary and short-term**' effects relating to the demolition and construction period, and '**permanent and long-term**' effects relating to the operational phase of the Proposed Development.

14.2.7 Given the presence of existing uses on the Site of the Proposed Development, the assessment of socio-economic effects considers both the gross and net additional effects. However, the assessment of the Proposed Development on the receptors is undertaken on just the net additional effects.

14.2.8 The identification and assessment of the likely socio-economic effects of the Proposed Development has been based on the following, well-established models and best practices. Where necessary, this has been supplemented by

professional judgement.

- 14.2.9 The assessment presented in this Chapter is based on the worst-case scenario which assumes the lowest-possible quantum of employment floorspace and maximum number of residential units being delivered pursuant to the Proposed Development. More detail on the Proposed Development parameters is presented in **Chapter 5** of the EIA and the Parameters Plan submitted as supporting documentation.
- 14.2.10 The parameters used to inform the socio-economic assessment are presented in **Table 14.19** and **Table 14.20** respectively.

Demolition and Construction Effects

- 14.2.11 The impact of the loss of existing employment floorspace on-Site and the associated employment is based on evidence provided by the Applicant and draws on the Commercial Relocation Strategy prepared in 2018. The relevant points from the Commercial Relocation Strategy are included in the assessment below.

Temporary Construction Employment

- 14.2.12 To estimate the demand for temporary construction employment supported throughout the demolition and construction activity, labour coefficients (i.e. construction jobs per £1 million of construction spend) from the Homes and Communities Agency⁵ (HCA) were applied to the anticipated demolition and construction costs associated with the Proposed Development (estimated to be in the region of £740 million (in 2021-prices)).
- 14.2.13 This generates an overall estimate of person years of construction employment which is then divided by the expected construction programme (assumed to be 118-months or 9.8-years) as set out in **Chapter 6** to provide an average estimate of the number of construction workers supported each year.
- 14.2.14 It is acknowledged that whilst some construction jobs supported by the Proposed Development will be taken up by residents from the LBH, it is assumed that the majority of construction workers will be drawn from the wider (i.e. regional) London labour market. On this basis, the effect of the Proposed Development on construction activity is therefore assessed at the regional (i.e. London) spatial level.

Population and Labour Market Characteristics

- 14.2.15 The estimated population accommodated within the Proposed Development is based on the maximum housing mix outlined in **Chapter 5** and **Table 14.20** below, which is then applied to the Greater London Authority's (GLA) Population Yield Calculator⁶.
- 14.2.16 In addition to total population, the Population Yield Calculator generates estimates of the likely proportion of residents of core working age (i.e. aged 16 to 64) and children under the age of 16 who will require access to early-years,

primary and secondary school provision. The number of current residents within the site of the Proposed Development has been estimated based on the current housing mix.

- 14.2.17 Given the Applicant's proposed approach to relocation (outlined within the Residential Relocation Strategy) it is assumed that all current residents will remain within the LIA, with the difference between current and increased population constituting the net additional increase in local population as a result of the Proposed Development.

Direct, Indirect and Induced Employment

- 14.2.18 The assessment of employment once the Proposed Development is fully occupied is based on the proposed schedule of floorspace as outlined in **Chapter 5** and **Table 14.19** uses Lichfields' proprietary Evaluate model to generate estimates of existing employment levels at the Site, wider employment impacts, and increased household expenditure. This uses employment density benchmarks from the HCA⁷ to estimate the likely number of full-time equivalent (FTE) jobs supported by each type of floorspace (see **Table 14.21**).
- 14.2.19 Following this, a series of additionality adjustments (including displacement, leakage, deadweight) are applied to estimate the net additional job numbers supported by the Proposed Development. These adjustments (in addition to the application of a regional (composite) multiplier of 1.45) are based on best-practice from the HCA Additionality Guide⁸.

Impact on Local Housing Supply

- 14.2.20 The assessment of the Proposed Development's effect on the LBH's housing supply has been based on the proposed housing mix as outlined in **Table 14.20**.
- 14.2.21 This draws on evidence from the current⁹ and emerging¹⁰ Local Plans for the LBH, in addition to housing targets identified in the recently adopted London Plan¹¹.

Increased Local Expenditure

- 14.2.22 The direct effects of household expenditure are estimated based on typical weekly household expenditure benchmarks provided by the ONS¹², in addition to a review of distances moved between present and previous home addresses from the English Housing Survey¹³, and evidence from the LBH¹⁴.

Demand on the Provision of Education Facilities

- 14.2.23 The child yields generated through the GLA's Population Yield Calculator have been used to generate an estimate of the likely increase in demand for early-years, primary and secondary school places in the LBH. The capacity of existing (and planned schools) was assessed based on data and information from the Department for Education's (DfE) Schools in England data¹⁵, together

with a review of evidence from the LBH¹⁶.

Increased Demand for Healthcare Facilities

- 14.2.24 The assessment of the Proposed Development on the demand for healthcare facilities draws on the total population estimates generated by the GLA's Population Yield Calculator. The socio-economic assessment assumes that the residents accommodated within the Proposed Development are added to the existing patients registered with General Practitioners (GP) located within the LIA.
- 14.2.25 Using data on the number of FTE GPs in each of the primary healthcare facilities within the relevant LIA (from the NHS¹⁷), together with the total number of registered patients, the average number of patients per GP is estimated. This is then compared against the London HUDU benchmark of 1,800 patients per FTE GP in order to make a judgement of the effect the Proposed Development will have on future capacity.

Open Space and Play Space Provision

- 14.2.26 The assessment of the increase in demand for open space is based on guidance from the London Plan, and the Mayor's Play and Informal Recreation SPG¹⁸ in addition to evidence from the LBH¹⁹, and draws on the accessibility standards identified within these.
- 14.2.27 Similarly, the assessment of the impact of the Proposed Development on play space provision draws upon the GLA's Population Yield Calculator to identify the overall number of children under the age of 18 who will require access to additional play space. Guidance from the GLA²⁰ highlights a general benchmark of 10m² per child under 18-years of age for play space provision created by the Proposed Development.

Leisure and Community Facilities

- 14.2.28 The assessment of the Proposed Development's effect on the demand for, and provision of leisure and community facilities draws on evidence from the LBH emerging Local Plan, which highlights the importance of these facilities in meeting local needs, promoting inclusive communities, and improving residents' quality of life. In particular, the assessment of leisure and community facilities draws on Policies SP15 and SP16 in the emerging Local Plan.

Human Health

- 14.2.29 An assessment of the Proposed Development on human health is included separately as a supporting planning document (see **Rapid Health Impact Assessment**), which follows the approach to rapid health impact assessment (HIA) as set out by the London HUDU²¹.

Significance Criteria

- 14.2.30 Given that there are no generally accepted criteria for assessing the significance of socio-economic effects, this Chapter bases the assessment on the scale (i.e. magnitude) of change relative to the baseline position, in addition to the nature and context of the effect (taking account of the sensitivity of the receptor). Where possible, the location of the effects and their likely duration are also considered. However, in cases where this cannot be quantified and/or measured, the nature of the effect is considered more generally, taking account of qualitative factors.
- 14.2.31 The sensitivity of the receptor is informed by factors such as the receptor’s capacity to accept and/or respond to change, the local baseline position, local needs and priority groups. In some instances, qualified judgement has been required to established where the receptor places on a scale from **negligible** (i.e. can easily adapt to change) to **high** (i.e. does not easily adapt to change).
- 14.2.32 The magnitude of impact on a receptor is assessed by considering change relative to the baseline position, both before and (if required) following additional mitigation. The magnitude of impact on a receptor can range from **negligible** (i.e. no discernible change) to **high** (i.e. large-scale change relative to the baseline).
- 14.2.33 The significance of socio-economic effects on a receptor is defined based on the interaction between the receptor’s sensitivity and magnitude of change as presented in **Table 14.1**. Error! Reference source not found.

Table 14.1: Significance matrix for socio-economic effects

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

- 14.2.34 The significance of socio-economic effects can range from **negligible** (i.e. no discernible effect is expected) to **substantial** (i.e. where the Proposed Development could be expected to have considerable effects, as outlined in **Table 14.2** below). In this Chapter, any effects of moderate, major and/or substantial scale are considered significant, whilst effects of negligible and minor scale are considered not significant.

Table 14.2: Significance of Effects

Significance of Effect	Definition
Substantial	Where the Proposed Development could be expected to have a very significant impact (either positive or negative) on the identified receptor(s).
Major	Where the Proposed Development could be expected to have a significant impact (either positive or negative) on the identified receptor(s).
Moderate	Where the Proposed Development could be expected to have a noticeable impact (either positive or negative) on the identified receptor(s).
Minor	Where the Proposed Development could be expected to result in a mix of minor and mainly unnoticeable impact (either positive or negative) on the identified receptor(s).
Negligible	Where no discernible impact is expected as a result of the Proposed Development on the identified receptor(s).

14.2.35 Socio-economic effects are identified as either **beneficial, negligible** or **adverse** as outlined in **Table 14.3**.

Table 14.3: Definition of Effect

Significance of Effect	Definition
Beneficial	A positive and/or advantageous effect to a minor, moderate, major or substantial effect.
Negligible/ Neutral	No obvious significant effect to a receptor or the environment
Adverse	A negative and/or disadvantageous effect to a minor, moderate, major or substantial effect.

14.2.36 The duration of socio-economic effects is considered against whether the effect assessed is **temporary** or **permanent**. Due to their nature, all construction effects are considered to be **temporary** and **short-term** in nature unless otherwise stated. On the other hand, all operational effects arising from the Proposed Development are considered to be **permanent** and **long-term** in nature.

Consultation

14.2.37 Initial informal Scoping discussions have taken place with the LBH ahead of submission of the Formal EIA Scoping Report (submitted on 13th October 2021). At the time of writing a Formal Scoping Opinion has not yet been received however, the initial consultation raised the following points for consideration:

- “Future baseline scenario – the Depot is a part ‘outline’ and part ‘full’ approval, so not just illustrative”. The assessment presented in **Section 14.4** of this Chapter is based on the parameters outlined in **Table 14.19** and **Table 14.20** respectively for the whole HRW site. Any proposals not included within the Proposed Development or the cumulative schemes

considered in **Section 14.6** form part of future baseline considerations, presented in **Section 0** below.

- “The Local Planning Authority expects loss of existing employment and displacement of existing businesses (with need for a re-location strategy to mitigate adverse effects) to be taken fully into account”. The assessment considers existing on-Site employment as one of the receptors, and assesses the effects of demolition and construction activity on businesses (including displacement/relocation) in **Section 14.4** below.
- “The demolition of existing homes and disruption to residents (mainly but only to the south of White hart Lane) needs to be taken full account of, and the proposed decant strategy needs to be identified as mitigation”. The socio-economics assessment considers the effects of additional housing provided on-Site once the Proposed Development is completed, but not the temporary effects during construction. Consultation with the LBH has confirmed that most existing residents will make one move direct to their new home. Under the Council’s Local Lettings Policy, any residents that may need to make a temporary move will have the highest priority for the new homes as soon as these become available. On this basis, it is not anticipated that the construction and demolition activity will generate any significant effect to local residents during the construction phase. As such the demolition of existing homes and disruption to residents is excluded from the assessment.
- “Please liaise directly with LBH School Place Planning Lead in relation to primary and secondary school places”. The assessment is based on the latest available information with regards to schools capacity, and takes into consideration the latest (i.e. 2021) School Place Planning Report.

14.2.38 The socio-economic assessment has not involved any further consultation other than that undertaken through the EIA Scoping process.

Assumptions and Limitations

14.2.39 The assessment of the socio-economic effects of the Proposed Development on the various receptors identified is based on data from the Office for National Statistics (ONS), the (former) Ministry for Housing, Communities and Local Government (MHCLG) now the Department for Levelling Up, Housing & Communities, the DfE and the Metropolitan Police Service (MPS). As with any dataset, these may be subject to updates and revisions.

