

# CHAPTER 6

# SOCIO-ECONOMICS



U and I (8AE) Limited and the London Fire  
Commissioner (LFC)

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## **8 ALBERT EMBANKMENT**

Volume I: Chapter 6 - Socio-Economics





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WSP

4th Floor  
6 Devonshire Square  
London  
EC2M 4YE

Phone: +44 113 395 6201

Fax: +44 20 7337 1701

WSP.com



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## 6 SOCIO-ECONOMICS

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### 6.1 INTRODUCTION

- 6.1.1. This Chapter has been prepared by Lichfields and reports the likely significant effects of the Proposed Development on the Site and surrounding area in terms of socio-economic matters. Where appropriate, it also identifies proposed mitigation measures to prevent, minimise or control likely negative socio-economic effects arising from the Proposed Development and the subsequent anticipated residual effects.
- 6.1.2. The socio-economic effects of the Proposed Development on the local and wider impact areas are considered over both the construction and operational stages.
- 6.1.3. The assessment principally focuses on the effect of the Proposed Development on the local population, supply of housing, provision of education and health facilities, and provision of community facilities and amenities including open space, sport and recreation facilities. The local employment and labour market effects and provision of employment space are also considered.
- 6.1.4. The main socio-economic issues covered in this Chapter include the following:
- Extent of the local study area of the Proposed Development;
  - Prevailing socio-economic and labour market conditions, and provision of local community facilities including healthcare and education within relevant study areas;
  - Temporary construction employment likely generated by the Proposed Development;
  - Direct employment likely to be associated with the Proposed Development once operational in gross and net terms;
  - Effects on the local population and labour market arising from the Proposed Development;
  - Contribution of the Proposed Development to local housing provision; and
  - The effect of the Proposed Development on the provision of education, health facilities, community facilities and open space within the local study area.
- 6.1.5. This Chapter (and its associated figures and appendices) should be read together with the Introductory Chapters of this ES (Chapters 1 – 5), as well as Chapter: 15 Cumulative Effects.
- 6.1.6. This Chapter is accompanied by the following appendices:
- Appendix 6.1: Policy Table;
  - Appendix 6.2: Social and Community Infrastructure Audit;
  - Appendix 6.3: Residential Population Calculations;
  - Appendix 6.4: School Yield Calculations;
  - Appendix 6.5: Child Occupancy and Play Space Requirements; and
  - Appendix 6.6: Active Place Power Sports Facility Calculation.
- 6.1.7. A list of references is included at Section 6.10 of this Chapter.

## 6.2 LEGISLATION, POLICY AND GUIDANCE

### PLANNING POLICY

- 6.2.1. Planning policy at the national and local level and its relevance to environmental design and assessment is confirmed in **Chapter 1: Introduction** of the ES and the Planning Statement which accompanies the planning application examines the merits of the Proposed Development against the relevant planning policy.
- 6.2.2. A summary of the legislation and planning policy relevant to the Proposed Development in terms of socio-economics is provided below.
- 6.2.3. **Appendix 6.1** includes a summary of the relevant socio-economic policy used for this assessment which has included the following documents:

### NATIONAL PLANNING POLICY FRAMEWORK

- 6.2.4. The revised National Planning Policy Framework (NPPF) came into effect on 19 February 2019, superseding the previous version issued in July 2018. It places a strong emphasis on sustainable development, and for planning to support national growth (Ref. 6.1). Relevant policies related to the Proposed Development include:
- Section 2: Achieving sustainable development via three overarching objectives (economic, social and environmental);
  - Section 5: Delivering a sufficient supply of homes, ensuring that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay;
  - Section 6: Building a strong, competitive economy through helping to create the conditions in which businesses can invest, expand and adapt and taking into account both local business needs and wider opportunities for development;
  - Section 8: Promoting healthy and safe communities through achieving healthy, inclusive and safe places and providing the social, recreational and cultural facilities the community needs; and
  - Section 11: Making effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

### REGIONAL PLANNING POLICY FRAMEWORK

- 6.2.5. The London Plan: Spatial Development Strategy for Greater London sets out core planning objectives for the capital (Ref. 6.2). The most pertinent objectives for socio-economics include:
- Objective 1: Meeting the challenge of growth in ways that ensure a sustainable, good and improving quality of life and sufficient high-quality homes and neighbourhoods for all and help tackle the issues of deprivation of inequality;
  - Objective 2: Supporting a competitive and diverse economy;
  - Objective 6: Creating a city where it is easy, safe and convenient to access jobs, opportunities and facilities with an efficient transport system which actively encourages more walking and cycling;
  - Policy 1.1: Delivering the strategic vision and objectives for London' seeks to ensure that new development will result in growth and change that will enable London to realise the Mayor's vision for London's sustainable development to 2036. This will be achieved by securing growth that will not encroach upon the Green Belt or London's protected open spaces and having no unacceptable

impacts on the environment. Decisions on development will aim to realise the objectives set out under paragraph 1.53 of the London Plan.

- Policy 2.1: ‘London in its Global, European and United Kingdom Context’ seeks to ensure that London retains and extends its global role as a sustainable centre for business, innovation, creativity, health, education and research, culture and art and as a place to live, visit and enjoy.
- Policy 2.9: ‘Inner London’ outlines that inner London should seeks ways to realise its potential by sustaining and enhancing economic and demographic growth, ensuring the availability of appropriate workspaces for the area’s changing economy and improving the quality of life for those working, studying or visiting there.
- Policy 2.10: ‘Central Activities Zone – Strategic Priorities’ seeks to enhance and promote the role of the Central Activities Zone (CAZ).
- Policy 2.11: ‘Central Activities Zone – Strategic Functions’ seeks to ensure that development complements and supports the clusters of strategically important and specialised CAZ uses.
- Policy 2.12: ‘Central Activities Zone – Predominantly Local Activities’ supports the protection and enhancement of predominantly residential neighbourhoods within CAZ and to ensure that social infrastructure providers meet the needs of both local residents and visitors.
- Policy 2.13: ‘Opportunity Areas and Intensification Areas’ supports the optimisation of residential and non-residential density within these areas;
- Policy 2.15: ‘Town Centres’ promotes London’s network of town centres as the main focus for commercial development and intensification;
- Policy 3.3: ‘Increasing housing supply’ recognises the need for more homes in London and seeks to ensure that housing need is met through consistent provision which will improve housing choice and affordability;
- Policy 3.7: ‘Large residential developments’ specifies that large residential developments including complementary non-residential uses are encouraged in areas of high public transport accessibility;
- Policy 3.16: ‘Protection and enhancement of social infrastructure’ specifies that development which provides high quality social infrastructure will be supported;
- Policy 4.5: ‘London’s Visitor Infrastructure’ indicates that development should support London’s visitor economy, with strategically important hotel provision focussed on opportunity areas within the CAZ;
- Policy 4.12: ‘Improving opportunities for all’ requires strategic development proposals to support local employment, skills development and training opportunities; and
- Policy 7.9: ‘Heritage-led regeneration’ requires the significance of heritage assets to be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration.

6.2.6. The Mayor’s Economic Development Strategy for London (2018) is also relevant as it sets out a strategy to enable London’s economy to flourish and address the weaknesses (Ref. 6.3). Key economic ambitions for London in 2041 include:

- London has a fairer and more inclusive economy;
- London is a more affordable city to live and work;
- Londoners who want to work, and are able to, have access to quality employment and training opportunities;
- London has the most skilled and talented workforce in the world;
- London is a global leader in innovation and creativity;
- London remains the world capital for business, trade and investment;

- London is the best city in which to start and grow a business;
- London has a higher productivity relative to other global cities; and
- London continues to contribute to the UK economy so that London and the UK can grow together.

6.2.7. The Vauxhall, Nine Elms and Battersea (VNEB) Opportunity Area Planning Framework (2012) sets out the strategic policy framework for development within the Opportunity Area (Ref. 6.4).

6.2.8. The Draft London Plan: Spatial Development Strategy for Greater London has been submitted to the Secretary of State for examination (Ref. 6.5). The document takes forward the overarching principles set out in the current adopted London Plan, as outlined above.

6.2.9. The Draft Plan also maintains the VNEB Opportunity Area, with the strategic focus remaining upon the area's potential to deliver both residential and employment floorspace.

### **LOCAL PLAN**

6.2.10. At the local level, the key policy documents include:

- Lambeth Local Plan (adopted September 2015) (Ref. 6.6).
- Vauxhall Supplementary Planning Document (SPD) 2013 (Ref. 6.7).

6.2.11. Lambeth Local Plan (2015) policies relevant to socio-economic matters are:

- Policy D3: 'Infrastructure' specifies that LBL will safeguard and improve essential social, physical and green infrastructure alongside encouraging the delivery of additional infrastructure.;
- Policy ED3: 'Large offices (greater than 1,000 sqm)' supports proposals for offices greater than 1,000 sqm in the CAZ and Vauxhall and Waterloo London Plan Opportunity Areas;
- Policy ED6: 'Town centres' outlines the Council's commitment to support the vitality and viability of Lambeth's hierarchy of major, district and local centres, and CAZ frontage;
- Policy ED7: 'Evening economy and food and drink uses' seeks to support the evening economy in town centres; evening and food and drink uses should be primarily located in town centres and CAZ frontage.;
- Policy ED10: 'Local centres and dispersed local shops' seeks to support and protect local centres and shops, promoting active frontage uses;
- Policy ED11: 'Visitor attractions, leisure, arts and culture uses' aims to promote and safeguard leisure, recreation, arts and cultural facilities particularly in the CAZ, Vauxhall and Waterloo London Plan Opportunity Areas and in town centres;
- Policy ED12: 'Hotels and other visitor accommodation' supports hotel and visitor accommodation uses within the CAZ, Vauxhall and Waterloo London Plan Opportunity Areas;
- Policy ED14: 'Employment and training' which confirms that applications which seek to boost employment and training will generally be supported;
- Policy EN1: 'Open space and biodiversity' requires development that would involve the loss of existing public or private open space will not be supported unless the open space can be replaced at an equivalent or better quality, suitable regeneration and community benefits would be achieved that could not be achieved any other way or the provision of facilities will relate directly to the open space;
- Policy H1: 'Maximising housing growth' seeks to maximise the supply of additional homes in LBL to meet the annual target as set out in the London Plan.
- Policy H2: 'Delivering affordable housing' seeks to deliver the maximum reasonable amount of affordable housing on private residential and mixed-use schemes;

- Policy H4: ‘Housing mix in new developments’ supports proposals which will offer a range of dwelling sizes and types to meet current and future housing needs; and
- Policy H8: ‘Housing standards’ seeks to support housing which meets specific community needs across a range of tenures.

6.2.12. LB Lambeth commenced a review of its Local Plan in 2017. The Draft Revised Lambeth Local Plan was consulted on between October and December 2018. Of relevance to socio-economic matters, the Draft Revised Local Plan includes a new policy on affordable workspace provision (Policy ED2).

### **GUIDANCE**

6.2.13. There are also a number of national and regional planning guidance documents that seek to provide further detail on specific policies. Those of relevance include:

- Planning Practice Guidance (2014) (Ref. 6.8);
- Central Activities Zone Supplementary Planning Guidance (SPG) (2016) (Ref. 6.9);
- Social Infrastructure SPG (2015) (Ref. 6.10); and
- Play and Informal Recreation SPG (2012) (Ref. 6.11).

