

Chapter 6: Socio-Economics

SOCIO-ECONOMICS	
AUTHOR	Quod
KEY CONSIDERATIONS	<p>The Proposed Development is expected to generate a range of social and economic effects, some of which will be temporary (such as employment generated during the construction phases) and some of which will be permanent (such as those resulting from the new resident and workforce population once the Proposed Development is occupied).</p> <p>The Proposed Development has the potential for the following effects:</p> <ul style="list-style-type: none">• Displacement and loss of existing uses and associated jobs;• Generation of temporary employment during the demolition and construction period;• Indirect construction effects including supply chain effects and spending by construction workers in the local economy;• Net effect on employment opportunities once the Proposed Development is completed and occupied;• Delivery of new homes;• Spending by residents and employees;• Crime;• The effect of the population accommodated by these new homes on social infrastructure, specifically schools, primary healthcare, open space and playspace.
CONSULTATION	<p>An EIA Scoping Report was prepared and submitted to the LBS on 11th January 2024 requesting an EIA Scoping Opinion. The EIA Scoping Report is appended to this ES in ES Volume 3, Appendix: EIA Methodology – Annex 1.</p> <p>An EIA Scoping Opinion was received from the LBS on the 27th March 2024. The Scoping Opinion agreed with the proposed scope of the socio-economics assessment as set out in the EIA Scoping Report, other than a preference for indirect construction effects and crime to be scoped in. Qualitative assessments of both have been included in this ES chapter.</p>

ASSESSMENT METHODOLOGY

Defining the Baseline

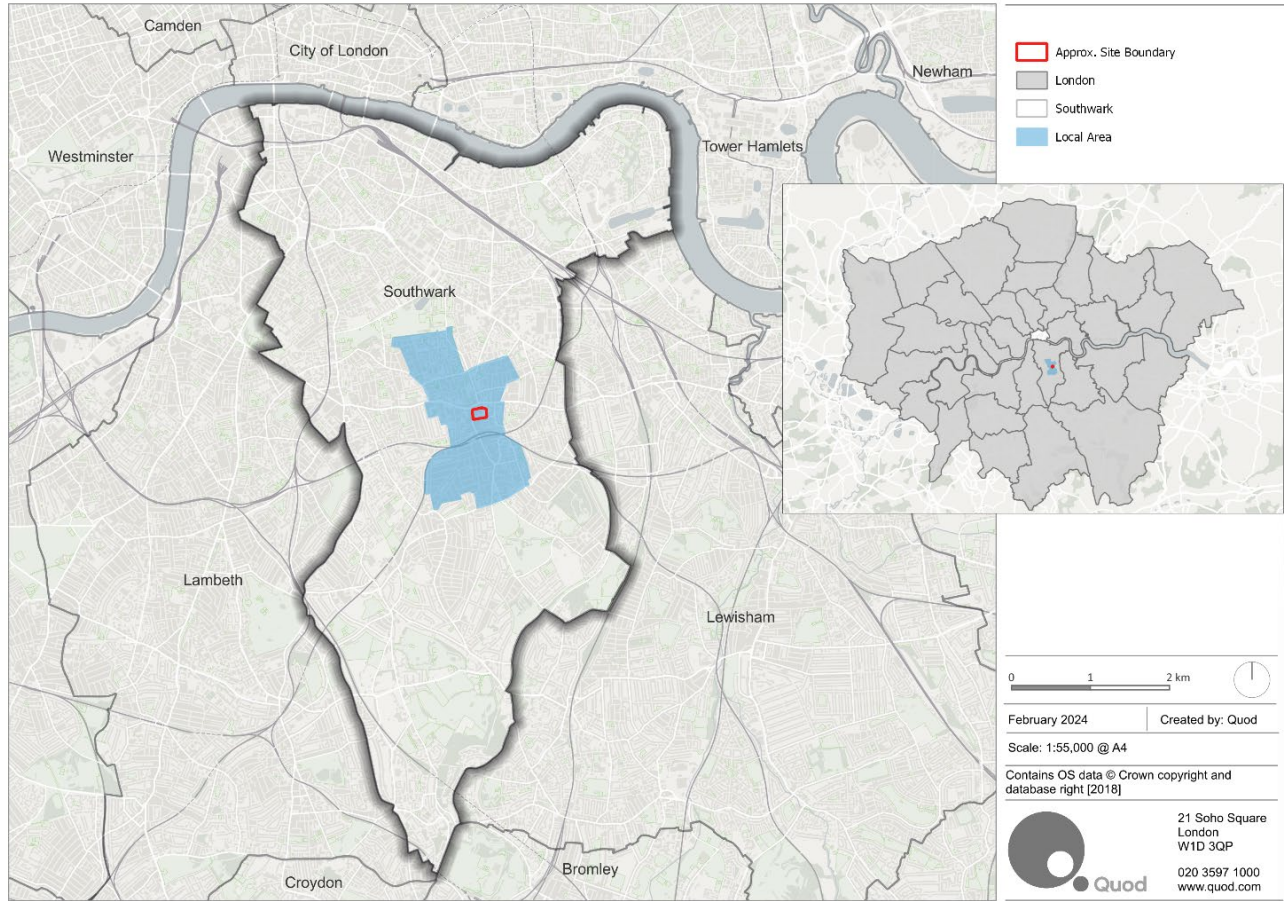
Defining the Baseline

- 6.1 The baseline assessment considers the current social and economic conditions at different spatial levels as defined below and shown in Figure 6.1:
- Site level – the site (where data is available at this spatial level);
 - Local Area – Rye Lane and Peckham wards;
 - Borough – the London Borough of Southwark (LBS); and
 - Regional – London.
- 6.2 The baseline for social infrastructure establishes provision within reasonable travel distances / catchments relevant to specific types of facility:
- Primary education has been assessed within the ‘Peckham and Nunhead’ Primary Planning Area (PPA) which the site falls within;
 - To allow for pupil choice and in recognition that older students are more willing and able to travel further to school, secondary education (for academic years 7-11) has been assessed at Borough wide level;
 - Primary healthcare provision has been assessed within 1km from the site which is considered to be a reasonable walking distance (approximately a 10-15 minute walk in line with Transport for London guidance¹); and
 - Existing open space and playspace has been assessed within 800m of the site in line with Greater London Authority (‘GLA’) Guidance (Play and Informal Recreation SPG, 2012)².

¹ Transport for London (TfL), 2017. Analysis of Walking Potential 2016.

6.3 Different spatial scales will be relevant to the assessment of different potential socio-economic effects. Table 6.1 outlines the socio-economic receptor and the spatial levels that have the potential to experience a significant effect in light of their sensitivity to effects on the existing conditions.

Figure 6.1 Study Area



N.B. The site boundary presented throughout this chapter is for indicative purposes only. The planning application boundary is as presented in Figure 1.2 in ES Volume 1, Chapter 1: Introduction.

Table 6.1 Spatial Sensitivity of Socio-Economic Conditions

Condition	Spatial Level
Existing Uses	Site
Construction Employment	Regional
Employment	Local (Local Area wards)
Housing	Local and Borough
Education	Local for primary (Peckham and Nunhead PPA), Borough for secondary
Healthcare	Local (1km radius)
Open Space and Playspace	Site, Local (800m radius)
Additional Spending	Local (Local Area wards)
Crime	Site

² Greater London Authority (GLA), 2012. Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance.

6.4 This assessment established the relevant baseline socio-economic conditions through analysis of the latest available, nationally recognised research and survey information and datasets including:

- Census data (2021)³;
- Business Register and Employment Survey (BRES) data (2023)⁴;
- Index of Multiple Deprivation (IMD) (2019)⁵;
- UK Crime Stats (2023)⁶;
- Claimant Count data (2024)⁷;
- Housing delivery data the GLA's Residential Completions Dashboard⁸;
- Annual School Census data (2023)⁹;
- Published admission numbers (PAN) for state-funded primary and secondary schools in LBS;
- NHS England data on local services and capacity¹⁰; and
- Open space information from Ordnance Survey has been reviewed alongside desk-based analysis to identify existing open space and play spaces in the area surrounding the site¹¹.

6.5 Relevant site-specific data has also been used where available.

Evolution of the Baseline

6.6 The evolution of the baseline is considered to be an indeterminate point in the future which assumes all of the cumulative schemes (full list provided in **ES Volume 1, Chapter 2: EIA Methodology**) have been built out in the absence of the Proposed Development being implemented.

6.7 A future baseline of the site and surrounding area has been qualitatively considered as the anticipated year of full completion of the Proposed Development (2034).

6.8 The only statistical basis for future baseline, over what is presented above, is population projections for 2034 – this is established using the GLA's 2020-based population projections data¹².

Impact Assessment Methodology

Demolition and Construction

Displacement of Existing Uses

6.9 The site is currently occupied by the Aylesham Centre and a petrol filling station.

6.10 The Aylesham Centre also includes an existing Morrisons supermarket. The assessment of the impact of the demolition and reprovision of the supermarket will consider the phasing of the Proposed Development and temporary measures proposed. For the other retail uses, the Applicant has prepared a Business Relocation Strategy as required by LBS Policy and this will include the measures the Applicant will take to support existing commercial tenants to relocate either within the Proposed Development or elsewhere. This strategy is assessed as Embedded Mitigation (see paragraph 6.29).

6.11 The number of jobs accommodated by the existing non-residential floorspace has been calculated by applying the standard job density ratios from the Homes and Communities Agency (HCA) Employment Density Guide (2015) ('HCA Guidance').

Construction Employment

6.12 Construction related employment expected to be generated by the Proposed Development has been assessed using the Construction Industry Training Board (CITB) Labour Forecasting Tool¹³. This tool provides the information required to estimate average number of Full Time Equivalent (FTE) jobs over the duration of the construction phase based on the total construction cost, duration/ start-finish dates, location and type of construction. Further details on the construction programme and activities are presented within **ES Volume 1, Chapter 5: Demolition and Construction**.

6.13 Indirect construction effects including supply chain effects and spending by construction workers in the local economy have been assessed on a qualitative basis; it is not possible to quantify them based on the information available at this stage of the planning process. Effects are expected to be positive, but in the context of the scale of the construction economy they are not likely to be significant.

Phasing

6.14 A qualitative assessment of phasing has been undertaken to consider the implications of the phased occupation of the Proposed Development (as set out in **ES Volume 1, Chapter 5: Demolition and Construction**). The assessment outlines the measures that will be put in place over the construction period to consider how amenity and play provision, and how access to the supermarket, will be managed for occupiers of each phase. The assessment provided is high level and does not include an assessment of the scale and significance of effects.