14.2.40 In addition, the assessment assumes that the Proposed Development (and other developments considered as part of the cumulative effect assessment (CEA)) will be constructed in accordance with the planning permission(s) granted.

14.2.41 Whilst the latest available data has been used to identify the current baseline, it should be noted that many of the data sources used are frequently updated and could be subject change since the time of drafting. There is often a lag between when the survey information is gathered, and the relevant datasets are published. Much of the data used to inform the datasets used in the baseline

was gathered prior to the COVID-19 pandemic (such as data informing the Business Register and Employment Survey²² (BRES), for which the latest release at the time of writing is 2019).

- 14.2.42 Any data drawn from third-party sources has not been verified by Lichfields and is therefore assumed to be correct.
- 14.2.43 The assessment is based on the worst-case scenario. Where a range of on-Site uses (such as flexible E(a) to E(c) uses) are proposed, the lowest-yielding job estimates are used in the assessment.
- 14.2.44 Finally, the assessment is based on the assumption that all current residents will remain within the LIA, with the difference between current and increased population (i.e. from over 2,600 net additional dwellings) constituting the net additional increase in the local population.

14.3 BASELINE CONDITIONS

- 14.3.1 The baseline conditions are presented below for the relevant geographies and where possible reported in the context of regional (i.e. London) benchmarks.

Existing Site

- 14.3.2 Evidence provided by the Applicant indicates that there are currently 31,110m² of commercial and community floorspace, across 35 freehold and 50 leasehold businesses. In total, it is estimated that the 85 businesses currently located on-Site of the Proposed Development support around 690 FTE jobs. In addition, the Site also contains 297 residential units (as outlined in **Table 14.20** below), which together accommodate around 720 residents. Of these, around 220 (or 30%) are assumed to be under the age of 16. A further 470 residents (or 65%) are of core working age (i.e. aged 16-64), with the rest aged 65 and over.

Population

- 14.3.3 Data from the ONS indicates that the resident population of the LIA in 2019 was 16,400, having increased by 13.8% since 2011. This was slightly lower than the increase in population within the wider TAAP area (of +18.3%), but higher than the increase in population across the LBH (+5.1%) and London (+9.2%) over the same period.

Table 14.4: Resident population (2019)

	LIA	TAAP	LBH	London
2011	14,451	40,559	255,540	8,204,407
2019	16,441	48,028	268,647	8,961,989
Population change (2011-2019) %	13.7%	18.3%	5.1%	9.2%

ONS (2020) 'Mid-Year Population Estimates'/Lichfields analysis

- 14.3.4 Population data indicates that the LIA accommodated 34.2% of the TAAP's total population and 6.1% of the population of the LBH in 2019. This represented a slight decrease compared to 2011, when the LIA's constituted 35.5% and 5.7% of the TAAP and LBH population totals respectively. Just over a quarter (or 25.9%) of the LIA's population is aged 0 to 15, compared with 21.6% within the TAAP area, 20.1% in LBH and 20.6% in London in 2019, as shown in **Table 14.5** below.

Table 14.5: Age Structure (2019)

	LIA	TAAP	LBH	London
0 to 15 (2011)	26.8%	23.2%	20.3%	19.9%
0 to 15 (2019)	25.9%	21.6%	20.1%	20.6%
Population change (2011-2019) (%)	-0.9%	-1.6%	-0.2%	0.7%
16 to 64 (2011)	65.3%	69.0%	70.9%	69.0%
16 to 64 (2019)	65.4%	70.0%	69.5%	67.4%
Population change (2011-2019) (%)	0.0%	+1.0%	-1.4%	-1.7%
65+ (2011)	7.9%	7.8%	8.8%	11.1%
65+ (2019)	8.7%	8.4%	10.4%	12.1%
Population change (2011-2019) (%)	+0.9%	+0.7%	+1.6%	+1.0%

ONS (2020) 'Mid-Year Population Estimates'/Lichfields analysis

- 14.3.5 Since 2011, the LIA has seen a slight drop in the younger population (aged 0 to 15) and a slight increase in older populations (aged 65+) in line with trends in the wider TAAP and the LBH. However, the local impact area has not seen a decline in working aged population as recorded in LBH and London.

Housing Supply

- 14.3.6 Data from the 2011 Census of Population indicates that in 2011, there were approximately 5,810 dwellings within the LIA, representing 36.4% of all dwellings within the TAAP and 5.6% in the LBH. In 2011, just under half of all households in the LIA (or 48.6%) were social rented, compared with 42.0% in the wider TAAP, 26.7% in the LBH and 24.1% in London. On the other hand, the proportion of households in their own dwelling (i.e. with/without mortgage) was only 20.6% within the LIA, compared with 25.8% within the TAAP, 38.8% in the LBH and 48.3% in London.
- 14.3.7 The recently adopted London Plan has set a ten-year housing target for LBH to deliver 15,920 additional homes across the LBH between 2019/20 and 2028/29. This is equivalent to the delivery of 1,592 homes per annum (compared with a previous target of 1,502 dwellings per annum²³).

- 14.3.8 Data from the LBH's latest Authority Monitoring Report²⁴ (AMR) for 2018-19 (published in 2020), indicates that a total of 7,129 homes were completed in the LBH between 2011 and 2019, or the equivalent of 891 dwellings per annum.
- 14.3.9 The LIA is located within the 20% most deprived neighbourhoods in the country according to the 2019 Index of Multiple Deprivation (IMD) and includes some of the most deprived areas (in terms of access to housing) across England. **Figure 14.2** shows that the Site is located within the 15% most deprived areas in England, with a large part of the LIA ranked in the top 5% most deprived. **Figure 14.2** also shows that the east side of the LBH tends to be more deprived when compared with the rest of the LBH.

Labour Market

Economic Activity

- 14.3.10 In the 12 months to December 2020, the average economic activity rate for residents of core working age (i.e. aged 16 to 64) in Haringey was 79.4%, which was lower than in London (80.1%), but in line with England (79.5%).
- 14.3.11 Over the ten-year period from 2010 to 2020, economic activity in the LBH increased by over ten percentage points from 68.2% to 79.4%. In London, the increase was around six percentage points (from 74.0% to 80.1%), whilst the increase nationally was lower at around three percentage points (from 76.3% to 79.5%).
- 14.3.12 Economic activity rates in the LBH have been relatively in line with the regional and national averages for much of this period, as outlined in **Figure 14.3**. However, the period between January 2017 and December 2017 saw a drop of around three percentage points in economic activity compared with the previous year (i.e. 2016). There is no known reason for this drop in 2017. Following this period, economic activity rates in the LBH have remained in line with the regional and national averages.

Unemployment

- 14.3.13 In the 12 months to December 2020, the LBH had an average unemployment rate of 5.3%. This was lower than the average for London (at 6.0%) but slightly higher than the national average (4.8%). As outlined in **Figure 14.4**, between 2010 and 2020, unemployment in the LBH has fluctuated, with a lower rate than the London average in seven of the last ten years. However, the LBH's unemployment rate has remained higher than the national average throughout this period.
- 14.3.14 Claimant data for June 2021 shows that 1,815 residents of core working age (i.e. aged 16 to 64) within the LIA were claiming benefits. Between January 2020 and June 2021, the number of people claiming benefits increased by 146.9% within the LIA, due to the impact of the Covid-19 pandemic and its effects on the labour market. Whilst significant, the increase in claimants in the LIA was lower than the equivalent increase in the wider TAAP area (+178.2%),

the LBH (+189.7%) and London (+152.1%).

- 14.3.15 Claimant data from the pre-pandemic period shows that the number of residents claiming benefits within the LIA had reduced by 28.6% between January 2013 and January 2020. This was in line with the decline seen across both TAAP (-29.7%) and the LBH (-29.4%) and a slightly larger reduction than in London (19.6%).

Qualifications

- 14.3.16 In the 12 months to December 2020, a total of 20% of the core working age residents within the LBH had a degree-level qualification (i.e. a national vocational qualification (NVQ) level 4 and above). This was slightly higher than the average for London (of 19%) and nationally England (of 15%).
- 14.3.17 In contrast, only 1.3% of the LBH's core working age residents held no formal qualification, compared with 1.6% in London and 2.2% in England.
- 14.3.18 Please note that the figures presented above may hide differences within the LBH. Whilst data for the LIA is not available, it is expected that qualification levels will be higher in the west of the LBH, which is generally less deprived than the east of the LBH (i.e. where the site of the Proposed Development is located).

Occupations

- 14.3.19 In the 12 months to December 2020, a total of 69.6% of employed residents in the LBH held a management, professional and/or associate occupation (i.e. defined as jobs in standard occupational classification (SOC) 2010 major groups 1-3). This was higher than the equivalent averages for both London (of 62.7%) and England (50.6%), indicating a generally higher skilled workforce than across other comparators.
- 14.3.20 By comparison, the LBH had a slightly higher proportion of residents (15.9%) employed in sales, as machine operatives and/or in elementary occupations (i.e. defined as SOC major groups 7-9), when compared with London (15.0%). However, this was significantly lower than the average for England (21.3%).
- 14.3.21 This data aligns with the findings on qualifications above, which indicate that residents in LBH tend to be highly qualified and more likely to be employed in higher skilled occupations.
- 14.3.22 However, as with the mapping of the access to housing IMD domain, a look at the education and skills dimension indicates that the Site is located within the 20% most deprived neighbourhoods in England. As shown in **Figure 14.5** this contrasts with the west of the LBH, where education and skills deprivation are significantly lower, highlighting high inequality within the LBH in terms of access to education. It is conceivable that the proportion of residents in skilled occupations is lower within the LIA relative to the LBH's average.

Earnings

- 14.3.23 Average gross weekly earnings for full-time employed residents in the LBH amounts to £700.40, which is around 2.2% lower than the London average (of £716.40), but 18.8% higher than the average nationally (of £598.80).
- 14.3.24 The difference between workplace (£631.00) and resident earnings (£700.40) suggests that many residents in the LBH commute outside of the LBH for work, particularly for higher paid occupations. This pattern is similar for London.

Table 14.6: Median gross weekly earnings

	LBH	London	England
Median gross weekly earnings by residence	£700.40	£716.40	£598.80
Median gross weekly earnings by workplace	£631.00	£760.70	£589.90

ONS (2020) 'Annual Survey of Hours and Earnings'/Lichfields analysis

- 14.3.25 **Figure 14.6** maps the income domain of the IMD and shows that the site of the Proposed Development is located within the 10% most deprived areas in England.

Employment and Economy

- 14.3.26 In 2019, there were 7,300 jobs within the LIA, 19,100 jobs in the wider TAAP and 65,500 jobs in the LBH.
- 14.3.27 Representing over a quarter of all jobs (28.6%), accommodation and food services was the largest employment sector within the LIA. This was followed by wholesale (14.3%), manufacturing (11.4%) and education (11.4%). Similarly, within the wider TAAP area, the largest sector in employment terms was accommodation and food services (14.7%), followed by transport & storage (13.2%) and retail (9.8%).
- 14.3.28 Reflecting its position as a rapidly developing area dominated by the redeveloped Tottenham Hotspur Football Club (THFC) stadium, and its local shops and eateries along the A1010 High Road, the LIA displays a relatively high concentration of jobs in accommodation and food services that is over 2.5-times that in the LBH (with 10.6% employment in accommodation and food services) and over 3-times that in London (with 8.1% employment in accommodation and food services).
- 14.3.29 **Table 14.7** shows the sectoral distribution in jobs across the LIA, the TAAP and wider impact areas compared to London.