## **6.3 RELEVANT ELEMENTS OF THE PROPOSED DEVELOPMENT**

6.3.1. The assessment adopts the approach outlined in **Chapter: 2 Approach to the Assessment** and is based on the Application Plans as described in **Chapter 4: The Proposed Development**. The following components of the Proposed Development are relevant to the assessment of the likely significant socio-economic effects associated with the proposed mixed-use residential led development:

- The total construction cost for the Proposed Development is currently estimated at c. £250 million;
- Up to 417 residential units in a mix of dwelling types, including up to 146 affordable units (C3 use);
- Up to 200-bedroom hotel, and flexible retail/lobby space (A1/A2/A3/A4/C1 uses) and a rooftop restaurant with ancillary bar (A3 use);
- 681 sqm GEA retail units (A1/A2/A3/A4 uses);
- 11,335 sqm GEA of office floorspace, including a corporate office (Use Class B1a), and Small, Medium and Micro Workspaces (B1(a)/B1(b)/B1(c) use);
- 2,255 sqm GEA gym (D2 use);
- New Central London Fire Station (2,489 sqm GEA); and
- New London Fire Brigade Museum (1,498 sqm).

## **6.4 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA**

### **SCOPE OF THE ASSESSMENT**

An EIA Scoping Report was submitted to LBL on 5 July 2018 (**Appendix 2.1**). LBL’s formal Scoping Opinion was issued on 31 August 2018 (**Appendix 2.2**).

6.4.1. The potential effects scoped into the assessment are listed under ‘Likely Significant Effects’ below, whilst those scoped-out include:

- Disturbance/disruption to existing local residents and businesses during the Demolition and Construction Stage;
- Change in local service demand (healthcare, education and leisure facilities) during the Demolition and Construction Stage;

- Increase in crime/perception of crime; and
- Change in the health status of the local population surrounding the Site.

6.4.2. The potential effect of change in local service demand during the Demolition and Construction Stage constitutes an environmental effect that cannot be accurately measured at a specific geographical scale. This is due to national and regional construction firms often using both their own labour alongside local workers.

6.4.3. An assessment of the remaining potential effects, as listed above, can be found in the accompanying Health Screening Assessment.

## LIKELY SIGNIFICANT EFFECTS

### DEMOLITION AND CONSTRUCTION STAGE

6.4.4. The likely significant Demolition and Construction Stage effects considered in this assessment include:

- Generation of direct employment opportunities during demolition and construction;
- Generation of indirect and induced employment opportunities during demolition and construction; and
- Increase in spending in the local area during demolition and construction.

### OPERATIONAL STAGE

6.4.5. The likely significant operational effects considered in this assessment include:

- Generation of direct employment opportunities during operation;
- Generation of indirect and induced employment opportunities during operation;
- Change in local service demand (healthcare, education and leisure facilities) during operation;
- Change in demand for open/recreational space during operation; and
- Provision of new housing, including affordable housing, during operation.

## CONSULTATION

**Table 6.1** provides a summary of the consultation activities undertaken in support of the preparation of this Chapter.

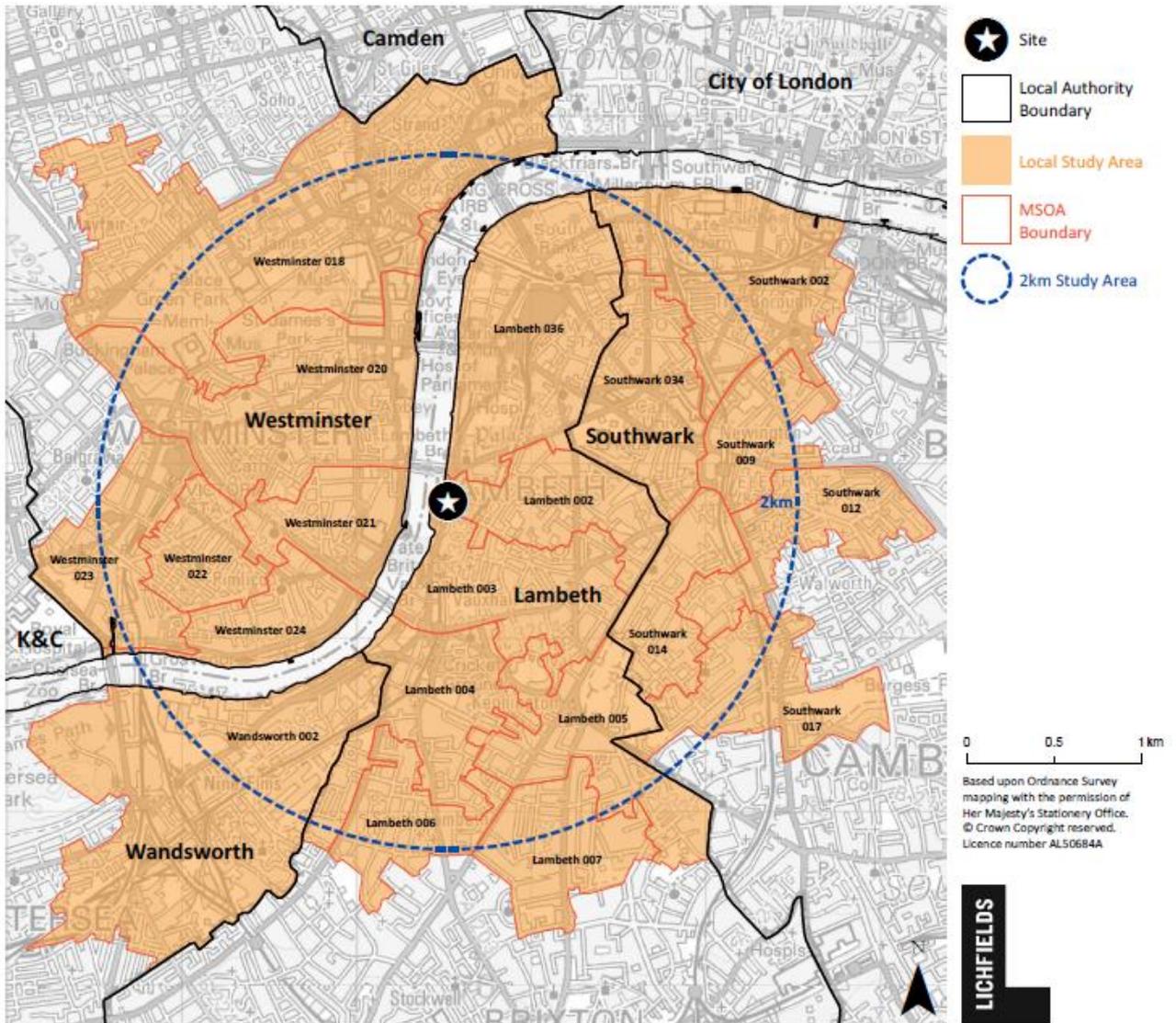
**Table 6-1 – Summary of Consultation**

Body / organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
London Borough of Lambeth	Environmental Scoping Report issued and formal Scoping Opinion received in August 2018	The outcome of scoping is described in the identified likely significant effects listed above.
Lambeth Clinical Commissioning Group	Email correspondence 28/03/17	Consulted on the development proposals and the relationship of the Proposed Development with other regeneration schemes in the local area. No response was received as of March 2019.

Lambeth Education Department	Email correspondence 29/03/17	Consulted on the development proposals and the relationship of the Proposed Development with other regeneration schemes in the local area. No response was received as of March 2019.
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## EXTENT OF THE STUDY AREA

- 6.4.6. The Site is located within Prince’s Ward, which is situated to the north of LBL. It lies on the south bank of the River Thames, close to both Waterloo and Vauxhall stations.
- 6.4.7. In the request for a formal Scoping Opinion, it was proposed that the study area for employment opportunities and demolition and construction spending will use two study areas to inform the assessment of effects: A ‘local study area’ of LBL and a ‘regional study area’ set as Greater London. These are referred to herewith as ‘LBL’ and ‘Greater London’, to avoid confusion with the local study area in relation to the other socio-economic effects which is defined below.
- 6.4.8. Given the Site’s location is in central London, it is considered that the socio-economic effects in terms of education, healthcare, leisure and open/recreational space of the Proposed Development will be highly localised. It is considered that an area of 2km from the Site will cover the area that the most significant socio-economic effects will be predominantly felt. Any effects beyond the 2km local study area are considered likely to be negligible. It is therefore not considered appropriate to set a wider study area. This is referred to herewith as the ‘local study area’.
- 6.4.9. The Scoping Opinion issued by LBL on 31 August 2018 stated that 2km from the Site is a sensible local study area and noted that it is important that the capacity, quality and accessibility of healthcare and education facilities within this area are considered in the socio-economic assessment. As well as LBL, the 2km study area also covers part of the London Boroughs of Southwark and Wandsworth and the City of Westminster as shown in **Figure 6.1**.



Source: Lichfields analysis.

**Figure 6-1 - Local Study Area**

- 6.4.10. For the purposes of data collection to inform the socio-economic baseline, a local study area has been defined using Middle Layer Super Output Areas (MSOAs) that represent the best geographical fit with a 2km radius from the Site<sup>1</sup>. The MSOA boundaries are presented in Figure 6.1 and as shown some of the boundaries extend beyond a 2km radius from the Site.
- 6.4.11. As LBL Council are responsible for education provision, including school admissions, in the Borough it will be relevant to consider school capacity within the North Lambeth catchment area (within which

<sup>1</sup> The MSOAs that form the local study area are: Lambeth 002, 003, 004, 005, 006, 007, 036; Southwark 002, 009, 012, 014, 017, 034; Westminster 018, 020, 021, 022, 024; and Wandsworth 002.

the site sits) in addition to the 2km radius so as to more accurately assess the availability of school places to pupils generated by the Proposed Development.

## METHOD OF BASELINE DATA COLLATION

### DESK STUDY

- 6.4.12. The assessment first establishes the baseline position in terms of local economic conditions, the current supply of housing and employment space as well as the provision of education, health facilities, community facilities and amenities, open space and sport and recreation facilities.
- 6.4.13. This assessment draws upon published Government and local authority data, including the latest available statistics from the 2011 Census, mid-year estimate series, Live Tables, Indices of Multiple Deprivation, and the following published datasets and documents:
- EduBase Public Portal for education facilities (Ref 6.12);
  - NHS Choices for healthcare facilities (Ref 6.13);
  - Sports England's Active Places database for sports facilities (Ref 6.14); and
  - Council's evidence base for open space and community facilities.
- 6.4.14. The assessment then examines the potential effects of the Proposed Development over the Demolition and Construction Stage and Operational Stage. Any prospect to mitigate negative effects of the development and enhance positive effects is then evaluated in further detail. This takes account of any built-in elements of the Proposed Development that will help mitigate any negative effects (e.g. on-site social and community facilities).

### SIGNIFICANCE CRITERIA

The assessment of potential effects as a result of the Proposed Development has taken into account both the Demolition and Construction Stage and Operational Stage. Since there are no generally accepted criteria for classifying socio-economic effects, the level attributed to each effect has been assessed based on the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor/receiving environment to change, as well as a number of other factors that are outlined in more detail in **Chapter: 2 Approach to the Assessment**. The magnitude of change and the sensitivity of the affected receptor/receiving environment are both assessed on a scale of major, moderate, minor and negligible. Major and moderate magnitudes are considered to be significant (as shown in **Chapter 2: Approach to the Assessment**).

