

## 8. Socio-Economics

### 8.1 Introduction

- 8.1.1 This Chapter, which has been prepared by Quod and Waterman, provides a statement of conformity with regard to the potential socio-economic impacts arising from the Scheme with Phase 1B (North) in place (and having regard also to the detailed design previously approved in relation to Phase 1A (North)). This statement of conformity is provided pursuant to the s73 ES and other EIA Documentation (as defined in **Chapter 4: Approach to the ES Further Information Report**) in light of the further detailed design information now available in respect of Phase 1B (North) and confirms whether the findings of the s73 ES and other EIA Documentation with respect to the likely significant effects, mitigation and residual impacts in relation to socio-economics remain valid.
- 8.1.2 A review of relevant policy, legislation and guidance published since preparation of the s73 ES and other EIA Documentation has been undertaken. A review has then been undertaken of the Phase 1B (North) RMA, as defined in **Chapter 2: Description of Phase 1B (North) RMA**, to identify elements of the Phase 1B (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 relevant consultation is provided. A review of the baseline information presented in the s73 ES and other EIA Documentation has been undertaken and updates are presented where relevant. Commentary is then provided which confirms whether any new or different potential significant socio-economic impacts arising from the Development (comprising the Scheme with the detailed design for both Phase 1A (North) and Phase 1B (North) in place) from those identified in the s73 ES and other EIA Documentation are likely. Likewise, any new or different mitigation measures from those identified in the s73 ES and other EIA Documentation 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 s73 ES and other EIA Documentation was prepared which have a material effect on the approach to or findings of the assessments previously presented. The London Plan still encourages the delivery of new high quality housing in London and seeks to ensure that the needs of any new residential population are met in terms of commensurate community facility provision. Employment opportunities likewise continue to be welcomed, particularly where they are accessible to local people and have the potential to lift people out of worklessness.
- 8.2.2 A summary of the review of relevant new or updated material is set out below for reference, but these are not considered to be significant changes:

#### The London Plan, March 2016

- 8.2.3 The Spatial Development Strategy for London Consolidated with Alterations since 2011 (The London Plan)<sup>i</sup> consolidates the London Plan 2011 with Revised Early Minor Alterations (2013), Further Alterations (2015), Housing Standards Minor Alterations (2016) and Parking Standards

Minor Alterations (2016). This version ensures that the London Plan reflects changes to Government guidance and national legislation enacted since July 2011 and updates housing and employment forecasts in the context of 2011 Census data. It also revises the formal end date of the Plan from 2031 to 2036 to enable a longer-term view of London's development. However, as indicated above, none of these recent amendments are material to the assessment of socio-economic effects for the Development and are not considered to be significant.

### 8.3 Relevant Phase 1B (North) RMA Details

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

- Retail, business, hotel and community floorspace - the Zonal Floorspace Schedule sets out the quantum of floorspace that can be provided across the different Zones which comprise the Development. The Phase 1B (North) RMA will result in an increase to the retail (A1-A5) to above that permitted within the 2014 Permission. This increase (comprising 4,192m<sup>2</sup> in total) was the subject of a s96A application in March 2017 (refer to **Chapter 4: Approach to the Phase 1B (North) FIR** for more detail) and has been considered in this Chapter;
- New homes - the Phase 1B (North) RMA involves the development of Plot 113 for residential development in line with the floorspace quantum and physical characteristics of the development plots, as set out in the parameters and principles of the 2014 Permission. A total of 52 residential units are proposed in Plot 113 which results in a reduction of 226 residential units from the 278 units envisaged for Brent Cross East (BXE) in the Zonal Floorspace Schedule, expected to be delivered by this plot within the s73 ES. This revised figure has been considered within this Chapter;
- Open space - several new areas of Public Realm / Open Space / Threshold Space are to be provided as part of Phase 1B (North) in line with the 2014 Permission. These include key Threshold Spaces including Fenwick Place, Tempelhof Circus and Layfield Place, and amenity space including the Eastern and Western Brent Riverside Parks and the River Brent Nature Park (NP4). In addition, the existing Sturgess Park is to be retained and enhanced including new formal play facilities, seating areas, gardens, informal sports provision and nature areas.