Completed Development

Employment

6.15 The Proposed Development will provide non-residential floorspace under use class category Class E including: Supermarket (E(a)), Flexible Retail, Leisure and Commercial (E(a-g)/Sui Generis) and Workspace (E(g)). This assessment has considered the employment densities relevant to the proposed uses that are likely to be present on site.

6.16 The number of jobs that will be generated by the proposed non-residential floorspace has been calculated by applying the standard job density ratios from the 'HCA Guidance'. In cases where a range of multipliers is possible given the range of uses proposed, Quod has applied professional judgement as to the likely employment density within the range, or assessed the lower bound as the "likely worst case" in terms of employment generation. For these calculations the following employment densities have been applied:

- Supermarket (Use Class E(a)): 15 to 20m² (net internal area (NIA)) per employee;
- Flexible Class E(a) (retail), Class E(b) (food and beverage) and Sui Generis (drinking establishment uses): 15 to 20m² (net internal area (NIA)) per employee;
- Workspace (Use Class E(g)): 10 to 13m² (NIA) per employee; and
- Gym (Use Class E): 65m² (gross internal area (GIA)) per employee.

³ Office for National Statistics, 2021. Census.

⁴ Office for National Statistics, 2023. Business Register and Employment Survey.

⁵ DLUHC (formerly DCLG), 2019. Indices of Multiple Deprivation.

⁶ UK Crime Stats, 2024. Crime by Subdivision

⁷ Office for National Statistics, 2024. Claimant Count.

⁸ Greater London Authority, Live Data Source. Residential Completions Dashboard

⁹ Department for Education, 2023. Schools, Pupils and their Characteristics. (Annual School Census Data).

¹⁰ National Health Service, 2024. NHS Digital – Workforce Data Report, January 2024.

¹¹ Ordnance Survey, Live Data Source. OS Open Greenspace.

¹² Greater London Authority, 2022. 2020-based population projections.

¹³ Construction Industry Training Board (CITB) (2024) Labour Forecasting Tool (Accessed online by subscription: www.labourforecastingtool.com)

Housing Delivery

- 6.17** Delivery of housing is assessed against policy targets for LBS as set out within the London Plan 2021¹⁴.

Population

- 6.18** Estimates of the population accommodated in the Proposed Development have been modelled based on the number of homes proposed and their mix, including unit size, type and tenure.
- 6.19** The estimated total resident population expected to live in the homes in the Proposed Development has been calculated using the GLA's Population Yield Calculator¹⁵ based on the PTAL 5-6 and geographic aggregation of Inner London.
- 6.20** The estimated children living in the Proposed Development has been calculated using GLA's Population Yield Calculator¹⁵.

Primary Healthcare

- 6.21** Demand for primary healthcare from the residents of the Proposed Development has been assessed against existing capacity and two benchmarks: the Healthy Urban Development Unit (HUDU)¹⁶ benchmark of 1,800 registered patients per General Practitioner (GP) and the London average benchmark of 2,034 patients per GP¹⁰. The London average benchmark has been included in this assessment to account for changes in patient per GP ratios since the HUDU benchmark was introduced.

Education

- 6.22** Demand for education has been assessed by considering the primary and secondary age children living in the Proposed Development against existing capacity in schools surrounding the site. School aged children accommodated by the Proposed Development are estimated using the GLA's Population Yield Calculator¹⁵ – with age brackets adjusted to align with primary and secondary educational phases.

Additional Spending

- 6.23** An assessment of the level of spending likely to occur once the Proposed Development is completed, and the impact of the additional expenditure on the local economy, has also been carried out. This includes an assessment of:
- Household expenditure generated by the new households living within the new homes who may buy goods and services locally. This assessment is based on the London average household expenditure of £290 per week (ONS Family Spending Survey 2020¹⁷); and
 - Local expenditure by net additional employees. The level of expenditure is estimated based on survey information carried out by research agency Loudhouse for Visa Europe, identifying an average spend per day of £10.60 per employee¹⁸. This is then updated to account for inflation.

Open Space and Playspace

- 6.24** The GLA's Population Yield Calculator¹⁵ has been used to estimate children in the Proposed Development and playspace requirement. Calculated demand has been considered against planned provision within the Proposed Development, in line with the GLA's SPG on Play and Informal Recreation² benchmark of 10m² of dedicated playspace per child. This is also in accordance with The Southwark Plan (2022) Policy P15

'Residential Design'¹⁹. The assessment takes into consideration existing provision of playspace within the local area as set out within the *Baseline Conditions* section.

- 6.25** Demand for and provision of outdoor amenity space has been assessed in line with the standards set out in The Southwark Plan (2022) Policy P15 'Residential Design'¹⁹. The assessment outlines the measures that will be put in place over the construction period to consider how amenity and play provision will be managed for occupiers of each phase. The assessment provided is high level and does not include an assessment of the scale and significance of effects.

Crime

- 6.26** It is not possible to predict future crime levels so the assessment on crime is qualitative referring to both the baseline context and the potential ways the Proposed Development could affect local crime.

Assumptions and Limitations

- 6.27** The most recent published data sources have been used in this assessment; however, in some cases this data will have been published months or years before the date of this assessment (2024). This is an unavoidable limitation of reliance on public data sources. Changes to the baseline in the interim (if any) are not likely to be of a scale or nature that would affect the conclusions and likely significant socio-economic effects of this assessment.
- 6.28** In relation to the assessment of primary healthcare – for NHS GPs, residents usually register with a GP within the catchment area of where they live. Changes in the rules around GP registrations means that people can put a case forward to register with a GP outside of their catchment area. However, this tends to be relatively rare, therefore assuming new residents of the Proposed Development will register close to their home is considered to be worst case in terms of the assessment.

Embedded Mitigation

- 6.29** The following measures have been considered to be embedded with the design of the Proposed Development. They are intrinsic to the scheme and guaranteed to come forward as part of the Proposed Development and are therefore reflected in the assessment of scale and significance:
- Continuous operation for the Morrisons supermarket through the phased construction of the Proposed Development and provision of replacement supermarket;
 - Implementation of the Business Relocation Strategy.

Methodology for Defining Effects

- 6.30** There is no published or formalised technical guidance relating to the assessment of socio-economic effects. This assessment has applied professional judgement, best practice and experience to assess the significance of the potential socio-economic effects of the Proposed Development.

Receptors and Receptor Sensitivity

- 6.31** Socio-economic receptors include the existing uses of the site, the construction industry and its employees, housing need within the borough, the local economy and local social infrastructure.
- 6.32** Receptor sensitivity is largely driven by the baseline conditions and the extent to which socio-economic characteristics are present in the area that may make its residents and resources more sensitive or less

¹⁴ GLA (2021). *The London Plan, March 2021*.

¹⁵ Greater London Authority. (2019). *GLA Population Yield Calculator (v3.2)*.

¹⁶ Healthy Urban Development Unit. (2009). *HUDU Model*.

¹⁷ Office for National Statistics. (2020). *Household Expenditure Survey 2017-2019*.

¹⁸ Visa Europe. (2014). *UK Working Day Spending Report*.

¹⁹ London Borough of Southwark, 2022. *The Southwark Plan*.

adaptable to change. For example, an area with high unemployment, historic under-delivery of housing or where social infrastructure is constrained will have higher sensitivity to socio-economic effects.

6.33 Receptor sensitivity is based on a scale of:

- **High:** above average levels of socio-economic deprivation (for example, unemployment), low levels of employment or access to employment, severe historic under-delivery of housing, poor access to social infrastructure and/or social infrastructure with no surplus capacity, and high levels of existing uses that will be displaced;
- **Medium:** average levels of socio-economic deprivation (for example, unemployment), average levels of employment/ access to employment, slight historic under-delivery of housing, good access to social infrastructure and/or social infrastructure operating close to capacity or with limited surplus capacity, and displacement of existing uses; and
- **Low:** below average levels of socio-economic deprivation (for example, unemployment), high levels of employment/access to employment, good housing delivery rate (e.g. housing targets have been met), very good access to social infrastructure and/or social infrastructure with surplus capacity, and no displacement of existing uses.

Magnitude of Impact

6.34 The assessment of the magnitude of the socio-economic impact is quantified where possible and an objective qualitative assessment is made in the cases where quantification is not possible. The magnitude of impact is based on a scale of:

- **High:** substantial change to one or more of the socio-economic receptors;
- **Medium:** noticeable change to one or more of the socio-economic receptors;
- **Low:** hardly perceptible change to one or more of the socio-economic receptors;
- **Negligible:** no perceptible change to one or more of the socio-economic receptors, and
- **No Impact:** no change to one or more of the socio-economic receptors.

Defining the Effect

Effect Scale

6.35 The scale of the effect (which is based on the identified sensitivity of receptor and magnitude of impact) has been defined as:

- **Negligible:** effects generally beneath levels of perception;
- **Minor:** slight or highly localised effects;
- **Moderate:** limited effects; and
- **Major:** considerable effect.

6.36 Table 6.2 below sets out the approach to determining the scale of effect. Determining the scale of socio-economic effects requires professional judgement therefore the matrix below includes a degree of flexibility when considering the magnitude of an impact in the context of the sensitivity of the receptor. The reasoning behind the professional judgement is clearly explained in the assessment section below.

Table 6.2 Matrix to Determine Significance of Effect

Receptor Sensitivity	Magnitude of Impact				
	High	Medium	Low	Negligible	No Impact
High	Major	Moderate	Minor	Negligible	No Effect
Medium	Major	Minor	Negligible	Negligible	No Effect
Low	Moderate	Negligible	Negligible	Negligible	No Effect

Effect Nature

6.37 The nature of an effect (defined as being minor, moderate or major in scale) has been determined by reference to the following criteria:

- **Adverse:** a negative effect to a socio-economic resource or receptor;
- **Beneficial:** an advantageous effect to a socio-economic resource or receptor.

Geographic Extent of Effect

6.38 The geographic extent of the effect is identified i.e. Site, Local, Borough, or Regional level.

Effect Duration

6.39 Effects generated as a result of the construction works (i.e. those that last for this set period of time) are classed as ‘temporary’. Effects that result from the completed and operational Proposed Development are classed as ‘permanent’ effects. Effects as a result of the phasing of the development may also be temporary; his is relevant with respect to access to the existing Morrisons supermarket and replacement supermarket.

Direct and Indirect Effects

6.40 The assessment also identifies whether the effect is ‘direct’ (i.e. resulting without any intervening factors) or ‘indirect’ or ‘secondary’ (i.e. not directly caused or resulting from something else).