### CLASSIFICATION EFFECTS

- 6.4.15. The following terms have been used to classify the effects identified:
- **Major effect:** where the Proposed Development could be expected to have a substantial effect (either positive or negative) on the existing population, levels/types of employment, levels of deprivation, community infrastructure provision, housing need and economic characteristics of the area;
  - **Moderate effect:** where the Proposed Development could be expected to have a noticeable effect (either positive or negative) on the existing population, levels/types of employment, levels of deprivation, community infrastructure provision, housing need and economic characteristics of the area;
  - **Minor effect:** where the Proposed Development could be expected to result in a small, barely noticeable effect (either positive or negative) on the existing population, levels/types of

employment, levels of deprivation, community infrastructure provision, housing need and economic characteristics of the area; and

- **Negligible:** where no discernible effect is expected as a result of the Proposed Development on the existing population, levels/types of employment, levels of deprivation, community infrastructure provision, housing need and economic characteristics of the area.

6.4.16. The duration of the socio-economic effects is considered against whether it is temporary or permanent. Due to their nature, all operational effects are considered to be permanent unless otherwise stated. In terms of temporary effects, the duration can be determined to be short term (less than 5 years); medium term (5-10 years); or long term (more than 10 years).

6.4.17. The sensitivity of receptors is also considered. Sensitivity varies between receptors, and in some instances, qualified judgement is required to establish where the receptors place on a scale from low sensitivity (easily adapt to change) and high sensitivity (do not easily adapt to change). In identifying the sensitivity, factors including the capacity to accept or respond to change and the local position, local needs and priority groups are taken into account.

## 6.5 BASELINE CONDITIONS

### EXISTING BASELINE

6.5.1. This section establishes the economic and social context of the Site and its surroundings.

#### ECONOMIC CONTEXT

6.5.2. This section assesses the baseline economic context of LBL and Greater London.

6.5.3. The resident population in LBL in 2017 amounted to 324,000 and has risen by 13.7% over the decade 2007 to 2017 (Ref 6.15). Over the same period, population growth in London was 14.7%. The number of people of working age (16-64 years) in LBL grew by 15.1% between 2007 and 2017 and in 2017 people of working age accounted for 74.4% of the population. This is higher than the London-wide average (67.7%).

6.5.4. The population of the MSOAs that comprise the local study area are estimated to amount to 188,100 in 2016. (Ref 6.16).

6.5.5. Total workforce jobs in LBL in 2016 stood at 143,000 (Ref 6.17). This has increased by 15.3% since 2010 when there were 124,000 employee jobs. In Greater London, total employee jobs in 2016 stood at 5,023,000 (Ref 6.21). This has increased by 19.4% since 2010 when there were 4,206,000 employee jobs.

6.5.6. The economic activity rate for residents aged 16 - 64 in LBL as December 2016 was 85.7% (Ref 6.18). This is higher than the Greater London average of 78.2%.

6.5.7. In December 2016, unemployment in LBL stood at 6.0% (Ref 6.21). This equated to 12,900 people aged over 16. This is slightly higher than the unemployment rate for Greater London (5.7 %).

6.5.8. Average workplace earnings in LBL stood at £637 per week for full-time workers (Ref 6.19). This is 5.1% less than the average earnings across London of £671 per week.

6.5.9. Comparatively, earnings by residence are slightly lower, at £616 per week in LBL. This is 2.5% less than London average resident earnings of £632 per week.

Overall, these indicators point to a local economy performing well, that is generally consistent with Greater London.

### **LOCAL LABOUR MARKET CONDITIONS**

- 6.5.10. The population of LBL is generally well-educated in comparison with London as a whole. Approximately two thirds (67.3 %) have a Level 4 qualification or above, which is higher than the London average of 51.8% (Ref 6.18). The percentage of residents in LBL who have no qualifications is 5.7%. This is lower than the London-wide figure of 6.8%.
- 6.5.11. In terms of occupation, almost two thirds (60.2%) of the population aged over 16 in LBL are in Standard Occupational Classification (SOC) 2010 major groups 1-3 (Ref. 6.17)<sup>2</sup>. This proportion is higher than both the averages for London (55.7%) and Great Britain (45.8%). This corresponds with a relatively low proportion of workers in SOC groups 8-9 of 9.8%. This is lower than the London (13.2%) and Great Britain (16.9%) averages<sup>3</sup>.

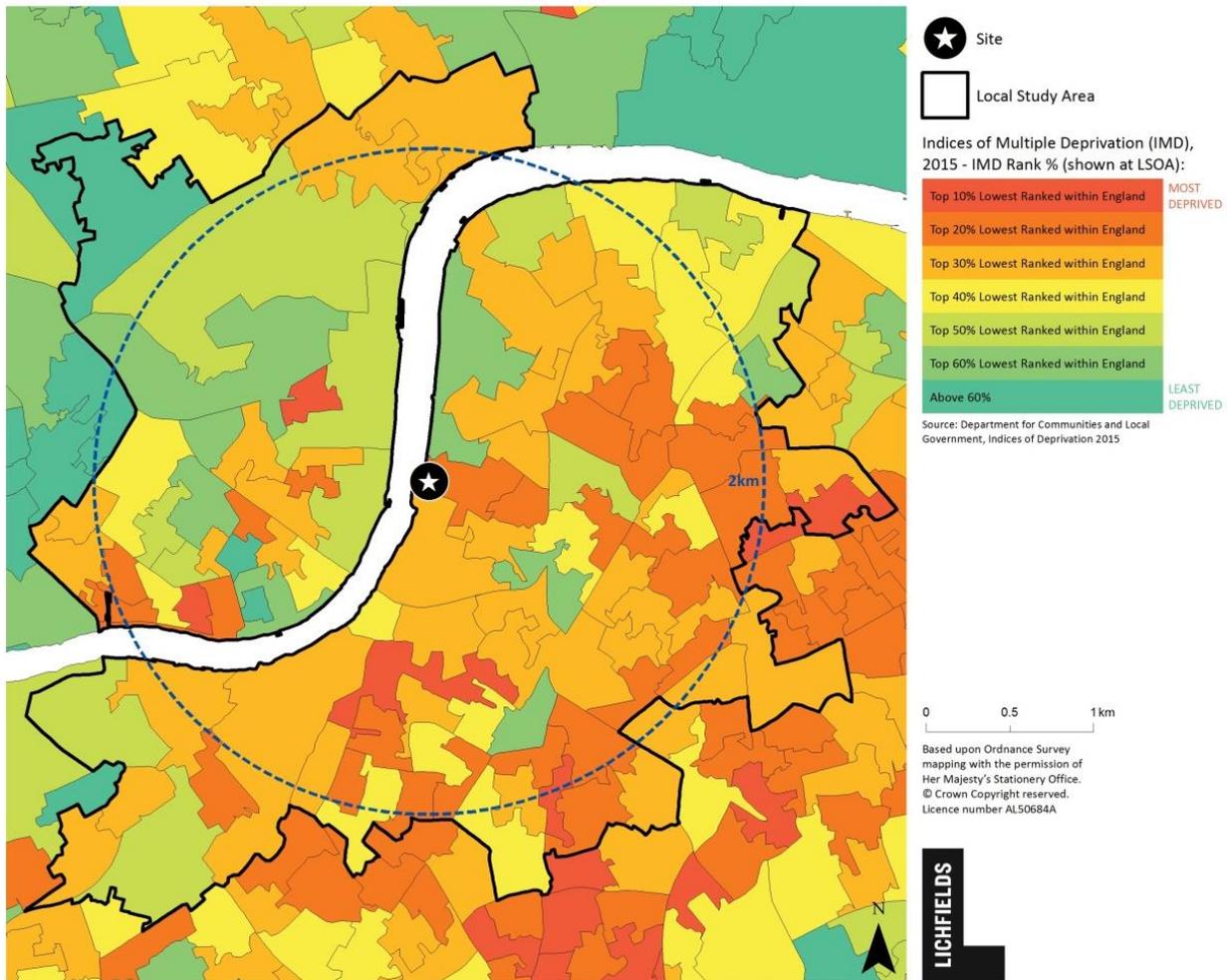
### **DEPRIVATION**

- 6.5.12. This section assesses levels of deprivation within the local study area (2km radius from the Site).
- 6.5.13. The English Indices of Multiple Deprivation (IMD) provides a measure of deprivation at local authority area level, based on indicators such as income, employment, health, education, skills and training, access to housing and services, living environment and crime. Of the 326 local authorities in England, LBL is ranked 22nd, placing it among the most deprived 7% of local authorities (Ref. 6.21). A review of the individual indicators that are used to define the IMD shows that LBL is highly deprived in comparison with other areas in relation to both crime and barriers to accessing housing and services. In terms of the other local authorities that fall within the local study area, Southwark (23rd) and Westminster (43rd) are both similarly placed to LBL and are both within the most deprived 15% of local authorities. Wandsworth is ranked 147th, meaning it is placed in the most deprived 50% of local authorities in England.
- 6.5.14. Figure 6.2 maps the scale of deprivation across the local study area. It shows that localised areas within the local study area have differing levels of deprivation.
- 6.5.15. The areas to the east and south of the Site in Lambeth are in the 20% and 30% lowest-ranked Lower Level Super Output Areas (LSOAs) while the LSOA to the north of the Site is among the 60% least deprived areas in the country.
- 6.5.16. In general, the area to the north of the River Thames in Westminster is ranked as less deprived, though there are pockets which rank lower in terms of deprivation.

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<sup>2</sup> 1: Managers, directors and senior officials, 2: Professional occupations, 3: Associate professional & technical.

<sup>3</sup> 8: Process plant and machine operatives, 9: Elementary Occupations.



Source: Indices of Multiple Deprivation (2015)/Lichfields analysis.

**Figure 6-2 - Deprivation Map**

- 6.5.17. The main centres in the north of Lambeth, where businesses tend to be concentrated, include Vauxhall, Oval, Kennington and Waterloo (Ref 6.22). Many of these areas are within the CAZ. This London Plan designation seeks to strike a balance between the strategic functions of the CAZ, including business, culture, entertainment, shopping and tourism.
- 6.5.18. The Site is within the VNEB Opportunity Area. The Opportunity Area Planning Framework sets out the key principles of the land use strategy for the area, which includes high density residential-led mixed use development (Ref 6.4). Another key principle is the creation of new employment opportunities associated with the provision of 20,000 to 25,000 new jobs.
- 6.5.19. Employment projections (as per the London Plan 2016) indicate that employment in LBL is set to grow by 26,000 jobs, or 18%, between 2011 and 2036 (Ref 6.2).
- 6.5.20. The Lambeth Employment Land Review Update was published in February 2013 (Ref 6.23). The Review identifies the additional need for B1(a) employment floorspace up to 2026. This ranges from 82,700 sqm under the lower growth scenario up to 268,500 sqm under the higher growth scenario. All scenarios project overall declines in demand for B1(c) and B2 industrial floorspace, ranging from -22,900 sqm to -12,600 sqm. Under the lower growth scenario, demand for B8 storage/distribution floorspace is projected to decline by 9,300 sqm. However, under the baseline and higher growth

scenarios, there is a projected uplift in demand of B8 floorspace of 48,100 sqm and 79,400 sqm respectively.

