

8. Socio-Economics

8.1 Introduction

- 8.1.1 This Chapter, which has been prepared by Quod, provides a statement of conformity with regard to the potential socio-economic impacts arising from the Scheme with Phase 1A (North) in place (hereafter referred to as the 'Development'). This statement of conformity is provided pursuant to the s.73 ES to confirm that the overall findings of the s.73 ES with respect to socio-economics remain valid.
- 8.1.2 A brief summary of any significant changes to relevant policy, legislation and guidance which have been published since preparation of the s.73 ES is provided, together with confirmation on whether the changes have any material bearing on the assessment. A review has been undertaken of the detailed design, as defined in **Chapter 2**, to identify elements of the Phase 1A (North) detailed design of relevance to the socio-economic assessment.
- 8.1.3 The approach to the statement of conformity is set out and a summary of recent consultation is provided. A review of the baseline information presented in the s.73 ES has been undertaken and updates are presented where relevant. Commentary is then provided which confirms whether any new or different potential socio-economic significant impacts arising from the Development from those identified in the s.73 ES are likely. Likewise, any new or different mitigation measures from those identified in the s.73 ES are presented where considered necessary, and residual impacts following the application of mitigation are described.

8.2 Policy, Legislation and Guidance

- 8.2.1 There have been no significant changes to policy, legislation or guidance since the s.73 ES was prepared which have a material effect on the approach to or findings of the assessment. A review of material published or amended since October 2013 is set out below for reference.
- Department for Communities and Local Government (DCLG) (2014) Planning Practice Guidanceⁱ – a web-based resource which provides further details relating to the policies set out within the National Planning Policy Framework (2012)ⁱⁱ. This guidance recognises the importance of considering health and wellbeing in the plan-making/decision-making process and also open space, sports and recreation facilities.
 - Greater London Authority (GLA) (2014) Draft Further Alterations to the London Planⁱⁱⁱ – sets out revised housing and employment forecasts for London in the context of 2011 Census data.
 - GLA (2014) Draft Social Infrastructure Supplementary Planning Guidance^{iv} – highlights the importance for developments in London to provide adequate levels of social infrastructure. It recognises that the co-location of uses can be the most efficient use of land and ensure the most sustainable future for such development.

8.3 Relevant Phase 1A (North) RMAs Details

- 8.3.1 Key Phase 1A (North) elements of relevance to socio-economics are as follows:

- **Plots 53 and 54:** Development Plots at Brent Terrace - The buildings at Plots 53 and 54 have been brought forward from sub-phase 1C to 1A (North) as they will provide new permanent homes for those residents of the existing Whitefield Estate who will be displaced as a result of the need to demolish homes to enable the construction of the Living Bridge. The plots would provide 47 replacement units with a mix of 2 and 3 bedroom flats and 3 and 4 bedroom houses. The buildings will be 3 storeys in height (G+2) and all will remain below the 12m height constraint to conform to the surrounding buildings. The Plots would also deliver areas of doorstep playable space to meet the needs of any children accommodated by the replacement units.
- **Open Space:** comprising Clitterhouse Playing Fields, Claremont Park and the Central Brent Riverside Park including River Brent Nature Park 5. As set out in **Chapter 2**, the areas of open space include community play and sport facilities.

8.3.2 These elements were considered as part of the assessment of the Scheme in outline in the s.73 ES, however further consideration is given within this Chapter to the detailed design proposals brought forward via the Phase 1A (North) RMAs and whether these have an effect upon the conclusions of the s.73 ES.

8.3.3 The nature of the detailed design of infrastructure included within the Phase 1A (North) Infrastructure RMA, including the roads, bridges and River Brent alterations, results in no significant socio-economic impacts. The detailed design of the Infrastructure RMA is therefore not considered further in the Chapter.

8.4 Assessment Methodology

8.4.1 There have been no significant changes to planning policy, legislation or guidance which materially affect the approach to the socio-economic assessment presented in s.73 ES. The methodology and significance criteria presented in the s.73 ES Socio-Economic Chapter therefore remain valid.