Categorising Likely Significant Effects

6.41 Effects classified as moderate or major in scale are considered ‘significant’ (both beneficial and adverse effects). Effects classified as minor or negligible in scale are considered ‘not significant’.

BASELINE CONDITIONS

Existing Site

6.42 The site is currently occupied by the Aylesham Shopping Centre, comprising commercial units and a Morrisons supermarket, associated car park, servicing areas, and a petrol station. Based on the industry standard assumptions about employment density, and discounting vacant floorspace, Aylesham Shopping Centre could accommodate approximately 410 – 550 Full Time Equivalent (FTE) jobs.

Demographic Baseline

6.43 In 2021 the total resident population of the Local Area was 29,300, with a population of 307,700 in LBS and 8,800,000 in London.

6.44 The population in LBS increased by 6.7% between the years 2011 and 2021, which is slightly lower than the in London overall (7.7%).

- 6.45
- The most common ethnicity in the Local Area was white (40.2%), compared to an average of 51.4% in the LBS and 53.8% across London as a whole. The second most common ethnicity was Black, Black British, Black Welsh, Caribbean or African which accounted for 37.8% of the total population, higher than LBS (25.1%) and London (20.7%).
- 6.46
- 17.8% of the residents in the Local Area are aged under 15 years. This is higher than in LBS (16.7%) and lower than in London (19.3%).
- 6.47
- The proportion of the residents that are between 16 to 74 years is 78.6%, which is lower than in Southwark (79.8%) and higher than in London (75.4%).

Table 6.3 Demographic Baseline Summary

Measure	Local Area	LBS	London
Population			
Total Population (2021)	29,300	307,700	8,800,000
Population Growth (2011-2021)	-	6.7%	7.7%
Age Profile (2021)			
0-15 years	18.8%	16.7%	19.3%
16-74 years	78.6%	79.8%	75.4%
75+ years	3.6%	3.5%	5.3%

Sources: ONS Census 2011, 2021.
Note: Figures may not sum due to rounding.

Labour Market Baseline

- 6.48
- In 2021 67.1% of residents aged 16+ in the Local Area were economically active. This is equivalent to LBS (67.3%) and higher than in London (63.5%).
- 6.49
- The unemployment rate in the Local Area was 5.0% at the time of the 2021 Census, which was higher than the average across LBS (4.6%) and London (4.1%).
- 6.50
- The Claimant Count²⁰ is a regularly updated metric that provides insight on unemployment, although it does not capture those unwilling or unable to claim benefits. It is measured by combining people claiming Jobseeker's Allowance (JSA) and National Insurance credits with people receiving Universal Credit principally for the reason of being unemployed.
- 6.51
- In January 2024 7.0% of residents aged 16 to 64 sought financial support for unemployment. This is higher than the average for LBS (5.2%) and London (5.0%).

Qualifications

- 6.52
- The proportion of residents who held degree-level qualifications was 50.8%, this is lower than in LBS (54.9%) and higher than in London (46.7%). 16.1% of Local Area residents hold no formal qualifications which is higher than in LBS (13.9%) and in line with the average rate for London (16.2%).

Occupation

- 6.53
- The proportion of employed residents working in sales, process and elementary positions in the Local Area was 16.2%, lower than the rate for LBS (18.9%) and London (20.6%). Of Local Area residents, 64.4% work in management, professional and technical positions, which is higher than the rate for LBS (61.8%) and London (55.7%).

²⁰ This is considered an experimental data set. The Claimant Count does not capture all unemployment in an area such as those unwilling or unable to claim Universal Credit or Jobseeker's Allowance. These statistics are based on the most recent data released by ONS in January 2024.

Employment Baseline

- 6.54
- In 2022 (BRES, 2023⁴), there were 7,780 jobs in the Local Area. Of this, 6,065 were located in Rye Lane ward and 1,715 in Peckham ward. 19.2% of the jobs in the Local Area were in accommodation and food services, this compared to 7.1% in LBS and 8.6% in London. The largest sectors in the Rye Lane and Peckham wards respectively were accommodation and food services and education.
- 6.55
- The second largest sector in the Local Area is Retail accounting for 17.2% of employment, a significantly higher rate than LBS and London, which were 5.2% and 7.7% respectively.

Table 6.4 Economic and Employment Baseline Summary

Measure	Local Area	LBS	London
Residents Aged 16+			
Total Number of residents aged 16+	24,000	256,000	7,100,000
Economic Activity – Residents Aged 16+			
Economically Active (excluding full time students)	67.1%	67.3%	63.5%
Unemployed	5.0%	4.6%	4.1%
Claimant Count – Residents Aged 16 to 64 years (February 2024)			
Claimant Rate	7.0%	5.2%	5.0%
Total Claimants	1,465	11,855	304,045
Highest Level of Qualification – Residents Aged 16+			
No Formal Qualifications	16.1%	13.9%	16.2%
GCSEs and A Level equivalent	28.0%	26.4%	30.8%
Further and Higher Education	50.8%	54.9%	46.7%
Other Qualifications	2.3%	2.4%	3.1%
Occupation – Residents Aged 16 + (Residence Based)			
Management / Professional / Technical	64.4%	61.8%	55.7%
Admin / Skilled Trades / Services	19.4%	19.3%	23.7%
Sales / Process / Elementary	16.2%	18.9%	20.6%
Key Employment Sectors – Jobs in 2022 (Workplace Based)			
Total Jobs	7,780	296,000	5,720,000
Retail	1,340 (17.2%)	15,500 (5.2%)	440,000 (7.7%)
Education	1,125 (14.5%)	19,500 (6.6%)	395,000 (6.9%)
Accommodation and Food Services	1,495 (19.2%)	21,000 (7.1%)	490,000 (8.6%)

Sources: ONS Census 2021, Claimant Count 2024, BRES 2023.
Note: Figures may not sum due to rounding.

Housing Baseline

- 6.56
- In 2021 the Local Area housing stock comprised of 37.8% houses and 62.1% flats. The proportion of residents who reside in houses is higher than the average for LBS (21.8%) but lower than the average rate for London (45.9%).
- 6.57
- There were 12,010 households in the Local Area – the largest tenure type is social rented, which accounts for 47.8%. The proportion for LBS and London were lower at 39.7% and 23.1% respectively. The Local Area has

a lower proportion of owner-occupied households (26.4%) when compared to LBS (28.9%) and London (45.2%).

6.58 Overcrowding can be defined as households that have too few bedrooms for the number of people living in that household based on the ONS Bedroom Standard, which takes into account number of people living in a household and their age and sex. Overcrowding is higher within the Local Area (15.1%) than the average for LBS (12.2%) and London (11.1%).

Table 6.5 Housing Baseline Summary

Measure	Local Area	LBS	London
Households			
Total Number of Households	12,010	131,000	3,420,000
Accommodation Type			
House	37.8%	21.8%	45.9%
Flats	62.1%	78.0%	54.0%
Accommodation Tenure			
Owner-Occupied	26.4%	28.9%	45.2%
Social Rented	47.8%	39.7%	23.1%
Privately Rented	22.8%	28.7%	30.0%
Shared Ownership	2.6%	2.4%	1.5%
Living Rent Free	0.4%	0.3%	0.2%
Levels of Over-Crowding (Bedrooms, Occupancy Rating of -1 or Less)			
All Tenures	15.1%	12.2%	11.1%

Sources: ONS Census 2021.
Note: Figures may not sum due to rounding.

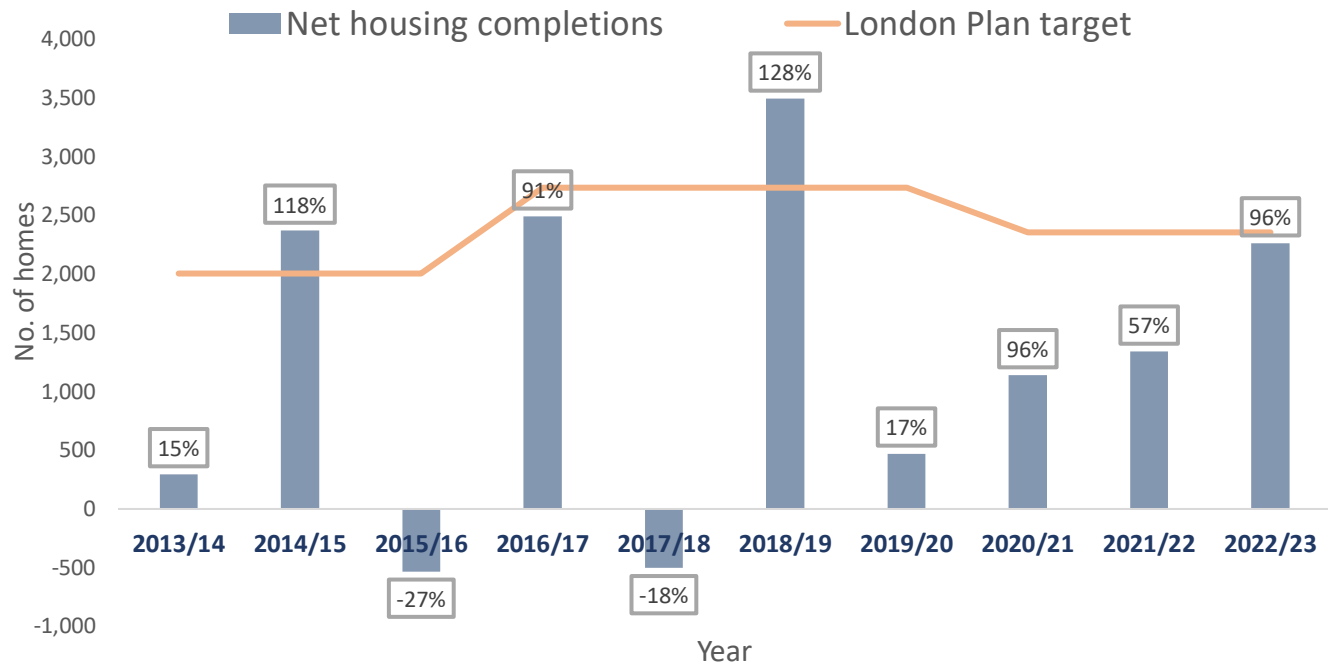
Housing Delivery

6.59 The United Kingdom is currently facing a national housing shortage and national planning policy reflects the need to increase the rate of house building to address this need.

6.60 The London Plan 2021¹⁴ sets LBS a housing target of 23,550 new homes to be delivered between 2019/20 and 2028/29 – Southwark’s five-year housing supply requirement in the London Plan is 2,355 homes annually, totalling 11,775 homes over the specified period.