## **EXISTING USES / EMPLOYMENT**

- 6.5.21. The Site covers an area of approximately 1.05 hectares and contains nearly 18,000 sqm of floorspace. It is subdivided into three separate parcels of land by Lambeth High Street and the railway lines: referred to as the “West Site”, “Central Site” and “East Site”.
- 6.5.22. The West Site faces Albert Embankment and provides accommodation for the London Fire Brigade in a stepped nine to ten storey Grade II listed building. The listed building was constructed in 1937 and since then has undergone several changes; these relate mainly to the internal layout of ground to third floors. The basement to second floors of the building are currently occupied by the London Fire Brigade and utilised as an operational fire station. There are currently 93 jobs supported by the fire station operations. The other upper floors are largely unused.
- 6.5.23. The Central Site, located to the east of the West Site across Lambeth High Street, comprises a two to four storey building (The Workshop). Whilst until recently the building was vacant, as part of U+I’s worthwhile use strategy for the site, it has since November 2016 been used as a temporary LFB Museum, event space and by a number of local charities, social and start up enterprises and artists (Use Class D1); it includes the Migration Museum and Institute of Imagination. An application to extend permission for the temporary use for an additional 12 months (until 31 December 2019) was approved in December 2018. In total 34 full time jobs and 4 part time jobs are supported.
- 6.5.24. The East Site, located at the junction of Black Prince Road and Newport Street. It previously provided surface level car parking associated with the fire station and is currently leased to Vauxhall One for use as a temporary community garden. The East Site is bounded to the north by the former “Ragged School” at 22 Newport Street, currently used as the Beaconsfield Art Gallery.
- 6.5.25. In total, there are 127 full time jobs and 4 part time jobs on-site. Assuming that two part time jobs equate to one full time job, the number of workforce jobs currently on Site equate to 129 FTE jobs.

## **HOUSING**

- 6.5.26. In 2017, there were 138,750 dwellings in LBL (Ref 6.24). Approximately 8,090 dwellings were added to the Borough’s stock between 2010 and 2017. Approximately 65.4% of the total stock is in private sector ownership.
- 6.5.27. In 2017, there were 126,000 households in LBL, representing a 12.0%% increase on 2007 (Ref 6.21). This was higher than the rate of increase across London, which equated to 9.0%.
- 6.5.28. House prices in LBL are high and this impacts housing affordability. The average median house price in LBL was £506,000 in 2016, over twice the average for England of £224,995 (Ref 6.25). Prices have increased by 222.5% since 2000. In 2016, LBL lower quartile affordability ratio equated to 16.1 (the ratio of lower quartile house prices to lower quartile wages), significantly exceeding the national ratio of 7.2.
- 6.5.29. The London Plan (2016) identifies a minimum annual target for LBL of 1,559 homes in the period 2015-2025 (Ref 6.2). Lambeth’s Local Plan (2015) sets out policies to support the delivery of housing to meet and exceed the housing target for LBL as set out in the London Plan. It should be noted that the new draft London Plan suggests that the annual target for Lambeth is updated from 1,559 to 1,589 homes per year, representing a modest increase of just fewer than 2%.

- 6.5.30. The Local Plan seeks to secure high-quality affordable housing by seeing a Borough-wide affordable housing target of at least 50% where public subsidy is available, or 40% without public subsidy on sites of at least 0.1 hectares or of 10 or more units (Ref 6.6).
- 6.5.31. The Lambeth Housing Development Pipeline Report 2016/2017 identifies that in the last three monitoring years, total completions have been 1,788 (2014/15), 2,505 (2015/16) and 1,445 (2016/17) (Ref 6.26). This is an average of 1,913 units per annum, which exceeds the London Plan target of 1,559 per annum.

### **EDUCATION PROVISION**

- 6.5.32. LBL is the commissioner of school places in the Borough. As the Council are responsible for education provision, including school admissions, in the Borough it will be relevant to consider school capacity within the North Lambeth catchment area (within which the site sits) in addition to the 2km radius so as to more accurately assess the availability of school places to pupils generated by the Proposed Development.
- 6.5.33. Any development scheme that delivers additional housing will also have an effect on requirements for education provision with the main focus of these effects likely to be quite localised.

### **EARLY YEARS / CHILDCARE**

- 6.5.34. LBL has a duty to secure sufficient childcare in the Borough. The Lambeth Childcare Sufficiency Assessment (2014)<sup>4</sup> (Ref 6.27) indicates that there are 297 early years (0-4 years) places in Prince's Ward, and 360 early years places in the neighbouring Bishop's Ward, giving a total of 657 early years places within proximity of the Proposed Development<sup>5</sup>. On average, there are 2.2 children per early years place available in the two Wards (compared to 2.6 children early years per place across LBL as a whole). In total, 18 early years vacancies were recorded in both Wards.
- 6.5.35. There are a range of early years and childcare facilities available within 2km of the Site. The closest of these to the Site is Ethelred Nursery School and Children's Centre (1.1km walking distance).
- 6.5.36. The Lambeth Childcare Sufficiency Assessment (2014) states that in a survey of childcare providers (Ref 6.27):
- 50% and 67% of providers considered the quality of provision to be good or very good in Prince's Ward and Bishop's Ward respectively;
  - 67% of providers in Prince's Ward and Bishop's Ward considered the choice of childcare to be good or very good;
  - 43% and 33% of providers considered the availability of provision to be good or very good in Prince's Ward and Bishop's Ward respectively;

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<sup>4</sup> This is the most recent Childcare Sufficiency Assessment available at time of drafting.

<sup>5</sup> Prince's Ward and Bishop's Ward are considered as a suitable area to review the provision of early years / childcare using the Childcare Sufficiency Assessment as the Proposed Development is located within Prince's Ward, and is in close proximity to Bishop's Ward.

- 14% and 33% of providers considered the affordability of provision to be good or very good in Prince's Ward and Bishop's Ward respectively; and
- Most of the providers in Prince's Ward and Bishop's Ward (73% and 100% respectively) thought they could increase the number of places they could provide if additional resources were available.

6.5.37. In addition, there are three local authority nursery schools in LBL. The closest facility to the Site is located off Triangle Way (4.2 km walking distance).

### **PRIMARY EDUCATION**

6.5.38. This section assesses primary education provision within the local study area. As the education authority for the Site would be LBL, primary education provision is also considered in relation to the North Lambeth catchment area, within which the Site falls<sup>6</sup>.

6.5.39. There are 36 primary schools within the local study area, including 11 community schools, 11 voluntary aided schools and 10 foundation/free/academy schools. The location of these schools is shown in Appendix 6.7.

6.5.40. Based on the 2017 School Census, within these schools, a total of 9,439 pupils are enrolled, with a total capacity stated as 10,578. This indicates that there is capacity for 1,139 additional pupils, equivalent to a 10.8% surplus. Around 89.9% of surplus school capacity is located within the 13 schools located in the North Lambeth catchment area, suggesting that there is capacity in nearby schools to support additional pupils (see Appendix 6.2 Table 6.2.1). The location of these schools is shown in **Appendix 6.7**.

6.5.41. LBL has a statutory duty to ensure that all school-age children have a high-quality school place. In addition, the Council has an objective to provide sufficient places locally to minimise travel distances. The Pupil Place Planning Report (2016) sets out pupil projections over the period to 2022/23 (Ref 6.28).

6.5.42. The Audit Commission recommendation is that, to avoid the risk of having insufficient capacity as a result of unexpected fluctuations in pupil numbers and to allow for flexibility and reasonable parent choice, schools should plan for a surplus of 7-10% of places.

6.5.43. The projected demand for reception places in North Lambeth amounts to 438 places in 2021/22.

### **SECONDARY EDUCATION**

6.5.44. This section assesses secondary education provision within the local study area. As the education authority for the Site would be LBL, secondary education provision is also considered in relation to the North Lambeth catchment area<sup>7</sup>.

6.5.45. There are 10 secondary schools within the local study area. The location of these schools is shown in **Appendix 6.7**.

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<sup>6</sup> As defined by LBL as Bishop's, Prince's, Oval and Vassall wards.

<sup>7</sup> As defined by LBL as Bishop's, Prince's, Oval and Vassall wards.

6.5.46. Based on the 2017 School Census, within these schools, a total of 6,847 pupils are enrolled, with a total capacity stated as 8,345. This indicates that there is capacity for 1,498 additional pupils, equivalent to an 18.0% surplus (See Appendix 6.2, Table 6.2.2). Six of the secondary schools are in the North Lambeth catchment area, accounting for 84.5% of surplus places. As a result, there is a capacity for additional secondary-age pupils in the schools surrounding the site.

### HEALTHCARE PROVISION

6.5.47. LBL is covered by Lambeth Clinical Commissioning Group (CCG). The Proposed Development will have an effect on the requirements for GP and dental practices, in particular, arising from new residents.

6.5.48. A review of the NHS Choices register (November 2017) indicates that there are currently 20 GP practices located within the local study area. These facilities are listed in **Appendix 6.2**. There are 293,927 registered patients at these facilities combined, and a total of 105 doctors. The average number of patients per GP across the local study area equates to 1 GP per 2,799 patients. All of the practices are currently accepting new patients.

6.5.49. The Vauxhall Surgery is the most proximate practice (0.5km walking distance) to the Site. It has 3,349 registered patients and there are four GPs based at this practice indicating a doctor to patient ratio of 837.

6.5.50. The NHS Choices register indicates that there are currently 21 dental practices located within the study area, which support a total of 66 dental practitioners (**Appendix 6.2**). Of the dental practices located in the study area, only two are not currently accepting new patients.

6.5.51. St Thomas' Hospital, located 0.5km walking distance from the Site, provides a full range of hospital services and an accident and emergency department.

### OPEN SPACE, SPORT AND RECREATION

#### LEISURE/SPORT FACILITIES

6.5.52. A review of the Active Power Places website identifies a wide range of leisure and sports facilities located in LBL, including:

- 47 tennis courts;
- 35 health and fitness suites;
- 37 sports halls;
- 24 artificial grass pitches;
- 22 grass pitches;
- 19 squash courts;
- 18 swimming pools; and
- 1 athletics track.

6.5.53. The following leisure and sports facilities are located in the local study area. These are set out in Table 6.2 below.

**Table 6-2 – Leisure/Sports Facilities within the Local Study Area**

Leisure / Sport Facility	Facilities Available	Walking Distance to the Site
Lambeth Parks Sports Facilities	Astroturf / 3G pitch Hockey pitches Tennis court Athletics track Basketball court	0.5km
The Castle Centre (managed on behalf of London Borough of Southwark)	Swimming pool Football Gym	1.6km
Queen Mother Sports Centre (managed on behalf of City of Westminster)	Swimming pool Gym Basketball Squash Badminton	1.8km
Sports Centre	Gym Sports hall Dance studio	1.6km
Colombo Centre	Gym Badminton Studio	2km

Source: Active Places Power / Lichfields analysis.

## OPEN SPACE AND PLAY SPACE

- 6.5.55. LBL’s Open Space Strategy Addenda (2013) provides an audit of open space in the Borough (Ref 6.29). It identifies that the total area of open space in LBL is 843.5ha representing almost a third of the Borough. This figure includes 410ha of unrestricted green space. The quantum of open space in the Borough has remained broadly constant since 2004. Measuring open space provision against population levels in 2016 indicates that there is 1.25ha per 1,000 of the population in LBL.
- 6.5.56. The Open Space Strategy Addenda notes that play spaces are generally of a good or high quality (Ref 6.29).
- 6.5.57. Within the local study area, the Open Space Strategy Addenda indicates that there are 68 parks or open space sites, totalling 61.87ha. Key sites within this provision include Vauxhall Park (1.1km walking distance), Kennington Park (1.4km walking distance) and Myatts Field Park (2.7km walking distance). It is noted that Kennington Park has three children’s play areas, including an adventure playground which has wheelchair access. The Park also has a range of sports facilities including an all-weather facility for football and hockey and a community cricket ground.