Table 14.7: Employment by Broad Industrial Group (2019)

Sector	LIA		TAAP		LBH	London
	No	%	No	%	%	%
Agriculture, forestry & fishing	0	0.0	0	0.0	0.0	0.0
Mining, quarrying & utilities	5	0.1	305	1.6	0.6	0.6
Manufacturing	800	11.4	1,820	9.5	4.5	2.3
Construction	175	2.5	675	3.5	5.3	3.8
Motor trades	175	2.5	270	1.4	1.4	1.0
Wholesale	1,000	14.3	1,695	8.9	5.3	3.1
Retail	400	5.7	1,870	9.8	12.1	7.4
Transport & storage (including postal)	200	2.9	2,520	13.2	6.8	4.9
Accommodation & food services	2,000	28.6	2,815	14.7	10.6	8.1
Information & communication	45	0.6	260	1.4	3.8	8.4
Financial and insurance	30	0.4	145	0.8	1.1	7.3
Property	75	1.1	575	3.0	4.5	2.7
Professional, scientific & technical	225	3.2	700	3.7	6.8	12.9
Business administration & support services	350	5.0	1,140	6.0	5.3	10.8
Public administration and defence	20	0.2	780	4.1	4.5	4.4
Education	800	11.4	1,335	7.0	10.6	7.1
Health	300	4.3	1,045	5.5	9.1	10.0
Arts, entertainment, recreation and other	700	10.0	1,195	6.2	6.8	5.0
Total	7,300	100.0%	19,145	100.0%	100.0%	100.0%

ONS (2020) 'Business Register and Employment Survey/Lichfields analysis

Note: Employment includes employees plus the number of working owners. BRES therefore includes self-employed workers as long as they are registered for VAT or Pay-As-You-Earn (PAYE) schemes. Working owners are typically sole traders, sole proprietors or partners who receive drawings or a share of the profits

- 14.3.30 Since 2015, the LIA has seen the loss of a little over 500 jobs, or a decline of 6.9% in its employment base. The decline in employment was in line with that seen across the LBH (-4%), but the opposite to employment trends across the wider TAAP area (a slight increase of 0.2%), London (+6.6%) and nationally (+5.0%).
- 14.3.31 Unsurprisingly, the accommodation and food sector (with 250 additional jobs) was the key driver of employment change within the LIA, alongside transport and storage (with 125 jobs) and construction (with 100 jobs). In contrast, employment in health (-300 jobs), the arts entertainment and recreation (-300

jobs), manufacturing (-200 jobs) and retail (-200 jobs) declined significantly.

14.3.32 **Table 14.8** shows the sectoral employment change between 2015 and 2019 within the LIA, the TAAP area and the LBH.

Table 14.8: Change in employment by sector (2015 to 2019)

Sector	LIA		TAAP		LBH	
	No	%	No	%	No	%
Agriculture, forestry & fishing	0	0.0	0	0	+10	+2.0
Mining, quarrying & utilities	0	0.0	-130	-29.9%	-50	-0.1
Manufacturing	-200	-0.2	-95	-5.0%	-1,000	-0.3
Construction	+100	+1.3	+325	+92.9%	+1,500	+0.8
Motor trades	+75	+0.8	+90	+50.0%	+300	+0.5
Wholesale	0	0.0	+225	+15.3%	0	0.0
Retail	-200	-0.3	-345	-15.6%	-2,000	-0.2
Transport & storage (including postal)	+125	+1.7	+235	+10.3%	+1,000	+0.3
Accommodation & food services	+250	+0.1	+795	+39.4%	+1,000	+0.2
Information & communication	-5	-0.1	+15	+6.1%	0	0.0
Financial and insurance	0	0.0	+25	+20.8%	0	0.0
Property	0	0.0	+200	+53.3%	+1,000	+0.5
Professional, scientific & technical	+25	+0.1	+100	+16.7%	+500	+0.1
Business administration & support services	-100	-0.2	-370	-24.5%	-1,500	-0.3
Public administration and defence	-10	-0.3	-420	-35.0%	0	0.0
Education	0	0.0	-215	-13.9%	-2,000	-0.2
Health	-300	-0.5	-90	-7.9%	-1,000	-0.1
Arts, entertainment, recreation and other	-300	-0.3	-305	-20.3%	-500	-0.1
Total	-540	-6.9%	+40	+0.2%	-2,740	-4.0%

ONS (2020) 'Business Register and Employment Survey'/Lichfields analysis

Education

Education and Early Years Provision

14.3.33 The latest Haringey Schools Capacity Report (2020) states that across the LBH there are currently 2,952 reception-aged pupils and 3,296 school places, resulting in a surplus of 344 (or 10.4%) early years school places in the LBH. The LIA (i.e. Northumberland Park Ward), is located within the School Planning Area 4 which currently has a total of 960 reception places.

14.3.34 Current projections show a surplus of around 2-3 form entries (FE) up to

2022/23, which will turn into a deficit of 3FE by 2026/27. This rising demand is expected to be the result of local regeneration which will see an increase in the number of families living locally.

- 14.3.35 A review of data from the DfE has identified three nurseries within the LIA in addition to one private nursery.

Primary School Provision

- 14.3.36 Data from the DfE (mapped in **Figure 14.7**) indicates that there are 23 primary schools located within two miles of the Proposed Development, which together have capacity for a little over 10,900 pupil places. According to the latest school capacity statistics, there are currently 859 surplus places (or the equivalent to 7.9% capacity), which is within the DfE's recommended capacity of 5-10%, and substantially higher than the surplus recommended by the LBH (or 2%).

Table 14.9: Primary School Capacity

School Name	Number of Pupils 2020/21	Number of School Places 2020/21	Surplus/Deficit (+/-)
St John and St James CofE Primary School	360	420	+60
The Devonshire Hill Nursery & Primary School	376	420	+44
Lancasterian Primary School	401	447	+46
Lea Valley Primary School	413	420	+7
The Willow Primary School	413	420	+7
St Francis de Sales RC Junior School	338	360	+22
St Francis de Sales RC Infant School	265	270	+5
Oakthorpe Primary School	543	510	-33
Lordship Lane Primary School	591	630	+39
Bruce Grove Primary School	383	420	+37
Risley Avenue Primary School	567	630	+63
The Mulberry Primary School	608	630	+22
Harris Primary Academy Coleraine Park	388	420	+32
St Paul's and All Hallows CofE Infant School	117	180	+63
St Paul's and All Hallows CofE Junior School	184	240	+56
Holy Trinity CofE Primary School	185	210	+25
Meridian Angel Primary School	183	420	+237
Brook House Primary School	412	420	+8
Hazelbury Primary School	999	1,050	+51
Raynham Primary School	713	720	+7
Wilbury Primary School	795	840	+45
Fleecefield Primary School	408	420	+12

School Name	Number of Pupils 2020/21	Number of School Places 2020/21	Surplus/Deficit (+/-)
Brettenham Primary School	416	420	+4
Total	10,058	10,917	+859

DfE (2021) 'Schools in England'.

Secondary School Provision

- 14.3.37 The latest Haringey Schools Capacity Report²⁵ quotes a London Councils study which identifies a shortfall of over 8,700 school places in the capital by 2022/23, of which 68% (i.e. almost 6,000 places) is likely to be for secondary school places. Within the LBH, a recent spike in demand for Year 7 places has been observed, and addressed (as a short-term solution) by the addition of 'bulge' classes in 2018, 2019 2020 and 2021. However, the trend for bulge classes has begun to recede in recent years, resulting in a reduction of the number of additional bulge classes needed to provide sufficiency.
- 14.3.38 In September 2021, an additional four bulge classes at Year 7 have been provided at the following schools - Hornsey School for Girls (27 places), Highgate Wood, Gladsmore (27 places), Park View (27 places), and Harris Academy Tottenham (30 places). This indicates that the challenge with secondary school places in London, and in particular the LBH, is likely to be sustained over the coming years as regeneration schemes are delivered, and the demand for community and social facilities increases.
- 14.3.39 A review of DfE data (mapped in **Figure 14.8**) indicates that there are currently 11 secondary schools within the LBH, five of which have post-16 provision. Together, these schools have an overall capacity for 14,294 pupil places, with a surplus capacity of 527 places (or 3.6% of total capacity).

Table 14.10: Secondary Schools Capacity

School Name	Number of Pupils 2020/21	Number of School Places 2020/21	Surplus/Deficit (+/-)
Hornsey School for Girls	815	1,615	+800
Gladesmore Community School	1,226	1,215	-11
Park View School	1,083	1,319	+236
Greig City Academy	1,105	1,250	+145
Woodside High School	1,060	1,215	+155
St Thomas More Catholic School	1,167	1,140	-27
Heartlands High School	1,106	1,080	-26
Duke's Aldridge	1,023	1,050	+27
Alexandra Park School	1,797	1,290	-507

School Name	Number of Pupils 2020/21	Number of School Places 2020/21	Surplus/Deficit (+/-)
Fortismere School	1,823	1,655	-168
Highgate Wood Secondary School	1,562	1,465	-97
Total	13,767	14,294	+527

DfE (2021) 'Schools in England'

Healthcare Provision

- 14.3.40 The North Central London Clinical Commissioning Group (CCG) is the relevant NHS body in charge of healthcare facilities within the LIA, the wider TAAP area, and the LBH. The North Central London CCG area comprises 236 GP practices, which together support 1,397 FTE GPs, and look after the health of 1.71 million (registered) patients. Based on this, it is estimated that each FTE GP within the North Central London CCG area supports around 1,222 patients, compared with an overall national ratio of 1,782 patients per FTE GP.
- 14.3.41 A review of NHS data indicates that there are currently 11 GP surgeries located within one mile of the Proposed Development. Together these support 45 FTE GPs and look after just under 74,950 patients, giving the LIA an overall ratio of 1,665 registered patients per 1 FTE GP. Whilst this is higher than the overall average for the North Central London CCG area (of 1,222 patients per FTE GP), it is below the national average (of 1,782 patients per FTE GP), and the London HUDU benchmark (of up to 1,800 patients per FTE GP).

Table 14.11: General Practices Capacity

Practice Name	Total Patients	FTE GPs	Patients per FTE GP
Boundary Court Surgery	3,858	4	941
Dover House Surgery	4,619	1	4,644
Somerset Gardens Family Health Centre	13,535	8	1,672
Tottenham Health Centre	5,254	2	2,571
The Morris House Group Practice	13,339	13	1,026
Charlton House Medical Centre	6,969	2	3,485
Green Cedars Medical Services	5,934	2	2,967
Dr Me Silvers Practice	3,719	3	1,240
Dowsett Road Surgery	4,866	4	1,217
Bruce Grove Primary Health Care Centre	7,658	3	2,553
Morecambe Surgery	5,194	3	1,731
Total	74,945	45	1,665

NHS Digital (June 2021)/Lichfields analysis

- 14.3.42 There are currently nine dental surgeries within one mile of the Proposed

Development. Together these practices list a total of 14 dentists (excluding hygienists or orthodontists). Of the nine dental surgeries, eight are currently accepting new patients.

Table 14.12: Dentists within one mile to the Proposed Development

	Postcode	Distance from Site (miles)	Dentists
Ng Mr CF	N17 0DH	0.1	1
The Angel Dental Practice	N18 2TW	0.4	5
Sterling Way Dental Surgery	N18 2XZ	0.7	1
MC Dentistry Ltd	N17 6SB	0.7	3
Morris House Dental Surgery	N17 7HS	0.7	-
Ocansey Mr P	N17 9SX	0.8	1
Jonathan Schwab	N17 6QA	0.9	1
Edmonton Village Dental Village	N18 1ND	1	1
Patel Mr M C	N9 0PD	1	1
Total No. of Dentists			14

Online search by Lichfields

- 14.3.43 The North Middlesex University Hospital provides the nearest Accident and Emergency (A&E) facility to the Proposed Development. In addition to A&E facilities, the North Middlesex University Hospital also offers a comprehensive range of healthcare departments.

Open Space, Play Space and Public Realm

- 14.3.44 The Haringey Open Space and Biodiversity Study²⁶ sets the policy for open space provision in the LBH. The need for open space and play space in the LBH is considered across different zones, with the Proposed Development being located in the LBH's 'Eastern Zone'. **Table 14.13** below identifies the open and play spaces located within the 'Eastern Zone', their classification, the number of sites and total area (in hectares).

Table 14.13: Open space and play space provision in the Eastern Zone

Typology	Classification	No of Sites	Size (ha)
Parks and Gardens	Metropolitan Parks and Gardens	0	0
	District Parks and Gardens	1	23.45
	Local Parks and Gardens	6	43.11
	Small local Parks and Gardens	7	7.21
Total Open Space		14	73.77
Provision for children and	Neighbourhood play provision	12	3.58
	Local play provision	1	0.18

Typology	Classification	No of Sites	Size (ha)
young people	Doorstep play provision	2	0.21
Total Play Space		15	3.97

London Borough of Haringey (2014) 'Open Space Study'.

- 14.3.45 The Open Space and Biodiversity Study also sets out a proposed accessibility standard for parks, gardens, natural green space and children's play space guided by the GLA's guidance on open space standards and the GLA's shaping neighbourhoods-play and informal recreation.
- 14.3.46 **Table 14.14** below and **Figure 14.9** identify the current provision of open space and play space in the vicinity of the Proposed Development based on the GLA's accessibility standards.

Table 14.14: Open space and play space accessibility standards

Type of Provision	Accessibility Standard	Name of Space	Size (ha)
Doorstep play provision	3.2km	-	-
District (20-60ha)	1.2km	Lordship Recreation Ground Pymmes Park	22.9 21.0
Local (2-20ha)	400m	Tottenham cemetery Bruce Castle Park	16.8 7.96
Small local (<2ha)	280m	-	-
Total Open Space			68.66
Neighbourhood play provision	800m	Someford Grove Open space Hartington Park Play Space	0.10 0.22
Local play provision	400m	Bruce Castle Park playground King Street playground	0.30 0.11
Doorstep play provision	100m	Beaufoy Road Play Space	0.12
Total Play Space			0.85

Online search by Lichfields

- 14.3.47 The analysis presented in **Table 14.14** shows that there is a deficiency of metropolitan and small local parks within close proximity to the Proposed Development, in addition to a limited number of doorstep play areas surrounding the Site. It should be noted that there are a number of small open spaces not listed in the table above, and which do not meet the size and accessibility standard guidance (such as Tottenham Marshes, Down Lane Park, Wild Marsh East and Downhills Park), which provide additional outdoor space for the community of the Site.
- 14.3.48 **Figure 14.10** maps the Living Environment domain of the IMD. It shows that the Site is located within the 15% most deprived neighbourhoods in England in terms of living environment, in contrast with some areas within the LIA which

are less deprived.

Leisure and Community Facilities

- 14.3.49 Policy SP16 of the Haringey Local Plan focusses on the importance of community facilities, and how these provide people with opportunities to meet, learn, socialise and develop skills and interest, and by doing so help improve their quality of life. The Local Plan states that in terms of community service provision, it is desirable to have the widest possible range of facilities locally available and readily accessible to create balanced communities and reduce the need to travel.
- 14.3.50 Furthermore, Policy SP15 of the Local Plan emphasises the necessity of providing culture and leisure facilities across the LBH in order to meet local needs and promoting inclusive communities. The LIA is home to a number of community facilities, libraries and leisure centres, including the Coombes Croft Library, Tottenham Community Sports Centre and the Edmonton Leisure Centre. **Table 14.15** below and **Figure 14.11** provide a breakdown of the social infrastructure and community facilities located within the LIA.

Table 14.15: Social infrastructure and community facilities within the LIA

Name	Facility Type	Distance from Proposed Development (miles)
Haringey Irish Cultural & Community Centre	Community Centre	0.03
Whitehall & Tenterden Community Centre	Community Centre	0.09
Coombes Croft Library	Library	0.27
The Selby Trust Community Centre	Community Centre	0.31
Alpha Road Community centre	Community Centre	0.36
Tottenham Community Sports Centre	Sports Centre	0.37
Fore Street Library	Library	0.43
Living under one sun office	Community Centre	0.56
Salahuuk Community	Community Centre	0.59
Angel Community Centre	Community Centre	0.62
Boss Leisure	Leisure centre	0.73
Malborough Hall community centre	Community Centre	0.74
Millfield Library	Library	0.78
North London community centre	Community Centre	0.90
Broadwater farm community centre	Community Centre	0.97
Mayfield Sports & Tennis club	Sports centre	1.15
Down Lane Park Tennis Courts	Sports centre	1.16
New River sport	Sports centre	1.22
Edmonton Leisure Centre	Leisure centre & sports facility	1.24

Name	Facility Type	Distance from Proposed Development (miles)
Edmonton Green Library	Library	1.27
Tottenham Green Pools & Fitness	Sports centre	1.32
The Green Hub- Chestnurt art and community centre	Community Centre	1.78
Gladesmore Sports Centre	Sports centre	1.80

Online search by Lichfields

Crime and Social Cohesion

- 14.3.51 The GLA's Planning for Equality and Diversity in London SPG²⁷ indicates that hate crimes tend to be specifically directed towards groups with 'protected characteristics' and can range from verbal abuse to direct hostility and physical attacks. On this basis, this assessment also considers incidences of crime.
- 14.3.52 **Figure 14.12** maps the crime dimension of the IMD 2019. It shows that the Site is located within the top 10% most deprived neighbourhoods nationally in terms of crime.
- 14.3.53 Data from the MPS²⁸ indicates that there were just under 32,500 incidences of crime recorded within the LBH in the 12-months to December 2019. Relative to the LBH's population, this means an overall crime rate of 113.8 crimes per 1,000 residents, which is above the London average (of 92.7 crimes per 1,000 residents). The most common offences locally include 'violence against the person' and 'theft and handling'.

Table 14.16: Crime Statistics for LBH (January 2019 - December 2019)

Type of Offence	Number of Incidences	Proportion of Haringey Total
Burglary	2,835	9%
Criminal Damage	1,827	6%
Drugs	1,605	5%
Fraud or Forgery	0	0%
Other Notifiable Offences	375	1%
Robbery	2,642	8%
Sexual Offences	741	2%
Theft and Handling	7,283	22%
Violence Against The Person	7,622	23%
Vehicle Offences	5,497	17%
Possession of weapons	293	1%
Public Order offences	1,756	5%
Total	32,476	-

Source: Metropolitan Policy Service (2021) / Lichfields analysis

- 14.3.54 A detailed review of the data indicates that the LIA (i.e. Northumberland Park Ward) experienced a much higher crime rate (of 165.1 crimes per 1,000 residents) when compared with the wider TAAP area (148.9 crimes per 1,000 residents) and the LBH (113.8 crimes per 1,000 residents). This is also true when ‘violence against the person’ crimes are considered.

Table 14.17: Crime Rate for the Local Impact Area (January 2019 -December 2019)

	Crime Rate (per 1,000 residents)	Violence Against the Person Rate (per 1,000 residents)
Northumberland Park (LIA)	165.1	46.47
TAAP	148.9	41.18
Haringey	113.8	28.62
London	92.7	24.22

Source: Metropolitan Policy Service (2021) / Lichfields analysis

Future Baseline

- 14.3.55 This section outlines the likely future baseline without implementation of the Proposed Development (i.e. the “do nothing” scenario), but with consented cumulative schemes within the LIA coming forward.

Population

- 14.3.56 A review of the cumulative schemes considered within the LIA suggests that together, these developments have potential to accommodate around 2,800 new residents, which would see the population within the LIA increase by around 17% over the current baseline.
- 14.3.57 Based on the 2018-based Sub-National Population Projections²⁹, the LBH’s population is forecast to increase by around 6,800 people between 2019 and 2033, which equates to an increase of 2.5%. The working-age population (16 to 64 years old) is forecast to decrease by 175 people (0.1%). This increase is based upon past trends in population change and so is not directly related to any particular development proposal.
- 14.3.58 Therefore, the baseline conditions in relation to population change in the LBH as indicated by the projections can be taken to also represent the future baseline. However, any additional new homes in the LBH will have an impact on the rate of population change in future. It is therefore not possible to accurately assess the level of future population change in the LBH if the Proposed Development is not implemented.

Housing

- 14.3.59 The level of future supply would be measured against the housing requirement in the adopted development plan. This assessment therefore takes the level of

housing planned for, based on the targets within the 2021 London Plan as the future baseline.

Labour Market

- 14.3.60 The breakdown of employment within the LIA is expected to broadly reflect its current makeup, albeit with the addition of a small number of office-based jobs. However, the level of overall growth and the maintenance and future growth across different employment sectors will depend upon the availability of suitable premises.
- 14.3.61 Similarly, the types of occupations held by workers, earnings, economic activity, unemployment and educational attainment will depend upon the strength of the local economy as well as many other factors. It is therefore not possible to accurately forecast a specific future baseline for the labour force in the LBH. This assessment instead considers the potential impact of the Proposed Development on the current status of relevant labour market indicators, which are taken to represent the future baseline.

Deprivation

- 14.3.62 Given that the assessment of deprivation is relative (i.e. to other locations in England), it is assumed that existing levels and patterns of deprivation as recorded by the IMD (2019), are taken to represent the future baseline. In other words, it is assumed that relative deprivation at the local spatial level does not change without the Proposed Development being taken forward.

Early Years and Education, Healthcare Provision, Community Facilities and Open Space, Sport and Recreation

- 14.3.63 The existing provision of early years and education, healthcare, community and open space, sport and recreation facilities has been applied as the future baseline, using the most recent data.
- 14.3.64 The approach to the future baseline scenario outlined above is considered to be a robust approach to the assessment, and is based on how the economy of the LBH is likely to develop over the coming decades.

Sensitivity of Receptors

- 14.3.65 **Table 14.18** below sets out the receptors which are considered as part of the socio-economic assessment, and their respective level of sensitivity based on the baseline conditions, and their importance within the local and regional policy contexts. The receptors are assessed at various spatial levels (i.e. the LIA, the LBH and/or regional (London)) in line with the approach outlined above.

Table 14.18: Sensitivity of receptor

Receptor	Sensitivity	Impact Area(s) Assessed	Justification
Demolition and Construction Phase			
Existing on-Site employment	High	LIA LBH	Information provided by the Applicant indicates that there are currently around 85 businesses occupying over 31,000m ² of commercial and community floorspace, supporting an estimated 690 FTE. A Commercial Relocation Strategy was prepared in 2018 and outlines a number of options for businesses to either relocate within the Site, the LBH or outside the Borough. These are explored in more detail below.
Jobs in construction	Medium	Regional	A proportion of the temporary construction jobs supported by the Proposed Development are likely to be taken up by London residents (including residents of the LBH) which may be looking for employment in construction.
Operational Phase			
On-Site employment	High	LIA LBH	Since 2015, both the LIA and the LBH have experienced an overall decline in local employment (of 6.9% and 4.0% respectively), compared with an increase (of +6.6%) across London. The problem is anticipated to have been exacerbated by the impact of the Covid-19 pandemic (for which data is yet to be published).
Wider employment	Medium	Regional	Since 2015, the London economy has performed better than the economies of the LIA and LBH which have seen an overall decline in local employment. However, a recent study by the GLA, looking at macro-economic trends across London suggests that the economy is currently around 7% smaller than it was before the start of the Covid-19 pandemic, and is not expected to return to pre-pandemic levels by 2023.
Housing supply	High	LBH	The new London Plan has identified an overall annual target of 1,592 dwellings per annum for the LBH. Data from the LBH's AMR indicates that housing delivery since 2011 (of 891 dwellings per annum) fell short of the required targets. Furthermore, the LIA (and wider TAAP area) is earmarked for regeneration.
Resident expenditure	High	LBH	The baseline analysis indicates that since 2015, the overall employment in both the LIA and the LBH has declined (by 6.9% and 4.0% respectively). Sectors that are typically associated with, and benefit from, household expenditure (such as retail, and the arts, entertainment and recreation) have seen considerable decline over this period.
Population and labour market	Medium	LIA LBH	Mid-year population estimates for the LIA indicate that between 2011 and 2019 the local population increased by 13.7%, compared with 5.1% in the LBH and 9.2% in London. The LIA (and wider TAAP area) is earmarked for regeneration and substantial population growth. New

Receptor	Sensitivity	Impact Area(s) Assessed	Justification
			dwellings are typically occupied by residents of core working age (i.e. aged 16-64). Whilst the core working age population in the LIA remained unchanged, wider trends (i.e. across the LBH and London) suggest that this is likely to fall.
Capacity of early-years care	High	LIA	The latest Haringey Schools Capacity Report (for 2021) indicates that whilst there is capacity for early years provision (of 2-3 FE) up to 2022/23, this is likely to turn into a deficit (of 3 FE) by 2026/27 as new developments are built, and the demand for early-years provision grows.
Primary school capacity	Medium	LIA	A review of primary schools within two miles of the Site indicates that there are currently 859 surplus places (or the equivalent to 7.9% capacity). This is within the DfE's recommended capacity of 5-10%, but higher than the surplus capacity recommended by the LBH (of 2%).
Secondary school capacity	High	LBH	A study by London Councils indicates that across London, there will an overall shortage of almost 6,000 secondary school places by 2022/23. Within the LBH, a recent spike in demand for Year 7 places has required the addition of bulge classes to increase capacity. Capacity issues are likely to be exacerbated as new development are built and demand for secondary school places increases.
Provision of healthcare facilities	Medium	LIA	A review of NHS data shows that each FTE GP within one mile of the Site looks after 1,665 patients (compared with 1,222 patients per FTE GP across the whole North Central London CCG area. Whilst higher, this benchmark is lower than both the national average (of 1,782 patients per FTE GP) and the London HUDU benchmark (of 1,800 patients per FTE GP). Furthermore, there are currently nine dental surgeries within one mile of the Site, eight of which are currently accepting new patients.
Open space provision	Medium	LIA	A review of open space based on the GLA's accessibility standards indicates that there is a slight deficiency of metropolitan and small local open spaces (within 3.2km and 280m respectively). However, there are a number of small open spaces located close to the Site (albeit slightly farther than the GLA's guidance) which can also be used by residents of the LIA.
Play space provision	Low	LIA	A review of play space based on the GLA's accessibility standards indicates that there are five play spaces within up to half a mile from the Proposed Development.
Provision of leisure and community facilities	Medium	LIA	Policy SP16 and Policy SP15 of the Haringey Local Plan highlight the importance and necessity of local community facilities to promote inclusiveness and improving people's quality of life.

14.4 LIKELY SIGNIFICANT EFFECTS

14.4.1 Demolition and Construction Phase

Existing On-Site Employment

14.4.1.1 Information provided by the Applicant indicates that there are approximately 35 freehold and 50 leasehold business interests (i.e. 85 businesses), occupying over 31,000m² (GEA) of commercial and community floorspace within the Site of the Proposed Development. Of these, around 1,800m² (GEA) are to be incorporated within the new development. It is therefore assumed that around 21,600m² of commercial and community uses are likely to be lost as a result of the construction activity.

14.4.1.2 Based on the anticipated floorspace lost during the demolition and construction phase, as well as employment density benchmarks from the HCA³⁰, it is possible to estimate the number of local jobs that are likely to be impacted throughout this phase of the Proposed Development. Overall, it is estimated that around 690 FTE jobs are likely to be impacted as a result of the demolition and construction activity associated with the Proposed Development.

14.4.1.3 In reality, not all 690 FTE jobs are likely to be impacted as a result the demolition and construction phase, and any impact would not arise all at once (reflecting the proposed phasing). As part of its approach to the Proposed Development, the Applicant (in collaboration with the LBH) has prepared a Commercial Relocation Strategy³¹ in 2018. The strategy sets out its objectives for businesses located within the Site (and which align with the LBH's HRW Business Charter³²), including:

- The promise to engage with all affected businesses, to ensure that these are involved in the regeneration of North Tottenham;
- Maximise relocation options within the site and/or locally within the LBH;
- Provide business support;
- Wherever possible minimise the disruption on local businesses (through a phased approach to construction, provide works programme transparency and flexibility to ensure maximum time for businesses to properly plan, provide relocation support, and provide 12-months' notice of when relocation is required).

14.4.1.4 The Commercial Relocation Strategy outlines a number of relocation options for businesses within the site of the Proposed Development, which include:

- Relocation within the Site of the Proposed Development;
- Relocation within the LBH; or
- Relocation to outside the LBH if a suitable site is not located within the LBH.

- 14.4.1.5 This means that there will be opportunities for some of the businesses currently located on-Site (albeit not all) to relocate within the Proposed Development once completed. Where this is not viable and/or desirable, businesses will be supported to explore opportunities for relocation either within the LBH and/or to other location. In practice, this means that not all 85 businesses (and the 690 FTE jobs they support) will be impacted and/or displaced from the Site of the Proposed Development. However, for the purposes of the assessment the worst-case scenario assumes that all 85 businesses and 690 FTE jobs are affected as a result of the demolition and construction phase.
- 14.4.1.6 The baseline analysis indicates that there are currently around 7,300 jobs located within the LIA. The 690 FTE jobs assumed to be lost under the worst-case scenario, are therefore estimated to represent around 9% of the current baseline within the LIA. On this basis, the magnitude of impact is therefore assessed as high at the LIA spatial level.
- 14.4.1.7 With the sensitivity of the receptor assessed as high, the significance of effect (i.e. under the worst-case scenario, and prior to the mitigation outlined within the Commercial Relocation Strategy) is therefore assessed as **temporary**, **short-term** and **substantial adverse** at the LIA spatial level, which is considered to be significant in EIA terms.
- 14.4.1.8 Furthermore, under the worst-case scenario it is also assumed that all 85 businesses and 690 FTE jobs affected by the demolition and construction activity associated with the Proposed Development will be lost from the economy of the LBH. This would mean an overall loss in the region of 1% of the current baseline within the LBH. On this basis, the magnitude of impact is therefore assessed as low at the LBH spatial level.
- 14.4.1.9 With the sensitivity of the receptor assessed as high, the significance of effect (i.e. under the worst-case scenario) is therefore assessed as **temporary**, **short-term** and **minor adverse** at the LBH spatial level. This is not considered to be significant in EIA terms.

Jobs in Construction

- 14.4.1.10 Demolition and construction activity associated with the Proposed Development will support a number of on-Site employment opportunities within the wider construction sector, in particular across London.
- 14.4.1.11 Based on an estimated construction investment of around £740 million (in 2021-pricing), an assumed 118-month (or 9.8-years) construction period, and the approach to calculating the impact of construction activity outlined above, it is estimated the demolition and construction activity of the Proposed Development has potential to support around 1,214 FTE jobs in construction. As construction is made up of many discrete elements of work undertaken by specialists (such as brick layers, plumbers and electricians) the number of workers on site will fluctuate, and many more workers may be employed on-Site for shorter periods at any given point.
- 14.4.1.12 Although national and regional construction firms often draw on their current

workforce, a share of the contractors on-Site is typically drawn from within the local and regional spatial levels. It is therefore likely that businesses from within the local and regional economy will benefit from the trade linkages that will be established to support the construction the Proposed Development through its supply chain. This means that further indirect/supply chain (i.e. off-site) employment will be supported with suppliers of the construction materials and services.

14.4.1.13 Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects associated with demolition and construction activity, for example as construction workers spend their wages in local shops and other local facilities (also known as induced effects).

14.4.1.14 Research by the National Housing Federation indicates that the construction industry in London has an overall indirect and induced employment composite multiplier of 1.99 for every job in construction. Applying this to the 1,214 FTE direct construction jobs, it is estimated that a further 1,202 FTE jobs would be supported each year through indirect/supply chain and wider induced effects as a result of construction-related expenditure associated with the Proposed Development.

14.4.1.15 In total, it is estimated that the demolition and construction activity related to the Proposed Development has potential to support up to 2,417 FTE jobs through direct, indirect/supply chain and induced effects.

14.4.1.16 Data from the ONS³³ indicates that the construction sector in London supports just under 200,000 jobs. The increase in construction employment supported by the Proposed Development is estimated to be just over 1% over the current baseline. On this basis, the magnitude of impact of the proposed development on employment in construction is therefore assessed as low.

14.4.1.17 With the sensitivity of the receptor assessed as medium, the significance of the effect is therefore assessed as **temporary, short-term** and **minor beneficial** in nature at the regional spatial level. This is not considered to be significant in EIA terms.

14.4.2 Operational Phase

14.4.2.1 A full description of the Proposed Development is provided in **Chapter 5**. An overview of the floorspace and proposed land use area schedule (including net additional floorspace) used to inform the socio-economic assessment is provided in **Table 14.19** below.

Table 14.19: Land use area schedule (GEA m2) based on Minimum (i.e. worst-case) Masterplan

	Existing floorspace (m2)	Minimum Masterplan floorspace (m2)	Net Additional Floorspace (m2)
Industrial - B2	10,800	0	-10,800
Industrial - B8	950	3,161	+2,211
<i>Retail - E(a)</i>	<i>9,060</i>	<i>n/a</i>	<i>n/a</i>
<i>Food consumption – E(b)</i>	<i>4,135</i>	<i>n/a</i>	<i>n/a</i>
<i>Commercial, professional (other than medical) or financial services - E(c)</i>	<i>0</i>	<i>n/a</i>	<i>n/a</i>
Total flexible retail - E(a - c)	13,195	4,000	-9,195
Indoor sports recreation and fitness - E(d)	0	500	+500
Medical/healthcare - E(e)	900	0	-900
Business uses (offices) - E(g)	1,790	1,525	-265
<i>Learning/non-residential institutions - F1(d)</i>	<i>500</i>	<i>n/a</i>	<i>n/a</i>
<i>Public halls or exhibition halls - F1(e)</i>	<i>0</i>	<i>n/a</i>	<i>n/a</i>
Learning/non-residential, public or exhibition halls - F1(d-e)	500	500	0
Place of worship - F1(f)	655	0	-655
Local community uses - F2(b)	1,125	500	-625
Energy centre - Sui Generis	0	200	+200
Public house - Sui Generis	1,195	0	-1,195
Total	31,110	10,386	-21,647

Source: Lendlease

14.4.2.2 The Proposed Development is also anticipated to see the delivery of up to 2,929 residential units, of which over 2,600 will be net additional to the LIA.

14.4.2.3 **Table 14.20** below presents an overview of the existing and gross homes to be delivered as part of the Proposed Development, in addition to a breakdown of tenure (i.e. market, intermediate and/or social rented) and size of dwellings (i.e. based on number of bedrooms).

Table 14.20: Existing and (gross) housing at the Proposed Development

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Existing					
Market and intermediate units (incl. BTR and SO)	5	8	31	2	46
Social (rented)	119	53	78	1	251
Total	124	61	109	3	297
Gross dwellings					

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Open market sales and intermediate units (incl. build to rent (BTR) and Shared Ownership (SO))	807	1,220	350		2,377
Social (rented)	62	248	182	60	552
Total	869	1,468	532	60	2,929

Source: Lendlease

On-Site Employment

14.4.2.4 Under the worst-case scenario (i.e. based on the minimum amount of floorspace being provided), it is assumed that once completed the Proposed Development will see the delivery of around 10,386m² (GEA) of new floorspace (including the retention of a variety of current uses on-Site). The precise number of jobs that will be supported on-Site will depend on the end users that occupy the Proposed Development. However, it is possible to estimate the Proposed Development's impact on direct (i.e. on-Site) employment generation by applying average employment densities to the proposed uses, as outlined in **Table 14.21** below.

Table 14.21: Gross employment supported on-Site

Proposed Use Class	Floorspace (GEA) m ²	Employment Density Assumption	FTE Jobs
Industrial - B8	3,161	70	45
Flexible retail - E(a-c)	4,000	18	222
Indoor sport/recreation/ fitness - E(d)	500	87	6
Business uses - E(g)	1,525	14	109
Learning/non-residential institutions - F1(d-e)	500	110	5
Public places of worship – F1(f)	0	n/a	0
Local community uses - F2	500	100	5
Energy centre	200	n/a	0
Total	10,386	-	392

Source: Homes and Communities Agency (2015), 'Employment Density Guide, 3rd Edition'/Lichfields analysis

14.4.2.5 In gross terms, it is estimated that the Proposed Development could support around 392 FTE jobs once it is fully operational. Of these, around 54 FTE are likely to be based within the retained uses currently on-Site. Furthermore, it is assumed that a small proportion of the economic activity generated on-Site will be displaced (assumed to be 25%) from elsewhere in the LBH, reducing the overall net additionality of the Proposed Development.

- 14.4.2.6 Once additionality adjustments (based on guidance from the HCA³⁴) are applied and the retained on-Site uses are taken into consideration, it is assumed that the Proposed Development will support a net increase of 240 FTE jobs. The net additional increase of 240 at the LIA will represent an increase of around 3% over the current baseline. On this basis, the magnitude of impact at the LIA is therefore assessed as low.
- 14.4.2.7 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor** beneficial in nature at the LIA spatial level, which is considered to be significant in EIA terms.
- 14.4.2.8 At the LBH level, the net additional increase of 240 FTE jobs is estimated to represent an increase of around 1% over the current baseline. On this basis, the magnitude of impact at the LBH is therefore assessed as low.
- 14.4.2.9 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor** beneficial at the LBH level, which is not considered to be significant in EIA terms.

Wider Employment

- 14.4.2.10 Indirect employment will be supported through expenditure on goods, supplies and services in the surrounding area of the Proposed Development. The spending of wages by both employees of the on-Site employment generating facilities, and of the local firms supplying goods and services to these facilities will also support induced employment in other local shops, services and firms.
- 14.4.2.11 Based on the net additional employment supported, it is estimated that the Proposed Development will generate an additional 93 FTE jobs more widely (i.e. through indirect/supply chain and induced effects) across London. On this basis, it is estimated that the magnitude of impact on the receptor is therefore assessed as negligible at the regional (i.e. London) spatial level.
- 14.4.2.12 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** (albeit beneficial) in nature. This is not considered to be significant in EIA terms.

Housing Supply

- 14.4.2.13 Once completed, the Proposed Development will see the delivery of 2,929 (gross) dwellings of various sizes (i.e. up to four bedrooms) and across various tenure types (including market housing, Shared Ownership, BTR and social rented). Of these, it is estimated that over 2,600 units will be net additional to the LIA.
- 14.4.2.14 The baseline section indicates that within the LIA there are currently around 5,810 dwellings. The baseline analysis and policy review also show that the LIA is expected to see considerable housing growth over the next few years, and the recently-adopted London Plan identifies an overall target of 15,920

additional homes in the LBH over a ten-year period to 2028/29 (or the equivalent of 1,592 dwellings per annum).

- 14.4.2.15 This means that once completed the net additional homes delivered as part of the Proposed Development will represent around 17% of the LBH's ten-year housing target. On this basis, the magnitude of impact on the receptor is assessed as high at the LBH spatial level.
- 14.4.2.16 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term and substantial beneficial**, which is considered to be significant in EIA terms.

Resident Expenditure

- 14.4.2.17 Research suggests that the average homeowner spends around £5,500 to make their house 'feel like a home' in the first 18-months from moving in. This expenditure is generally spent on furnishing and decorating a property and provides a range of benefits for the economy including supporting the vitality and viability of local businesses.
- 14.4.2.18 Applying this one-off spending on household products and services, it is estimated that residents of the 2,929 new dwellings delivered as part of the Proposed Development will generate around £16.1 million in 'first-time occupation' spending. It is assumed that this expenditure will occur gradually as the new homes are built and occupied, and is therefore assumed to generate around £1.6 million of additional local expenditure each year for the first ten-years following completion and occupation of the first homes on the Proposed Development.
- 14.4.2.19 In addition, the new homes will also generate increased expenditure in the local economy as people go about purchasing goods and services to support their daily life. The ONS Family Spending Survey³⁵ provides data on household spending by socio-economic classification. Based on the approach outlined above, it is estimated that the net additional dwellings within the Proposed Development will generate a gross expenditure of around £104.4 million each year once fully occupied.
- 14.4.2.20 It is not expected that all residents of the Proposed Development would be new to the LIA, as some would move from elsewhere within the LIA, and more widely the LBH. National research provides standards of the average distances moved between present and previous home addresses, which can be used to estimate the share of residents moving into the scheme that would be new to the area.
- 14.4.2.21 Of the £104.4 million gross household expenditure, it is therefore anticipated that around £26.1 million will be net additional to the LIA, supporting around 183 FTE jobs in retail, leisure, hospitality, catering and other sectors in perpetuity.
- 14.4.2.22 Given the LIA's reliance on the accommodation and food service sector, the additional expenditure is likely to support employment in sectors which have experienced decline since 2015 (such as retail, wholesale and jobs in the arts,

entertainment and recreation).

14.4.2.23 The new jobs supported as a result of the additional household expenditure is therefore assumed to represent around 1% of the current baseline within the LBH. On this basis, the magnitude of impact at the LBH level is therefore assessed as low.

14.4.2.24 With the magnitude of impact assessed as low and the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor beneficial** in nature at the LBH spatial level. This is not considered to be significant in EIA terms.

Population and Labour Market

14.4.2.25 Once completed and occupied, the Proposed Development will see the delivery of 2,929 new homes (ranging from one to four bedrooms) of various tenures (including market, BTR, social rented and SO). Based on the GLA's Population Yield Calculator, it is estimated that the Proposed Development will have capacity to accommodate around 6,410 residents. As outlined within the baseline section, it is estimated that the site currently accommodates around 720 residents. On this basis, it is assumed that of the 6,410 residents that could be accommodated within the 2,929 units, it is estimated that around 5,690 would be net additional to the LIA. Of these, it is estimated that around 4,500 residents will be of core working age (i.e. aged 16-64), whilst a further 1,100 will be children under the age of 15.

14.4.2.26 The baseline section indicates that in 2019 the LIA's population was estimated to be approximately 16,400 persons. Based on this, it is estimated that the new residents of the Proposed Development will represent an increase of around 35% over the current baseline. However, the increase in the LIA's core working age population is estimated to be around 42% over the current baseline. On this basis, the magnitude of impact on the receptor at the LIA is therefore assessed as high.

14.4.2.27 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **major beneficial** at the LIA spatial level, which is considered to be significant in EIA terms.

14.4.2.28 More broadly, the new residents within the Proposed Development will represent only a small increase (of around 2%) over the LBH's current population. On this basis, the magnitude of impact at the LBH level is therefore assessed as low.

14.4.2.29 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor beneficial** in nature at the LBH spatial level. This is not considered to be significant in EIA terms.

Capacity of Early-Years Care

14.4.2.30 Based on the GLA's Population Yield Calculator, it is estimated that the

Proposed Development will yield an early-years population (i.e. children under the age of four) of around 650 children, or 550 net additional children under the age of four once the current population is taken into account. The increase in children under four will increase demand for early-years places within the LIA and its surrounding area. In reality, not all children will attend an early-years setting, thereby resulting in an overall lower demand for early years places.

14.4.2.31 The baseline analysis indicates that at present the LBH has a surplus of around 344 early-years places. However, by 2026/27 this is anticipated to turn into a deficit of 3FE. As such, it is assumed that the demand for spaces is likely to be higher than the current supply (i.e. unless improved and/or mitigated). On this basis, the magnitude of impact on the receptor is therefore assessed as medium.

14.4.2.32 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term and moderate adverse** at the LIA spatial level, which is considered to be significant in EIA terms.

Primary School Capacity

14.4.2.33 Based on the GLA's Population Yield Calculator, it is estimated that the Proposed Development will also generate demand for a gross figure of 478 primary school places (i.e. children aged five to 11), or 400 net additional primary school places once children currently living within the site of the proposed development is taken into consideration. As reported in the baseline, there are currently around 859 surplus places (or the equivalent of 7.9% capacity) in primary schools within two miles of the Site.

14.4.2.34 Based on current capacity, it is assumed that all children can be accommodated within the primary schools located within two-miles of the Site. This would bring the current surplus down to 459 places (from 859 places) or 4.2% of current capacity which whilst not critical, will be below the DfE's recommended spare capacity range of 5-10%, albeit higher than the surplus capacity recommended by the LBH (of 2%). On this basis, the magnitude of impact on the receptor is therefore assessed as low.

14.4.2.35 With the sensitivity of the receptor assessed as medium, the significance of the receptor is therefore assessed as **permanent, long-term and minor adverse** at the LIA spatial level. This is not considered to be significant in EIA terms.

Secondary School Capacity

14.4.2.36 Based on population estimates from the GLA's Population Yield Calculator, it is estimated that the Proposed Development will yield a secondary school population (i.e. children aged 12 to 15) of around 192 children, or 150 once net additionality is taken into consideration.

14.4.2.37 The baseline analysis has identified that within the LBH there are currently 11 secondary schools which together have a surplus capacity of 527 places (or

3.6% of total capacity). Based on current availability it is therefore assumed that the increased demand can be easily accommodated within secondary schools in the LBH.

14.4.2.38 However, the evidence presented in the baseline indicates that surplus capacity in the LBH is already below the DfE's recommended 5-10% of total capacity, albeit higher than the surplus capacity recommended by the LBH (of 2%). The additional demand generated by the Proposed Development will further lower this, putting current resources under additional pressure. Furthermore, the recent spike in demand for Year 7 places in the LBH has seen the addition of several bulge classes. On this basis, the magnitude of the receptor is therefore assessed as low.

14.4.2.39 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term and moderate adverse**, which is significant in EIA terms.

Provision of Healthcare Facilities

14.4.2.40 The new residents living within the Proposed Development will likely increase demand for healthcare services within the LIA. As the baseline notes, there are currently 11 GP surgeries within one mile of the Site, which together support 45 FTE GPs and have just under 74,950 registered patients. This means that each FTE GP in the LIA looks after an average of 1,665 patients. Whilst higher than the overall average for the North Central London CCG area (of 1,222 patients per FTE GP), this is below the national average (of 1,782 patients per FTE GP) and the recommended maximum benchmark (of 1,800 patients per FTE GP).

14.4.2.41 Under the worst-case scenario, it is assumed that all 5,690 net additional residents will require access to healthcare services, bringing the overall number of patients registered with GPs in the LIA up to 80,640 patients, or the equivalent to 1,792 patients per FTE GP. Whilst below the maximum benchmark recommended by HUDU (i.e. 1,800 patients per FTE GP), this is higher than the averages for both the North Central London CCG area and nationally. On this basis, the magnitude of impact on the receptor is therefore assessed as low.

14.4.2.42 With the sensitivity of the receptor assessed as medium, the significance of the effect is therefore assessed as **permanent, long-term and minor adverse** in nature. This is not considered to be significant in EIA terms.

Open Space Provision

14.4.2.43 The residents of the Proposed Development will generate further demand on existing open spaces within the LIA and more widely. As outlined in the baseline section, the Haringey Open Space and Biodiversity Study³⁶ considers the current open space availability in the LBH, and finds that the 'Eastern Zone' (i.e. the area in which the Proposed Development is located) has a total of 73.77ha of open space.

14.4.2.44 A review of current open space capacity, based on the GLA's accessibility

standards (i.e. distance to open spaces from the Site) finds that there are two local parks (i.e. Tottenham cemetery and Bruce Castle Park) within 400m of the Site, in addition to two district parks (i.e. Lordship Recreation Ground, and Pymmes Park) located within the recommended 1.2km distance. The baseline analysis has found a deficiency of metropolitan and small local parks within the recommended distances of the Site. However, the baseline also identified a number of small open spaces located further than the recommended 400m (such as Tottenham Marshes, Down Lane Park, Wild Marsh East and Downhills Park), but which can provide additional outdoor space for the community of the Proposed Development.

14.4.2.45 Once completed, the Proposed Development will include the delivery of 3,930m² (or 0.4ha) of parks and garden space in addition to a further 5,200m² (or 0.5ha) of ground floor residential amenity. This means that the Proposed Development will see the open space provision increase by 0.9ha, and (more importantly) see the addition of a small local park (i.e. of under 2ha) within the LIA. On this basis, the magnitude of impact on the receptor is therefore assessed as low.

14.4.2.46 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor beneficial** in nature at the LIA spatial level. This is not considered to be significant in EIA terms.

Play Space Provision

14.4.2.47 Evidence presented in the baseline section indicates that the 'Eastern Zone' of the LBH has a total of 15 play spaces, adding up to 3.97ha of play space provision across various types (i.e. doorstep play, local play and/or neighbourhood play provision). In addition, the baseline analysis also finds that once the GLA's accessibility standards are taken into consideration, a total of five play spaces (adding up to 1.53ha) are located within the recommended distances from the Site.

14.4.2.48 These include one doorstep play area (i.e. Beaufoy Road Play Space) located within 100m, two local play areas (i.e. Bruce Castle Park playground, and King Street playground) located within 400m, and two neighbourhood play areas (i.e. Someford Grove open space, and Hartington Park play space) located within 800m of the Site.

14.4.2.49 Once completed and fully occupied, it is assumed that the Proposed Development will accommodate around 1,420 children under the age of 18, who will require access to different forms of play space. Based on the GLA's recommended benchmark (of 10m² per child), it is assumed that the Proposed Development will generate the requirement for 14,193m² of play space (of all types).

14.4.2.50 The Proposed Development will include a range of ground floor residential amenity space, podium gardens, roof-top terraces and doorstep play areas accessible (only) to children living within the Proposed Development. In addition, the Proposed Development will also see the delivery of a further

3,080m² of doorstep play area, as well as 1,820m² of local playable space accessible to everyone (in addition to 3,930m² of parks and gardens space). On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.

- 14.4.2.51 With the sensitivity of the receptor assessed as low, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** (albeit beneficial) in nature. This is not considered to be significant in EIA terms.

Provision of Leisure and Community Facilities

- 14.4.2.52 Growth in the local population will add pressure on existing leisure and recreation facilities within the LIA. Policies SP15 and SP16 in the Haringey Local Plan highlight the importance of leisure and community facilities as playing a significant role in meeting local needs, promoting inclusive communities and improving residents' quality of life. As outlined within the baseline analysis, there are currently over 20 sport, leisure and/or community facilities located within two miles of the Site.
- 14.4.2.53 Under the worst-case scenario (i.e. which see the minimum amount of commercial and community floorspace provided) it is assumed that the Proposed Development will see the delivery of 500m² of indoor sport, recreation or fitness floorspace (i.e. use class E(d)), in addition to a further 500m² of local community space (i.e. use class F2), and 500m² of library and/or learning space (i.e. use class F1(d-e)) which will have potential to add to the leisure and community offer within the LIA. On this basis the magnitude of impact on the receptor is therefore assessed as low.
- 14.4.2.54 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor beneficial** in nature. This is not considered to be significant in EIA terms.

14.5 MITIGATION MEASURES AND LIKELY RESIDUAL EFFECTS

- 14.5.1 Primary mitigation measures are embedded within the design of Proposed Development in order to reduce other construction and operational effects (such as noise, air quality, transport and landscape). In relation to socio-economics, the Proposed Development will seek to mitigate effects on the local community and existing facilities through the use of best practice construction mitigation measures, and other plans submitted alongside the EIA.

Demolition and Construction

Existing On-Site Employment

- 14.5.2 Evidence provided by the Applicant indicates that there are approximately 85 freehold and leasehold business interests, occupying over 31,000m² (GEA) of commercial and community floorspace within the Site. Together these businesses are estimated to support around 690 FTE jobs.
- 14.5.3 Under the worst-case scenario it is assumed that all jobs will be impacted throughout the demolition and construction phase, generating a substantial and minor adverse effect at the LIA and LBH spatial levels respectively. In reality, the likely effect will be lower as the Applicant (in collaboration with the LBH) has prepared a Commercial Relocation Strategy that will seek to minimise the disruption on local businesses through the following:
- A phased approach to construction;
 - Providing works programme transparency and flexibility to ensure time for businesses to properly plan;
 - Providing relocation support; and
 - Provide 12-months' notice of when relocation is required.
- 14.5.4 On the basis of the above, once the Commercial Relocation Strategy is implemented, it is therefore anticipated that the substantial adverse effect identified at the LIA level, will be reduced to **minor adverse**.

Jobs in Construction

- 14.5.5 Demolition and construction activity associated with the Proposed Development is anticipated to have a beneficial effect on construction employment. The assessment presented above indicates that a total of up to 2,417 FTE jobs will be supported through direct, indirect/supply chain and induced effects associated with the Proposed Development.
- 14.5.6 At this stage, it is too early to confirm the proportion of construction workers that are likely to be residents of the LIA or indeed the LBH. Larger contractors typically draw upon their existing workforce, however there will be opportunities

for residents of both the LIA and LBH to benefit from construction activity through training/upskilling initiatives, in addition to opportunities generated as a result of local supply chain linkages and expenditure.

14.5.7 To further enhance the benefits associated with demolition and construction activity, the following initiatives could be considered. These are explored further in the supporting **Socio-Economic Benefits Statement**.

- Provide employment training and education opportunities for local residents;
- Encourage procurement opportunities for local businesses to source products and services locally where possible and practical; and
- Establish links with local businesses, education establishments and training providers to offer training, development and employment opportunities via work experience, industry placements and apprenticeships.

Operational Phase

14.5.8 The majority of operational effects generated by completed Proposed Development have been assessed as beneficial on the relevant receptors, including the following significant effects:

- A **substantial beneficial** effect on housing delivery at the LBH spatial level; and
- A **major beneficial** effect on population and the local labour market at the LIA spatial level.

14.5.9 The beneficial effects generated by the Proposed Development can be further enhanced through the implementation of initiatives (similar to those outlined during its demolition and construction phase, initiatives) which seek to:

- Provide employment training and education opportunities for local residents to apply for and secure employment opportunities and/or gain valuable work experience on-Site; and
- Encourage the local procurement of goods and services.

Capacity of Early-Years Care

14.5.10 The assessment of socio-economic effects of the Proposed Development on the capacity of early-years care has identified an overall permanent, long-term and moderate adverse effect at the LIA spatial level, which is considered to be significant in EIA terms.

14.5.11 To address this, it is therefore expected that the Proposed Development will require mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH, in order to manage the additional demand created.

- 14.5.12 Following mitigation, the residual effect of the Proposed Development on the capacity of early-years care within the LIA is therefore assessed as **negligible**, and therefore not significant.

Primary School Capacity

- 14.5.13 The assessment of socio-economic effects on primary school capacity has identified an overall minor adverse effect. Whilst not significant, this additional demand generated by the Proposed Development will add pressure on local resources, for which mitigation in the form of financial contributions (via CIL payments or a S106 agreement) to the LBH will be required.
- 14.5.14 Following mitigation, the residual effect of the Proposed Development on primary school capacity is therefore assessed as **negligible**, and therefore not significant.

Secondary School Capacity

- 14.5.15 The assessment of socio-economic effects of the Proposed Development on secondary school capacity has identified a permanent, long-term and moderate adverse effect, which is considered to be significant in EIA terms.
- 14.5.16 To address this, it is therefore expected that the Proposed Development will require mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH, in order to manage the additional demand created.
- 14.5.17 Following mitigation, the residual effect of the Proposed Development on secondary school capacity is therefore assessed as **negligible**, and therefore not significant.

Provision of Healthcare Facilities

- 14.5.18 The assessment presented in this Chapter on the provision of healthcare facilities has identified a permanent, long-term and moderate adverse effect, which is significant in EIA terms.
- 14.5.19 To address this, it is therefore expected that the Proposed Development will require mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH, in order to manage the additional demand created.
- 14.5.20 Following mitigation, the residual effect of the Proposed Development on the provision of healthcare facilities is therefore assessed as **negligible**, and therefore not significant.
- 14.5.21 **Table 14.22** below presents an overview of the likely effects, mitigation measures required, and residual effects of the Proposed Development on the socio-receptors assessed.

Table 14.22: Summary of Effects

Receptor	Impact Area(s)	Nature of Effect	Mitigation Measures	Nature of Residual Effect
Demolition and Construction				
Existing on-Site employment	LIA	Temporary, short-term and substantial adverse (significant)	<ul style="list-style-type: none"> Implementation of the Commercial Relocation Strategy, enabling businesses to explore alternatives for relocation within the Site, within the LBH or elsewhere 	Temporary, short-term, and minor adverse (not significant)
	LBH	Temporary, short-term and minor adverse (not significant)		Temporary, short-term but negligible, albeit adverse (not significant)
Jobs in construction	Regional	Temporary, short-term and minor beneficial (not significant)	<ul style="list-style-type: none"> Employment training and education opportunities for local residents; Encourage local procurement; and Establish links with local businesses, educational establishments and training providers to offer training, development and employment opportunities via work experience, industry placements and apprenticeships. 	Temporary, short-term and minor beneficial (not significant)
Operational Phase				
On-site employment	LIA	Permanent, long-term and minor beneficial (significant)	<ul style="list-style-type: none"> Employment training and education opportunities for local residents to apply for and secure employment opportunities and/or gain valuable work experience on-Site; and Encourage the local procurement of goods and services. 	Permanent, long-term and minor beneficial (significant)
	LBH	Permanent, long-term and minor beneficial (not significant)		Permanent, long-term and minor beneficial (not significant)
Wider employment	Regional	Permanent, long-term but negligible, albeit beneficial (not significant)	n/a	Permanent, long-term but negligible, albeit beneficial (not significant)

Receptor	Impact Area(s)	Nature of Effect	Mitigation Measures	Nature of Residual Effect
Housing Supply	LBH	Permanent, long-term and substantial beneficial (significant)	n/a	Permanent, long-term and substantial beneficial (significant)
Resident expenditure	LBH	Permanent, long-term and minor beneficial (not significant)	n/a	Permanent, long-term and minor beneficial (not significant)
Population and labour market	LIA	Permanent, long-term and major beneficial (significant)	n/a	Permanent, long-term and major beneficial (significant)
	LBH	Permanent, long-term and minor beneficial (not significant)		Permanent, long-term and minor beneficial (not significant)
Capacity of early-years care	LIA	Permanent, long-term and moderate adverse (significant)	<ul style="list-style-type: none"> Requirement for CIL/S106 agreement 	Permanent, long-term but negligible (not significant)
Primary school capacity	LIA	Permanent, long-term and minor adverse (not significant)	<ul style="list-style-type: none"> Requirement for CIL/S106 agreement 	Permanent, long-term but negligible (not significant)
Secondary school capacity	LBH	Permanent, long-term and moderate adverse (significant)	<ul style="list-style-type: none"> Requirement for CIL/S106 agreement 	Permanent, long-term but negligible (not significant)
Provision of healthcare facilities	LIA	Permanent, long-term and minor adverse (not significant)	<ul style="list-style-type: none"> Requirement for CIL/S106 agreement 	Permanent, long-term but negligible (not significant)

Receptor	Impact Area(s)	Nature of Effect	Mitigation Measures	Nature of Residual Effect
Open space provision	LIA	Permanent, long-term and minor beneficial (not significant)	n/a	Permanent, long-term and minor beneficial (not significant)
Play space provision	LIA	Permanent, long-term but negligible, albeit beneficial (not significant)	n/a	Permanent, long-term but negligible, albeit beneficial (not significant)
Provision of leisure and community facilities	LIA	Permanent, long-term and minor beneficial (not significant)	n/a	Permanent, long-term and minor beneficial (not significant)

14.6 MONITORING

14.6.1 There is no proposed monitoring.

14.7 CUMULATIVE EFFECTS

14.7.1 This section assesses the potential effects of the Proposed Development in combination with the potential effects of other, Cumulative Schemes within the surrounding area as listed in **Chapter 17**. The following schemes have been included within the CEA:

- Northumberland Park Development (HGY/2015/3000, HGY/2010/1000, HGY/2021/1043, and HGY/2021/1039);
- No. 810-812 High Road (HGY/2017/1181);
- No. 57 Fore Street (TP/07/0631);
- Northumberland Terrace, 798-808 and 814 High Road (HGY/2020/1584) and
- No. 807 High Road (HGY/2021/0441).

14.7.2 The cumulative assessment is undertaken based on the following assumptions:

- The assessment is based on information that is available (i.e. in the public domain) about each of the Cumulative Schemes identified;

- Any mitigation measures required to minimise and/or avoid any negative effects (i.e. by each of the schemes listed above) will be implemented in full as part of each respective project; and
- It is anticipated that a number of the projects identified will be built and/or occupied by the time the Proposed Development is completed and fully operational. However, given that none of the Cumulative Schemes identified are included within the current baseline analysis, these projects are all considered as part of the CEA.

Demolition and Construction

Existing On-Site Employment

- 14.7.3 Together, the Proposed Development and Cumulative Schemes are anticipated to result in the loss of some existing commercial floorspace (and its related employment), which will be replaced by other uses. Given the lack of detailed information about the existing floorspace across all Cumulative Schemes, it is not possible to quantify the overall impact related to the loss of existing floorspace as a result of demolition and construction activity.
- 14.7.4 The loss (i.e. temporary or permanent) of existing commercial floorspace to allow demolition and construction activity to take place is a pertinent matter within the LBH. As such it is assumed that all Cumulative Schemes where the loss of existing floorspace is a material concern, will have in place measures (i.e. similar to the Commercial Relocation Strategy for the Proposed Development) which are aimed at reducing the overall adverse effects associated with the loss of existing on-Site floorspace (and related employment). On this basis, the residual cumulative effect in relation to the loss of existing floorspace is therefore likely to be of low magnitude across both LIA and LBH spatial levels.
- 14.7.5 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as being of **temporary, short-term** and **minor to moderate adverse** significance.

Jobs in Construction

- 14.7.6 The demolition and construction activity related to the Cumulative Schemes and Proposed Development has potential to generate increased demand for labour, and opportunities for employment within the wider labour market. However, given the various construction periods and proposed phasing for the schemes considered, in addition to the scale of the labour market of the construction sector (i.e. at the regional spatial level), the overall magnitude of impact on the receptor is therefore assessed as low.
- 14.7.7 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as being of **temporary, short-term** and **minor beneficial** significance.

Operational Phase

14.7.8 Taken together, the Cumulative Schemes in combination with the Proposed Development will lead to an increase in the overall number of residents and employees within the LIA (and therefore the LBH). The following assessment is based on the projects listed above, which together are anticipated to generate the following impacts. Additional detail on the quantifiable impacts identified across the various Cumulative Schemes and the Proposed Development is presented in Error! Reference source not found. **14.23** below:

- Around 2,400 net additional (FTE) jobs;
- The delivery of over 3,200 new homes;
- A cumulative increase of around 6,800 residents;
- Up to 180-hotel rooms;
- Increased demand for early-years, primary and secondary schools, triggering the need for S106 and/or Community Infrastructure Levy (CIL) contributions;
- The provision of (at least) one new health centre;
- An improved public realm, including the delivery of new playable space, incidental play space and public open spaces; and
- The delivery of flexible leisure and community space to accommodate the increasing local community needs.

Table 14.23: Cumulative impact assessment

	Dwellings	Jobs (FTEs)	Residents	Other
Proposed Development	2,632 (net)	240 (net) + 93 (indirect/inducing jobs)	5,690 (net)	<ul style="list-style-type: none"> • Community uses • Additional park/open space • Improved public realm • Landscaping and amenity space
Northumberland Park Development	580	1,808	1,045	<ul style="list-style-type: none"> • 108-room hotel • 122,000m² sports centre • Health centre • Community space
No. 810-812 High Road	n/a	24	n/a	<ul style="list-style-type: none"> • Garden and terrace space on ground floor
No. 57 Fore Street	24	24	50	<ul style="list-style-type: none"> • Associated landscaping and amenity space
Northumberland Terrace	n/a	285	n/a	<ul style="list-style-type: none"> • n/a
No. 807 High Road	n/a	5	n/a	<ul style="list-style-type: none"> • n/a

	Dwellings	Jobs (FTEs)	Residents	Other
Total	3,236	2,390 (net)	6,785	<ul style="list-style-type: none"> • 108-room hotel • Community and sports uses • Health centre • Improved public realm • Additional park/open space • Landscaping and amenity space

On-Site Employment

- 14.7.9 Together, the Proposed Development and Cumulative Schemes will see the delivery of around 2,400 net additional (FTE) jobs, which will represent a significant increase in the overall level of employment within both the LIA and more widely across the LBH. On this basis, the magnitude of impact is assessed as high at the LIA spatial level, and medium at the LBH level.
- 14.7.10 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **substantial** in nature at the LIA spatial level. At the LBH spatial level, the significance of effect on the receptor is as assessed **permanent, long-term** and **moderate to major beneficial** in nature.

Wider Employment

- 14.7.11 The direct, on-Site jobs supported by the Proposed Development and Cumulative Schemes will, in turn support additional employment through indirect/supply chain and wider induced effects at the regional level. However, given the size of the London economy (i.e. over five million jobs), the overall magnitude of the wider employment support is therefore assessed as negligible.
- 14.7.12 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as permanent, long-term but negligible (albeit beneficial) in nature.

Housing Supply

- 14.7.13 Together, the Proposed Development and Cumulative Schemes will make a substantial contribution to the LBH's housing target, with the delivery of over 3,200 new homes. This is estimated to represent around 20% of the LBH's overall target set out in the recently adopted London Plan (i.e. 15,920 dwellings over the ten-years to 2028/29). On this basis, the magnitude of impact at the LBH spatial level is therefore assessed as high.
- 14.7.14 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and

substantial beneficial in nature.

Resident Expenditure

- 14.7.15 Given the lack of detailed information about the anticipated levels of household expenditure generated by the new dwellings delivered across the Proposed Development and Cumulative Schemes, it is not possible to quantify the overall level of household expenditure generated, and/or the proportion that is likely to be retained locally.
- 14.7.16 However, given the number of residential units that is likely to be delivered (i.e. almost a third of the LBH's anticipated need over the ten years to 2028/29), the net additional household expenditure is therefore expected to support the ongoing vitality and viability of local businesses, whilst also safeguarding local employment. On this basis, the magnitude of impact at the LBH spatial level is therefore assessed as low.
- 14.7.17 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor to moderate beneficial** in nature.

Population and Labour Market

- 14.7.18 When completed (and fully occupied) the Proposed Development in combination with the Cumulative Schemes will accommodate around 6,800 new residents. Whilst it is not possible to generate an aggregate of the number of core working age residents (i.e. aged 16-64) living within the Proposed Development and Cumulative Schemes, it is expected that a large proportion of the residents will be of core working age, and economically active, contributing a major boost to the local labour market. On the basis of the above, the magnitude of impact on the receptor is therefore assessed as high at both the LIA and LBH spatial levels.
- 14.7.19 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as permanent, long-term and moderate to major beneficial in nature.

Capacity of Early-Years Care

- 14.7.20 The increase in population is likely to generate additional demand for (and therefore pressure) on existing early-years providers within the LIA and more widely the LBH. Given the lack of detail about many of the Cumulative Schemes being considered it is not possible to quantify the level of demand once the Proposed Development and Cumulative Schemes are operational. As such (as outlined in the socio-economic baseline analysis of early-years provision) an overall deficit in early-years provision is anticipated by 2026/27.
- 14.7.21 With that in mind, it is assumed that the Cumulative Schemes considered will have been subject to negotiations to provide adequate on/off-Site provision and/or financial contributions to address the increase in demand for early-year

provision. On this basis, the magnitude of impact on the receptor at the LIA spatial level is therefore assessed as negligible.

- 14.7.22 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** in nature.

Primary School Capacity

- 14.7.23 Once built and fully occupied, the Proposed Development and Cumulative Schemes will also increase demand for school places in primary schools located in the LIA. The baseline analysis indicates that there are currently over 800 surplus places (or the equivalent of 7.9% capacity) in primary schools within the LIA.
- 14.7.24 Whilst it is not possible to quantify the overall demand in primary school places generated by the Proposed Development in combination with the Cumulative Schemes, future demand is anticipated to be greater than the available supply. However, it is assumed that any mitigation required to meet the needs of the additional demand arising from the Cumulative Schemes will have been subject to negotiations to provide adequate on/off-Site provision and/or financial contributions. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.
- 14.7.25 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** in nature.

Secondary School Capacity

- 14.7.26 As in the case for early-years and primary school provision, the Proposed Development and Cumulative Schemes will also generate demand for additional secondary schools within the LBH. As outlined within the baseline section, recent years have seen the addition of a number of bulge classes to accommodate increased demand for secondary schools within the LBH.
- 14.7.27 The combination of the Proposed Development and Cumulative Schemes will likely exacerbate the current shortage and generate demand for additional provision. However, it is assumed that any mitigation required to meet the needs of additional demand for secondary school places will have been subject to negotiations to provide adequate on/off-Site provision and/or financial contributions. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.
- 14.7.28 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** in nature.

Provision of Healthcare Facilities

- 14.7.29 Once completed, the Proposed Development and Cumulative Schemes will

accommodate around 6,800 new residents in the LIA and generate demand for 4.7 FTE GPs (i.e. based on a maximum benchmark of 1,800 registered patients per FTE GP). However, as outlined above the Cumulative Schemes will see the delivery of a new healthcare centre. It is therefore assumed that the increase in demand generated by the Proposed Development and Cumulative schemes can be accommodated within this new practice. On this basis, the overall magnitude of impact on the receptor is therefore assessed as negligible.

- 14.7.30 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** but **negligible** (albeit **beneficial**) in nature.

Open Space and Play Space Provision

- 14.7.31 The delivery of the Proposed Development and Cumulative Schemes will also see the delivery of an improved public realm, in addition to the creation of new playable space, incidental play space and public open spaces within the LIA. Given the current dearth in provision locally, it is therefore assumed that the magnitude of impact at the LIA spatial level is assessed as high.
- 14.7.32 With the sensitivity of open space assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **moderate to major beneficial** in nature.
- 14.7.33 On the other hand, with the sensitivity of play space provision assessed as low, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **minor to moderate beneficial** in nature.

Provision of Leisure and Community Facilities

- 14.7.34 The population accommodated within the Proposed Development and Cumulative Schemes will also generate additional demand (and increased pressure) on leisure and community facilities within the LIA. However, as outlined above the delivery of the Proposed Development and Cumulative Schemes will also see the delivery of flexible leisure and community space to accommodate the increasing local community needs. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.
- 14.7.35 With the sensitivity of the receptor assessed as medium, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **negligible** in nature.

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