8.4.2 The baseline conditions presented in the s.73 ES have been reviewed by Quod to determine whether there have been any significant changes since the s.73 ES was prepared which could affect the findings of the assessment.

8.4.3 In considering the Phase 1A (North) RMAs proposals, a qualitative rather than a quantitative approach to assessment, based on professional judgement, has been applied for the purposes of this Statement of Conformity.

8.4.4 The Phase 1A (North) RMAs proposals have been reviewed by Quod to identify whether the socio-economic impacts presented in the s.73 ES remain valid. As set out above, the nature of the detailed design of infrastructure included within the Phase 1A (North) Infrastructure RMA, including the roads, bridges and River Brent alterations, result in no significant socio-economic impacts. The detailed design of the Infrastructure RMAs is therefore not considered further.

8.4.5 The EIA Scoping Report for the Phase 1A (North) RMAs states as per the s.73 ES that the child yield and population models used within the s.73 ES will be updated on a phase by phase basis as reserved matters applications come forward. However, given that the residential units being delivered as part of Phase 1A (North) will be replacement units for existing residents of the Whitefield Estate, informed by surveys of need of existing residents, population figures are already taken account of within the baseline assessment set out in the s.73 ES Socio-Economic Chapter and which

continues to be valid for the purposes of this assessment. It would, therefore, be inappropriate to apply the population model used to assess the overall development (which is intended to identify the uplift in population from the net additional units provided as a result of the redevelopment of Brent Cross Cricklewood) to the units proposed within the Phase 1A (North) RMAs.

The basis of the review and statement of conformity has been informed by Design Development Documents for Plots 53 and 54, and open space proposals.

Limitations and Constraints

- 8.4.1 The assessment has been undertaken based on information received from a number of parties including the Applicant and project team. The impact assessment assumes that the Proposed Development would be realised as per the details that form the Phase 1A (North) RMAs. This is unchanged from the approach taken to the s.73 ES assessment.

8.5 Consultation

- 8.5.1 In its review of the draft Scoping Report, LBB requested that the Area Wide Walking and Cycling Study submitted as a Pre-RMA Planning Condition 1.20 of the 2014 Permission is considered within the Socio-Economics Chapter as the Strategy could result in socio-economic impacts which should be assessed. The impact of the Walking and Cycling Study has been considered under Social Impacts of the Assessment and Mitigation section of the Operational Phase below.
- 8.5.2 In undertaking its review of the Pre-RMA Planning Conditions (as set out in **Appendix 4.1** – Scoping Report), Waterman has determined that no further environmental information is necessary to support the determination of Planning Conditions 1.20 of the 2014 Permission (see above).
- 8.5.3 LBB had no comments on the scope of the final Scoping Report with regard to socio-economics.

8.6 Baseline Conditions

- 8.6.1 Following a review of the baseline conditions section of the s.73 ES it is deemed that this remains valid for the purposes of decision making, having been updated in 2013 with 2011 Census and other relevant data. As such, no further baseline study has been undertaken.

8.7 Assessment and Mitigation

Construction

Potential Impacts

- 8.7.1 The Indicative Construction Programme (ICP) and the Construction Impact Assessment (CIA) set out in the s.73 Application remain unchanged from that considered by the s.73 ES, with the exception of the delivery of the Plots 53 and 54 which were brought forward from Sub-Phase 1C to 1A through an application that was made under Planning Condition 4.2 of the 2014 Permission.
- 8.7.2 Waterman undertook a review of the potential implications of the sub-phasing change to identify whether this could give rise to significant environmental effects not previously identified in the s.73

ES. This review (included at **Appendix 4.3**) concluded that the s.73 ES remained valid for decision making and that no further information was necessary under the EIA Regulations. The earlier delivery of these plots is considered necessary to ensure completion prior to the need for demolition works at Whitefield Estate for the Living Bridge and surrounding plot development.