6.5.58. More locally, there are a number of smaller parks within 500m of the site. These include:

- Old Paradise Gardens (c.100m walk) - including a play area;
- Pedlars Acre Gardens (c.400m walk) – including playground;
- Lambeth Walk Open Space (c.400m walk) – including playground;
- Vauxhall Pleasure Gardens (c.500m walk) – including outdoor sports facilities; and
- Archbishop’s Park (c.500m walk) – including a play area and outdoor sports facilities.

## COMMUNITY FACILITIES

### LIBRARIES

6.5.59. There are 11 library facilities in LBL. Waterloo Library is 1km walking distance from the Site. It is open six days a week and provides a range of books, DVDs, eBooks, digital magazines, access to computers, free wifi, study space and scanning and printing facilities. It also runs regular reading groups and children’s story times.

6.5.60. There are two other LBL libraries within 2km of the Site: Durning Library (1km walking distance) and Tate South Lambeth Library (1.8km walking distance).

6.5.61. There are also two libraries run by the London Borough of Southwark and four libraries run by the City of Westminster within the local study area.

### COMMUNITY CENTRES

6.5.62. There are 18 community centres within the local study area (**Table 6.3**). These include youth clubs, community halls and cultural centres.

**Table 6-3 – Community Centres within the Local Study Area**

Community Centre	Facilities / Details	Walking Distance from Site
The Oasis Centre	Conference centre run by Oasis Christian charity	1km
Lambeth Community Care Centre	Community care centre	1.3km
The Vauxhall Centre	Youth club including training provision	0.8km
Ethelred Estate Community Youth Club	Youth club, room hire and recording studio	1km
Waterloo Action Centre	Community centre with room hire	1.4km
Vauxhall Gardens Community Centre	Community centre with room hire	0.5km
Portuguese Speakers Community Centre	Community centre	1.4km
Chandlers Community Hall	Community hall with venue hire	0.8km
Living Space@Blackfriars	Children and young people’s services	1.4km
The Abbey Centre	Meeting and conference centre	1km
Kennington Park Community Centre	Community centre with venue and event space	1.7km

Emmanuel Centre	Conference and meeting venue	0.9km
Bolney Meadow Community Centre	Purpose built community centre with hall, meeting room, interview room and music room	1.9km
Wheatsheaf Hall	Community venue with room hire	1.5km
Kurdish Cultural Centre	Kurdish cultural centre	1.4km
Rockingham Community Centre	Hall for private hire with disabled facilities	2.1km
Peabody - The Gateway Centre	Community centre run by Peabody Trust	1.7km
Alford House	Youth club and room hire	0.6km

Source: London Borough of Lambeth (2017) / Lichfields analysis.

## EMERGENCY SERVICES

- 6.5.63. Emergency services operating in the local study area include the Charing Cross Police Station (2.3km walking distance), and Westminster Ambulance Station (1.4km walking distance). Lambeth Fire Station, which is located at 8 Albert Embankment, is proposed to be re-provided as part of the Proposed Development.
- 6.5.64. The broad location of these various types of community facilities identified within the study area is shown in **Appendix 6.8**.

## 6.6 SENSITIVE RECEPTORS

The following are the sensitive receptors which will be considered in the assessment:

- Local employment provision and the local labour market including existing occupiers;
- Expenditure in the local economy;
- Local population;
- Housing market;
- Education provision;
- Healthcare provision;
- Leisure and community facilities; and
- Levels of deprivation in the local area.

## 6.7 ASSESSMENT OF EFFECTS, MITIGATION AND RESIDUAL EFFECTS

### DEMOLITION AND CONSTRUCTION STAGE

- 6.7.1. This section identifies and assesses the scale and nature of the main socio-economic effects arising from the Proposed Development during the Demolition and Construction Stage.

### CONSTRUCTION JOBS

#### DIRECT EMPLOYMENT

- 6.7.2. The Proposed Development represents a total demolition and construction cost of approximately £250 million. The amount of employment that will be created by the Proposed Development can be estimated based on this overall demolition and construction value. ONS Annual Business Survey data

indicates that the average ratio of spending (i.e. on materials, goods and services) to jobs in the construction industry was £108,147 in 2016 (Ref 6.28).

- 6.7.3. Applying this ratio to the assumed demolition and construction value of the Proposed Development implies the development would be likely to generate 2,312 person-years of construction employment over the duration of the build period. If the Site were built-out over 3.5 years, this would support approximately 660 temporary construction jobs per annum on average during the Demolition and Construction Stage, or 231 FTE construction jobs<sup>8</sup>.
- 6.7.4. Although national and regional construction firms often use their own labour on projects, it is reasonable to expect a proportion of the construction jobs to be taken-up by local workers, particularly if measures are adopted that raise local skill levels and encourage local recruitment (e.g. apprenticeships). Following the uplift in construction activity in London in recent years, it is likely there will now be a supply of local workers with construction skills and businesses which have developed to support/supply this activity. In line with LBL's Employment and Skills SPD, the measures through which this is to be secured will be outlined in the Employment and Skills Plan, to be produced and approved by the Council prior to implementation.

#### INDIRECT AND INDUCED EMPLOYMENT

- 6.7.5. Demolition and construction involves purchases from a range of suppliers who, in turn, purchase from their own suppliers via the supply-chain. The relationship between the initial direct spending and total economic effects is known as the 'multiplier effect', which demonstrates that an initial investment can have much larger economic benefits as this expenditure is diffused through the economy. The construction sector is recognised to be a part of the UK economy where there is a particularly high domestic benefit in the supply chain. Research shows the construction sector imports less than 8% of its supply, while the UK car manufacturing sector imports nearly 28% (Ref 6.32).
- 6.7.6. It is anticipated that businesses in LBL would benefit from trade linkages established during the Demolition and Construction Stage of the Proposed Development. As a result, further indirect jobs would be supported in the area through suppliers of materials and equipment.
- 6.7.7. Research undertaken on behalf of the National Housing Federation indicates the construction industry has an indirect and induced employment multiplier of 2.51 (Ref. 6.33)<sup>9</sup>. Applying this employment multiplier to the 660 direct construction jobs each year derived above indicates an additional 997 jobs could be supported each year of the Demolition and Construction Stage in sectors throughout the UK economy.
- 6.7.8. The sensitivity of the local labour market is low and the magnitude of change, prior to mitigation, is medium. Therefore, there is likely to be a direct, temporary, short term **minor to moderate positive** effect (significant) on the local labour market of prior to the implementation of mitigation measures.

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<sup>8</sup> Based on the HM Treasury assumption that 10 person-years of employment equates to 1 permanent position.

<sup>9</sup> An employment multiplier of 2.51 implies that for every one direct job generated a further 1.51 indirect and induced jobs are supported in the supply chain.

## MITIGATION

- 6.7.9. The construction employment opportunities to be created by the proposals will lead to positive employment effects, which do not require mitigation. However, a number of initiatives could be considered to maximise the economic benefits of the Proposed Development locally, including:
- Providing full and fair employment opportunities, training and education opportunities for local residents;
  - Encouraging procurement opportunities for local businesses to source products and services locally where possible and practical; and
  - Establishing links with local schools, colleges and businesses to offer training and employment opportunities via work experience and apprentice schemes.
- 6.7.10. These measures would be subject to discussions with LBL, and with other bodies involved with education and training, to ensure such employment initiatives are realised in the local context. In line with LBL's Employment and Skills SPD, initiatives will be outlined in the Employment and Skills Plan, to be produced and approved by the Council prior to implementation.

## RESIDUAL EFFECT

- 6.7.11. As set out above, the negative effects associated with the Demolition and Construction Stage of the Proposed Development are limited. The magnitude of the positive effects linked with increased construction-related employment felt in LBL and Greater London could be increased by encouraging the use of local labour and supply chains.
- 6.7.12. The sensitivity of the local labour market is low and the magnitude of change, following mitigation, is high. Therefore, there is likely to be a direct, temporary, short term **moderate positive** residual effect (significant) on the local labour market of **short term** following the implementation of mitigation measures.

## EXISTING OCCUPIERS (EMPLOYMENT)

- 6.7.13. As set out in the baseline, there are 129 FTE jobs currently on site. Of these, 93 FTE jobs are within the existing Fire Station. The fire station operations will be displaced during the Demolition and Construction Stage which is programmed for an 18-month period, with existing employees to operate at other fire stations in the locality. Therefore, effects on the capacity and operation of the London fire service will be minimised as far as possible during the Demolition and Construction Stage. Further details of the Demolition and Construction Stage are set out in **Chapter: 5 Demolition and Construction**.
- 6.7.14. It is also understood that the 2 FTE jobs at the existing London Fire Brigade Museum will be retained and extended to 8 FTE jobs, supported by volunteers in the first year of operation. This is expected to increase to 14 FTE jobs, in addition to volunteers, by year five. The 34 other existing jobs at the Site will be permanently displaced. It is assumed that these businesses will relocate to other premises. It should be noted that a number of these jobs are associated with meanwhile uses accommodated through the temporary planning permission for uses as a museum and event space (Use Class D1), which expires on 31 December 2019. Therefore, there is not an expectation that these jobs and activities will be located on-site on the long-term.
- 6.7.15. The sensitivity of the local labour market is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be a direct, temporary, short term **minor negative to negligible** effect (not significant) on the local labour market prior to the implementation of mitigation measures.

## MITIGATION

- 6.7.16. An initiative is proposed that would encourage the existing users of employment floorspace at the Site to occupy space in the completed development. A diverse range of employment space is proposed across the site, including corporate office space alongside Medium, Small and Micro Workspaces, so that a variety of enterprises and office-users can be accommodated. Existing occupiers should be informed of the opportunities to take up employment floorspace once the Proposed Development is complete and available for occupation.

## RESIDUAL

- 6.7.17. The sensitivity of the local labour market is low and the magnitude of change, following mitigation, is negligible. Therefore, there is likely to be a direct, temporary, short term residual effect on the local labour market of **negligible** significance following the implementation of mitigation measures.

## EXPENDITURE IN THE LOCAL ECONOMY

- 6.7.18. In addition to the direct and indirect/induced employment effect, businesses would also be expected to benefit to some degree from temporary growth in expenditure linked to the direct and indirect employment effects of the Demolition and Construction Stage. It would be expected that the local economy would gain a temporary boost from the wage spending of workers within local shops, bars and restaurants, and other services and facilities. Such effects are typically referred to as 'induced effects'.

- 6.7.19. The sensitivity of the local economy is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be an indirect, temporary, short term **negligible to minor positive** (not significant) effect on local spending prior to the implementation of mitigation measures.

## MITIGATION

- 6.7.20. The additional expenditure effects during the Demolition and Construction Stage will largely be positive and will not give rise to a requirement for mitigation measures.

## RESIDUAL EFFECT

- 6.7.21. No mitigation measures are required; therefore, the residual effect is the same as the initial effect of **negligible to minor positive** (not significant).