8.3.2 Consideration is given within this Chapter to the detailed design proposals brought forward via the Phase 1B (North) RMA and whether these have an effect upon the conclusions of the s73 ES and other EIA Documentation in respect of socio-economics.

8.3.3 In addition, the Indicative Construction Programme (ICP) for the Scheme has been updated in relation to the Phase 1 (North) programme, including changes to the projected date for the commencement of works (now predicted to be 2018 rather than 2016), and additional information now available in respect of the detailed aspects of the Development. Associated amendments have been made to the Construction Impact Assessment (CIA) Addendum 2013, presented in a Technical Note. Further information is provided in **Appendix 2.1**.

### 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 the s73 ES and other EIA

Documentation. There have been no changes to the methodology and significance criteria previously presented in the s73 ES and other EIA Documentation and therefore they remain valid for the purposes of assessing the Phase 1B (North) RMA.

- 8.4.2 The baseline conditions presented in the s73 ES, as updated where relevant in the other EIA Documentation, have been reviewed by Quod to determine whether there have been any significant changes since the s73 ES and other EIA Documentation was prepared which could affect the findings of the assessment.
- 8.4.3 In considering the Phase 1B (North) RMA proposals, an assessment based on the methodology applied in the s73 ES and other EIA Documentation has been applied to consider the potential impact of any changes from the Scheme which was the subject of the 2014 Permission, and having regard to the specific design details of Phase 1B (North). Those socio-economic impacts previously reported in the EIA Documentation that are of relevance to Phase 1B (North) are considered specifically in this Chapter.
- 8.4.4 This approach has enabled Quod to identify whether the socio-economic impacts presented in the s73 ES and the other EIA Documentation remain valid.
- 8.4.5 The EIA Scoping Report for the Phase 1B (North) RMA states (as per the s73 ES) that the child yield and population models used will be updated on a phase by phase basis as reserved matters applications come forward. The Phase 1B (North) proposals result in a decrease in the number of residential units anticipated to be delivered as part of Phase 1B (North). This decrease of 226 units is approximately 3% of the net additional new homes expected to be delivered by the Scheme, which total 7,550 as set out in Table 2.1 of the s73 ES. At this stage of the project it is not known whether that reduction in units will be made up elsewhere in the Scheme at a later date. However, given the overall number of new homes expected to be delivered by the Development, there is assessed to be no change in the overall socio-economic significance of the proposals which remains a major beneficial impact.
- 8.4.6 The reduction in homes delivered by this Phase will furthermore mean a lower level of residents than was assessed in the s73 ES. This will reduce the impact of the Development on the demand for social infrastructure unless it is made up elsewhere in the Scheme. The s73 ES, therefore, remains a worst-case scenario and as such no updates are required to the child yield or population models.
- 8.4.7 The basis of the review of the socio-economic assessment and the provision of a statement of conformity has been informed by Phase 1B (North) Development Phase information, and takes account of existing EIA Documentation, including the s73 ES and the Phase 1A (North) FIR, in reaching its conclusions.

### Limitations and Constraints

- 8.4.8 There were no limitations or constraints.

## 8.4 Consultation

- 8.4.1 In its review of the draft Scoping Report, LBB requested that this statement of conformity consider the impact which a reduction in the number of residential units provided as part of the development of Plot 113 could have upon the socio-economic assessment previously undertaken and presented in the s73 ES and other EIA Documentation. This has been considered within the assessment section below.
- 8.4.2 The EIA Scoping Opinion is presented in **Appendix 4.2**. The approach to the socio-economics assessment was considered acceptable by LBB.

## 8.5 Baseline Conditions

- 8.5.1 Following a review of the baseline conditions sections of the s73 ES and the other EIA Documentation, it is deemed that this remains valid for the purposes of decision making (particularly given the small scale of the changes proposed as part of Phase 1B (North) to the overall Scheme), having been updated in 2013 with 2011 Census and other relevant data. As such, no further baseline study has been undertaken.

## 8.6 Assessment and Mitigation

### Construction

#### Potential Impacts

- 8.6.1 The Indicative Construction Programme (ICP) and the Construction Impact Assessment (CIA) set out in the s73 Application have been revised and updated from that considered by the s73 ES and other EIA Documentation.
- 8.6.2 Considering changes to the CIA and ICP, and following a review of legislation, policy, guidance, baseline conditions and the Phase 1B (North) detailed design, construction associated impacts presented within the existing EIA Documentation remain valid for decision making, as detailed below:
- **Construction employment generation** - the construction stage of Phase 1B (North) is expected to generate employment opportunities. This was recognised as part of the s73 ES. The preparation of an Employment and Skills Action Plan (ESAP) (as required by Condition 10.1 of the planning permission) will help to ensure that the employment and training opportunities created provide a benefit to the local population. The activities/ initiatives identified by the ESAP are not expected to change the significance of the impact as reported in the s73 ES i.e. a major positive effect at the district level.
  - **Development and Commercial Impacts** – the delivery of the proposed Phase 1B (North) will result in the need to temporarily reconfigure several commercial units within the existing shopping centre. The s73 ES 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 1B (North) proposals.

- 8.6.3 Other construction-related impacts previously reported in the s73 ES and the existing EIA Documentation are not directly affected by Phase 1B (North) and remain unchanged by the Development.

### Mitigation

- 8.6.4 No new or different construction related mitigation measures (beyond those set out under 'Development and Commercial Impacts' above and as identified in the s73 ES and other EIA Documentation) have been identified as being necessary as a result of the detailed design development for Phase 1B (North).

### Residual Impacts

- 8.6.5 The residual impacts of construction of the Development remain as identified in the s73 ES and other EIA Documentation.

### Operation

#### Potential Impacts

- 8.6.6 Following a review of legislation, policy and guidance, baseline conditions and the Phase 1B (North) RMA 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) previously presented in the s73 ES and the other EIA Documentation remains valid. Further explanation is provided below:
- **Employment Generation** - Phase 1B (North) is expected to bring forward a range of employment-generating uses through the delivery of retail, office, leisure and hotel floorspace. The detailed design of Phase 1B (North) will increase the quantum of retail floorspace provided by the Development beyond the maximum retail floorspace of the 2014 Permission. By applying the same methodology to the floorspace as was used in the s73 ES, these changes would result in an increase in the level of employment calculated by the s73 ES to be generated by the Development as a whole. This increase equates to approximately 130 jobs. These 130 additional jobs represent a 0.5% increase on the number of net additional employment opportunities expected to be delivered by the Development. Whilst this is beneficial, it is not of a scale sufficient to change the significance of the overall effect of the Development identified within the s73 ES and other EIA Documentation in relation to the employment opportunities generated by the Development.
  - **Retail Impacts** - the Phase 1B (North) RMA proposals will deliver additional retail floorspace to the existing Brent Cross Shopping Centre and will be supplemented by the creation of a covered pedestrianised High Street North. This provision will contribute to the creation of an outward looking and vibrant new town centre on both sides of the A406 linked by a new 'high street' which was a key objective of the 2014 Permission. This impact is consistent with the assessment made as part of the s73 ES and other EIA Documentation, the conclusions of which therefore remain valid.

- **Wider Economic Impacts** - the provision of new employment floorspace and homes through the Phase 1B (North) RMA will bring new employees and residents to the area. This will in turn generate increased levels of expenditure. Despite some changes to the numbers of employees (slight increase) and residents (slight decrease) expected to be accommodated by the Phase 1B (North) proposals, these wider economic effects will be in line with those assessed in the s73 ES and the other EIA Documentation, and there would be no change in the significance of the impact arising from the Development.
- **Demographic and Housing Impacts** - a total of 52 units are proposed to be delivered by the Phase 1B (North) RMA, within Plot 113. This is 226 units less than the 278 indicative units expected to be brought forward as set out by the Revised Development Specification and Framework (RDSF) for the 2014 Permission. Overall, the Development would still deliver over 7,000 net additional new homes and accommodate a resident population of in the region of 13,000 people. At this stage, it is not known whether the reduction in the number of units delivered as part of Phase 1B (North) will be made up in later phases. However, the scale of the reduction in units and resident population in the context of the overall Development is not assessed to significantly change the significance of the Development in terms of the benefits of delivering new homes or the mitigation measures identified in the s73 ES and other EIA Documentation.
- **Educational Impacts** - the s73 ES assessed the impact that a new resident population (in particular the number of school age children) could have on education facilities, and identified commensurate mitigation measures which were reflected in the s106 Agreement associated with the 2014 Permission. These measures included the provision of replacement and expanded schools to ensure that the educational needs of the new resident population could be met. The decrease in the number of residential units being delivered by Phase 1B (North) is likely to result in a decrease in the resident population, and as such would reduce demand for education provision arising from the Phase. However, this will not change the significance of the overall impacts or the scale and form of mitigation identified in the s73 ES. The s73 ES provides a worst case scenario in terms of assessing the demand of the Development on the demand for education facilities. Therefore, the conclusions of the s73 ES and other EIA Documentation remain valid.
- **Other Facilities** - similar to education, the reduction in the number of new homes and thus residents brought to the Site as a result of Phase 1B (North) will not change the overall demand for other community facilities within the Development. The s73 ES provides a worst-case scenario in terms of assessing the demand of the Development on the demand for community facilities. As such, the mitigation measures identified in the s73 ES and other EIA Documentation (such as provision of a new health centre and new community facilities) remain valid for the purposes of this Report. The detailed design of Phase 1B (North) will deliver a quantum of the community floorspace permitted through the 2014 Permission.
- **Open Space** - the detailed design of Phase 1B (North) incorporates several areas of new public open space, all of which were proposed as part of the 2014 Permission and have, therefore, been assessed previously. These spaces will form part of the wider provision of new open space and the enhancement of existing open space on the Site. This is a beneficial effect and therefore, the conclusions of the s73 ES and other EIA Documentation remain valid.

- **Social Impacts** - the delivery of new homes, employment floorspace, community facilities and open space, in line with the 2014 Permission, will contribute to securing wider social impacts including: improved access to existing and new facilities, homes and employment opportunities; improved ease of movement around the Site; a more legible and active urban environment; attracting inward investment; place-making; and opportunities to 'design-out crime' and to reduce deprivation in the area. The detailed design for Phase 1B (North) does not change these impacts or introduce new impacts, and therefore the assessment set out in the s73 ES and other EIA Documentation remains valid.

8.6.7 The delay to the commencement date of the proposed Development from 2016 to 2018 and to the estimated completion date of 2023 rather than 2021 for the majority of Phase 1 (North) will mean these impacts will take slightly longer to materialise, but again, in the context of the Development as a whole and its anticipated construction time, this is not assessed to change the significance of the effect.

### Mitigation

8.6.8 No new or significantly different impacts have been identified as a result of the detailed design of Phase 1B (North) and, therefore, the mitigation measures set out in the sections above and in the s73 ES and other EIA Documentation remain valid.

### Residual Impacts

8.6.9 Following a review of the detailed Phase 1B (North) RMA, no new or different residual socio-economic impacts have been identified. The impacts set out in the s73 ES and other EIA Documentation therefore remain valid.

8.6.10 A summary of the residual impacts associated with socio-economics is included within **Chapter 22: Summary of Residuals Impacts and Mitigation**.

## References

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<sup>i</sup> Greater London Authority (2016) The London Plan (consolidated with alterations since 2011).