The GLA’s Residential Completions Dashboard⁸ sets out the net annual housing completions to monitor borough performance against the targets set out in the London Plans. The dashboard is still in development and as such some of the figures are in draft. Figure 6.2 shows LBS’ housing delivery performance against the London Plan targets and shows that between 2013 and 2023, LBS met (and exceeded) their London Plan housing delivery target only twice.

Figure 6.2 LBS Housing Completions²¹



Deprivation & Crime

6.61 The Government’s Index of Multiple Deprivation (2019)⁵ measures deprivation by combining indicators including a range of social, economic and housing factors to give a single deprivation score for each small area (lower-layer super output areas (LSOAs)) across England. All areas are ranked relative to one another according to their level of deprivation. These factors are divided among seven domains of deprivation as outlined below:

- Income Deprivation;
- Employment Deprivation;
- Education, Skills and Training Deprivation;
- Health Deprivation and Disability;
- Crime;
- Barriers to Housing and Services; and
- Living Environment Deprivation.

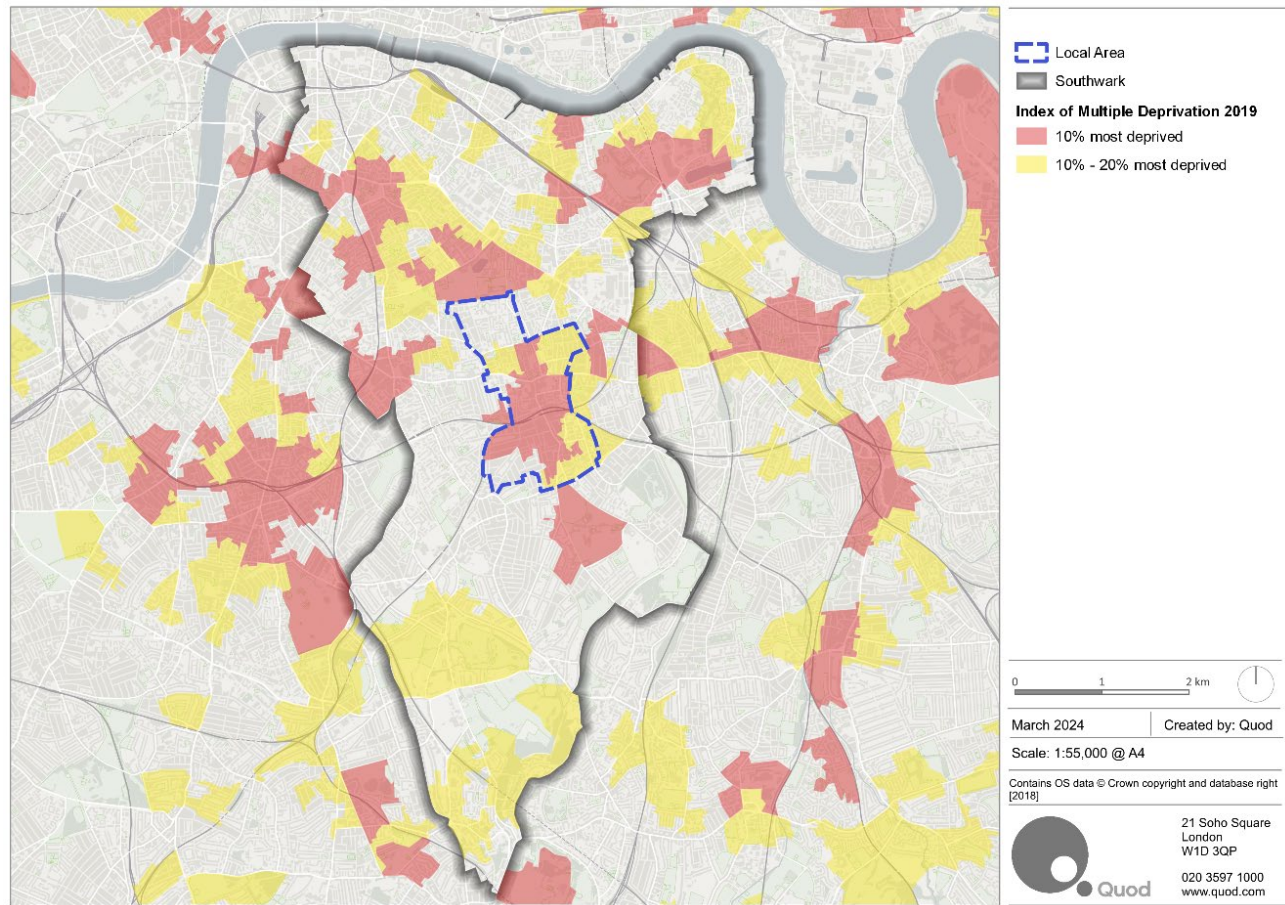
6.62 Figure 6.3 shows the relative levels of deprivation across the LBS – areas shown in red are within the 10% most deprived in England, and those in yellow are within the 10-20% most deprived.

6.63 The site is located within an LSOA ranked as the 10% most deprived area in England. It is also surrounded by areas that are within the 10-20% most deprived in England. There are pockets of deprivation scattered across the borough.

²¹ Negative values reflect years where the number of homes lost was greater than the number of homes completed.

- 6.64 Of the seven sub-domains, the Aylesham Centre and Rye Lane South LSOAs are ranked lowest for Crime, ranked 1st and 25th in LBS (out of 166) respectively. The lower the ranking, the higher the rate of deprivation linked to crime.
- 6.65 Crime and antisocial behaviour have been highlighted as a key local concern for residents and visitors to the site including those accessing the Bus Station at night.
- 6.66 The project team met with a representative of the Metropolitan Police on 17 January 2024 to present the site context and design including architecture, landscape and surfacing. They provided advice and recommendations which are reflected in the Design and Access Statement (Section 4.4.3). They identified existing issues as:
- Rye Lane currently suffers from a large amount of graffiti, drug misuse, low level anti-social behaviour, and rough sleeping on streets and semi-public spaces, such as stairwells.
 - Theft from powered scooters/ petty theft of phones and handbags in public realm.

Figure 6.3 Index of Multiple Deprivation (2019)



- 6.67 UK Crime Statistics⁶ show that the Local Area has a lower instance of crimes annually per 1,000 residents (153) than in LBS (155). Both the Local Area and LBS show significantly higher crime instances than in London (135).
- 6.68 The most prevalent crimes committed in the Local Area were Anti-Social Behaviour and Violent Crime.

Primary Schools

- 6.69 The site is in the Peckham and Nunhead PPA where there are 13 primary schools as shown in Figure 6.4.

- 6.70 Based on the Annual School Census (2023)⁹ and LBS' Published Admission Numbers (PANs), the current combined surplus capacity of the primary schools within the Peckham and Nunhead PPA is approximately 29% or 1,469 places. At reception level there are currently 158 surplus places equivalent to 25% surplus capacity.
- 6.71 The closest school to the site is St James the Great Roman Catholic Primary School, 250m north-west of the site, which currently has 1% surplus capacity – equating to two places. At reception level, it has no surplus capacity. Details of the existing capacity of the school within the PPA are set out in Table 6.6.

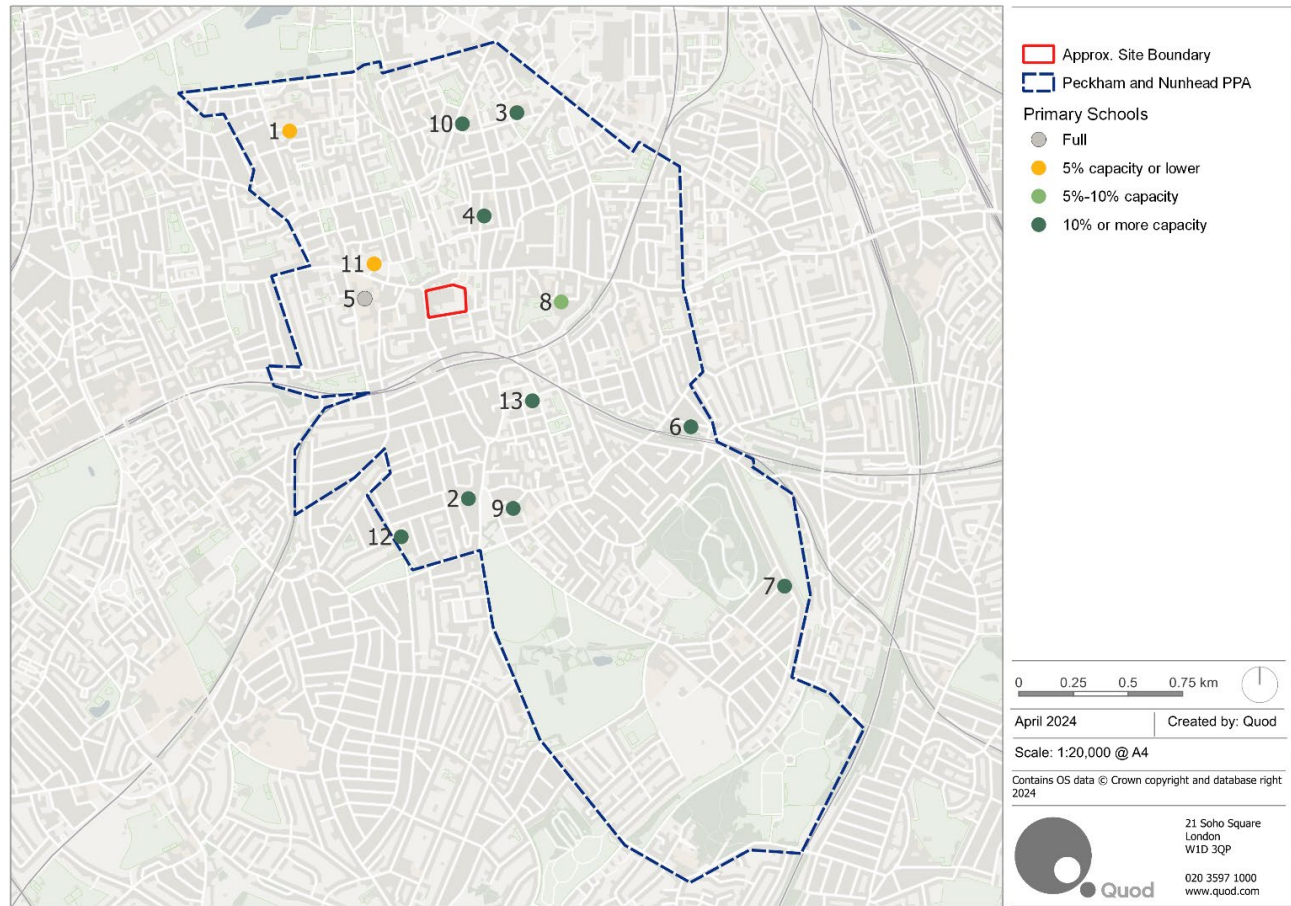
Table 6.6 Existing Primary School Capacity

Map Ref.	School Name	Number on Roll	Capacity	Total Surplus	Reception Surplus
1	Angel Oak Academy	402	420	18 (4%)	0 (0%)
2	Bellenden Primary School	177	360	183 (51%)	12 (40%)
3	Camelot Primary School	336	495	159 (32%)	20 (33%)
4	Harris Primary Academy Peckham Park	220	360	140 (39%)	11 (37%)
5	Harris Primary Free School Peckham	221	210	0 (0%)	10 (33%)
6	Hollydale Primary School	157	285	128 (45%)	14 (47%)
7	Ivydale Primary School	454	780	326 (42%)	21 (23%)
8	John Donne Primary School	376	420	44 (10%)	0 (0%)
9	Rye Oak Primary School	233	420	187 (45%)	24 (40%)
10	St Francis RC Primary School	296	420	124 (30%)	33 (55%)
11	St James the Great Roman Catholic Primary School	208	210	2 (1%)	0 (0%)
12	St John's and St Clement's Church of England Primary School	358	420	62 (15%)	3 (5%)
13	St Mary Magdalene Church of England Primary School	114	210	96 (46%)	10 (33%)
TOTAL		3,552	5,010	1,469 (29%)	158 (25%)

Sources: Annual Schools Census 2023; LBS School Admissions Documents.
Note: negative surplus has been counted as zero capacity.

- 6.72 Several schools have amended their PANs. As a result of this, some of the capacities set out in Table 6.6 are not reflective of the capacities within these schools in the coming years. Details on these schools are set out below:
- Bellenden Primary School decreased its PAN from 60 to 30 in September 2021. The school will reach its new capacity of 150 in September 2025;
 - Camelot Primary School decreased its PAN from 75 to 60 in September 2021. The school will reach its new capacity of 300 in September 2025;
 - Harris Primary Academy Primary Park decreased its PAN from 60 to 30 in September 2021. The school will reach its new capacity of 150 in September 2025;
 - Hollydale Primary School decreased its PAN from 45 to 30 in September 2021. The school will reach its new capacity of 150 in September 2025; and
 - Ivydale Primary School decreased from 120 to 90 in September 2021. The school will reach its new capacity of 450 in September 2025.

Figure 6.4 Primary Schools within the Peckham and Nunhead PPA



Secondary Schools

- 6.73 Secondary school planning is considered at borough level in recognition that older students travel further to school to allow for pupil choice.
- 6.74 There are 20 secondary schools in LBS as shown in Figure 6.5. According to annual School Census data (2023)⁹ the current combined surplus capacity of these schools is 6% or 976 places – as detailed in Table 6.7. The closest school to the site is Harris Academy Peckham which currently has 311 surplus places, equivalent to 35% in academic years 7-11.

Table 6.7 Existing Capacity of Secondary Schools in LBS

Map Ref.	School Name	Number on Roll Yr 7-11	Capacity	Surplus Capacity (%)
1	Ark All Saints Academy	597	600	3 (1%)
2	Ark Globe Academy	819	780	0 (0%)
3	Ark Walworth Academy	823	900	77 (9%)
4	Bacon's College	888	900	12 (1%)
5	City of London Academy (Southwark)	1,183	1,200	17 (1%)
6	Compass School Southwark	405	500	95 (19%)
7	Haberdashers' Borough Academy	704	720	16 (2%)
8	Harris Academy Bermondsey	802	900	98 (11%)

Map Ref.	School Name	Number on Roll Yr 7-11	Capacity	Surplus Capacity (%)
9	Harris Academy Peckham	589	900	311 (35%)
10	Harris Boys' Academy East Dulwich	743	750	7 (1%)
11	Harris Girls' Academy East Dulwich	737	750	13 (2%)
12	Kingsdale Foundation School	2,105	1,980	0 (0%)
13	Notre Dame Roman Catholic Girls' School	521	620	99 (16%)
14	Sacred Heart Catholic School	650	600	0 (0%)
15	South Bank University Academy	530	720	190 (26%)
16	St Michael's Catholic College	754	750	0 (0%)
17	St Saviour's and St Olave's Church of England School	598	625	27 (4%)
18	The Charter School East Dulwich	919	930	11 (1%)
19	The Charter School North Dulwich	932	744	0 (0%)
20	The St Thomas the Apostle College	809	760	0 (0%)
TOTAL		16,108	16,629	976 (6%)

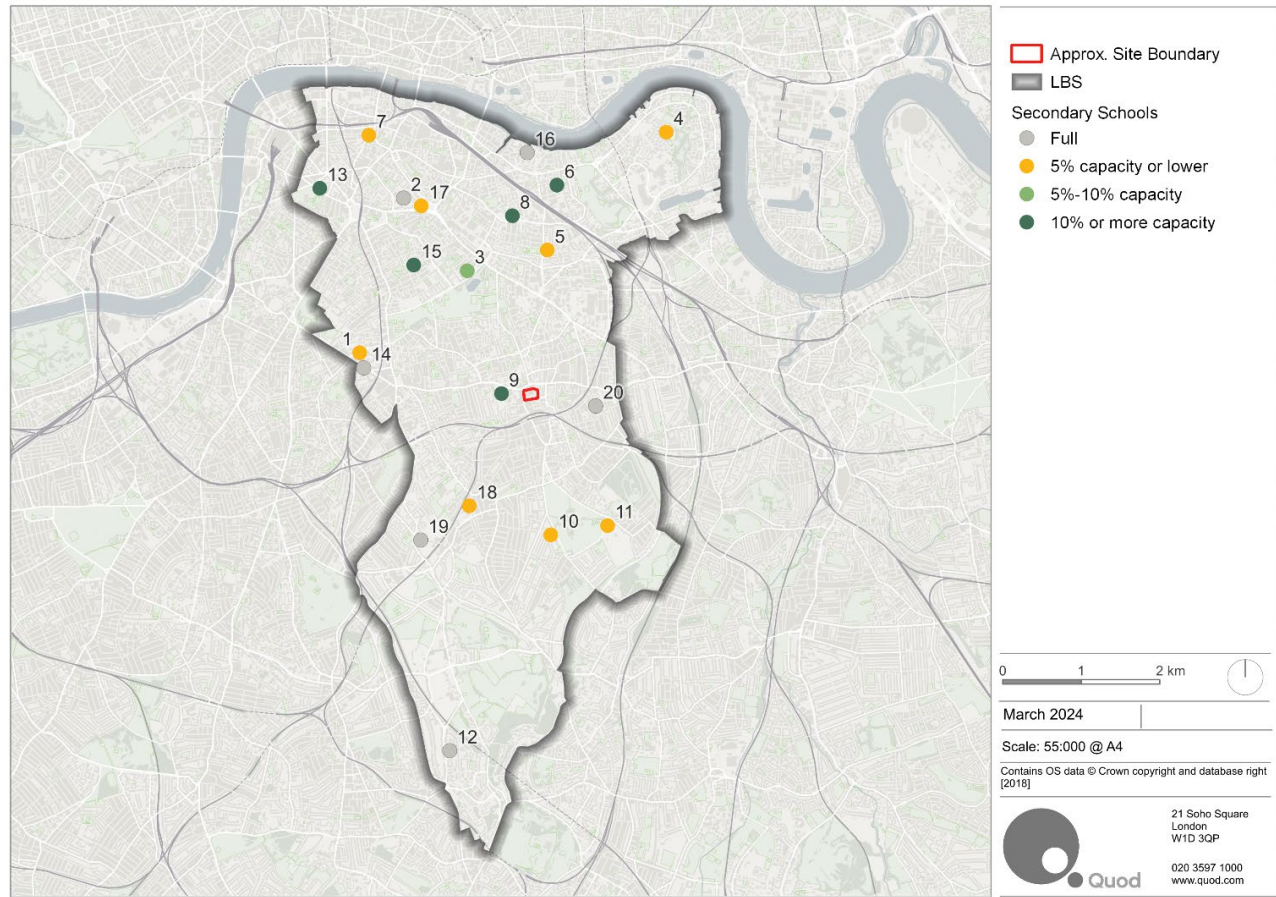
Source: Annual Schools Census 2023; LBS School Admissions Documents.
Note: Negative surplus has been counted as zero capacity.

- 6.75 Several schools have amended their PANs. As a result of this, some of the capacities set out in Table 6.7 are not reflective of the capacities within these schools in the coming years. Details on these schools are set out below:
- Ark Globe Academy decreased its PAN from 180 to 120 in September 2021. The school will reach its new capacity of 600 in September 2025;
 - Kingsdale Foundation School increased its PAN from 240 to 300 in September 2022. The school will reach its new capacity of 1,500 in September 2026;
 - South Bank University Academy decreased its PAN from 150 to 120 in September 2020 only; and
 - The Charter School North Dulwich increased its PAN from 180 to 192 in September 2020. The school will reach its new capacity of 960 in September 2024.
- 6.76 According to the Pupil Place Planning Report 2022²², the school place capacity in LBS is sufficient to meet existing demand in both primary and secondary schools. The report states that primary schools in the borough have considerable overcapacity.
- 6.77 The Department for Education Basic Need funding calculation includes a 2% operating margin at planning area level to help support parental choice, churn in the pupil population, and a general manageability of the system²³.

22 London Borough of Southwark (October, 2022). Pupil Place Planning Report.

23 Department for Education (2023). Securing Developer Contributions for Education.

Figure 6.5 Secondary Schools within LBS



Primary Healthcare

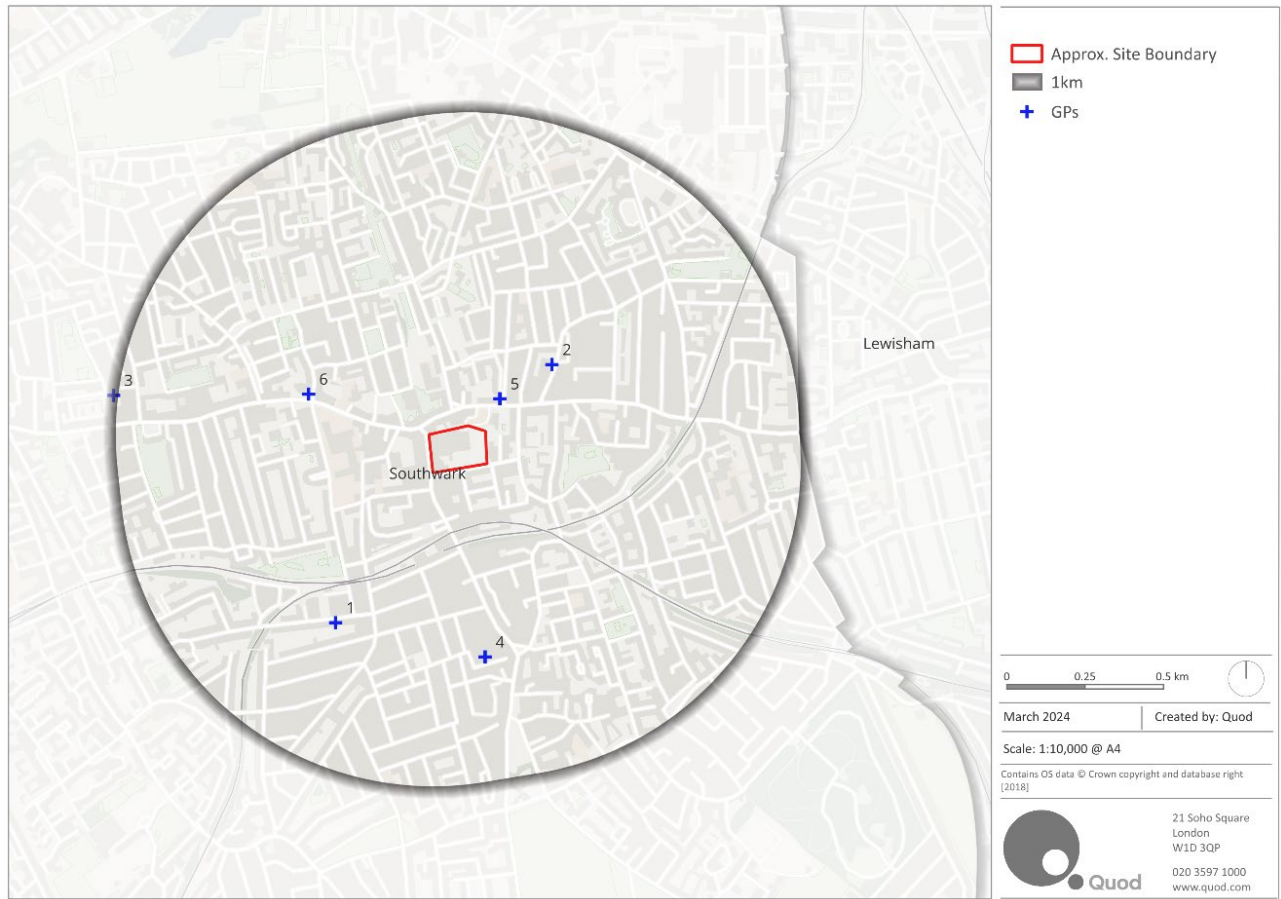
- 6.78 Existing GP practices within 1km of the site are shown in Figure 6.6 and Table 6.8.
- 6.79 There are six GP surgeries within 1km of the site. NHS data shows that the average number of patients per FTE GP for the surgeries is 2,664. The closest GP to the site is The Acorn & Gaumont House Surgery 100m north-east of the site – this practice has an average of 2,807 patients per FTE GP. All GPs within 1km are operating above the HUDU suggested benchmark provision of 1 FTE GP per 1,800 patients and all but one are over the London Average of 2,034.
- 6.80 In line with the NHS’s plan to develop a more integrated care network, Primary Care Networks (PCNs) have been implemented in LBS. PCNs involve GP practices coming together and delivering a wider range of services including pharmacists, physiotherapists, paramedics and social prescribing support works. The aim is reducing pressure on GPs and respond to increasing demands associated with population growth.
- 6.81 The South Southwark PCN consists of 18 GP practices in four active neighbourhoods (Camberwell, Dulwich, Dulwich & Nunhead and Peckham). Lister Practice, Queens Road Surgery, Acorn and Gaumont house Surgery, DMC Chadwick Road, Sternhall Lane Surgery and St Giles Surgery are all part of this PCN.
- 6.82 The North Southwark PCN consists of 20 GP Practices. The Nexus Health Group is part of this PCN. DMC Chadwick Road is reported in NHS centralised database as only having 1.27 GPS but there are four listed on its website, and one locum. It is accepting new patients, so the data below is likely to be an underestimate of the number of FTE GPs and therefore a worst case of the baseline position.
- 6.83 Commercial Way Surgery is a GP 500m from the site. The surgery is not included in the calculations, as the practice is confederated and data for the surgery alone is not available. The catchment area for the GP does not currently include the site, although catchments can be amended.

Table 6.8 Existing GP Practice Capacity

Map Ref.	GP Practice Name	Patient List Size	FTE GPs *	Average Patient List Size per FTE GP *
1	DMC Chadwick Road	6,729	1.27	5,312
2	Queens Road Surgery	14,411	4.65	3,097
3	St Giles Surgery	6,432	2.80	2,297
4	Sternhall Lane Surgery	5,817	2.48	2,342
5	The Acorn and Gaumont House Surgery	8,983	3.20	2,807
6	The Lister Practice	12,294	6.11	2,011
HUDU Benchmark Provision				1,800
London Average				2,034

Note: * including GPs in specialist training who are able to see patients

Figure 6.6 GPs within 1km of the Site

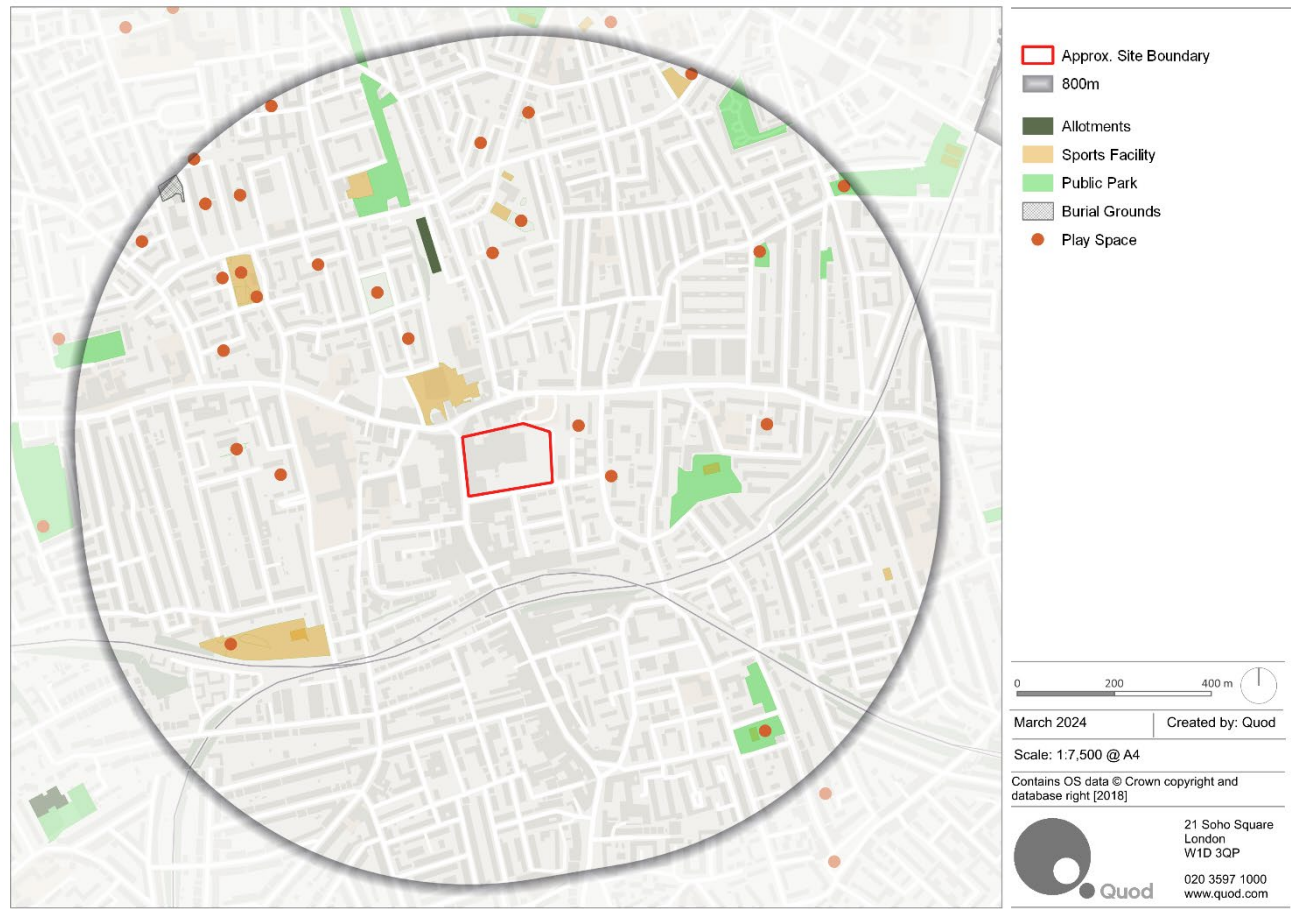


Open Space and Playspace

- 6.84 An assessment of existing open space and playspace has been undertaken for an area of 800m from the site in line with GLA Guidance (SPG Play and Informal Recreation, 2012)² – existing spaces are shown in Figure 6.7.
- 6.85 There is no existing open space or playspace on the site. The nearest playspace is approximately 50m east of the site. Cossall Park is the nearest park to the site, 150m east of the site. Burgess Park is accessible via the Surrey Canal Walk which begins 200m north of the site, this contains a playground, outdoor gym, cycle track, football pitch and tennis courts.

6.86 The Open Space Strategy (2013) identifies the area of Peckham as an area deficient in access for good quality open space.

Figure 6.7 Open Space and Playspace within 800m of the Site



RECEPTORS AND RECEPTOR SENSITIVITY

Existing

6.87 Table 6.9 below sets out the existing receptors and their associated sensitivity.

Table 6.9 Existing Receptors

Receptor	Sensitivity (and Spatial Level)	Rationale
The site's existing occupants (employees and businesses)	High (Site)	The site's existing occupants will be directly affected by the Proposed Development and therefore are considered high sensitivity based on professional judgement.
The construction industry and its employees	Low (Regional)	The construction industry is assessed at a regional level due to the mobility of the construction workforces. The CITB estimates the total construction workforce in London in 2022 was 411,100 ²⁴ .
Housing need within the borough	High (Local and Borough)	GLA data indicates that LBS have met their housing delivery target in only two of the previous 10 years. Occupancy rate from the ONS Data shows that the Local Area has a higher rate of overcrowding than LBS and London.
Local economy	Low (Local)	Accessibility of employment is key to the success of a population. Equally so, businesses are sensitive to access to the labour market. Baseline analysis shows that the Local Area and LBS have a higher proportion of

24 CITB, 2022. The skills construction needs, Greater London five year outlook. Available here: <https://www.citb.co.uk/media/z5wocgqw/csn-lmi-greater-london.pdf>

Receptor		Sensitivity (and Spatial Level)	Rationale
			economically active residents than London as a whole. Unemployment in the Local Area and LBS is higher than London averages. The area has excellent access to public transport connecting residents to the wider job market across London, although some of the local jobs are specialised to meet the needs of the population of the Local Area.
Local social infrastructure	Primary Schools	Low (Local)	There is currently 29% surplus capacity within the local primary schools indicating that there is surplus capacity available.
	Secondary Schools	Low (Borough)	There is currently 6% surplus capacity within LBS secondary schools and no projected deficit in the medium term indicating some surplus capacity available.
	Healthcare	Medium (Local)	The average patient list size of the six GPs within 1km of the site is higher than HUDU suggest benchmark provision and the regional average indicating limited capacity.
	Open Space	High (Site & Local)	The site in an area deficient in access to open space, as identified in the Open Space Strategy (2013).
	Playspace	Low (Site & Local)	There are multiple existing playspace within 800m of the site.
Local population and crime		Medium (Site)	The Local Area has a lower instance of crimes annually per 1,000 residents than LBS, but more than London.

Introduced

6.88 Table 6.10 below sets out the future (introduced) receptors and their associated sensitivity

Table 6.10 Introduced Receptors

Receptor	Sensitivity	Rationale
New residents living within the homes, new employees working on-site and visitors to the site.	High (site)	New residents will require good access to social infrastructure, amenities and employment, and therefore are considered highly sensitive to local provision. Residents, employees and visitors will also be potentially sensitive to changes in crime rates that occur on site or in the Local Area.

POTENTIAL EFFECTS

Demolition and Construction

Displacement of Existing Uses

6.89 As set out in *Baseline Conditions* of this ES chapter, the site includes the Aylesham Centre which has commercial units and a Morrisons supermarket. It is estimated that there are currently between 410 - 550 employees located on the site based on standard industry benchmarks.

6.90 The tenants of the existing businesses have been made aware of the proposals and will be served notice on their premises in line with their contracts. The Applicant has prepared a Business Relocation Strategy as required by LBS Policy P33. This sets out the detail of the existing businesses and the process the Applicant will undertake to support tenants to secure new employment space, either in the Proposed Development or in other suitable premises.

6.91 The phasing of the Proposed Development has been organised in collaboration with Morrisons to ensure the continuity of operation of a supermarket at the site. The Applicant is contractually required to ensure continuous operation of a supermarket on site and the existing Morrisons store will remain operational until a new store is completed and available to open.

- 6.92** If any businesses do not relocate locally or they reduce their operations, there may be a reduction in employment. Given the characteristics of the local labour force and its connectivity to the wider London employment market (making it a low sensitivity receptor), this change is not likely to be significantly different to the natural churn in the labour market.
- 6.93** Once the Business Relocation Strategy has been implemented there will be a low magnitude of impact on the site's existing occupants (businesses and employees) (high sensitivity) as a result of the Proposed Development. This will result in a temporary Minor Adverse (not significant) effect at the Local level.

Construction Employment

- 6.94** The construction phase of the Proposed Development will generate employment within the construction industry. It is estimated that there will be an average of approximately 271 FTE jobs over the duration of the 99 months construction period (Q2 2026 to Q2 2034).
- 6.95** Construction employment is highly mobile and therefore is best considered at the Regional (i.e. London) level. In a regional context, the impact of 271 FTE jobs is considered a 'low' magnitude of impact on the construction industry (low sensitivity).
- 6.96** Whilst additional employment generated within the construction sector will be beneficial, the scale and significance of the effect in the case of the Proposed Development will be Negligible (not significant) at the Regional level.

Indirect Construction Effects

- 6.97** The construction phase of the Proposed Development will also generate beneficial indirect construction effects. This will be through supply chain effects and spending by construction workers in the local economy.
- 6.98** The number of construction workers will fluctuate on-site over the course of the construction programme, as such spending will also fluctuate over time, making it difficult to quantify these effects at the planning application stage.
- 6.99** The spatial context of these effects can range from local (spending by construction workers) to national or international (supply chain effects).
- 6.100** Although not quantifiable, the effect of the Proposed Development (low magnitude of impact) on the local economy (low sensitivity) is expected to be Negligible at the local level (not significant) and Negligible (not significant) at the Regional level.

Phasing

- 6.101** The Proposed Development would be completed and delivered in two phases (refer to **ES Volume 1, Chapter 5: Demolition and Construction**).
- 6.102** Access to the Morrisons Supermarket and Peckham Bus Station will be retained throughout the demolition and construction works.
- 6.103** The delivery of residential elements will be phased and therefore the effect on social infrastructure would be incremental and will not impact upon existing facilities in a single year. On site delivery of social infrastructure, where delivered on site, will also be phased with the amenity space and play for the residents within Phase 1 being provided on the podium garden and roof terraces.
- 6.104** Access routes in the public realm will be maintained as follows: The ground floor public realm area, with pedestrian routes within Phase 1, follows an offset of the building line. There will be pedestrian access from Hanover Park, along the North – South axis, through to the Bus Station. Everything else within the public realm offering will be provided in Phase 2, including the Yards and Aylesham Gardens.
- 6.105** The assessment below provides an assessment of the completed Proposed Development once fully delivered and occupied.

Completed Development

Employment

- 6.106** The Proposed Development will deliver a range of employment uses which will generate employment in the local economy (low sensitivity receptor). The estimated employment to be delivered is summarised in Table 6.11.

Table 6.11 Employment Creation

Use	GIA sqm	NIA sqm	Density Range (sqm per FTE employee)	FTE Jobs	
				Low	High
Flexible Retail Uses	2,900	2,465	15 NIA – 20 NIA	125	165
Gym	901	766	65 GIA	15	15
Office	2,725	2,317	13 NIA – 15 NIA	180	230
Supermarket*	4,449	3,782	15 NIA – 20 NIA	190	250
TOTAL	10,974	9,328	–	510	660
Notes: <ul style="list-style-type: none">NIA has been calculated as 85% of GIASupermarket total area does not include the car park and the service yardFTE Jobs rounded to nearest multiple of 5*Figure excludes plant and service yard floorspace					

- 6.107** There will be an estimated 510 to 660 gross FTE jobs. In the context of the existing employment (410 – 550), there is a small increase in jobs.
- 6.108** The socio-economic assessment is based on the lower end of this range to test the likely worst-case relating to employment creation of 510 jobs.
- 6.109** If the jobs in the Proposed Development are at the lowest end of the range, and the existing jobs are at the highest end of the range, there is the potential for a net loss of jobs, but based on the nature of the proposed and existing uses on-site, this is not likely. Therefore, the effect of the Proposed Development (low magnitude of impact) on the local economy (low sensitivity) will be a Negligible at the local level (not significant).

Housing Delivery

- 6.110** The Proposed Development will deliver 877 new homes, equivalent to 37.2% of LBS annual London Plan housing targets (2,355) and 3.7% of its total target over the Plan Period.
- 6.111** This will be a high magnitude effect at the Local Level and medium magnitude effect at Borough level, on a high sensitivity receptor. Therefore, the likely effect on housing delivery will be permanent, direct, Major Beneficial effect (significant) at the Local Level and a Moderate Beneficial (significant) effect at Borough level.

Population

- 6.112** The population living in the proposed new homes has been estimated using the GLA Population Yield Calculator. The results of both population and child yield calculations are presented in Table 6.12.

Table 6.12 Population

Variable	Outcome
People living in new homes	1,862
GP Demand (Full Time Equivalent GP required)	1.03 (HUDU benchmark 1,800 patients per GP) 0.92 (London benchmark 2,034 patients per GP)
Primary School Demand (places)	111
Primary School Forms of Entry (FE)	0.53
Secondary School Demand (places)	51
Secondary School Forms of Entry (FE)	0.34

Primary Healthcare

- 6.113 The level of healthcare provision required is set against both the HUDU benchmark of 1,800 patients per GP and London benchmark of 2,034 patients per GP. On this basis, the new population will generate demand for the equivalent of 0.92 – 1.03 full-time GP’s services (low magnitude).
- 6.114 The average list size of the six GP surgeries within a 1km catchment of the site is 2,664 patients per GP (although one the GPs appears to have incorrect data) – higher than both the suggested HUDU benchmark and the London benchmark. This indicates there is limited capacity currently available at the local level (medium sensitivity receptor).
- 6.115 Therefore, the effect of the Proposed Development (medium magnitude of impact) on local primary healthcare (medium sensitivity) will be a Minor Adverse (not significant) at the local level.
- 6.116 This effect would likely be temporary given ICB funding allocation would adjust according to population. Further detail is set out in the mitigation section of this ES chapter.

Education

- 6.117 There is surplus capacity in both local primary (25%, low sensitivity receptor) and secondary (8%, low sensitivity receptor) schools.
- 6.118 162 school age children are expected to live in the new homes, of which 111 at primary level (0.53 FE) and 51 at secondary (year 7-11) level (0.34 FE).
- 6.119 In this context, the effect on both Primary and Secondary school demand is a low magnitude effect.
- 6.120 The effect of the Proposed Development on primary and secondary education is assessed to be Negligible (not significant) at the local and borough levels respectively.

Additional Spending

- 6.121 The Proposed Development will generate indirect economic benefits for the local economy through spending from new residents and employees.
- 6.122 The new homes are estimated to generate approximately £13.2 million annually in additional spending. Employees working in the new commercial floorspace are estimated to generate approximately £1.6 – £2.0 million annually in additional spending, although given there is likely to be a limited increase in employment, this is not net additional. This additional spending is considered to be a low magnitude impact at a local level on the local economy (low sensitivity receptor).
- 6.123 The Proposed Development will have a Negligible (not significant) effect at all levels.

Open Space and Playspace

- 6.124 Table 6.13 sets out the Proposed Development’s playspace requirements based on the GLA’s Population Yield Calculator, against the provision for each age bracket. This shows that the Proposed Development will generate demand for 3,340m² of playable space. The Proposed Development includes a total of 3,067m² of play space.
- 6.125 The Proposed Development exceeds the playspace requirements for under 5-year-olds by 150m² and 5 to 11-year-olds by 147m².
- 6.126 The Southwark Plan (2022) Policy P15 ‘Residential Design’¹⁹ states: *Flatted development must provide 50sqm of communal amenity space per residential block*. The Policy goes on to say, “*In circumstances where private and communal amenity space and facilities or child play space cannot be provided on site, this should be provided as private amenity space with the remaining amount added to the communal space requirement*”. All private amenities meet or exceed the GLA requirement, including minimum balcony depth. All homes are provided with high quality private amenity spaces that have been designed in line with Southwark policy.
- 6.127 There are fifteen residential buildings so the requirement would be 750m². The Proposed Development includes a total of 3,904m²of communal amenity space (in addition to private balconies/terraces), well in exceedance of the requirement.
- 6.128 The Proposed Development will not meet the overall total playspace requirements across the scheme. However, there are many existing parks and playspaces within 800m of the Proposed Development that will benefit 12 to 18-year-olds. As the Proposed Development exceeds the playspace requirement for under 5s and 5- to 11-year-olds, has existing parks and playspaces within 800m of the site for 12 to 18 year olds and provides a large amount of communal amenity, is considered that the Proposed Development’s effect on open space (high sensitivity) and playspace (low sensitivity) will be Minor Beneficial (not significant).

Table 6.13 Playspace Demand and Provision

Age Profile	Child Yield	GLA Model 2019 Requirement	Proposed Development Provision	Typology
Under 5 years	145	1,450	1,610	Doorstep Playable Space
5 – 11 years	111	1,110	1,257	Local Playable Space
12 – 18 years	78	780	210	Neighbourhood Playable Space
TOTAL	334	3,340	3,077	-

Crime

- 6.129 There are relatively high levels of crime in the local area, as shown in the ‘Baseline Conditions’ section of this ES chapter. It is not possible to predict future crime levels as they result from societal trends well beyond the influence of a particular development or site. However, crime and antisocial behaviour have been highlighted as a key local concern for residents and visitors to the site, and the Proposed Development has responded to these concerns through design and management solutions that are aimed at reducing the opportunities for crime on site.
- 6.130 The public realm and ground floor plan have been designed to Secured by Design principles and incorporate feedback from the extensive consultation process, such as the introduction of additional greenery and seating throughout all paths, to ensure the safety, inclusivity, accessibility and legibility of proposed routes through the site. Measures include:
- Introduction of active frontages facing onto bus station, introducing an activated ground floor and improving sense of security via passive surveillance.
 - The scheme will be managed site-wide with CCTV security. Passive surveillance has been considered with both residential and amenity entrances located on the eastern façade and visible from Aylesham Gardens. All residential entrances will have a double lobby with postboxes within the first set of doors to mitigate tailgating, while lobbies, lifts and cycle store access will be fob accessed.

- The decision to locate the entrance on the eastern façade was made to avoid residents having to access their flats directly from Rye Lane, enhancing privacy and security. The location and access to the residential entrance is naturally surveyed due to the outlook from Buildings D and E. The cut through to the north of Building A will be populated with flexible, retail, leisure and commercial units that will require security cameras and on-street lighting.

6.131 This is expected to have a beneficial impact by reducing opportunities for local crime such anti-social behaviour although it is not possible to predict future crime levels.

6.132 Although not quantifiable, the effect of the Proposed Development (low magnitude of impact) on crime (medium sensitivity) is expected to be Minor Beneficial at the local level (not significant).

MITIGATION, MONITORING AND RESIDUAL EFFECTS

Demolition and Construction Mitigation

6.133 No significant adverse effects have been identified during the demolition and construction stage; therefore, no mitigation is required.

Completed Development Mitigation

6.134 No significant adverse effect has been identified. No further mitigation is proposed so residual effects remain as assessed.

6.135 A Minor Adverse effect has been identified with respect to potential demand arising for primary healthcare. Primary healthcare provided by the NHS is funded by tax revenue as allocated to Primary Care Networks through Integrated Care Boards (ICB). ICB block funding for revenue spending is updated annually and services can therefore adjust to changes in population relatively quickly.

6.136 If sufficient evidence is provided that justifies mitigation in line with LBS priorities, and in accordance with Regulation 122 of the Community Infrastructure Levy Regulations (2010) (As amended), Section 106 or Community Infrastructure Levy spending could be directed towards health and education infrastructure.

6.137 Without mitigation either through ICB funding mechanisms or other funding sources there would be a residual temporary Minor Adverse effect (not significant) at a local level for primary healthcare.

Residual Effects

6.138 All of the residual effects resulting from the Proposed Development, are presented in Table 6.14, identifying whether the effect is significant or not.

Table 6.12 Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Demolition and Construction							
Site's existing occupants	Disruption to existing employment	Minor Adverse	Not Significant	S & L	D	T	St
The construction industry and its employees	Creation of an average of approximately 271 FTE jobs (over 99 month construction period)	Negligible	Not Significant	R	D	T	St
	Indirect construction effects - supply chain effects and spending by construction workers.	Negligible	Not Significant	R	D	T	St
Completed Development							
Local Economy	Provision of floorspace to accommodate jobs	Negligible	Not Significant	L	I	P	Lt
	Additional spending by residents and employees	Negligible	Not Significant	L	I	P	Lt
Housing need within the borough	Delivery of 877 new homes.	Major Beneficial	Significant	L	D	P	Lt
		Moderate Beneficial	Significant	B	D	P	Lt
Local social infrastructure and its users including new residents of the Proposed Development	Demand placed on primary education facilities	Negligible	Not Significant	L	D	P	Lt
	Demand placed on secondary education facilities	Negligible	Not Significant	B	D	P	Lt
	Demand placed on GPs	Minor adverse	Not Significant	L	D	T	St
	Demand for and provision of open space and playspace	Minor Beneficial	Not Significant	S&L	D	P	Lt
Local population and crime	Design of the Proposed Development reducing opportunities for local crime and anti-social behaviour	Minor Beneficial	Not Significant	S	I	P	Lt
Notes: Residual Effect - Scale = Negligible / Minor / Moderate / Major - Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

6.139 GLA population projections¹² have been used to establish future baseline to understand how the baseline could evolve. The population of LBS is expected to grow to 356,800 by 2034, a 15.9% increase over the 2021 levels presented in *Baseline Conditions* section of this ES chapter. In contrast, London's population is projected to increase by 10.5% over the same period. Population projections are not available for the Local Area.

6.140 Background population growth needs will be met with through statutory providers. New housing will be subject to planning obligations and CIL requirements to mitigate impacts. It is therefore unlikely that the evolution of the baseline, as it can be reasonably predicted, would affect the outcomes of this assessment.

Cumulative Effects Assessment

6.141 The assessment of cumulative effects considers the cumulative schemes identified in **ES Volume 1, Chapter 2: EIA Methodology**.

Demolition and Construction

6.142 The Proposed Development, together with the cumulative schemes will be expected to generate employment opportunities during the enabling works and construction. In the absence of detailed, commercially sensitive information, it is not possible to make a quantitative assessment of the employment generated from the enabling and construction stages of the cumulative schemes.

6.143 Given the size and mobility of the regional construction labour market, it is not expected that the cumulative schemes will generate any adverse effects with respect to socio-economics. All effects are likely to be negligible or beneficial (not significant).

Completed Development

6.144 The cumulative schemes will bring forward a range of uses including residential, commercial and community uses.

Employment

6.145 The cumulative effects on employment have been assessed by reviewing the planning applications relating to the relevant schemes. Standard job densities associated with the proposed employment uses have been applied. Should the identified cumulative schemes come forward, they will generate up to approximately 8,100 gross FTE jobs (high magnitude impact).

6.146 Considered alongside the Proposed Development, the cumulative effect of these schemes on the local economy (low sensitivity) is considered to be a direct, permanent, Moderate Beneficial (significant). Given the magnitude of impact of the cumulative schemes, the effect identified goes beyond the approach to determining significance of effect set out in Table 6.2, as this is focused on identifying the effects from individual schemes, rather than the number of cumulative schemes considered within this assessment.

Housing Delivery

6.147 In terms of effects on housing provision, the cumulative schemes and the Proposed Development are expected to bring forward approximately 23,050 homes. These new homes will make a significant contribution to the housing delivery, contributing 97.9% towards LBS's ten-year London Plan 2021 housing target. Therefore, the cumulative effect on housing need (high sensitivity receptor) is assessed to be direct, permanent, Major Beneficial (significant).

Demand for Social Infrastructure

6.148 The new population accommodated by the residential units will create an increase in demand for community facilities such as education, healthcare and playspace facilities. Population assumptions have been made for this assessment of cumulative effects using the average household size for the Local Area for whole houses or flats depending on the units provided in the scheme. This provides an estimate that the cumulative schemes will accommodate approximately 30,300 residents in addition to the 1,862 expected within the Proposed Development.

6.149 Other developments are subject to S106 requirements to mitigate impacts. It is expected that any effects not mitigated through on-site physical provision will be delivered through Section 106 contributions where necessary. Considered alongside the Proposed Development, and after the mitigation for other developments considered above (e.g. S106 requirements) the cumulative effect in terms of demand for social infrastructure is therefore expected to be Negligible (not significant) after mitigation.

Additional Spending

6.150 The new homes and new jobs to be delivered by the cumulative schemes along with the Proposed Development will generate additional spending. It is estimated that the 23,050 new homes will generate approximately £348 million per year in household spending, and the additional employees will generate up to approximately £25 million per year in additional spending (high magnitude impact). Collectively, this will have a positive effect on the local economy (low sensitivity receptor), it is therefore assessed that the effect will be indirect, permanent, Moderate Beneficial (significant). Given the scale of the cumulative impact of spending, the effect identified goes beyond the approach to determining significance of effect set out in Table 6.2.

LIKELY SIGNIFICANT EFFECTS

6.151 No significant beneficial or adverse effects for the demolition and construction phase of the Proposed Development have been identified within this assessment.

6.152 Significant beneficial effects during the operational stage of the Proposed Development have been identified in relation to housing delivery (at the local and borough level).

6.153 No Significant adverse effects during the operational stage of the Proposed Development have been identified.

6.154 Significant beneficial cumulative effects have also been identified for employment creation, housing delivery and additional spending.