## OPERATIONAL STAGE

### OPERATIONAL JOBS

### GROSS DIRECT EMPLOYMENT

- 6.7.22. The Proposed Development will accommodate a range of commercial uses that will generate employment within the local study area.
- 6.7.23. While the precise nature of the uses that will take up the planned commercial space at the Proposed Development is yet to be confirmed, it is possible to estimate the likely operational employment within each non-residential element of the Proposed Development. These estimates draw on the Employment Density Guide produced by the Homes & Communities Agency (HCA) (Ref 6.34) and converted to GEA floorspace and information provided by occupiers.
- 6.7.24. The estimated operational employment of the commercial elements of the Proposed Development is set out in Table 6.4.

**Table 6-4 – Gross Employment Effect of the Proposed Development**

Use	Floorspace (SQM GEA)	Employment Density (sqm per Total Jobs)	Number of Total Jobs	Employment Density (sqm per FTE)	No. of Jobs (FTE)
Fire Brigade Headquarters (sui generis)	2,489	-	93	-	93
LFB Museum (Use Class D2)	1,498	-	8	-	8 <sup>10</sup>
Corporate Offices (Use Class B1a)	9,606 <sup>11</sup>	12.5	768	14	686
Medium, Small and Micro Workspace (Use Class B1(a)/B1(b)/B1(c))	1,729	16	108	16	108
Retail (Use Class A1/A2/A3/A4) <sup>12</sup>	681	16	43	22	31
Restaurant (Use Class A3)	956	16	60	22	43
Hotel (Use Class C1) <sup>13</sup>	6,593	1 job per 1.5 rooms	133 <sup>14</sup>	1 job per 1.5 rooms	133
Gym (Use Class D2)	2,255	60	38	87	26

<sup>10</sup> This jobs figure relates to the assumption for Year 1 of operation, it is expected that the LFB museum will support in the region of 14 FTEs from Year 5.

<sup>11</sup> Floorspace figure for SME Workspace includes Small Workspace (202 sqm), Medium Workspace (1,373 sqm) and Micro Workspace (154 sqm).

<sup>12</sup> The employment density for (A1) has been applied to the 681 sqm GEA flexible commercial floorspace. Employment densities for A3/A5 uses that could be implemented at the site are higher. Therefore, the implied job creation set out for the retail floorspace can be considered as reflecting the likely maximum case scenario.

<sup>13</sup> Hotel floorspace includes 62 sqm GEA of flexible retail/lobby space at ground floor level. If retail space were to be provided, this would create an additional 4 direct jobs. Note that the employment density for (A1) has been applied to the 62 sqm GEA flexible commercial floorspace. Employment densities for A3/A5 uses that could be implemented at the site are higher. Therefore, the implied job creation set out for the retail floorspace can be considered as reflecting the likely maximum case scenario.

<sup>14</sup> Estimated jobs range based upon a hotel with up to 200 bedrooms, using average employment ratio for upscale/luxury hotel category.

Total <sup>15</sup>	25,807	~	1,251	~	1,129
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Source: HCA Employment Densities Guide / Lichfields analysis. Note: totals rounded.

6.7.25. The gross employment effect of the Proposed Development once fully operational is therefore estimated to be 1,251 direct jobs (1,129 FTE jobs).

#### **NET ADDITIONAL DIRECT EMPLOYMENT**

6.7.26. In order to estimate the net additional employment effect of the Proposed Development once the commercial elements have become operational, it is necessary to take into account both the existing jobs at the Site (as detailed in the baseline assessment), as well as any displacement that might occur.

6.7.27. Existing employment at the Site consists of 129 FTEs. It is understood from the London Fire Brigade that their 93 employees at the Site (at the West Site) will continue to work at the proposed new fire station once it is operational.

6.7.28. There are a number of other small businesses and self-employed people who currently work in the Central Site amounting to 36 FTEs. It is expected that these businesses will re-locate should the Proposed Development come forward. These businesses have occupied the building which has permission for temporary use only. It is understood that employment in the existing London Fire Brigade Museum will be retained (and extended to 8 FTE jobs, supported by volunteers). This is expected to increase to 14 FTE jobs, in addition to volunteers, by the fifth year of operation. The initial 8 FTE jobs scenario is used for the purposes of this assessment.

6.7.29. Therefore, of the 129 FTE existing jobs at the Site, it is assumed that the 93 fire station jobs and two London Fire Brigade museum jobs will be retained (95 FTEs in total).

6.7.30. With regards to the proposed retail and restaurant space, displacement effects will depend on the occupier mix and profile of uses that take up space once complete. It is anticipated that the retail, restaurant, gym and hotel uses will have a minimal overall effect on the provision of these facilities in the local study area or in LBL. Equally, given the specialist nature of the proposed fire station and London Fire Brigade Museum, and the fact that they will replace existing facilities at the Site, it is not considered that there will be any displacement effects from these uses. Furthermore, the future population of the Site is expected to generate additional demand for local goods and services that are likely to apply to the retail, restaurant, gym, office and flexible co-working facilities. The local study area, LBL and Greater London are economically active locations that are relatively resilient to employment displacement from new commercial development.

6.7.31. Displacement effects associated with the commercial elements of the Proposed Development are therefore assumed to be limited and have not specifically been modelled as part of this analysis. Taking account of the 95 existing FTE jobs on the Site that will be retained and the 34 FTE jobs that

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<sup>15</sup> Excluding direct job creation associated with residential uses.

will be relocated, it is estimated that the net additional effect of the proposed commercial floorspace will be 1,000 FTEs (or 1,003 FTEs should flexible retail floorspace come forward as part of the hotel).

- 6.7.32. This equates to a net increase of 774% in employment levels at the Site. The net jobs generated by the Operational Stage will equate to an increase in the number of jobs in LBL of approximately 0.3%. As set out in the baseline, employment projections from the London Plan indicate that employment in LBL is set to grow by 26,000 jobs, or 18%, between 2011 and 2036 (Ref 6.2). Therefore, the net additional direct jobs generated by the Proposed Development will contribute approximately 3.8% of this projection.

### **GROSS INDIRECT EMPLOYMENT**

- 6.7.33. Some indirect employment will also be supported by the expenditure on goods and services within local businesses by the occupiers of the employment uses through supply chains and wage spending. Based on the characteristics of the Proposed Development, its local economic context and its labour market, a combined multiplier effect of 1.29 across the local area and 1.44 across Greater London is considered appropriate to establish both indirect and induced employment (Ref 6.35). Applying these multipliers to the 1,129 FTE gross obs identified above indicates that, in gross terms, the Proposed Development could support in the region of 498 indirect FTE jobs across London, of which in the order of 328 would be based in the local study area.

### **NET INDIRECT EMPLOYMENT**

- 6.7.34. Similarly, applying the combined multiplier effect of 1.29 and 1.44 to the net additional employment effect of 1,000 FTE jobs at 8 Albert Embankment specifically indicates that the Proposed Development could support an additional 440 FTE indirect jobs across London, of which 290 will be based locally. On this basis, the combined net direct and indirect employment effect of the Proposed Development could amount to an additional 1,440 FTE jobs.
- 6.7.35. The sensitivity of local employment provision and the local labour market is low due to the scale of the local economy and the magnitude of change, prior to mitigation, is medium to high. Therefore, there is likely to be a direct and indirect, permanent, long term minor to moderate positive effect (significant) on the local labour market prior to the implementation of mitigation measures.

### **MITIGATION**

- 6.7.36. The operational employment effects of the Proposed Development will largely be positive and will not give rise to a requirement for mitigation measures. However, the positive aspects of the anticipated local economic benefits may be maximised by measures to encourage local recruitment for the new job opportunities offered in the long-term operation of the Proposed Development. A diverse range of employment space is proposed across the site, including corporate office space and low-cost workspace, so that a variety of enterprises and office-users can be accommodated. The Small, Medium and Micro Workspaces offer a particular opportunity for take-up by small and medium enterprises within the local study area. There is an opportunity for existing occupiers at the Site to be re-accommodated within this space once the Proposed Development is completed. Existing occupiers should be informed of the opportunities to take up employment floorspace once the Proposed Development is complete and available for occupation.

### **RESIDUAL EFFECT**

- 6.7.37. The sensitivity of local employment provision and the local labour market is low and the magnitude of change, following mitigation, is moderate. Therefore, there is likely to be a direct and indirect,

permanent, long term **minor to moderate positive** effect (significant) on local employment following the implementation of mitigation measures.

## CHANGE IN LOCAL SERVICE DEMAND

### POPULATION

- 6.7.38. In order to estimate the likely resident population effect of the Proposed Development, the GLA Population Yield Calculator (2014) has been used (Ref 6.35). This provides a tool for estimating population yield from new housing development. The calculator estimates that the additional resident population that could arise from the 417 new residential units could amount to 807 people (calculations included in **Appendix 6.3**).
- 6.7.39. Based on the population noted in Section 6.5, the population growth resulting from the Proposed Development would be equivalent to a 0.2% increase in the population of LBL. Using ONS Mid-2016 population estimates at MSOA level, the growth in resident persons would increase the population within the local study area by 0.4%.
- 6.7.40. This additional population figure assumes that all residents of the new homes are persons not already residing within the area. However, in reality, some of the new dwellings will be occupied by existing local residents (e.g. residents buying their first homes or trading up, or residents on the Housing Association or Council waiting lists), although estimating what such a proportion would be in overall terms is a difficult task. In any event, residents that decide to relocate within the local area will free up their existing dwellings for occupation by other new residents to the locality, helping to increase choice and availability in the local housing market.
- 6.7.41. The implied level of growth in the resident population of LBL (0.2%) and the local study area (0.4%) do not signify large changes to existing population levels. However, the importance of these effects will depend on their implications for other socio-economic factors (e.g. health and education provision), largely depending on whether the current availability of community infrastructure can accommodate the additional needs generated by the proposed residential-led scheme. It should be noted that the additional income and expenditure of these new residents within the economy will deliver positive benefits to both the local study area and LBL (e.g. an increase in GVA).
- 6.7.42. The sensitivity of the local population is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be a direct, permanent, long term **negligible to minor positive** effect (not significant) on the local population prior to the implementation of mitigation measures.

### MITIGATION

- 6.7.43. The population effects of the proposals will be **negligible to minor positive** and will not give rise to a requirement for mitigation measures.

### RESIDUAL EFFECT

- 6.7.44. No mitigation measures are required; therefore, the residual effect remains the same as the initial effect of **negligible to minor positive** (not significant).

## EDUCATION

- 6.7.45. The effect of the Proposed Development on the provision of education in the local study area will largely depend on the number of additional children of school age that are generated by the housing scheme, alongside the existing availability of spare school places in the area.
- 6.7.46. LBL’s child yield assumption, as set out in LBL’s Section 106 Planning Obligations Calculator (Ref 6.37) have been used to estimate the number of school-aged children that are likely to be generated by the Proposed Development. These are based on the tenure, type and size (by a number of bedrooms) of the residential units proposed. From this, the average number of primary and secondary school aged children generated by the Proposed Development can be used to assess the effect on schools within the local study area (**Table 6.5**). The yields assume that a very small quantum of children of school age will be generated by new flats that only contain one bedroom, due to the likely occupants not supporting children (calculations included at **Appendix 6.4**).

**Table 6-5 – Child Yield Associated with Proposed Development**

Age	Number of Children	Percentage (%)
Early years (0 – 4)	41	37%
Primary (5 – 10)	42	39%
Secondary (11 – 15)	26	24%
Total	109	-

Source: LBL S106 Planning Obligations Calculator/Lichfields analysis.