8.7.3 No further changes to significant construction programme or phasing are proposed as part of the Phase 1A (North) RMAs. As such, the construction associated impacts presented within the s.73 Application remain valid for decision making, as detailed below:

- **Construction employment generation** – employment generation predicted in Appendix 2 of the Construction Method Statement remains valid for the purposes of Phase 1A (North) RMAs, i.e. major positive at District level. The preparation of an Employment and Skills Action Plan (ESAP) will help to ensure the employment and training opportunities generated as a result of the construction phase provide a benefit to the local population (including the Inner and Wider Impact Area). The activities supported through the ESAP are not expected to change the significance of the impact stated above.
- **Residential relocation** – the delivery of the proposed Phase 1A (North) requires the demolition of a number of existing structures including buildings forming part of the Whitefield Estate, and the Rosa Freedman Centre. The Applicant has been engaged in discussions with LBB as well as with tenants and leaseholders of the Whitefield Estate and occupants of the Rosa Freedman Centre in order to prepare a Residential Relocation Strategy, which forms a Pre-Commencement Condition for Phase 1A (North). This Strategy, which is in the process of being prepared, will seek to ensure that the replacement units for residents of the Whitefield Estate are provided in a timely manner, namely, prior to the demolition of existing units. It has also been agreed with the Council that the Rosa Freedman Centre will be re-provided off-site. Plots 53 and 54 will provide a total of 47 replacement homes. In line with the 2014 Permission and s.73 ES, the replacement units on Plots 53 and 54 would be available prior to the demolition of existing housing. The conclusion that there would be no significant temporary impacts therefore remains valid.
- **Development and Commercial Impacts** – in addition to the existing residential units expected to be removed as a result of Phase 1A (North), a number of commercial units will be also be demolished. These include units within the Claremont Industrial Estate, Cardiff House and a number of retail units on Claremont Way. The impact of the loss of these uses was assessed as part of the s.73 ES. A range of measures were identified as means of mitigation and included financial compensation through the CPO process as well as relocation of businesses elsewhere within the Site. The s.73 assessment concluded that the displacement of existing businesses as a result of the proposed development would be a temporary adverse effect. This remains valid in the context of the Phase 1A (North) proposals albeit mitigation measures are in place to minimise this impact as far as possible.
- **Temporary disruption to open space, playing fields and play space** – the improvement works associated with Claremont Park and Clitterhouse Playing Fields are likely to create some disruption to these spaces during the construction period. Some areas of these spaces are expected to be closed to public access while the works are being undertaken to ensure public safety. Although the works will not preclude public access to these spaces as a whole, it is assessed that the anticipated disruption will be a temporary minor adverse effect in terms of the

provision of open space, playing fields and play space. However, this should be considered in the context that the long-term impact of improvement works will be of significant benefit.

Mitigation

- 8.7.4 No new or different construction related mitigation measures beyond those identified in the s.73 ES have been identified as necessary as a result of the detailed design development for Phase 1A (North).

Residual Impacts

- 8.7.5 The residual impacts of construction of the Development with the Phase 1A (North) RMAs in place remain as identified in the s.73 ES. The only new impact considered as part of this assessment is the potential for temporary disruption to open space, playing fields and play space due to the improvement works associated with Claremont Park and Clitterhouse Playing Fields. Any disruption will be kept to a minimum as far as possible and will not preclude public access to these spaces as a whole. Given the temporary nature of this effect, there will be no long-term adverse residual effect.

Operation

Potential Impacts

- 8.7.6 Following a review of legislation, policy and guidance, baseline and the Phase 1A (North) RMAs detailed design, it can be confirmed that the assessment of potential operational impacts (with respect to: employment generation; retail impacts; wider economic impacts; demographic and housing impacts; population and child yield; educational impacts; other facilities; open space; and social impacts of the scheme) presented in the s.73 ES Socio-Economics Chapter remains valid. Further explanation is provided below:

- **Employment Generation** - no significant permanent employment would be generated by the Phase 1A (North) RMAs above that identified in the s.73 ES.
- **Retail Impacts** – no retail uses are provided within the Phase 1A (North) RMAs.
- **Wider Economic Impacts** – unaffected by the Phase 1A (North) RMAs.
- **Demographic and Housing Impacts** - The 47 homes proposed in Plots 53 and 54 would provide replacement units for those lost following demolition on the Whitefield Estate. As noted within the Methodology section of this statement of conformity these units are not net additional and the residents accommodated by them will already have been taken into account within the baseline assessment carried out as part of the s.73 ES. As such the use of the population and child yield model as per the s.73 ES is not considered to be appropriate. These units will place no net additional demand on social infrastructure facilities in the area. The demographic and housing impacts set out in the s.73 ES therefore remain valid.
- **Educational Impacts** – For the reasons set out under ‘Demographic and Housing Impacts’ the impacts remain as per the s.73 ES.

