

14. Socio-Economics

14.1 INTRODUCTION

- 14.1.1 This Chapter, prepared by Lichfields, presents an assessment of the likely socio-economic effects of the Interim Scenario.
- 14.1.2 The methods used in the assessment remain as per the **October 2021 ES**. A description of the relevant baseline conditions of the Southern Site (i.e. everything south of White Hart Lane in the **October 2021 ES**), together with an assessment of the likely significant potential effects of the Interim Scenario during the demolition and construction works ('the Construction Works') and once the Interim Scenario is completed and operational is provided. Mitigation measures are identified where appropriate to avoid, reduce or offset any significant 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 following Appendices remain as per the Volume 3 of the **October 2021 ES**:
- **Appendix 14.1:** Socio-Economic Policy Context; and
 - **Appendix 14.2:** Commercial Relocation Strategy.
- 14.1.4 In the Interim Scenario whereby only the Southern Site is developed, the difference in the likely significant environmental effects for socio-economics are set out below:
- A permanent, long-term and major beneficial effect on housing supply at the London Borough of Haringey ('LBH') spatial level; and
 - A permanent, long-term and major beneficial effect on population and the labour market at the LIA spatial level.

14.2 ASSESSMENT METHODOLOGY AND SIGNIFICANCE

- 14.2.1 The methodology used in the assessment remains as per the **October 2021 ES**.

DETERMINATION OF THE BASELINE

- 14.2.2 The baseline informing this assessment remains relatively unchanged from that informing the **October 2021 ES**. A high-level overview of the key socio-economic datasets published since submission of the **October 2021 ES** has been undertaken, and it was determined that a full update is not required. However, where an update is deemed relevant, this is included within the baseline analysis below to add further, and up-to-date context to the socio-economic assessment.

APPROACH TO THE IMPACT ASSESSMENT

- 14.2.3 The approach to the socio-economic assessment remains as per the **October 2021 ES**.

SIGNIFICANCE CRITERIA

- 14.2.4 The approach to the assessment of the significance of socio-economic effects on a receptor remains as outlined within the **October 2021 ES** and is summarised in **Table 14.1** below. **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

CONSULTATION

- 14.2.5 Following submission of the **October 2021 ES**, the LBH has provided a series of comments pertaining to the socio-economic assessment. These are summarised in **Table 14.2** below, which includes detail about how these comments have been addressed.

Table 14.2: Overview of LBH's comments on the October 2021 ES

Comment	How / where comment has been addressed
Demolition and Construction effects focusses exclusively on the loss of existing employment floorspace. Whilst the inclusion of Appendix 14.2 is welcome, the proposed loss of the Whitehall & Tenterden Community Centre, Coombes Croft Library and Tottenham Health Centre are not referred	<p>Section 14.5 of this ESA updates the assessment of the provision of leisure and community facilities presented in the October 2021 ES, and provides additional commentary on the effect of the Proposed Development on the facilities listed, in addition to mitigation measures implemented (including ones that will be implemented before construction starts), such as the relocation of the Whitehall & Tenterden Community Centre to the grounds of the Haringey Irish Cultural & Community Centre.</p> <p>The loss of the Tottenham Health Centre is acknowledged in Table 14.19 of the October 2021 ES and included within the assessment (albeit not name-checked). Under the worst-case scenario, the number of patients per FTE GP remains below the London HUDU benchmark (of 1,800 patients per FTE GP) once</p>

Comment	How / where comment has been addressed
	the Proposed Development is assessed. Nevertheless, the socio-economic assessment indicates that mitigation (via Community Infrastructure Levy (CIL) or Section 106 agreement) will be required, as per the Heads of Terms outlined within the Planning Statement. The proposed flexibility of the Proposed Development allows for on-Site re-provision should this be desirable. However, under the worst-case scenario it is assumed that no on-Site healthcare facilities are provided.
Table 14.15 refers to the Whitehall & Tenterden Community Centre and Coombes Croft Library as being within 0.09 miles and 0.27 miles respectively. They are actually part of the Site and would (together with the Tottenham Health Centre) be demolished. This table fails to identify the Grange Community Centre also within the site.	For the purposes of the Socio-economic assessment distances are typically measured from the centre of the Site. The baseline analysis listing the social and community facilities (within and) in close proximity to the HRW Site (and also the Southern Site) has been updated and clarification added where facilities fall within the Site of the Proposed Development.
Section 14.5 does not identify how the loss of these community uses would be mitigated by the Proposed Development (including the possible need for temporary re-provision/relocation)	As outlined above, Section 14.5 of this ESA updates the assessment of the provision of leisure and community facilities presented in the October 2021 ES , and provides additional commentary on the effect of the Proposed Development as well as the Interim Scenario, in addition to appropriate mitigation measures.
Identify the existing community and health uses on the Site and acknowledge that (apart from The Grange) they would be demolished.	The baseline analysing social and community infrastructure has been updated, and references to the demolition of the physical infrastructure added (see paragraph 14.3.12 of this ESA onwards).
Identify how loss would be mitigated (with cross reference to the s106 Heads of Terms in Section 9 of the Planning Statement) noting that this does not currently identify the need for planning obligations to manage the relocation of the Whitehall & Tenterden Community Centre.	It is our understanding that an agreement for the relocation of the Whitehall & Tenterden Community Centre to the Haringey Irish Cultural and Community Centre has been reached, and that this will occur well in advance of construction works commencing on-site. As is demonstrated in the assessment below, there will be no residual adverse effects on community infrastructure, on account of the Whitehall & Tenterden Community Centre being relocated to the Haringey Irish Cultural and Community Centre.
Identify how improvements to The Grange would be secured (with cross reference to s106 Heads of Terms)	The Planning Statement indicates that the existing "The Grange" building will be retained and refurbished. These improvements will be secured through a planning condition as identified within the Planning Statement.
The LPA informal advice note is discussed in 14.2.37. This is generally acceptable but the	At the moment no more detail is available on the number, and length of any temporary

Comment	How / where comment has been addressed
following needs to be addressed further – “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.”	relocations. The Applicant will seek to keep the number of temporary relocations to a minimum and will work with the LBH and any residents affected to explore opportunities for alternative accommodation locally, in line with the Landlord Offer. These could include the temporary/ permanent relocation to other developments in North Tottenham (e.g. No. 867 – 879 High Road) which are likely to be delivered earlier than the Proposed Development.
Not all the homes that would be lost would be Council housing and not all residents that would be displaced would be able to take advantage of the Council’s Local Letting Policy.	Given that non-Council housing would be subject to a Compulsory Purchase Order (CPO), the effect of their loss on their residents is not considered to be a planning matter (from an EIA perspective) which would require additional mitigation (beyond that afforded by the CPO process).
Existing Site only refers to 297 residential homes on site. This should acknowledge how many homes there are and how many people live in the existing site. Table 14.20 needs to be revised to reflect an agreed figure, and the net increase in number of homes and net increase in population needs to be revised and all sections that rely on this need to be updated. This is particularly important given the potential need for CPO to help assemble the site.	<p>The assessment generates estimates of the current residents living within the HRW Site, and assumes that these residents will remain within the LIA once the Proposed Development is completed. Furthermore, in the preparation of this ESA, additional work has been undertaken to estimate the total number of units on the HRW Site (estimated to be around 350 across the whole HRW Site and 323 across the Southern Site).</p> <p>The approach to estimating the current population on-site remains unchanged from that in the October 2021 ES, as does the approach to estimating the likely net additional population within the Proposed Development.</p> <p>This ESA considers the effect of lower net additionality in terms of housing delivery, but does not update the assessment of effect of population change on the demand for education, healthcare, play space and open space provision, as the October 2021 ES is based on the worst-case scenario. A lower population (i.e. lower demand on provision) is likely to reduce the significance of effect.</p>
The loss of existing emergency temporary housing for homeless people in Whitehall Lodge needs to be accounted for and assessed separately. The Draft s106 Heads of Terms in Section 9 of the Planning Statement identifies the need for a Whitehall Lodge Relocation Strategy, and this mitigation should be identified in the ES.	<p>It is understood that this is a service which the Council currently provides, and which will continue to be delivered from another location as work on the Proposed Development gets underway. Please note that the loss of units providing temporary accommodation is taken into consideration when considering the net additionality of housing.</p> <p>Given that the service will continue to be delivered, albeit elsewhere within the LBH, the</p>

Comment	How / where comment has been addressed
	effect of construction activity on its users is not considered to be different from that identified for current residents and is therefore not considered further.
The applicant needs to respond to comments by the CCG in relation to the EIA Scoping Request (received following finalisation of the ES)	See responses provided in Table 14.3 of this ESA .
14.3.33 Refers to Schools Capacity Report (2020) when the 2021 report has been provided and is referred to in Footnote 16.	Upon review, it has been determined that this is a typo.
Paragraph 14.7.13 refers to the Proposed Development and Cumulative Schemes making a substantial contribution to LBH's housing target, with the delivery of over 3,200 new homes. The important fact here is the net gain in homes, as it is this that contributes to meeting housing targets. The Applicant is asked to clarify the net additional homes that the Proposed Development would deliver as a standalone scheme and together with the identified Cumulative Schemes	As outlined above, in preparing this ESA , additional work has been undertaken to estimate the total number of units on the HRW Site (estimated to be around 350 across the whole HRW Site and 323 across the Southern Site). An update to the assessment of the Proposed Development on (net additional) housing provision within the HRW Site is undertaken in Section 14.5 of this ESA .
Table 14.23 identifies a net gain of 2,632 homes. This cannot be correct as this appears to only take account of the 297 Love Lane Estate homes, and no other homes on Site.	In the preparation of this ESA , additional work has been undertaken to estimate the total number of units on the HRW Site (estimated to be 350). The assessment of the Proposed Development on housing provision for the HRW Site has been updated, with the assessment for the Interim Scenario also making use of the updated figure.

14.2.6 The following is an overview of the comments submitted by the North Central London Clinical Commissioning Group (CCG) following submission.

Table 14.3: Overview of North Central London CCG's comments on the Request for Scoping Opinion

Comment	How / where comment has been addressed
The scoping report identifies Environmental Sensitive Receptors. This should include Tottenham Health Centre at 759 High Road which is located within the site. Appendix D of the scoping report indicates that the property will be demolished, and Appendix C identifies that the land will form part of proposed Plot E of the development.	The socio-economics assessment considers health care provision within one mile of the Proposed Development, including the Tottenham Health Centre. As explained in Table 14.2 (in this ESA) above, the loss of healthcare-related floorspace is acknowledged in Table 14.19 of the October 2021 ES chapter, and included within the assessment, albeit not name-checked.
The scoping report states that the proposed development will include up to 7,000m ² GEA of business and service space (Use Class E (d, e and f). However, no specific Class E (e) medical of health service floorspace is indicated. The	As per EIA regulations, the socio-economic assessment is based on the worst-case scenario, which for healthcare provision means the loss of around 900m ² . However, the outline permission includes a series of minimum-

Comment	How / where comment has been addressed
CCG are in active discussions with the Council regarding new healthcare provision for Tottenham Health Centre as part of the High Road West regeneration plans.	maximum parameters, as outlined within Chapter 5 of the October 2021 ES , where the provision of medical healthcare floorspace could total up to 1,000m ² .
We note that data from NHS Digital will be used. We suggest that the baseline analysis and site and cumulative impact assessment extends beyond primary healthcare to cover community and hospital services, particularly given the proximity of North Middlesex Hospital. The NHS strategy [...] is to ensure that infrastructure supports integrated health and care services. New and existing health centres will be expected to accommodate a wide range of services, include enhanced services provided across a primary care network and out of hospital services.	It is not considered appropriate to include the impact of the Proposed Development on the hospital provision, as hospital planning generally requires a wider, more strategic approach. Whilst the direction of travel (in terms of increased integration of health and care services) is acknowledged, the wider context is still evolving (e.g. with publication of the Social Care White Paper ¹ on 1 December 2021). Given the fluidity, it is not possible to assess beyond the absolute worst-case which sees the loss of 900m ² of healthcare related floorspace from the Site of the Proposed Development.
We suggest that in addition to the GLA population yield calculator, which is designed for education purposes, the HUDU Planning Contributions Tool (HUDU Model) is used to estimate the population yield, the healthcare impact and necessary mitigation.	Access to the Healthy Urban Development Unit (HUDU) Model is limited to Local Authorities' health planning teams. However, please note that the assessment is based on the worst-case scenario (i.e. the loss of 900m ² of healthcare related floorspace). The proposed mitigation is considered as appropriate for the effect identified under the worst-case scenario.
Given the complexity of the site and the phasing of different development plots, there will be an overall whereby plots are completed and occupied at the same time as other plots are being demolished and constructed. This can cause disruption and adverse impacts, including significant health impacts during construction phases. It is therefore important that both construction and operational impacts are considered, both in terms of healthcare and wider health impacts.	The temporary effects on the local population are not considered within the socio-economic assessment. However, the EIA considers impacts related to noise, vibration and traffic and transport, and sets out appropriate mitigation measures to reduce the significance of effect on local residents. In addition, the Applicant has also submitted a rapid Health Impact Assessment (HIA) based on guidance by the London HUDU.
It is important that the HIA addresses both negative and positive impacts, and maximises benefits from the proposed development	The socio-economic assessment sets out a series of mitigation and benefit maximisation recommendations within the October 2021 ES . In addition to the ES, the Applicant has also commissioned a separate Socio-Economic Benefits Statement (submitted as a supporting document) which explores all impacts created by the Proposed Development, and sets out a strategy for maximising the benefits generated.
We suggest that advice is sought from the Council's public health team to discuss the scope of the assessment and the methodology [for the HIA]. This could include a detailed assessment of health needs and issues,	The October 2021 ES assesses the effects of the Proposed Development on the whole population. However, both the rapid HIA and Equalities Impact Assessment (EqIA) submitted as supporting documents identify priority groups

Comment	How / where comment has been addressed
focussing on vulnerable and sensitive groups, and could bring together the issues and priorities arising from community engagement.	within the local community (in addition to the general population), and consider how the Proposed Development will impact upon these groups.

- 14.2.7 This socio-economic assessment has not involved any further consultation other than that undertaken through the EIA process.

ASSUMPTIONS AND LIMITATIONS

- 14.2.8 This assessment is subject to the same assumptions and limitations as the **October 2021 ES** assessment.

14.3 BASELINE CONDITIONS

- 14.3.1 The baseline informing this assessment remains relatively unchanged from that informing the **October 2021 ES**. The following section presents only the key changes to baseline conditions within the relevant impact areas, based on a high-level overview of the key socio-economic datasets issued since submission of the **October 2021 ES**. Where no update is included, the baseline as presented in the **October 2021 ES** remains relevant.

EXISTING SITE

- 14.3.2 Evidence provided by the Applicant indicates that there are currently 350 residential units across the Site in its entirety, of which 323 units are located within the Southern Site. Of the 323 residential units in the Southern Site, 251 are social rented / affordable. Together, the 323 residential units in the Southern Site provide accommodation for an estimated 795 residents, of whom 229 are under 16 years of age, 554 are of core working age, and 12 residents are 65 and over.
- 14.3.3 The Southern Site has an aggregate of 4,713m² GEA of business, commercial and community floorspace, consisting of the following (based on the minimum parameters):
- 898m² of retail floorspace (use class E(a));
 - 737m² of food consumption floorspace (use class E(b));
 - 900m² of medical/healthcare floorspace (use class E(e));
 - 500m² of learning/non-residential institutions (use class F1(d));
 - 388m² of local community uses (use class F2(b));
 - 1,195m² public house (use class Sui Generis); and
 - 95m² sub-station.

LABOUR MARKET

Economic Activity

- 14.3.4 New data published since the **October 2021 ES**, shows that in the 12 months to June 2021, the economic activity rate in the LBH increased by 1.7 percentage points when compared with the 12 months to December 2020. The increase in economic activity in the LBH is substantially higher than the equivalent increase across London (an increase of 0.5 percentage points) and nationally (an increase of 0.3 percentage points).
- 14.3.5 This suggests that the LBH has seen an increase in its residents' labour market engagement.

Unemployment

- 14.3.6 Unemployment data for the same period (i.e. 12 months to June 2021) shows that unemployment in the LBH has increased from 5.4% to 7.1%, an increase of 1.7 percentage points, which is also in line with the increase in economic activity.
- 14.3.7 The increase in the unemployment rate in the LBH reflected a similar trend seen across London and nationally. However, the increase in the local unemployment rate has been significantly higher when compared with the equivalent increase in unemployment rate in London (0.5 percentage points) and nationally (0.3 percentage points).

EMPLOYMENT AND ECONOMY

- 14.3.8 The ONS has in November 2021 published employment estimates which provide an initial overview of the impact the Covid-19 pandemic has had on local employment. The data shows that overall, the number of employee jobs in the LIA has increased by around 700 jobs (from 7,300 in 2019) to reach 8,000 jobs in 2020 (or an increase of 9.6%), reflecting a similar trend across the LBH (with an increase of 3.8% in the number of jobs locally). On the other hand, total employment in London fell by around 2.5% over the same period.
- 14.3.9 Overall, the structure of the local economy in the LIA has remained unchanged to that reported in the **October 2021 ES**, and is still driven by the accommodation and food services sector (no change in employee numbers between 2019 and 2020) and wholesale and retail (which increased by 250 and 200 additional jobs respectively). Other growth sectors between 2019 and 2020 within the LIA include business administration and support services (with 150 additional employee jobs) and the arts, entertainment and recreation (with 100 additional employee jobs).
- 14.3.10 It should be noted that the data gathering exercise informing employment statistics is undertaken during the first Monday in September (i.e. 7 September

2020). In the case of 2020, this was in the immediate period following the lifting of Covid-19 restrictions and implementation of the Eat Out to Help Out Scheme aimed at restarting the hospitality industry and the reopening of local high streets. The data, however does not include the impact of further Covid-19 restrictions implemented in November and Christmas 2020, and the start of 2021. On this basis, it is anticipated that the increase in employee jobs locally was temporary.

14.3.11 **Table 14.4** shows the sectoral distribution in jobs across the LIA and the LBH compared to London.

Table 14.4: Employment by Broad Industrial Group (2020)

Sector	LIA		LBH	London
	No.	%	%	%
Agriculture, forestry & fishing	0	0.0%	0.0%	0.0%
Mining, quarrying & utilities	0	0.0%	0.6%	0.7%
Manufacturing	800	10.0%	5.1%	2.2%
Construction	150	1.9%	4.4%	3.3%
Motor trades	125	1.6%	0.7%	0.6%
Wholesale	1,250	15.6%	5.1%	3.2%
Retail	600	7.5%	14.7%	8.5%
Transport & storage (including postal)	225	2.8%	7.4%	5.0%
Accommodation & food services	2,000	25.0%	10.3%	7.5%
Information & communication	40	0.5%	3.7%	7.8%
Financial and insurance	30	0.4%	1.0%	7.5%
Property	75	0.9%	3.7%	2.5%
Professional, scientific & technical	250	3.1%	6.6%	13.2%
Business administration & support services	500	6.3%	5.1%	9.8%
Public administration and defence	20	0.3%	4.4%	4.7%
Education	700	8.8%	10.3%	7.6%
Health	300	3.8%	11.8%	11.3%
Arts, entertainment, recreation and other	800	10.0%	5.9%	4.5%
Total	8,000	100.0%	100.0%	100.0%

ONS (2021) 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

LEISURE AND COMMUNITY FACILITIES

14.3.12 **Table 14.5** below and **Figure 14.11** provide an updated breakdown of the social infrastructure and community facilities located within the LIA. Please note that the Whitehall & Tenterden Community Centre, Coombes Croft Library and The Grace Centre (in bold) are all located within the Southern Site.

Table 14.5: Social infrastructure and community facilities within the LIA

Name	Facility Type	Distance from Proposed Development (miles)
Whitehall & Tenterden Community Centre	Community Centre	Within Southern Site
The Grange	Community Centre	Within Southern Site
The GRACE Centre	Community Centre	Within Southern Site
Coombes Croft Library	Library	Within Southern Site
Haringey Irish Cultural & Community Centre	Community Centre	0.03
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
Edmonton Green Library	Library	1.27
Tottenham Green Pools & Fitness	Sports centre	1.32
The Green Hub	Community Centre	1.78
Gladesmore Sports Centre	Sports centre	1.80

Online search by Lichfields

FUTURE BASELINE

14.3.13 The assessment of the likely future baseline remains unchanged from that

presented in the **October 2021 ES**. The only departure from the **October 2021 ES**, is the number of residents living within the updated list of cumulative schemes considered, which together have potential to accommodate around 2,300 new residents, resulting in an increase of around 14.0% over the current baseline.

SENSITIVITY OF RECEPTORS

- 14.3.14 The receptors considered, their sensitivity and the spatial area(s) over which the effect of the Interim Scenario is assessed remain unchanged from the **October 2021 ES**.

14.4 REVIEW OF LIKELY SIGNIFICANT EFFECTS FOR PROPOSED DEVELOPMENT (THE SCHEME IN ITS ENTIRETY AS PER THE OCTOBER 2021 ES)

OPERATIONAL PHASE

Housing Supply

- 14.4.1 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 and social rented).
- 14.4.2 Based on an updated review of the number of residential units within the HRW Site (i.e. estimated to be 350), it is therefore estimated that 2,579 of the 2,929 dwellings (or 88.1%) will be net additional to the LIA.
- 14.4.3 The baseline section in the **October 2021 ES** 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).
- 14.4.4 This means that once completed the net additional homes delivered as part of the Proposed Development will represent around 16.4% 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.
- 14.4.5 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. This remains as set out in the **October 2021 ES**.

Provision of Leisure and Community Facilities

- 14.4.6 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. This includes the Whitehall & Tenterden Community Centre, The Grange, the GRACE Centre and Coombes Croft Library, all of which are located within the Site of the Proposed Development.
- 14.4.7 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.
- 14.4.8 It should be noted that whilst the Coombes Croft Library itself will be demolished, under the worst-case scenario, the Proposed Development would still see a net increase in local community floorspace. Furthermore, whilst the buildings in which the GRACE Centre and the Whitehall & Tenterden Community Centre are located will be demolished, neither is anticipated to be lost from the LIA. It is anticipated that the GRACE Centre relocates to new facilities within the Site of the Proposed Development, whilst the Whitehall & Tenterden Community Centre is anticipated to relocate to the premises of the Haringey Irish Cultural and Community Centre located outside to Site of the Proposed Development. On this basis the magnitude of impact on the receptor is therefore assessed as low.
- 14.4.9 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. This remains as set out in the **October 2021 ES**.

14.5 LIKELY SIGNIFICANT EFFECTS FOR INTERIM SCENARIO

DEMOLITION AND CONSTRUCTION PHASE

Existing On-Site Employment

- 14.5.1 Information provided by the Applicant indicates that there are approximately 19 businesses located within the Southern Site, occupying around 4,713m² (GEA) of commercial and community floorspace within the Southern Site. Based on

this, it is estimated that around 154 FTE jobs are likely to be impacted as a result of the demolition and construction activity associated with the Interim Scenario.

- 14.5.2 In reality, not all jobs will 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 wider Proposed Development, the Applicant (in collaboration with the LBH) has prepared a Commercial Relocation Strategy² in 2018, which sets out its objectives for businesses located within the Site (and which align with the LBH's HRW Business Charter³), 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).
- 14.5.3 The Commercial Relocation Strategy outlines a number of relocation options for businesses within the site of the Interim Scenario, which include:
- Relocation within the HRW Site;
 - Relocation within the LBH; or
 - Relocation to outside the LBH if a suitable site is not located within the LBH.
- 14.5.4 This means that there will be opportunities for some of the businesses currently located on-Site (albeit not all) to relocate within the HRW Site 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 19 businesses (and the 154 FTE jobs they support) will be impacted and/or displaced from the Site of the Interim Scenario. However, for the purposes of the assessment the worst-case scenario assumes that all businesses and their jobs are affected as a result of the demolition and construction phase.
- 14.5.5 The updated baseline section presented above shows that around 8,000 jobs are located within the LIA. The 154 FTE jobs assumed to be lost under the worst-case scenario, are therefore estimated to represent around 2.0% of the current baseline within the LIA. On this basis, the magnitude of impact is therefore assessed as low at the LIA spatial level.

- 14.5.6 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 **minor to moderate adverse** at the LIA spatial level, which is considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a substantial adverse effect prior to mitigation.
- 14.5.7 Furthermore, under the worst-case scenario it is also assumed that all businesses and jobs affected by the demolition and construction activity associated with the Interim Scenario will be lost from the economy of the LBH. This would mean an overall loss in the region of 0.2% of the current baseline within the LBH. On this basis, the magnitude of impact is therefore assessed as negligible at the LBH spatial level.
- 14.5.8 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 **negligible** at the LBH spatial level. This is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a minor adverse effect prior to mitigation.

Jobs in Construction

- 14.5.9 Demolition and construction activity associated with the Interim Scenario will support on-Site employment opportunities within the wider construction sector, in particular across London.
- 14.5.10 Based on an estimated construction investment of around £257 million (in 2021-pricing), an assumed 118-month (or 9.8-years) construction period, and the approach to calculating the impact of construction activity detailed in the **October 2021 ES**, it is estimated the demolition and construction activity of the Interim Scenario has potential to support around 422 FTE jobs directly. 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.
- 14.5.11 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 of the Interim Scenario 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.
- 14.5.12 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). The National Housing Federation provides a benchmark of 0.99 additional job (i.e. indirect and induced) for every (direct) job on-Site. Applying this to the 422 FTE direct construction jobs supported by construction activity on the Southern Site, it is estimated that a further 418 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 Interim Scenario.

- 14.5.13 In total, it is estimated that the demolition and construction activity related to the Interim Scenario has potential to support up to 840 FTE jobs through direct, indirect/supply chain and induced effects.
- 14.5.14 The updated baseline analysis presented above puts employment in the construction sector across London at around 171,000 jobs (a decline of around 15% from the previous year). The increase in construction employment supported by the Interim Scenario is therefore estimated to be under 1% of the current baseline in London. On this basis, the magnitude of impact of the proposed development on employment in construction is therefore assessed as negligible.
- 14.5.15 With the sensitivity of the receptor assessed as medium, the significance of the effect is therefore assessed as **temporary, short-term** and **negligible** (albeit **beneficial**) in nature at the regional spatial level. This is not considered to be significant in EIA terms. This assessment does not differ from that set out in the **October 2021 ES**.

OPERATIONAL PHASE

- 14.5.16 A full description of the Interim Scenario is provided in **Chapter 5 of this ESA**. 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 14.6** below.

Table 14.6: Land use area schedule (GEA m²) based on Minimum (i.e. worst-case) Masterplan

	Existing floorspace (m ²)	Minimum Masterplan floorspace (m ²)	Net Additional Floorspace (m ²)
<i>Retail - E(a)</i>	898	n/a	n/a
<i>Food consumption – E(b)</i>	737	n/a	n/a
<i>Medical/healthcare - E(e)</i>	900	n/a	n/a
Total Flexible commercial, business & service E(a-e)	2,535	2,150	-385
Business uses (offices) - E(g)	0	0	0
<i>Learning/non-residential institutions - F1(d)</i>	500	n/a	n/a
<i>Public halls or exhibition halls - F1(e)</i>	0	n/a	n/a
Learning/non-residential, public or exhibition halls - F1(d-e)	500	1,000	+500
Local community uses - F2(b)	388	0	-388
Energy centre - Sui Generis	0	100	+100
Public house - Sui Generis	1,195	0	-1,195
Sub-Station – Sui Generis	95	100	+5
Total	4,713	3,350	-1,363

Source: Lendlease

14.5.17 The Interim Scenario is also anticipated to see the delivery of up to 1,699 residential units, of which an estimated 1,376 will be net additional to the LIA.

14.5.18 **Table 14.7** below presents an overview of the existing and gross homes to be delivered as part of the Interim Scenario (based on the maximum parameters), 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 14.7: Existing and (gross) housing at the Southern Site

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	Total
Existing					
Market and intermediate units (incl. BTR and SO)	n/a	n/a	n/a	n/a	72*
Social (rented)	27	7	6	0	40
Temporary accommodation	92	46	72	1	211
Total	n/a	n/a	n/a	n/a	323
Gross dwellings (based on the maximum parameters)					
Open market sales and intermediate units (incl. build to rent (BTR) and Shared Ownership (SO))	498	589	113	0	1,200
Social (rented)	55	225	165	55	500
Total	553	814	278	55	1,699

Source: Lendlease

*Please note: Housing mix (in terms of size of dwellings) for leasehold properties is incomplete and, as such a detailed breakdown of on-site units is not available.

On-Site Employment

- 14.5.19 Under the worst-case scenario (i.e. based on the minimum amount of floorspace being provided), it is assumed that once completed the Interim Scenario will see the delivery of around 3,350m² (GEA) of new floorspace. The precise number of jobs that will be supported on-Site will depend on the end users that occupy the Southern Site. However, it is possible to estimate the impact on direct (i.e. on-Site) employment generation by applying average employment densities to the proposed uses, as outlined in **Table 14.8** below.

Table 14.8: Gross direct employment supported across the Southern Site

Proposed Use Class	Floorspace (GEA) m ²	Employment Density Assumption	FTE Jobs
Flexible commercial, business & service – E(a-e)	2,150	18	119
Learning/non-residential institutions - F1(d-e)	1,000	110	9
Energy centre	100	n/a	0
Sub-station	100	n/a	0
Total	3,350	-	128

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

- 14.5.20 In gross terms, it is estimated that the Interim Scenario could support around 128 FTE jobs once it is fully operational. Once additionality adjustments (based on guidance from the HCA⁴) are applied and the retained on-Site uses are taken into consideration, it is assumed that the Interim Scenario will support a net decrease of around 26 FTE jobs, which will represent a decline of under 1% of the LIA's current employment baseline. On this basis, the magnitude of impact at the LIA is therefore assessed as negligible.
- 14.5.21 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **negligible** in nature at the LIA spatial level, which is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a minor beneficial effect.
- 14.5.22 At the LBH level, the net decrease of 26 FTE jobs is estimated to represent less than 0.1% of the current baseline. On this basis, the magnitude of impact at the LBH is therefore assessed as negligible.
- 14.5.23 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **negligible** at the LBH level, which is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a minor beneficial effect.

Wider Employment

- 14.5.24 Indirect employment is normally supported through expenditure on goods, supplies and services in the surrounding area of any proposed development. The spending of wages by both on-Site employees, and the local firms supplying goods and services to these facilities will also support induced employment in other local shops, services and firms.
- 14.5.25 Based on a net decline of 26 FTE jobs, it is estimated that a further 12 FTE supply chain jobs across London could be impacted. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible at the regional (i.e. London) spatial level.
- 14.5.26 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** (albeit **adverse**) in nature. This is not considered to be significant in EIA terms. This assessment does not differ from that set out in the **October 2021 ES**.

Housing Supply

- 14.5.27 Once completed, the Interim Scenario will see the delivery of around 1,699 (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 1,376 units will be net additional to the LIA.

- 14.5.28 The **October 2021 ES** 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).
- 14.5.29 This means that once completed the net additional homes delivered on the Southern Site will represent around 8.6% of the LBH's ten-year housing target. On this basis, the magnitude of impact on the receptor is assessed as medium at the LBH spatial level.
- 14.5.30 With the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as permanent, long-term and **major beneficial**, which is considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a substantial beneficial effect.

Resident Expenditure

- 14.5.31 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. It is assumed that lower expenditure (per household) by residents in affordable/social rented housing is balanced by higher expenditure (per household) by residents in market housing. 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.
- 14.5.32 Applying this one-off spending on household products and services, it is estimated that residents of the 1,700 new dwellings delivered in the Interim Scenario will generate around £9.4 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 £0.9 million of additional local expenditure each year for the first ten-years following completion and occupation of the first homes in the Interim Scenario.
- 14.5.33 In addition, the new homes will also generate increased expenditure in the local economy as people purchase goods and services to support their daily life. The ONS Family Spending Survey⁵ provides data on household spending by socio-economic classification. Based on the approach outlined in the **October 2021 ES**, it is estimated that the net additional dwellings within the Interim Scenario will generate a gross expenditure of around £59.1 million each year once fully occupied.
- 14.5.34 It is not expected that all residents of the Southern Site 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.

- 14.5.35 Of the £59.1 million gross household expenditure, it is therefore anticipated that around £14.6 million will be net additional to the LIA, supporting around 103 FTE jobs in retail, leisure, hospitality, catering and other sectors in perpetuity.
- 14.5.36 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).
- 14.5.37 The new jobs supported as a result of the additional household expenditure is therefore assumed to represent around 0.2% of the current employment baseline within the LBH. On this basis, the magnitude of impact at the LBH level is therefore assessed as negligible.
- 14.5.38 With the magnitude of impact assessed as negligible and the sensitivity of the receptor assessed as high, the significance of effect on the receptor is therefore assessed as **permanent, long-term** and **negligible** (albeit **beneficial**) in nature at the LBH spatial level. This is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a minor beneficial effect.

Population and Labour Market

- 14.5.39 Once completed and occupied, the Interim Scenario will see the delivery of 1,699 new homes (ranging from one to four bedrooms) of various tenures (including market, BTR, social rented and SO), of which 1,376 will be net additional. Based on the GLA's Population Yield Calculator, it is estimated that the Interim Scenario will have capacity to accommodate around 3,870 residents. As outlined within the baseline section, it is estimated that the Southern Site currently accommodates around 795 residents. On this basis, it is assumed that 3,075 residents would be net additional to the LIA. Of these, it is estimated that around 2,400 residents will be of core working age (i.e. aged 16-64), whilst a further 608 will be children under the age of 15.
- 14.5.40 The **October 2021 ES** identified the LIA's population at approximately 16,400 persons. Based on this, it is estimated that the net additional residents living at the Southern Site will represent an increase of around 18.8% over the current baseline. However, the increase in the LIA's core working age population is estimated to be around 22.4% over the current baseline. On this basis, the magnitude of impact on the receptor at the LIA is therefore assessed as high.
- 14.5.41 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. This assessment does not differ from that set out in the **October 2021 ES**.

14.5.42 More broadly, the new residents living within the Southern Site will represent only a small increase (of around 1.3%) over the LBH's current population. On this basis, the magnitude of impact at the LBH level is therefore assessed as low.

14.5.43 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. This assessment does not differ from that set out in the **October 2021 ES**.

Capacity of Early-Years Care

14.5.44 Based on the GLA's Population Yield Calculator, it is estimated that the Interim Scenario will yield an early-years population (i.e. children under the age of four) of around 283 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.

14.5.45 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 low.

14.5.46 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 adverse** at the LIA spatial level, which is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a moderate adverse effect prior to mitigation.

Primary School Capacity

14.5.47 Based on the GLA's Population Yield Calculator, it is estimated that the Interim Scenario will also generate demand for 220 net additional primary school places (i.e. children aged five to 11) once children currently living within the Southern Site are taken into consideration. As reported in the baseline of the October 2021 ES, there are currently around 859 surplus places (or the equivalent of 7.9% capacity) in primary schools within two miles of the Site.

14.5.48 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 639 places (from 859 places) or 5.9% of current capacity which whilst not critical, will be close to the DfE's lowest recommended spare capacity (of 5%), 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.

- 14.5.49 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. This assessment does not differ from that set out in the **October 2021 ES**.

Secondary School Capacity

- 14.5.50 Based on population estimates from the GLA's Population Yield Calculator, it is estimated that the Interim Scenario will yield a secondary school population (i.e. children aged 12 to 15) of around 105 net additional children.
- 14.5.51 The **October 2021 ES** 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.
- 14.5.52 However, the evidence presented in the **October 2021 ES** 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 Interim Scenario 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.
- 14.5.53 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 adverse**, which is not considered to be significant in EIA terms. This assessment differs from that set out in the **October 2021 ES**, which identified a moderate adverse effect prior to mitigation.

Provision of Healthcare Facilities

- 14.5.54 The new residents living within the Interim Scenario 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 (including the Tottenham Health Centre located within the Southern Site). Together these GP surgeries support 45 FTE GPs and have just under 74,950 registered patients, which 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).

- 14.5.55 Under the worst-case scenario, it is assumed that all 2,409 net additional residents will require access to healthcare services, bringing the overall number of patients registered with GPs in the LIA up to around 77,350 patients, or the equivalent to 1,719 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.
- 14.5.56 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. This assessment does not differ from that set out in the **October 2021 ES**.

Open Space Provision

- 14.5.57 The residents of the Interim Scenario will generate further demand on existing open spaces within the LIA and more widely. As outlined in the **October 2021 ES**, the Haringey Open Space and Biodiversity Study⁶ considers the current open space availability in the LBH, and finds that the 'Eastern Zone' (i.e. the area in which the Southern Site is located) has a total of 73.77ha of open space.
- 14.5.58 A review of current open space capacity, based on the GLA's accessibility standards (i.e. distance to open spaces from the Site) presented in the **October 2021 ES** found 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 in the **October 2021 ES** 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 local community.
- 14.5.59 Once completed, the Interim Scenario will include the delivery of a new civic square (Moselle Square), in addition to improved public realm. On this basis, the magnitude of impact on the receptor is therefore assessed as low.
- 14.5.60 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. This assessment does not differ from that set out in the **October 2021 ES**.

Play Space Provision

- 14.5.61 Evidence presented in the **October 2021 ES** 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, this also found 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.
- 14.5.62 These include one doorstep play area (i.e. Beaufoy Road Play Space) located within the Southern Site, 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 Southern Site.
- 14.5.63 The Interim Scenario will accommodate around 877 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 Interim Scenario will generate the requirement of 8,774m² of play space (of all types).
- 14.5.64 The Interim Scenario will include a range of ground floor residential amenity space, podium gardens and roof-top terraces. In addition, it will also see the delivery of 3,649m² of doorstep play areas accessible (only) to children living within the development, and a new public square offering 3,350m² for informal and non-prescriptive play accessible to everyone. On this basis, the magnitude of impact on the receptor is therefore assessed as negligible.
- 14.5.65 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** in nature. This is not considered to be significant in EIA terms. This assessment does not differ from that set out in the **October 2021 ES**.

Provision of Leisure and Community Facilities

- 14.5.66 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 (including the GRACE Centre, the Whitehall & Tenterden Community Centre and Coombes Croft Library).
- 14.5.67 Under the worst-case scenario (i.e. which see the minimum amount of commercial and community floorspace provided) it is assumed that the Interim Scenario will see the delivery of around 1,000m² of learning/non-residential

institutions which will have potential to add to the leisure and community offer within the LIA.

14.5.68 On this basis the magnitude of impact on the receptor is therefore assessed as low.

14.5.69 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. This assessment does not differ from that set out in the **October 2021 ES**.

14.6 MITIGATION MEASURES AND LIKELY RESIDUAL EFFECTS

14.6.1 Primary mitigation measures are embedded within the design of the Interim Scenario in order to reduce other construction and operational effects (such as noise, air quality, transport and landscape). In relation to socio-economics, the Interim Scenario 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

14.6.2 Evidence provided by the Applicant indicates that there are approximately 19 businesses located within the Southern Site. Together these businesses are estimated to support around 154 FTE jobs.

14.6.3 Under the worst-case scenario it is assumed that all jobs will be impacted throughout the demolition and construction phase of the Interim Scenario, generating a moderate and negligible adverse effect at the LIA and LBH spatial levels respectively. In reality, the likely effect at the LIA 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.

14.6.4 On the basis of the above, once the Commercial Relocation Strategy is implemented, it is therefore anticipated that the moderate adverse effect

identified at the LIA level, will be reduced to **minor adverse**. This assessment does not differ from that set out in the **October 2021 ES**.

Jobs in Construction

- 14.6.5 Demolition and construction activity associated with the Interim Scenario is anticipated to have a beneficial effect on construction employment. The assessment presented above indicates that a total of up to 840 FTE jobs could be supported per year through direct, indirect/supply chain and induced effects associated with the Interim Scenario.
- 14.6.6 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.
- 14.6.7 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** which has been updated to reflect the Interim Scenario.
- 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

- 14.6.8 The majority of operational effects generated by the completed Interim Scenario have been assessed as beneficial on the relevant receptors, including the following significant effects:
- A **major 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.
- 14.6.9 The beneficial (i.e. even non-significant) effects generated by the Interim Scenario 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

- 14.6.10 The assessment of socio-economic effects of the Interim Scenario on the capacity of early-years care has identified an overall permanent, long-term and minor adverse effect at the LIA spatial level.
- 14.6.11 Whilst not significant in EIA terms, the increased demand on early-years care generated by the Interim Scenario will add pressure on local resources for which for mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH will be required.
- 14.6.12 Following mitigation, the residual effect of the Interim Scenario on the capacity of early-years care within the LIA is therefore assessed as **negligible**, and therefore not significant. This assessment does not differ from that set out in the **October 2021 ES**.

Primary School Capacity

- 14.6.13 The assessment of socio-economic effects on primary school capacity has identified an overall minor adverse effect. Whilst not significant in EIA terms, this additional demand generated by the Interim Scenario 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.
- 14.6.14 Following mitigation, the residual effect of the Interim Scenario on primary school capacity is therefore assessed as **negligible**, and therefore not significant. This assessment does not differ from that set out in the **October 2021 ES**.

Secondary School Capacity

- 14.6.15 The assessment of socio-economic effects of the Interim Scenario on secondary school capacity has identified a permanent, long-term and minor adverse effect.
- 14.6.16 Whilst not significant in EIA terms, the increased demand for secondary school places as a result of the Interim Scenario will add pressure on local resources for which mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH will be required.
- 14.6.17 Following mitigation, the residual effect of the Interim Scenario on secondary school capacity is therefore assessed as **negligible**, and therefore not significant. This assessment does not differ from that set out in the **October 2021 ES**.

Provision of Healthcare Facilities

- 14.6.18 The assessment presented in this Chapter on the provision of healthcare facilities has identified a permanent, long-term and minor adverse effect.
- 14.6.19 Whilst not significant in EIA terms, the increased demand for healthcare facilities as a result of the Interim Scenario is likely to add pressure on local resources for which mitigation in the form of financial contributions (via Community Infrastructure Levy (CIL) payments, or a S106 agreement) to the LBH will be required.
- 14.6.20 Following mitigation, the residual effect of the Interim Scenario on the provision of healthcare facilities is therefore assessed as **negligible**, and therefore not significant. This assessment does not differ from that set out in the **October 2021 ES**.
- 14.6.21 **Table 14.9** below presents an overview of the likely effects, mitigation measures required, and residual effects of the Interim Scenario on the socio-receptors assessed. Any changes as a result of the Interim Scenario are detailed in **bold text** and the previous effects from the October 2021 ES are provided with ~~strike through text~~ so a comparison can be made. Where no ~~strike through text~~ is provided, it means that the effect in the **October 2021 ES** has remained unchanged for this **ESA**.

Table 14.9: 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 minor to moderate 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 negligible , albeit adverse (not significant)		Temporary, short-term and negligible , albeit adverse (not significant)

Receptor	Impact Area(s)	Nature of Effect	Mitigation Measures	Nature of Residual Effect
Jobs in construction	Regional	Temporary, short-term and minor beneficial negligible (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 negligible (not significant)
Operational Phase				
On-site employment	LIA	Permanent, long-term and minor beneficial negligible (not 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 negligible (not significant)
	LBH	Permanent, long-term and minor beneficial negligible (not significant)		Permanent, long-term and minor beneficial negligible (not significant)
Wider employment	Regional	Permanent, long-term and negligible (not significant)	n/a	Permanent, long-term and negligible (not significant)
Housing Supply	LBH	Permanent, long-term and substantial beneficial major beneficial (significant)	n/a	Permanent, long-term and substantial beneficial major beneficial (significant)

Receptor	Impact Area(s)	Nature of Effect	Mitigation Measures	Nature of Residual Effect
Resident expenditure	LBH	Permanent, long-term and minor beneficial negligible , albeit beneficial (not significant)	n/a	Permanent, long-term and minor beneficial negligible , albeit 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 minor adverse (not significant)	• Requirement for CIL/S106 agreement	Permanent, long-term and negligible (not significant)
Primary school capacity	LIA	Permanent, long-term and minor adverse (not significant)	• Requirement for CIL/S106 agreement	Permanent, long-term and negligible (not significant)
Secondary school capacity	LBH	Permanent, long-term and moderate adverse minor adverse (not significant)	• Requirement for CIL/S106 agreement	Permanent, long-term and negligible (not significant)
Provision of healthcare facilities	LIA	Permanent, long-term and minor adverse (not significant)	• Requirement for CIL/S106 agreement	Permanent, long-term and negligible (not significant)
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)

14.7 MONITORING

- 14.7.1 There is no proposed monitoring.

14.8 CUMULATIVE EFFECTS

- 14.8.1 This section assesses the potential effects of the Interim Scenario in combination with the potential effects of other, Cumulative Schemes within the surrounding area as listed in **Chapter 17 of this ESA**. The following schemes have been included:

- 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. 79 Fore Street (17/05524/FUL);
- Northumberland Terrace, 798-808 and 814 High Road (HGY/2020/1584);
- No. 807 High Road (HGY/2021/0441);
- No. 44-52 White Hart Lane ('the Goods Yard') (HGY/2018/0187); and
- No. 867-879 High Road ('the Depot') (HGY/2019/2929).

- 14.8.2 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 Interim Scenario 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

- 14.8.3 Together, the Interim Scenario 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.

- 14.8.4 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 Interim Scenario) 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.
- 14.8.5 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. This assessment does not differ from that set out in the **October 2021 ES**.

Jobs in Construction

- 14.8.6 The demolition and construction activity related to the Cumulative Schemes and Interim Scenario 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.
- 14.8.7 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. This assessment does not differ from that set out in the **October 2021 ES**.

OPERATIONAL PHASE

- 14.8.8 Taken together, the Cumulative Schemes in combination with the Interim Scenario 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. **14.10** below:
- Around 2,200 net additional (FTE) jobs;
 - The delivery of over 2,600 new homes;
 - A cumulative increase of around 4,700 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 14.10: Cumulative impact assessment

	Dwellings	Jobs (FTEs)	Residents	Other
Southern Site (Interim Scenario)	1,375 (net)	-32 (net)	2,409 (net)	<ul style="list-style-type: none"> • Community uses • New civic square • 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. 79 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	7	5	n/a	<ul style="list-style-type: none"> • n/a
No. 44-52 White Hart Lane	329	50	607	<ul style="list-style-type: none"> • Public realm improvements
No. 867 – 879 High Road	325	10	c. 600	<ul style="list-style-type: none"> • Public open space • Landscaping
Total	2,640	2,174 (net)	4,711	<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

14.8.9 Together, the Interim Scenario and Cumulative Schemes will see the delivery of around 2,200 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 low at the LBH level.

14.8.10 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 beneficial** 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 beneficial** in nature. The former assessment (i.e. substantial beneficial) does not differ from that set out in the **October 2021 ES**.

Wider Employment

14.8.11 The direct, on-Site jobs supported by the Interim Scenario 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.

14.8.12 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 assessment does not differ from that set out in the **October 2021 ES**.

Housing Supply

14.8.13 Together, the Interim Scenario and Cumulative Schemes will make a substantial contribution to the LBH's housing target, with the delivery of 2,600 net additional homes. This is estimated to represent around 16.3% 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.

14.8.14 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. This assessment does not differ from that set out in the **October 2021 ES**.

Resident Expenditure

14.8.15 Given the lack of detailed information about the anticipated levels of household expenditure generated by the new dwellings delivered across the Interim Scenario 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.

14.8.16 However, given the number of residential units that is likely to be delivered (i.e. around 16.3% 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.

14.8.17 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. This assessment does not differ from that set out in the **October 2021 ES**.

Population and Labour Market

14.8.18 When completed (and fully occupied) the Interim Scenario in combination with the Cumulative Schemes will accommodate around 4,700 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 Southern Site 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.

14.8.19 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. This assessment does not differ from that set out in the **October 2021 ES**.

Capacity of Early-Years Care

14.8.20 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 in 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 Interim Scenario and Cumulative Schemes are fully occupied. 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.

14.8.21 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.

14.8.22 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. This assessment does not differ from that set out in the **October 2021**

ES.

Primary School Capacity

- 14.8.23 Once built and fully occupied, the Interim Scenario and Cumulative Schemes will also increase demand for school places in primary schools located in the LIA. The baseline analysis presented in the **October 2021 ES** shows that there are currently over 800 surplus places (or the equivalent of 7.9% capacity) in primary schools within the LIA.
- 14.8.24 Whilst it is not possible to quantify the overall demand in primary school places generated by the Interim Scenario 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.
- 14.8.25 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. This assessment does not differ from that set out in the **October 2021 ES**.

Secondary School Capacity

- 14.8.26 As in the case for early-years and primary school provision, the Interim Scenario and Cumulative Schemes will also generate demand for additional secondary schools within the LBH. As outlined within the **October 2021 ES**, recent years have seen the addition of a number of bulge classes to accommodate increased demand for secondary schools within the LBH.
- 14.8.27 The combination of the Interim Scenario 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.
- 14.8.28 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. This assessment does not differ from that set out in the **October 2021 ES**.

Provision of Healthcare Facilities

- 14.8.29 Once completed, the Interim Scenario and Cumulative Schemes will

accommodate around 4,700 new residents in the LIA and generate demand for 2.6 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 (which replaces the loss of the Tottenham Health Centre which is likely to be demolished under the worst-case scenario as explored above). It is therefore assumed that the increase in demand generated by the Southern Site 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.

- 14.8.30 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. This assessment does not differ from that set out in the **October 2021 ES**.

Open Space and Play Space Provision

- 14.8.31 The delivery of the Interim Scenario 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.
- 14.8.32 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. This assessment does not differ from that set out in the **October 2021 ES**.
- 14.8.33 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. This assessment does not differ from that set out in the **October 2021 ES**.

Provision of Leisure and Community Facilities

- 14.8.34 The population accommodated within the Interim Scenario 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 Interim Scenario 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.
- 14.8.35 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. This assessment does not differ from that set out in the **October 2021 ES**.

REFERENCES

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