- 6.7.47. This calculation indicates the housing units developed in the Proposed Development could generate around 41 primary school aged children and 26 secondary school-aged children within the local study area. This is equivalent to a 0.4% increase in both the number of primary and secondary aged school students.
- 6.7.48. In assessing the actual requirement for school places in the local study area, it is necessary to take into account the existing level of school capacity, the local education authority’s future plans for growth, and the potential for some students to attend private schools or travel to schools outside of the local area.
- 6.7.49. The primary schools within the local study area are currently operating with a spare capacity of 1,139 pupils (equivalent to 10.8%). The secondary schools within the local study area are operating with a capacity of 1,498 places (equivalent to 18.0%). This suggests the increase in the number of school-aged children generated by the Proposed Development could be accommodated within existing facilities in the local study area.
- 6.7.50. In terms of early years childcare provision, LBL’s child yield assumptions indicate that 40 children under the age of five would be supported by the Proposed Development. As described in the baseline, Prince’s Ward and Bishop’s Ward have an average ratio of children to childcare places and overall 18 vacancies were recorded. This suggests that there is currently insufficient capacity in the local study area to accommodate the child yield of the Proposed Development. However, as noted in the baseline, there is potential for these facilities to expand.

- 6.7.51. The sensitivity of local primary education provision is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative** to **negligible** effect (not significant) on local education provision prior to the implementation of mitigation measures.
- 6.7.52. The sensitivity of local secondary education provision is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative** to **negligible** effect (not significant) on local education provision prior to the implementation of mitigation measures.
- 6.7.53. The sensitivity of local early years childcare provision is high and the magnitude of change, prior to mitigation, is medium. Therefore, there is likely to be a direct, permanent, medium-term **moderate** to **major negative** effect (significant) on local education prior to the implementation of mitigation measures.

### MITIGATION

- 6.7.54. While negative effects of the Proposed Development relating to small increases in overall demand for education facilities are assessed to be small in scale, both primary and secondary schools in the local study area are expected to be able to accommodate these small increases albeit there is a larger overall surplus in the local secondary schools. Extra demand is expected to be placed upon early years childcare provision also but there are limited places available.
- 6.7.55. It should be noted that LBL's Community Infrastructure Levy (CIL) Regulation 123 List includes education facilities (Ref 6.38). Therefore, it is anticipated that the CIL payments for the Proposed Development will partly go towards the provision, improvement, replacement, operation or maintenance of new and existing public education facilities.
- 6.7.56. It should also be noted that demand could be distributed across a number of wider education facilities due to the access provided by the Site's town centre location (both pedestrian and public transport routes provide access to a variety of facilities).

### RESIDUAL EFFECT

- 6.7.57. On balance, the sensitivity of local primary education provision is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative** to **negligible** residual effect (not significant) on local education following the implementation of mitigation measures.
- 6.7.58. The sensitivity of local secondary education provision is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **minor negative** to **negligible** residual effect (not significant) on local education provision following the implementation of mitigation measures.
- 6.7.59. The sensitivity of local early years childcare provision is medium, and the magnitude of change, following mitigation, is medium. Therefore, there is likely to be a direct, permanent, medium-term **moderate negative** residual effect (significant) on early years' childcare provision following the implementation of mitigation measures.

### HEALTH FACILITIES

- 6.7.60. As noted previously, the gross increase in the resident population created by the 417 new residential units will amount to around 807 persons in the local area. As set out in the baseline, the 105 GPs in

the local study area currently support 293,927 registered patients (an average of 1 GP per 2,799 patients). Growth in the local population is likely to increase the average patient list of the 105 GPs. If the growth rate of 4.9% projected for LBL from 2017 to 2022 is seen across the local study area (Ref. 6.39), this would increase the number of patients per GP to 2,877 (equivalent to 134 new patients for each GP). Taking into consideration the typical provision rate of 1,800 patients per GP, this rise in demand in the local study area from the development will be above the typical capacity for GPs.

- 6.7.61. Similarly, for dental facilities, the 66 dental practitioners in the local study area support a population of 188,100, meaning an average of 1 dental practitioner per 2,850 of the population. The typical provision rate of 2,000 patients per dental practitioner is not currently being met within the local study area, and the rise in local demand for such services produced by the Proposed Development will add to this shortfall in provision.
- 6.7.62. It should also be noted that demand could be distributed across a number of wider healthcare facilities due to the access provided by the Site's central location (both pedestrian and public transport routes provide access to a variety of facilities).
- 6.7.63. The sensitivity of local healthcare provision is medium to high and the magnitude of change, prior to mitigation, is medium (taking into account both GP and dental practitioner provision). Therefore, there is likely to be a direct, permanent, medium-term **minor negative** effect (not significant) on local healthcare provision prior to the implementation of mitigation measures.

#### **MITIGATION**

- 6.7.64. While negative effects of the Proposed Development relating to small increases in overall demand for healthcare facilities are assessed to be small in scale, particular demand is expected to be placed upon healthcare provision which is already operating above capacity within the local study area.
- 6.7.65. It should be noted that healthcare facilities are included in LBL's CIL Regulation 123 List (Ref 6.38), therefore it is anticipated that CIL payments will be used for the provision and operation of healthcare facilities within LBL.

#### **RESIDUAL EFFECT**

- 6.7.66. The sensitivity of local healthcare facilities provision is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **negligible** residual effect (not significant) on local healthcare provision following the implementation of mitigation measures.

#### **PLAY SPACE, SPORTS, OPEN SPACE AND RECREATION**

- 6.7.67. The additional residents generated by the Proposed Development will put further demand on existing sports and recreation facilities, and open spaces, within the local study area (although as previously noted not all residents will be 'new' to the local area). The LBL Open Space Strategy Addenda (2013) notes that Lambeth's open space is generally of a moderate to a good standard. Generally, larger areas of open space are found in the south of the Borough, with the north of the Borough more centrally located and therefore urbanised.

#### **PLAY SPACE**

- 6.7.68. While the scale and location of the Site does not allow for large amounts of open space and playing fields to be incorporated within the Proposed Development, the design does provide space for some

open spaces and green infrastructure. This will enhance the Site amenity and contribute to the open space needs of residents.

- 6.7.69. In terms of play space, the required provision has been calculated using the GLA child yield calculator based on the residential mix of the proposals (calculations included in **Appendix 6.5**). The resulting child yield by age cohort is shown in **Table 6.6**.

**Table 6-6 – Estimated Child Occupancy and Play space Requirements**

Age Cohort	Number of Children	Play space Requirement
Under 5	59	590 sqm
5 – 11 years	27	270 sqm
12+ years	14	140 sqm
Total	100	1,000 sqm

Source: GLA Calculator 'Assessing child occupancy and play space requirements'. Note: Figures rounded.

- 6.7.70. The total play space requirement based on the benchmark standard of provision amounts to 1,000 sqm.
- 6.7.71. The Proposed Development includes 571 sqm of play space for under 5s, which will provide 97% of the required provision based on the estimated under 5 child occupancy of 59 within the proposed 417 residential units. The remaining 19 sqm will be provided as 'play on the way' through the site to meet LBL and GLA requirements for under 5s.
- 6.7.72. Given the location of nearby open and play spaces (suitable for children aged 5-17), a financial contribution is proposed through the s106 agreement for further enhancements to these nearby play spaces to support children aged 5+ generated by the Proposed Development.

### **SPORTS AND RECREATION**

- 6.7.73. Based upon a population increase of 807 residents, the Active Places Sports Facility Calculator estimates that this level of increase will give rise to an increased demand for 9.06 sqm of swimming pool space (or 0.17 lanes), 0.06 sports halls (or 0.25 courts), 0.03 artificial turf pitches and 0.01 indoor bowls centres (**Appendix 6.6**).
- 6.7.74. The local impact area benefits from a reasonable provision of sports and recreation facilities. It is therefore anticipated that this level of existing provision will cater for the new resident's needs. It will also support the well-being of both existing and new local residents, encouraging an active and healthy lifestyle.
- 6.7.75. Furthermore, the Proposed Development includes a 2,239 sqm GEA gym which will help to meet the leisure and sporting needs of the new resident population. As set out in the baseline assessment, the Site is located in close proximity to a number of large indoor and outdoor recreation facilities that should be well placed to support the rise in demand generated by the 807 residents supported by the new development (see Table 6.2). These facilities include Lambeth Parks Sports Facilities, the Castle Centre and the Queen Mother Sports Centre, alongside a range of other sports and leisure centres.

## OPEN / AMENITY SPACE

- 6.7.76. The additional residents generated by the Proposed Development will put further demand on existing open spaces within the local study area (although as previously noted not all residents will be 'new' to the local area).
- 6.7.77. As set out in Local Plan Policy H5 (Housing Standards), LBL require new flatted developments to have 50 sqm communal amenity space, plus a further 10 sqm per flat provided either as a balcony/terrace/private garden or consolidated with the communal amenity space.
- 6.7.78. On this basis, the amenity space requirement for the residential units within the Proposed Development is 4,220 sqm.
- 6.7.79. The Proposed Development includes 4,380 sqm of open space, comprised of 3,495 sqm of private amenity space and 885 sqm of communal amenity space. This area equates to 103.8% of the estimated open space requirement for the Proposed Development. The onsite provision will help to absorb a quantum of the demand that would otherwise be placed on the existing open spaces located within the local study area. It will also support the well-being of both existing and new local residents, encouraging an active and healthy lifestyle.
- 6.7.80. The sensitivity of local sports, open space and recreation facilities is low and the magnitude of change, prior to mitigation, is medium. Therefore, there is likely to be a direct, permanent, medium-term **minor negative to negligible** effect (not significant) on local sports, open space and recreation provision prior to the implementation of mitigation measures.

## MITIGATION

- 6.7.81. Negative effects of the Proposed Development relating to small increases in overall demand for space, sports and recreation facilities are assessed to be small in scale. It should be noted that demand could be distributed across a number of wider open space, sports and recreation facilities due to the access provided by the Site's town centre location (both pedestrian and public transport routes provide access to a variety of facilities).
- 6.7.82. It should be noted that LBL's CIL Regulation 123 List includes indoor sport and leisure facilities (defined as publicly owned or controlled leisure centres, sports halls and game courts, swimming pools) (Ref 6.38). CIL payments arising from the Proposed Development will, therefore, support the provision and operation of a range of leisure and sports facilities in the local study area and LBL.

## RESIDUAL EFFECT

- 6.7.83. The sensitivity of local sports, open space and recreation facilities is low and the magnitude of change, following mitigation, is low. Therefore, there is likely to be a direct, permanent, medium-term **negligible** residual effect (not significant) on local sports, open space and recreation facilities following the implementation of mitigation measures.

## COMMUNITY FACILITIES

- 6.7.84. Growth in the local resident population of 807 persons will also generate new pressure on existing community halls and venues within the local study area. While a number of community venues and facilities were identified within close proximity to the Site, the additional residents supported by the Proposed Development will create additional demands on the existing capacity. However, this is not expected to be focused upon any individual facility given the choice of existing venues and the good

public transport accessibility at the Site, allowing access to a wide range of facilities across the Borough, including:

- The Oasis Centre
- Lambeth Community Care Centre
- The Vauxhall Centre
- Ethelred Estate Community Youth Club
- Waterloo Action Centre
- Vauxhall Gardens Community Centre
- Portuguese Speakers Community Centre
- Chandlers Community Hall
- Living Space@Blackfriars
- The Abbey Centre
- Kennington Park Community Centre
- Emmanuel Centre
- Bolney Meadow Community Centre
- Wheatsheaf Hall
- Kurdish Cultural Centre
- Rockingham Community Centre
- Peabody - The Gateway Centre
- Alford House

6.7.85. Full details of nearby community facilities are provided in **Table 6.3**.

6.7.86. The sensitivity of local community facilities is low and the magnitude of change, prior to mitigation, is low. Therefore, there is likely to be a direct, permanent, long-term **minor negative** to **negligible** effect (not significant) on local community provision prior to the implementation of mitigation measures.

#### **MITIGATION**

6.7.87. Negative effects of the Proposed Development relating to small increases in overall demand for community facilities are assessed to be small in scale. It should be noted that demand could be distributed across a number of wider community facilities due to the access provided by the Site's central location (both pedestrian and public transport routes provide access to a variety of facilities).

6.7.88. It should be noted that LBL's CIL Regulation 123 List includes (Ref 6.38):

- Cultural facilities (defined as publicly-owned or controlled theatres, cultural/arts centres, including the Southbank Centre); and
- Community or youth facilities.

6.7.89. CIL payments arising from the Proposed Development may, therefore, support the provision and operation of a range of cultural and community facilities in the local study area and LBL. This will be at the discretion of LBL who will assess how the CIL proceeds will be applied at the time.

#### **RESIDUAL EFFECT**

6.7.90. The sensitivity of local community facilities is low and the magnitude of change, following mitigation, is **negligible**. Therefore, there is likely to be a direct, permanent, long-term **negligible** residual effect (not significant) on local community facilities following the implementation of mitigation measures.

## NEW HOUSING

- 6.7.91. The primary effect of the Proposed Development on the local housing market will be the addition of 417 new dwellings to the existing stock of 138,750 in LBL (Ref 6.24), constituting a marginal increase of 0.3%. This increase in the number of dwellings in the Borough should be considered in the context of the housing requirement for LBL as set out in the London Plan (2016) (Ref 6.2). The London Plan minimum annual target for LBL is 1,559 in the period 2015-2025. The Proposed Development will deliver 26.7% of this annual target, albeit the Development will be built over 3.5 years.
- 6.7.92. In terms of affordable housing, Policy H2 ('Delivering affordable housing') of the LBL Local Plan (2015) expects that in residential developments of 10 or more units, 50% of those units should be affordable housing (Ref 6.6). A viability appraisal is required where affordable housing provision is less than the specified policy requirement.
- 6.7.93. The Proposed Development includes 146 affordable dwellings of various sizes (as set out in Table 6.7). By dwellings, the affordable component, comprising both intermediate rent and social rent units, equates to 34.1% of the Proposed Development total. As the dwelling mix has yet to be finalised, the level of affordable housing that can be provided will be agreed in consultation with the local authority.

**Table 6-7 – Proposed Mix of Residential Accommodation**

Unit size	Market Units	Intermediate Rent Units	Social Rent Units	Total Units	Percentage (%)
1 bed	143	47	30	220	52.8%
2 bed	81	9	52	142	34.1%
3 bed	47	-	8	55	13.2%
4 bed	0	-	-	-	0%
Total	271	56	90	417	100.0%

- 6.7.94. The sensitivity of the local housing market is medium and the magnitude of change, prior to mitigation, is medium. Therefore, there is likely to be a direct, permanent, long term **moderate positive** effect (significant) on the local housing market prior to the implementation of mitigation measures.

## MITIGATION

- 6.7.95. The housing effects of the proposals will largely be positive and will not give rise to a requirement for mitigation measures.

## RESIDUAL EFFECT

- 6.7.96. No mitigation measures are required; therefore, the moderate positive residual effect (significant) remains the same as the initial effect.

## 6.8 LIMITATIONS AND ASSUMPTIONS

- 6.8.1. The planning application for the Proposed Development seeks detailed permission for a mixed-use scheme which will incorporate 11,335 sqm GEA of business floorspace, including a corporate office (Use Class B1), alongside Medium, Small and Micro Workspaces ((B1(a)/B1(b)/B1(c)). At this stage, specific details of the occupiers of this floorspace have yet to be determined. On this basis, the socio-economic assessment considers the employment effects associated with the possible use class scenarios, in order to present the likely jobs generated by the Proposed Development. The assumptions used to inform this assessment are outlined in the relevant sections above.
- 6.8.2. As the Site is very centrally located in London and could have effects on a number of local authority areas, a local study area was defined based on MSOAs. There are some issues with the availability of data at MSOA level for certain receptors. Where this is the case, the comparison has been made with LBL and/or Greater London and this is made clear in the baseline section.

## 6.9 SUMMARY

- 6.9.1. The Proposed Development will deliver 417 residential units, 9,606 sqm GEA corporate office floorspace (B1(a)), 1,729 sqm GEA Medium, Small and Micro Workspaces (B1(a)/B1(b)/B1(c)), a 6,593 sqm hotel including 62 sqm flexible retail/lobby space (A1/A2/A3/A4 uses), a 956 sqm restaurant, 2,255 sqm gym, 473 sqm GEA flexible retail units (A1/A2/A3/A4 uses), 208 sqm GEA flexible commercial floorspace within the East Site (Use Classes A1/A2/A3/A4/B1/D1/D2), a new fire station and London Fire Brigade Museum. The Proposed Development represents a significant new capital investment of £250 million into the local economy, which will help raise the overall levels of economic activity and expenditure in the local study area.
- 6.9.2. The Proposed Development is expected to generate positive effects with regard to the housing market by delivering 417 residential units including 146 affordable homes. It will increase the housing supply in LBL and deliver 26.7% of the Borough's annual housing target as set out in the London Plan. The Proposed Development provides a range of unit types, including 1-3 bedroom units.
- 6.9.3. The Proposed Development aligns well with a wide range of national, regional and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population, enhanced economic prosperity through creating employment opportunities for local people and providing suitable accommodation for business growth, and contributing towards a more attractive and accessible public realm. The Proposed Development will contribute towards a number of objectives of the VNEB regeneration area.
- 6.9.4. As outlined in Table 6.9 below, the Proposed Development is assessed as having the following effects following any mitigation measures:

### Demolition and Construction Stage

- A direct and indirect, temporary, short term **moderate positive** effect (significant) on the local labour market through generation of direct and indirect employment opportunities;

- A direct, temporary, short term **negligible** effect (not significant) on the local labour market resulting from the temporary displacement of existing on-site employment during demolition and construction; and
- An indirect, temporary, short term **negligible to minor positive** effect (not significant) on spending in local shops and services during demolition and construction.

### Operational Stage

- A direct and indirect, permanent, long term **minor to moderate positive** effect (significant) on the local labour market from direct and indirect employment generation within the commercial uses;
- A direct, permanent, long term **negligible to minor positive** effect (not significant) on the local population as a result of new residents of the Proposed Development;
- A direct, permanent, medium term **minor negative to negligible** effect (not significant) on both primary and secondary local education provision due to a generation of additional school pupils;
- A direct, permanent medium term **moderate negative** effect (significant) on early years provision in the local area resulting from generation of additional children under 5 years;
- A direct, permanent, medium term **moderate negative** effect (significant) on local healthcare service provision;
- A direct, permanent, medium term **negligible** effect (not significant) on local sports, open space and recreation provision;
- A direct, permanent, medium term **negligible** effect (not significant) on provision of local community facilities; and
- A direct, permanent, long term **moderate positive** effect (significant) on the local housing market through contributing towards LBL's housing requirements.

**Table 6-8 – Summary of Effects for Socio-Economics**

DESCRIPTION OF SIGNIFICANT EFFECTS	RECEPTOR	SIGNIFICANCE OF EFFECTS					SUMMARY OF MITIGATION / ENHANCEMENT MEASURES	SIGNIFICANCE OF RESIDUAL EFFECTS					RELEVANT POLICY	RELEVANT LEGISLATION
		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		
<b>Demolition and Construction</b>														
Construction Employment	Local Labour Market	Minor to Moderate	Positive	T	D & I	ST	Promotion of initiatives to maximise the local impact of employment opportunities.	Moderate	Positive	T	D & I	ST	Policy ED14 (LBL)	N/A
Existing Occupiers	Local Labour Market	Minor to Negligible	Negative	T	D	ST	Promotion of initiatives to encourage the use of new commercial space by existing occupiers.	Negligible	-	T	D	ST	Policy 4.12 (London)	N/A
Expenditure in the Local Economy	Local Economy	Minor to Negligible	Positive	T	I	ST	N/A	Minor to Negligible	Positive	T	I	ST	Policy ED14 (LBL)	N/A
<b>Operation</b>														
Operational Employment	Local Labour Market	Minor to Moderate	Positive	P	D & I	LT	Promotion of initiatives to encourage local recruitment.	Minor to Moderate	Positive	P	D & I	LT	Policy 4.12 (London), Policy ED14 (LBL)	N/A

DESCRIPTION OF SIGNIFICANT EFFECTS	RECEPTOR	SIGNIFICANCE OF EFFECTS					SUMMARY OF MITIGATION / ENHANCEMENT MEASURES	SIGNIFICANCE OF RESIDUAL EFFECTS					RELEVANT POLICY	RELEVANT LEGISLATION
		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		
Population	Local Population	Negligible to Minor	Positive	P	D	LT	N/A	Negligible to Minor	Positive	P	D	LT	Objective 1, Policy 3.3 (London)	N/A
Primary Education	Local Education Provision	Minor to Negligible	Negative	P	D	MT	LBL CIL payments will contribute to education provision.	Negligible to Minor	Negative	P	D	MT	Policy D3 (LBL)	N/A
Secondary Education	Local Education Provision	Minor to Negligible	Negative	P	D	MT	LBL CIL payments will contribute to education provision.	Minor to Negligible	Negative	P	D	MT	Policy D3 (LBL)	N/A
Early Years Education	Local Education Provision	Moderate to Major	Negative	P	D	MT	N/A	Moderate	Negative	P	D	MT	Policy D3 (LBL)	N/A
Health Facilities	Local Healthcare Provision	Minor	Negative	P	D	MT	LBL CIL payments will contribute to local healthcare provision.	Negligible	-	P	D	MT	Policy D3 (LBL)	N/A
Sports, Open Space and Recreation	Local Sports, Open Space and Recreation Provision	Minor	Negative	P	D	LT	LBL CIL payments will contribute to indoor sport and leisure facilities.	Negligible	-	P	D	LT	Policy EN1 (LBL)	N/A

DESCRIPTION OF SIGNIFICANT EFFECTS	RECEPTOR	SIGNIFICANCE OF EFFECTS					SUMMARY OF MITIGATION / ENHANCEMENT MEASURES	SIGNIFICANCE OF RESIDUAL EFFECTS					RELEVANT POLICY	RELEVANT LEGISLATION
		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		MAJOR / MODERATE / MINOR / NEGLIGIBLE	POSITIVE / NEGATIVE	P / T	D / I	ST / MT / LT		
Community Facilities	Local Community Provision	Minor to Negligible	Negative	P	D	MT	LBL CIL payments will contribute to cultural facilities and community/youth facilities.	Negligible	-	P	D	MT	Policy S1 (LBL)	N/A
Housing	Local Housing Market	Moderate	Positive	P	D	LT	N/A	Moderate	Positive	P	D	LT	Policy 3.3 (London), Policy H1 (LBL)	N/A

**Key to table:**

P / T = Permanent or Temporary, D / I = Direct or Indirect, ST / MT / LT = Short Term, Medium Term or Long Term

N/A = Not Applicable.

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4th Floor  
6 Devonshire Square  
London  
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