- **Other Facilities** – The s.73 ES considered the impact on other facilities such as libraries, doctors, local policing, community uses and the Phase 1A (North) RMAs have no bearing on this assessment which therefore remains valid.
- **Social Impacts** - unaffected by the Phase 1A (North) RMAs. The outcomes of the Area Wide Pedestrian and Cycling Study result in further enhancements to the access and circulation improvements on Site resulting in greater movement around and accessibility to and from the Site than those provided in the Scheme assessed in the s.73 ES.

Open Space

8.7.7 The s.73 ES considered the changes in open space delivered by the Scheme to be a positive impact. The Phase 1A (North) RMAs define the details of the improvements to both Claremont Park and Clitterhouse Playing Fields which include the introduction of significant areas of children's play space – 2,000m² at Claremont Park and 5,000m² at Clitterhouse Playing Fields. Using the GLA's benchmark standard of 10sqm of play space per child^v, these areas provide sufficient play space for up to 700 children. The play space provision at Claremont Park includes the following:

- Under 5 years – minimum of 500m²
- 5-11 year olds – minimum of 1000m²
- 12 + years – minimum of 500m²

A picnic area of a minimum 200m², is also to be provided close to the play space for under 5s with a minimum of three picnic tables.

The new community play area at Clitterhouse Playing Fields includes the following:

- Under 5 years – minimum of 1000m²
- 5-11 year olds – minimum of 2000m²
- 12 + years – minimum of 2000m²

The Clitterhouse Playing Fields would also offer the following facilities considered to be of social benefit:

- Outdoor gym;
- Six tennis courts; and
- Three senior football pitches, two junior football pitches, two mini soccer pitches (five-a-side), two mini soccer pitches (seven-a-side).

8.7.8 These improvements will serve not just the residents of Plots 53 and 54 but will also meet the demands expected to arise from future phases where net additional residential units are delivered.

8.7.9 In addition to the improvements proposed to Clitterhouse Playing Fields and Claremont Park, there will also be works to the River Brent corridor and Nature Park – to create the Brent Riverside Park. This will enhance existing levels of open space provision in the area which is expected to be a positive benefit to residents and workers generated by future phases as well as those residents within the Whitefield Estate replacement units.

8.7.10 In line with the findings of the s.73 ES, having taken into account the detailed design set out in the Phase 1A (North) RMAs, this is considered to remain a positive impact as identified in the s.73 ES.

- 8.7.11 In addition to the improvements to Clitterhouse Playing Fields and Claremont Park, an area of doorstep playable space will be provided as part of Plot 54 in order to provide a facility for children under five years of age. This area of play space comprises 180sqm and is located in the southern portion of Plot 54. This is assessed to be a positive impact.

Mitigation

- 8.7.12 No new or different mitigation has been identified as being required from that identified in the s.73 ES.

Residual Impacts

- 8.7.13 Following a review of the detailed Phase 1A (North) RMAs no new or different residual socio-economic impacts have been identified. The impacts set out in the s.73 ES therefore remain valid.

8.8 Summary

- 8.8.1 No new or different potential impacts, mitigation or residual impacts arising from the Development have been identified in respect of Socio-Economics, and all of these remain as identified in the s.73 ES.

References

- ⁱ Department for Communities and Local Government (2014) Planning Practice Guidance
- ⁱⁱ Department for Communities and Local Government (2012) National Planning Policy Framework
- ⁱⁱⁱ Greater London Authority (2014) Draft Further Alterations to the London Plan
- ^{iv} Greater London Authority (2014) Draft Social Infrastructure Supplementary Planning Guidance
- ^v Greater London Authority (2012) Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance