

11. Socio-economics and Population

11.1 Introduction

11.1.1 This chapter assesses the likely significant effects of the Proposed Development on social and economic conditions in both quantitative and qualitative terms.

11.1.2 The chapter describes the planning policy context, methods used to assess the effects, the baseline conditions currently existing at the Site and the surrounding area and the potential direct and indirect effects of the Proposed Development during both its construction and operational phases. In particular, it considers the potential effects of the Proposed Development on employment, spending and social infrastructure.

11.1.3 It also includes an assessment of cumulative effects and sets out mitigation measures, as appropriate, and residual effects.

11.1.4 This chapter has been prepared by Hunt Dobson Stringer.

11.2 Policy context

National Policy

Planning Policy Statement 1: Delivering Sustainable Development (2005) ^(Ref. 11.10.1)

11.2.1 Key themes of current national policy of relevance to this chapter are summarised in Planning Policy Statement (PPS1). This document emphasises the importance of the following key socio-economic themes:

- Maintenance of high and stable levels of economic growth and employment;
- Social progress which recognises the needs of everyone;

11.2.2 PPS1 highlights that planning authorities should actively promote and facilitate good quality development, and sets a number of socio-economic objectives for sustainable development that planning policies should seek to achieve. These include:

- Promoting urban regeneration, communities, and local and wider economies;

- Bringing forward sufficient land for development to meet needs for housing, industry, retail and commerce, providing for growth and consumer choice, taking into account accessibility and sustainable transport needs;
- Giving high priority to ensuring access for all to jobs, and other facilities including shops and leisure; and
- Reducing the need to travel and encouraging public transport provision.

Planning Policy Statement 3: Housing (2010) ^(Ref. 11.10.2)

11.2.3 PPS3 sets out four strategic objectives. These are:

- Widening housing opportunities and choice;
- Widening opportunities for home ownership;
- Maintaining the supply of housing; and
- Creating sustainable and inclusive residential environments.

11.2.4 The guidance promotes the efficient use of land for housing development through reuse of previously developed land, and provides advice on the provision of affordable housing as a means of creating mixed and balanced communities.

Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009) ^(Ref. 11.10.3)

11.2.5 PPS4 aims to result in development which achieves one of the following:

- Provides employment opportunities;
- Generates wealth; or
- Produces/generates an economic output or product.

11.2.6 For the purposes of this policy document economic development is taken to include uses within B Use Classes, public and community uses, and main town centre uses.

11.2.7 In order to achieve the overarching socio-economic goal of sustainable economic growth, PPS4 states that planning should aim to:

- Reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation; and
- Deliver more sustainable patterns of development and reduce the need for travel.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2006)

(Ref. 11.10.4)

11.2.8 Planning Policy Guidance 17 (PPG17) recognises that open space and opportunities for sport and recreation underpin people's quality of life and are vital in delivering urban renewal, social inclusion and community coherence, health and well-being, and sustainable development.

Consultation Paper on a New Planning Policy Statement: Planning for a Natural and Healthy Environment (2010) (Ref. 11.10.5)

11.2.9 The emerging replacement PPS will replace PPG17 on adoption and amalgamate a number of other planning guidance documents, based on the approach that planning can make a significant contribution to both mitigating and adapting to climate change through its ability to influence the location, scale, mix and character of development and through the provision of well planned green spaces within and between developments. It emphasises that "open space more generally, whether part of a green infrastructure network or not, can serve as a vital focal point for community activities – bringing together members of communities and providing opportunities for social interaction. It plays a vital role in promoting healthy living and in the social development of children through play, sporting activities and interaction with others".

11.2.10 It suggests that "local planning authorities should provide sufficient high quality, multifunctional open space, sports and recreational facilities, and space suitable for play to meet the needs of local communities. This should take account of the differing needs of those living, working in and visiting the area. This includes areas of open space that provide a community resource and can be used for informal or formal events such as religious and cultural festivals, agricultural shows and travelling fairs. Local planning authorities should also identify priorities for protection, investment, rationalisation and reallocation for different types of open space, and sport, recreation and play facilities" (NE5.1).

Healthy Lives, Healthy People: Strategy for Public Health in England (2010) (Ref. 11.10.6)

11.2.11 This Strategy outlines the Government's commitment to improving public health, and highlights the importance of helping people live healthier lives and improving the health of the poorest fastest, tackling health inequalities and the wider determinants of health.

11.2.12 The Strategy is aimed at empowering local communities to tackle local problems, improving services, and designing communities for sustainability. Localism will be at the heart of this system.

Regional Policy

The London Plan, Spatial Development Strategy for Greater London (2008) ^(Ref. 11.10.7)

11.2.13 The London Plan is the spatial development strategy for Greater London, and sets out an integrated social, economic and environmental framework for the future development of London to 2026.

11.2.14 The Plan highlights that the total population of London is expected to rise from its estimated current position of 7.57 million to between 8.26 million and 8.71 million by 2026. In terms of the number of households, the anticipated increase is expected to be between 540,000 and 728,000 to create a total of between 3.70 million and 3.92 million households by 2026. Given these forecast changes in demographics, one of the main objectives of the London Plan is to meet demand for housing.

11.2.15 Policy 3A.1 deals with the issue of increasing London's supply of housing stating '...the minimum target for housing provision is 30,500 additional homes per year'. The policy goes on to say that in order to achieve this level of new housing completion, boroughs should look to increase the intensity of uses on the land, develop housing at higher densities, and as part of mixed-use schemes. Housing targets are broken down by sub-region and by borough.

11.2.16 Job numbers are also expected to grow in London between 2006 and 2026. Net growth is projected at 912,000 jobs. It is expected that the hotel and catering sector in particular will experience significant growth. Indeed Policy 3D.7: Visitor Accommodation and Facilities states that there is an objective to deliver 40,000 net additional hotel bedrooms by 2026. Policy 3D.4 promotes London's cultural and arts facilities as visitor attractions. It recognises the potential contribution of these facilities to both local regeneration and London's global economic offer.

11.2.17 The South East London Sub-Region is set an allocation of accommodating 54,450 new homes between 2007/08 and 2016/17, which is equivalent to 5,445 units per year. The London Borough of Lewisham's contribution to that overall sub-region target is 9,750 between 2007/08 and 2016/17 (equal to 975 units per year).

11.2.18 Policy 2A.5 outlines the importance of implementing development frameworks for Opportunity Areas across London, having regard to estimates of employment and housing capacity, promoting social inclusion, deliver good design and take account of community characteristics of a local area. The Lewisham-Catford-New Cross Opportunity Area has an indicative employment capacity for 3,500 new jobs between 2001-2026, and targets a minimum of 8,000 new homes over the same period. This is associated with the relatively good public transport accessibility and redevelopment capacity in Catford, New Cross and in particular Lewisham town centre, where strategically important regeneration is already underway.

The London Plan, Spatial Development Strategy for Greater London, Consultation Draft Replacement Plan (2009) ^(Ref. 11.10.8)

11.2.19 While the consultation process is ongoing, the 'London Plan' published in February 2008 will be in force, and will have legal status until the replacement plan is formally published. However, the 'Consultation Draft Replacement London Plan' will gather weight for development control purposes further into the replacement process. The overall thrust and direction of the 'Consultation Draft Replacement London Plan' is broadly similar to the current 'London Plan'.

11.2.20 Housing provision remains a priority for the London Plan. Policy 3.3 sets a target for housing provision for the capital of approximately 33,400 new homes per year between 2011 and 2021. Of this annual target, the London Borough of Lewisham is expected to contribute a total of 1,105 homes.

11.2.21 As well as policies setting out the number of new homes required for London, the Plan also sets out policies that require new homes to: be well-designed and built to high quality (Policy 3.5); provide a range of housing choice (Policy 3.8); and provide for mixed and balanced communities (Policy 3.10).

11.2.22 Policies 3.17 to 3.20 state that the Mayor will support the provision of infrastructure to meet the needs of a growing and changing population. Policy 3.20 relates to sports facilities and states that 'development proposals that increase or enhance the provision of sports and recreational facilities will be supported'.

11.2.23 In terms of employment, the London Plan expects that the total number of jobs in London could increase from 4.68 million in 2007 to 5.45 million by 2031. Jobs in 'other services' (leisure and personal services) are projected to grow by 360,000 (about a third of projected new jobs) and those in hotels and restaurants are set to grow by 235,000 (about a fifth of new jobs). Other sectors where growth might be expected include health and education, which could see around 54,000 more jobs and retail (36,000 new jobs). Policy 4.5 – London's Visitor Infrastructure promotes supporting London's visitor economy and stimulating its growth. It also seeks to achieve '40,000 net additional hotel bedrooms by 2031.

The Mayor's Economic Development Strategy: Sustaining Success (2005) ^(Ref. 11.10.9)

11.2.24 A central element of the Economic Development Strategy is maintaining London's economic growth, while decreasing social polarisation, providing quality urban environments and increasing opportunities for businesses.

11.2.25 The Strategy sets out a number of objectives including to:

- Tackle barriers to employment;
- Reduce disparities in labour market outcomes between groups;
- Address the impacts of concentrations of disadvantage; and
- Address barriers to enterprise start-up, growth and competitiveness.

Rising to the Challenge – The Mayor’s Economic Development Strategy for Greater London (2010) (Ref. 11.10.10)

11.2.26 This document sets out the Mayor’s ambitions for the economic development of the capital.

The overall objectives of the Strategy include ensuring:

- London is a city that excels as a world capital of business;
- That London has the most competitive business environment in the world;
- London’s transition to a low carbon economy and maximise the opportunities it creates;
- All Londoners have the opportunities to share in London’s economic success; and
- London benefits from investment to support growth and regeneration.

11.2.27 In terms of ensuring opportunities extend to all Londoners the Strategy sets out three aims including: tackling worklessness; addressing the root causes of low skills; and promoting equality and tackling deprivation.

The London Housing Strategy (2010) (Ref. 11.10.11)

11.2.28 The vision of the 2010 London Housing Strategy is to: “promote opportunity and a real choice of home for all Londoners, in a range of tenures that meets their needs at a price they can afford”. It highlights the need to provide more homes to meet the demands of projected population and household number growth in the coming years.

11.2.29 The overarching policies set out in this document include:

- Policy 1.1A which abolishes the previous Mayors 50% affordable housing target. Instead, it adopts a new regional planning target for an average net supply of at least 13,200 new affordable homes each year in London;
- Policy 1.1C which promotes more family-sized homes, particularly affordable homes, and aims for 42% of social rented housing, and by 2011 16 per cent of intermediate homes having three bedrooms or more; and
- Policy 1.1D which seeks new housing developments to contain an appropriate mix of market, intermediate and social rented homes.

11.2.30 The Strategy promotes better housing quality and design across all tenures.

Providing for Children and Young People's Play and Informal Recreation (2008) (Ref. 11.10.12)

11.2.31 The Play and Informal Recreation Supplementary Planning Guidance (SPG) of the London Plan provides guidance on the need for adequate provision of play space in new residential development in London. Specifically, it sets a target of providing at least 10m² of play space per child.

11.2.32 The document provides information of the types of play space that is suitable to different age groups of children and includes details on the criteria against which these spaces are assessed including location within the development, size and the provision of play equipment.

Local Policy

Lewisham Unitary Development Plan (Adopted 2004) Saved Policies (2007) (Ref. 11.10.13)

11.2.33 The Lewisham UDP is the current adopted development plan for the borough; however a number of policies in the UDP expired on 27 September 2007 following the requirement outlined in the 2004 Planning and Compulsory Purchase Act to replace the Unitary Development Plan (UDP) with new Development Plan Documents which form part of the Local Development Framework.

11.2.34 The Secretary of State for Communities and Local Government has issued a Direction to Lewisham that specifies which policies in the UDP can continue to be saved as part of the development plan. Only those policies that have been specified as part of the direction now form part of the UDP and all other UDP policies cease to be relevant for development control purpose.

11.2.35 The UDP includes policies that broadly highlight aspirations to

- Create a well designed, safe and accessible built environment (STR.URB 1) and improve the environment where social and environmental conditions are poorest (STR.URB 4);
- Meet the housing needs of different residents, including size, type, tenure and affordability (STR.HSG 3);
- Protect existing, and seek new, community facilities as appropriate (HSG 4);
- Protect and increase the number, quality and range of local employment opportunities (STR.EMP 1);
- Ensure mixed use developments are compatible and accessible (STC 12);

- Ensure that there are sufficient education and community facilities to enable the Council, and other protective and public authorities to meet their statutory obligations and duties (STR.LCE 1); and ensure that leisure, community, arts, cultural, entertainment, sports, health care, child care, protective and public service and education facilities are located in appropriate places that contribute to sustainability objectives and provide easy access for users (STR.LCE 2);
- Provide additional open space in areas of deficiency (STR.OS 2);
- Ensure a safe and secure environment including the proper definition of public and private spaces, good, safe, accessible design of play space, and promote active frontages (URB 4).

Lewisham Local Development Framework: Core Strategy (Proposed Submission for Consultation) (2010) (Ref. 11.10.14)

11.2.36 The Lewisham Core Strategy sets out the vision, objectives, strategy and policies that will guide public and private sector investment to manage development and regeneration in the borough over the next 15 years.

11.2.37 The Strategic Objectives outlined in the Core Strategy include:

- Physical and socio-economic benefits: the delivery of new homes and jobs, will be used to secure substantial physical and environmental improvements and socio-economic benefits throughout the area to improve deprivation;
- Local housing need: Provision will be made to meet the housing needs of Lewisham's new and existing population, which will include provision of affordable housing, and a mix of dwelling sizes and types, including family housing. A central aim is to exceed the London Plan target for new homes, providing 18,165 net new dwellings from all sources between 2009/10 and 2025/26;
- Economic activity and local businesses: Investment in new and existing business and retail development will be facilitated to improve the physical environment for commercial enterprises, to result in a year on year sustainable increase in the size of the borough's economy through...mixed use redevelopment of identified industrial sites that require extensive physical investment and improvement;
- Open spaces and environmental assets: The important environmental, ecological and biodiversity features of Lewisham will be protected and capitalised to promote health and well-being by providing accessible and varied opportunities for health, leisure and recreational activities and improving the quality of, and safeguarding access to, all public open space; and

- Community well-being: The Council with its partners will provide and support measures and initiatives that promote social inclusion and strengthen the quality of life and well-being for new and existing residents of the borough by addressing deprivation and health inequalities (particularly in specified wards which include New Cross), creating safer and stronger communities by reducing crime and the fear of crime through innovative design and land use policies, and providing physical, social and green infrastructure, including high quality health and education facilities, that are accessible and suitable to all of Lewisham's residents, to foster independent community living.

11.2.38 In terms of specific policy, the Spatial Policies outline that the Lewisham – Catford – Deptford – New Cross/New Cross Gate Growth Area will promote a clear basis and focus for the provision of new homes and jobs, which can contribute to local regeneration, address deprivation and improve social inclusion (SP 1), capitalising on good accessibility and the potential of mixed use development and infrastructure to maximise the physical, social and environmental regeneration opportunities, address deprivation issues, particularly health inequalities, and improve well-being (SP 2);

11.2.39 Core Strategy Policy 4 outlines that the Council will require the comprehensive redevelopment of the Mixed Use Employment Locations (including Surrey Canal Triangle) to provide affordable housing, commercial floorspace and improvements to the social, cultural and leisure facilities of the area.

11.2.40 Core Strategy Policy 12 recognises the strategic importance of the natural environment, and aims to provide opportunities for sport, recreation, leisure and well-being through improving accessibility, providing public open space and maximising opportunities for sport and recreation through well-designed and managed spaces.

11.2.41 Core Strategy Policy 19 promotes the provision and maintenance of community and recreational facilities, to ensure that a range of health, education, community, leisure, arts, cultural, entertainment, sports and recreational facilities and services are provided, protected and enhanced across the borough. This Policy also outlines that the Council will apply the London Plan policies relating to healthcare, education and community and recreational facilities to ensure:

- There is no net loss in facilities;
- The needs of future populations arising from development are sufficiently provided for;
- The preferred location for new uses will be in areas that are easily accessible and located within close proximity of public transport, other community facilities and services and town and local centres;

- Co-location of services and multi-use facilities are encouraged and supported; and
- A safe and secure environment is created and maintained.

11.2.42 In addition, Core Strategy Policy 20 highlights that the Council will work with its partners (including NHS Lewisham) to improve health and promote healthy lifestyles across the borough by reducing health inequalities across the borough.

11.2.43 The Surrey Canal Road Triangle is identified in Strategic Site Allocation 3 for mixed use development. It specifies that this area should, in terms of socio-economics:

- Provide a new 'destination' development that capitalises on the opportunities presented by Millwall Stadium ensuring that the existing football and sports facilities are enhanced and made accessible to the public;
- Provide for a mix of dwelling types accommodating, subject to an acceptable site layout, scale and massing, up to 2,500 new homes (C3) with a proportion of on-site affordable housing;
- Improve connectivity of the site and locality to the other strategic sites, the rest of the borough and adjoining sites within the London Borough of Southwark, through the provision of new pedestrian and cycling facilities and public transport services to increase permeability and accessibility
- Enhance Bridgehouse Meadows, and provides appropriate amenity open space within the development including children's play space to provide health and recreational opportunities for new residents; and
- Provide retail uses to serve local needs that do not adversely impact existing town centres (A1, A2) and a mix of restaurant, food and drink uses to serve the site and immediate neighbourhood.

Lewisham Infrastructure Delivery Plan – (Draft as of August 2010) ^(Ref. 11.10.15)

11.2.44 Lewisham's Infrastructure Delivery Plan will form part of the evidence base for Lewisham's LDF, seeking to identify infrastructure needs and potential costs, and identify opportunities for more integrated and efficient service delivery.

11.2.45 This Plan reiterates that the emerging Core Strategy focuses additional development in Regeneration and Growth Areas (Spatial Policy 1), namely Lewisham Town Centre, Catford Town Centre and the Deptford-New Cross/New Cross Gate area, and indicates an expected population growth of 17.8% from 2009-2026 (around 48,000 people net growth, skewed towards younger age groups).

Lewisham Children and Young People’s Plan 2009-2012 (2009) (Ref. 11.10.16)

11.2.46 The Lewisham Children and Young People’s Plan sets out plans to significantly to improve outcomes for children and young people in the borough under the strategic priorities set out in the Sustainable Community Strategy. The central Vision for this Plan is to “together with families, improve the lives and life chances of the children and young people in Lewisham.”

11.2.47 This Plan highlights the importance of early intervention and support for families, closing social inequality gaps, reducing child poverty and its impacts, and strengthening the positive influence of young people, with tailored support at a local level.

11.2.48 This Plan emphasises the importance of developing pathways to cut the poverty cycle, by removing barriers to work for parents and good quality education for children in Lewisham. It promotes central themes of healthy lifestyles, a safe environment, educational achievement, economic well-being, and community participation as important aspects of attaining a good standard of life for children and young people in the Borough.

Lewisham Leisure and Open Space Study – Final Report (2010) (Ref. 11.10.17)

11.2.49 The overarching vision of this Strategy is “To protect, enhance and cherish open space for the benefit of local people, the wider community and for future generations”.

11.2.50 The Strategy notes that population across the Borough is projected to increase from 264,732 (2008) to 309,882 by 2025. It is therefore considered that there will be a substantial increase in demand for provision. However, it highlights the importance that existing levels of provision are maintained, in both qualitative and quantitative terms to continue to provide for the population level; only where there is a significant surplus of a specific type of provision should this be considered for alternative use. It is also particularly important to recognise that the Borough has a larger number of younger people now, who will, as they grow up, increase demand for provision. Equally, as these existing young people grow older, there will be a need to continue, as at present, to provide for a larger than average elderly population.

11.2.51 The Strategy recommends that “given that there will be a significant increase in the number of teams across Lewisham for all outdoor playing pitch sport due to future development particularly in Evelyn and New Cross Wards; it is recommended that the need for additional Junior and Senior pitches is considered as part of developer negotiations for residential development in the Borough”.

11.2.52 In addition, it recommends that “given that the majority of the housing growth may be in the Evelyn, New Cross, Catford South and Lewisham Central Wards, these should be priority areas for additional provision or at the least improving the quality of existing provision to maximise use as part of off-site developer contributions”.

Lewisham Physical Activity, Sport and Leisure Strategy (2006) (Ref. 11.10.18)

11.2.53 Lewisham's Physical Activity, Sport and Leisure Strategy provides a framework for activity and development in Lewisham, based on three key aims:

- To increase participation in physical activity and sport;
- To enable the Lewisham community to develop its potential in sport; and
- To develop an appropriate infrastructure of facilities.

11.2.54 The central vision of this Strategy is to “create life changes through an active and healthy Lewisham”. In terms of infrastructure, the central aim encompasses a number of objectives related to the provision of facilities or delivery frameworks, and sets out a role for service providers.

Lewisham Joint Strategic Needs Assessment: Health, Well-being and Care (2009) (Ref. 11.10.19)

11.2.55 Lewisham's JSNA “Health, Well-being and Care” underpins the vision and priorities for the Lewisham Strategic Partnership, and provides an analysis of the needs of residents to help communities and organisations improve local health and well-being to tackle health inequalities.

11.2.56 The JSNA notes that Lewisham faces some significant health and well-being challenges, including high rates of smoking and high teenage conception rates, and is in the lowest 20% of areas nationally for deprivation, life expectancy, and premature deaths from cancer and cardiovascular disease, highlighting that as Lewisham's population grows in size and diversity, its needs will change and services and support will need to adapt in order to minimise potential inequalities.

11.2.57 The JSNA highlights that Significant health inequalities can be found between wards within the borough, highlighting that New Cross and Evelyn wards frequently appear at the top of the list for deprivation, mortality rates and lowest life expectancy. In addition to geographic inequalities, there are also population groups that experience poorer outcomes than others.

Shaping our Future: Lewisham's Sustainable Community Strategy 2008-2020 (2008) (Ref. 11.10.20)

11.2.58 Lewisham's Sustainable Community Strategy is based on two key themes:

- Reducing inequality – narrowing the gap in outcomes for citizens.
- Delivering together efficiently, effectively and equitably – ensuring that all citizens have appropriate access to and choice of high quality local services.

11.2.59 Drawing upon all this information and reflecting the concerns and aspirations of Lewisham's citizens, this strategy sets out six priorities. Lewisham Strategic Partnership will work alongside citizens to build and support sustainable communities that are:

- Ambitious and achieving – where people are inspired and supported to fulfil their potential.
- Safer – where people feel safe and live free from crime, antisocial behaviour and abuse.
- Empowered and responsible – where people are actively involved in their local area and contribute to supportive communities.
- Clean, green and liveable – where people live in high quality housing and can care for and enjoy their environment.
- Healthy, active and enjoyable – where people can actively participate in maintaining and improving their health and well-being.
- Dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.

Lewisham Social Inclusion Strategy 2005-2013 (2005) ^(Ref. 11.10.21)

11.2.60 Lewisham's Social Inclusion Strategy outlines a central vision to make Lewisham the best place in London to live, work and learn, by ensuring that the barriers that prevent people from participating in social, cultural, community and economic activities are removed and that the effects of poverty and exclusion are balanced by properly targeted, quality services.

11.2.61 This Strategy highlights that the population of Lewisham faces some very distinct challenges including:

- Poor access to goods and services;
- High incidence of housing need;
- Worklessness and income deprivation;
- Poor education and skills;
- Poor health and health inequalities; and
- Social breakdown, including crime and disorder.

11.2.62 As such, in the context of local patterns of exclusion, Lewisham's priorities for social inclusion can be summarised as:

- Social Priorities – Personal Welfare and Achievement
- Improving life chances and wellbeing

- Driving up educational standards
- Economic Priorities - Economic Participation
- Improving skills and access to employment
- Reducing welfare dependency
- Community Priorities – Public Engagement
- Improving opportunities for citizenship and participation in community life
- Building, engaging and empowering our diverse local communities
- Environmental Priorities – Homes and Environment
- Regenerating neighbourhoods
- Improving access to quality housing

11.2.63 The implementation of these goals is planned through five key actions:

- Inclusion Matters - Lewisham's strategic aims for social inclusion flow from a shared vision to make Lewisham the best place in London to live, work and learn. The way that the council manages its business to become an excellent authority will be important in achieving social inclusion for all;
- Life Matters - Social priorities are to reduce underachievement, promote independent living and improve the life chances of Lewisham people;
- Work Matters - Economic priorities are to ensure that Lewisham people have the skills and opportunities they need to access employment and revitalise local economies;
- Community Matters - Community priorities are to improve participation in community and civic life, ensure a vibrant community sector and make Lewisham a safer place to live; and
- Neighbourhood Matters - Environmental priorities are to improve the built environment, develop our cultural and urban vitality and improve access to decent housing.

People, Prosperity, Place: Lewisham Regeneration Strategy 2008-2020 (2008) (Ref. 11.10.22)

11.2.64 The Lewisham Regeneration Strategy 2008-2020 sets out a vision for the future of the borough. It defines six priority outcomes for Lewisham to be achieved by 2020, covering the Lewisham Strategic Partnership's ambitions outlined in the Sustainable Community Strategy (above).

11.2.65 There are two cross-cutting principles which underpin these six desired outcomes:

- Reducing inequality – narrowing the gaps in outcomes for citizens; and

- Delivering together, efficiently, effectively and equitably – ensuring that all citizens have appropriate access to and choice of local services.

11.2.66 The three key themes of the Regeneration Strategy are People, Prosperity and Place. These are sub-categorised to identify the following key objectives:

- People: Healthy, young, creative, diverse and cohesive communities;
- Prosperity: Business enterprise and jobs growth, education and skills, and creative growth;
- Place: An evolving, liveable, protected and managed environment that is safe and accessible.

Lewisham Economic Development Business Plan: Final Report (2004) ^(Ref. 11.10.23)

11.2.67 Lewisham's Economic Development Business Plan (EDBP) outlines that the fundamental issue confronting the borough in terms of its economic future is how to drive forward the economic prosperity of its residents while retaining and developing those characteristics of the borough, which make it a pleasant place to live, noting that Lewisham has a relatively small, if growing, business base with only a limited stake in the growth oriented sectors that are capable of transforming the economy and as a result lacks internal business driven economic power.

11.2.68 The EDBP highlights that "Lewisham's creativity is seen as one of the keys to the borough and its future where the endeavour is to capitalise on the flourishing creative sector", and the aim is to build on this creative impetus to impact the culture of Lewisham in general so that the borough and its people become more resourceful. This is considered to play a significant part in the regeneration of the borough and as such will help address the issue of social exclusion as well as opening up opportunities for employment.

11.2.69 In addition, the EDBP highlights the importance of full utilisation of the workforce, building on a well-developed sub-structure of initiatives, particularly in the deprived wards, to help engage local people who are unemployed and unqualified in learning, self-advancement and job placement.

11.2.70 The following economic sectors are considered significant in terms of potential for growth and development in the short to medium term:

- Lewisham's Creative Cluster
- Culture Tourism and Leisure
- Public Sector Employment

- Environmental Industries
- Construction
- Retailing
- Business Services

11.2.71 The EDBP explains a central vision which targets that over the next 10 years, Lewisham will become one of London's most attractive, vibrant and prosperous boroughs. Its future is intended to be characterised by the following themes:

- Entrepreneurism and Investment - Lewisham will become a thriving hub of entrepreneurial activity, with every opportunity being available to local people to set up in quality and affordable business accommodation;
- Creativity and Culture - Making creativity a key driver in the economy of Lewisham, building on the success of Deptford Creekside and the generation of creative talent from Goldsmiths College and the Laban Centre by providing the infrastructure support required;
- Attraction - Lewisham will become the cultural and leisure focus of South and East London, and the leading cultural destination for those living in the surrounding sub-region. This will transform Lewisham's key town centres into dynamic, diverse and prosperous centres of economic and social activity;
- Learning Community - Establish a culture of lifelong learning and self-advancement, encouraged by a comprehensive infrastructure of social engagements, advice guidance and education provision;
- Smart Land Use - Lewisham's built environment will be amongst the highest in terms of aesthetic quality in London, attractive to those living, doing business and working in the borough, creating integrated mixed uses which deliver the required quantity and style of property product required to meet the needs of the local population and economy and those investing from outside the area.
- Internal and External Connectivity - Work towards closer integration of its economy, education, leisure, housing and health activities with those of neighbouring boroughs; and
- Quality of Living - Lewisham residents will have the opportunity to enjoy a prosperous standard of living, brought about by the opportunity to develop their skills and capabilities, and a high standard of quality of life, from the wide choice of culture, leisure, entertainment, shopping, health and community support facilities made accessible to them.

Lewisham Housing Strategy: Homes for the Future: Raising Aspirations, Creating Choice and Meeting Need 2009-2014 (2009) (Ref. 11.10.24)

11.2.72 The focus of the Housing Strategy is on delivering enough of the right housing to meet local aspirations and need, but also on the wider goals of increasing opportunities for local residents, and the creation of vibrant, sustainable communities. It identifies five key areas where there need to be key impacts:

- Increase housing supply;
- Widening choice and managing demand;
- Developing a quality private rented sector;
- Working together to expand the housing offer; and
- Greening homes and neighbourhoods.

11.2.73 Lewisham's Housing Strategy intends to put people at the heart of the housing system, meet the needs of Lewisham's most vulnerable residents, make sure that residents have access to as wide a range of housing choices as possible, and support them to extend these choices by linking housing up with opportunities for employment, in order to ensure that Lewisham contains mixed and balanced communities that make the borough an attractive place to live. This will be achieved through eight strategic objectives:

- Extending choice and fairness in access to housing;
- Meeting need and managing demand;
- Promoting opportunity and aspiration;
- Securing delivery of new homes;
- Supporting balanced and sustainable communities;
- Delivering excellent housing management;
- Designing homes and neighbourhoods; and
- Improving existing homes.

11.3 Methodology and Assessment Criteria

11.3.1 The following assessment seeks to establish the potential social and economic contributions of the Proposed Development and to assess the expected effects against the current baseline conditions. The assessment has been based on the following methodology:

11.3.2 A review of relevant data and baseline information from a variety of sources such as Census (2001), Annual Business Inquiry (ABI) data (2008), Annual Population Survey data (2008), Annual Schools Survey data (2009) and data from the National Health Service (NHS); and

11.3.3 Assessment of the socio-economic effects using a number of methodologies, data sources and assumptions. These are set out below:

- Construction effects have been assessed using standard ratios of construction employment to output, assuming an average output per employee of £92,500 (ONS/DTI, 2006) ^(Ref. 11.10.25)
- Employment (full-time equivalent jobs) expected to be generated by the Proposed Development have been based on English Partnerships / ARUP employment densities (Arup/English Partnerships, 2001) ^(Ref. 11.10.26) and Renewal's (2010) knowledge of occupied units on the estates (Technical Appendix 11.1) ^(Ref. 11.10.27).
- Maximum and minimum parameters have been calculated for employment uplift based on information outlined in the Development Specification, in which a minimum of 37,000sqm and maximum of 50,000sqm employment floorspace has been assessed. In addition, fixed minimum floorspace has been applied to B1 and D2 uses, as outlined in Table 11.4. In order to calculate minimum and maximum employment output estimates, individual elements with lowest/highest employment densities have been scaled down respectively to identify the potential highest and lowest employment estimates within the given parameters. Employment estimates for maintenance, street cleaning, security, concierge and domestic cleaning have been sourced from Renewal's (2010) Surrey Canal Triangle Jobs Analysis (Technical Appendix 11.1).
- Calculation and analysis of the population and child yield arising from the Proposed Development has been undertaken using models of household size and type, related to housing tenure, size and type. These models are based on research by Hunt Dobson Stringer into the 2001 Census data, and CORE lettings data from the National Housing Federation (2009) ^(Ref. 11.10.28), and based on a range of tenure-mix scenarios as outlined in the Development Specification. This model is applied to a range of unit tenure-mix scenarios, as identified in the Development Specification, to identify potential maximum and minimum effects.
- An assessment of current capacity in schools surrounding the Site has been based on information from Annual Schools Census data (2009) ^(Ref. 11.10.29) and published admissions numbers and through consultation with Pupil Place Managers from the London Boroughs of Lewisham and Southwark.
- The availability and capacity of existing primary healthcare facilities in the local area has been assessed using published NHS data (NHS Business Services, 2009) ^(Ref. 11.10.30). This information is then compared to population forecasts for the Proposed Development to estimate the likely effect on primary healthcare provision;
- Spending estimates by residents have been calculated using average national household expenditure on goods and local services of £310 per week (ONS, 2006) ^(Ref. 11.10.31);

- Spending estimates by visitors have been calculated using the UK Tourism Survey (2009) (Ref. 11.10.32), and
- Spending by those working on-site has been calculated by applying £6 per day per worker on food and drink (YouGov, 2005) (Ref. 11.10.33).

Issues and Uncertainty

11.3.4 The assessment of population and child yield effects relies on the mix of residential units by size, type and tenure. The Development Specification sets out the proposed range of residential units by number and the proportion of units (within this range) within the affordable, social rented and intermediate sectors and by bedroom number. The modelling approach has identified a range of effects based on varying the proportions of private and affordable units by 2% above and below an 80:20 split to address maximum and minimum parameters of residential numbers. Within the affordable units, a range of 2% either side of a 60:40 split for social rented and intermediate tenure units has been modelled. Therefore, for the purposes of impacts on community infrastructure, the “maximum” case is 78% private, with the remainder split 62:38 between social rented and intermediate tenures, as this scenario produces the largest population and child yield. This provides a robust assessment.

11.3.5 The proposed employment floorspace within the Proposed Development is based on a range of potential areas by type. As such, a range of potential employment is outlined based on minimum and maximum parameters published in the Development Specification. However, the operational development will never include the lowest parameters, as it is specified in the Development Specification that the total quantum by floor space of non-residential uses will always be no less than 37,000sqm or 20% of the total floor space provided (whichever is the lower). Again, this will thus provide a robust assessment.

Definition of Significance

11.3.6 There is no formalised technical guidance or criteria available in regard to socio-economic effects.

11.3.7 The significance criteria described below, together with expert judgement, have been used to assess the potential and residual effects of the Proposed Development against the baseline conditions.

11.3.8 The assessment process aims to be objective and quantifies effects as far as possible. However, some effects can only be evaluated on a qualitative basis. For the purposes of this assessment, a significant change (or effect) has been determined as one where the predicted

net effect of the activity or process would exceed the normal variation in baseline conditions without the Proposed Development. As such, effects are identified as follows:

- Adverse classifications of significance indicate a disadvantageous or negative effect to an area, which may be minor, moderate, or major in magnitude;
- Negligible classifications of significance indicate imperceptible effects to an area; and
- Beneficial classifications of significance indicate an advantageous or positive effects to an area, which may be minor, moderate, or major in magnitude.

11.3.9 The demolition and construction works are considered to give rise to both temporary, short-term and long-term, permanent effects. The completed Proposed Development is expected to give rise to medium to long-term permanent effects.

Study Area

11.3.10 The Application Site is in the ward of New Cross, to the north-west of the London Borough of Lewisham, close to the London Borough of Southwark to the west. The Site itself is to the south-east of South Bermondsey Rail Station, and is bounded by railway lines to the west, north and east, with Rollins Street to the south.

11.3.11 The current uses on-Site include industrial units and warehouse floorspace on Surrey Canal Road, the Orion Business Centre to the east, small industrial units and sports facilities / leisure centre to the north, and Millwall FC Stadium at the centre.

11.3.12 The assessment seeks to establish the potential social and economic contributions of the Proposed Development and to assess the expected effects against the current baseline conditions. The assessment has been based on the following methodology.

11.3.13 For the purposes of this baseline assessment, the spatial levels analysed include:

- Local level (New Cross Ward)
- Borough level (London Borough of Lewisham); and
- Regional level (Greater London)
- 1km (areas within 1km from the boundary of the Application Site) – for assessment of community facilities, education, healthcare and open space.

Consultations

11.3.14 A formal scoping process was undertaken, with aspects of the Proposed Development to be assessed via EIA consulted on with the London Borough of Lewisham.

11.3.15 The full community consultation programme for Surrey Canal: London's Sporting Village is outlined in the Statement of Community Engagement ^(Ref. 11.10.34). This involved pre-consultation activities, meetings with local stakeholders including health, faith and education institutions and transport, waste, design and infrastructure stakeholders; a travelling public exhibition; engagement with Millwall FC fans, staff and management; working with young people; sponsoring of the Deptford X Arts festival and various media coverage. Together with the mailings, advertisements, press coverage and website visitors, all local businesses, Millwall Football Club fans and staff, local residents in surrounding areas and all other interested parties are informed of the plans and have been given the opportunity to engage in the consultation process.

11.3.16 As part of the baseline assessment for this Chapter, consultation has been sought and undertaken with Pupil Place Managers from the London Boroughs of Lewisham and Southwark.

11.3.17 As part of the preparation for the application, Renewal have met with the Chief Executive of Lewisham Primary Care Trust, the Kings Health Partners (Academic Health Sciences Centre), and the Chairs and Chief Executives of the Lewisham Healthcare NHS Trust, the Guy's and St Thomas' NHS Foundation Trust, King's College Hospital NHS Foundation Trust, and the South London and Maudsley NHS Foundation Trust.

11.3.18 Renewal have consulted with the New Cross-based 170 Community Project who run training and access to employment courses for the local community about ways in which the scheme can enable local residents to access the job opportunities at Surrey Canal: London's Sporting Village.

11.4 Aspects of the Proposed Development of relevance to the assessment

11.4.1 The Proposed Development is for up to 250,000m² of mixed uses (the 'Proposed Development') at the 10.05ha Surrey Canal Application Site. This development will include the provision of up to 2,500 new homes, A1/2 food and non-food retail floorspace, A3-A5 retail floorspace, B1 creative industry / office floorspace, C1 hotel and conferencing facilities, D1 community / health / assembly space, and D2 sports floorspace, which will provide a regionally significant provision of formal sports facilities.

11.4.2 The Proposed Development includes elements of residential, commercial and a significant provision of sports, leisure and recreation floorspace along with community facilities including healthcare and assembly/community space, in a modern, well-designed pedestrian

environment with open space and play facilities. These elements will be of relevance to the socio-economic and population assessment due to the potential for increased pressure on existing community facilities, the effect of affordable homes, access to new jobs, associated household and employee spending.

11.4.3 Three buildings within the Development Site are to be retained as part of the Proposed Development. Plot Excelsior 2 (Guild House) is to be retained and extended with accommodation above the existing building. Plot Excelsior 5 is to be retained, but not altered or extended. Millwall FC stadium is to be retained, with façade and cladding improvements.

11.4.4 In terms of demolition and construction, it is intended that the Proposed Development can be separated into a number of development parcels to be constructed separately in accordance with the phasing plan. Construction activities will be subject to a Site Wide Code of Construction Practice (COCP) which will be prepared in consultation with London Borough of Lewisham. These elements, relevant to socio-economic assessment, will include the following environmental management control measures to minimise and where possible negate adverse effects, and are assessed elsewhere in the Environmental Statement:

- Dust suppression and air quality controls;
- Noise and vibration techniques;
- Waste management and recycling strategy;
- Results of site investigations and proposals to deal with environmental issues;
- Site management requirements to deal with environmental issues;
- Construction logistic proposals;
- Ecology proposals; and
- Archaeology proposals.

11.4.5 The aspects of development that address crime and disorder reduction are listed under the headings of the seven attributes of sustainable communities identified in *Safer Places: The Planning System and Crime Prevention* (Home Office, 2004) ^(Ref. 11.10.35) as being particularly relevant to crime prevention, and these are assessed in the context of the Proposed Development:

- Access and movement: places with well defined routes, spaces and entrances that provide for convenient movement without compromising security
- Structure: places that are structured so that different uses do not cause conflict
- Surveillance: places where all publicly accessible spaces are overlooked

- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
- Physical protection: places that include necessary, well-designed security features
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

11.5 Baseline situation

11.5.1 This section summarises the current characteristics of the existing socio-economic conditions of the local area within which the Site is located and the wider area surrounding the Site.

Community Profile

Age

11.5.2 According to 2001 Census data (ONS, 2001; accessed via NOMIS^(Ref. 11.10.36)), at 55.1% New Cross ward has a higher proportion of younger working age people (aged 16-44) than Lewisham (49.9%) and London (47.4%), reflecting a higher overall proportion of residents of working age (aged 16-64). The population of New Cross ward has a younger profile than Lewisham and London, with 23.0% aged under-16 compared to 21.1% at borough-level and 20.2% in London. It also has a lower proportion of people of retirement age (65+), at 6.9% compared to 11.0% in Lewisham and 12.4% in London.

Ethnicity

11.5.3 The New Cross ward shows a high level of ethnic diversity, with Black, Asian and Minority Ethnic (BAME) groups accounting for 52.6% of residents, compared to 34.1% in Lewisham and 28.8% in London (ONS, 2001; accessed via NOMIS). This BAME population at the local scale is predominantly made up of a large proportion of Black African and Black Caribbean residents, accounting for 64% of all BAME residents and 34% of all residents. Mixed-race people account for 4.6% of residents in New Cross, 4.2% in Lewisham and 3.2% in London, while the local and borough-level has a lower proportion of Asian residents compared to London (3.5% and 3.8% respectively, compared to 12.1%).

Qualifications

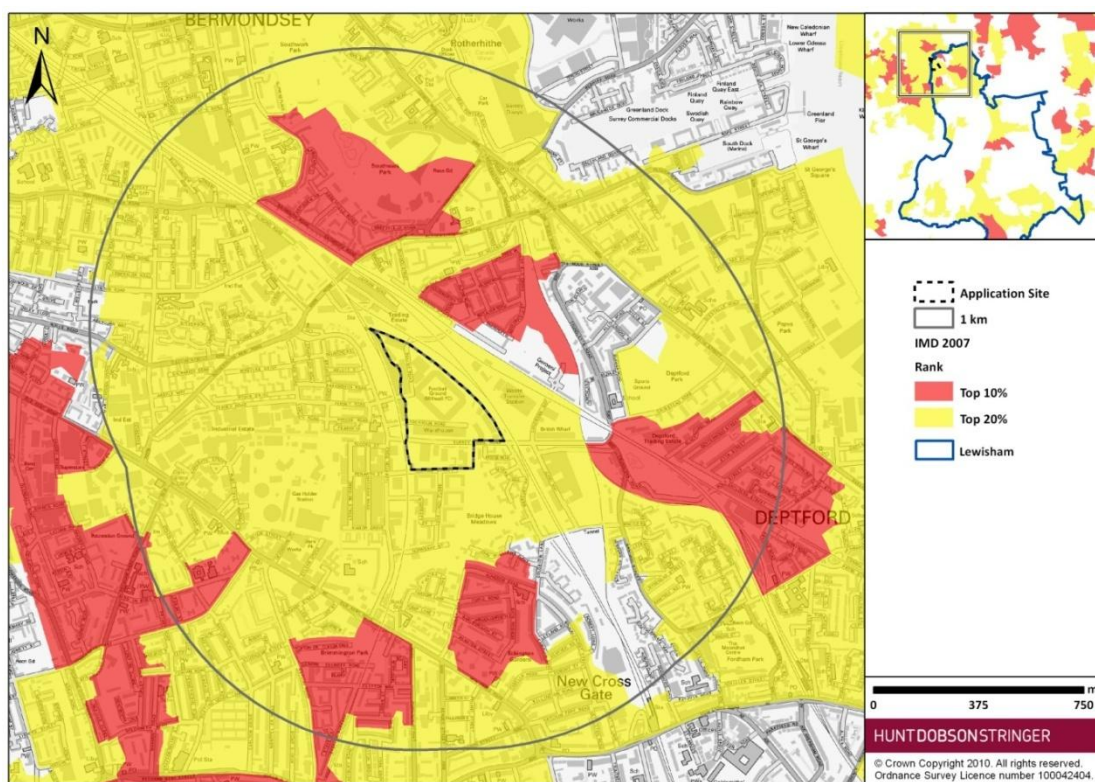
11.5.4 The working-age population of New Cross ward has a higher proportion of residents with no qualifications (24.5%) compared to Lewisham (24.2%) and London (23.7%) (ONS, 2001;

accessed via NOMIS). In terms of higher-level qualifications, New Cross ward has a lower proportion of working-age residents with level 4/5 qualifications – equivalent to degree-level or higher – (28.5%) compared to Lewisham (29.4%) and London (31.0%) (ONS, 2001; accessed via NOMIS).

Deprivation

11.5.5 Figure 11.1 shows the level of deprivation affecting the Site and the surrounding area, as measured by the Government’s 2007 Indices of Multiple Deprivation (DCLG, 2007^(Ref. 11.10.37)). This highlights that the site is within an area ranked in the 20% most deprived lower-level super output areas (LSOAs) in the UK, and several areas within 1km are within the 10% most deprived Lower-level Super Output Areas (LSOAs – a level of administrative geography covering around 1,500 residents). Deprivation is particularly acute here in terms of the individual domains of crime, employment, health, housing, income and living environment.

Figure 11.1 – Indices of Multiple Deprivation (DCLG, 2007)



Housing

11.5.6 At present on Site there is one residential house, one hostel, and live/work units (the latter of which will be retained as part of the Proposed Development). Any homes and resident

population brought to the Site as a result of the Proposed Development are assessed as net additional to the baseline. The Site is close to residential areas to the south of the Site.

- 11.5.7 According to Census data (2001), there are approximately 6,500 households in New Cross ward. The housing stock in New Cross ward is made up predominantly of 'flats, maisonettes and apartments', which account for 71.4% of all households, compared to 52.0% in Lewisham and 47.8% in London.
- 11.5.8 At the time of the Census (2001), the proportion of the housing stock in social rented tenures in New Cross ward was 53.0%, significantly higher than the average for Lewisham (35.6%) and London (26.2%).
- 11.5.9 The level of overcrowding, measured by occupancy rating, in the New Cross ward is higher than for Lewisham and London, with 30.0% of households overcrowded compared to 17.6% and 17.3% respectively (Census, 2001). Overcrowding is most persistent in the social rented sector at all spatial levels. The proportion of social rented households that are overcrowded is higher at 32.6%, compared to 26.2% in Lewisham and 29.1% in London.
- 11.5.10 Lewisham's Strategic Housing Market Assessment (2009) ^(Ref. 11.10.38) highlights that 1,300 new social rented and 400 intermediate affordable homes have been delivered in the last five years, with private and intermediate housing being provided in higher quantity. It notes that there is a substantial shortage of social rented housing.

Local Economy and Employment

- 11.5.11 At present, the Site comprises warehouse, industrial and small business units, Millwall FC Stadium and Millwall Community Scheme (the Lions Centre). An assessment of the baseline situation of current jobs at the Application Site has been undertaken by Renewal ^(Ref. 11.10.27, Technical Appendix 11.1) (December, 2010), indicating that there are currently 183 jobs surveyed within existing employment floorspace (excluding Millwall FC and Millwall Community Scheme). This Assessment is appended as Technical Appendix 11.1. Alongside this, an estimate of the potential FTE workspaces on-site has also been undertaken by applying standard job densities by floorspace type published by Arup for English Partnerships (2001), indicating the potential for existing uses to accommodate up to 427 FTE jobs (excluding Millwall FC and Millwall Community Scheme).
- 11.5.12 Renewal undertook a report on industrial unit availability (Technical Appendix 11.2) in December 2010 that shows the availability of B1, B2 and B8 accommodation within the SE16, SE15, SE14 and SE8 postcodes adjoining the Site. The results of this survey show that at the date of this report the current availability of space within these areas stands at 35,974 sqm

11.5.13 According to Annual Business Inquiry (2008) data ^(Ref. 11.10.40) (accessed via NOMIS), there are approximately 5,800 jobs in the New Cross ward, representing around 9.5% of all jobs in Lewisham. The New Cross ward has a disproportionately high proportion of manufacturing, construction and transport / communications jobs, accounting for 15%, 18% and 29% of all Lewisham's jobs in these sectors respectively.

Economic Activity

11.5.14 Data taken from the Annual Population Survey ^(Ref. 11.10.41) (October 2008 – September 2009) (Accessed via NOMIS) shows that economic activity rates for Lewisham at 78.1% are higher than the London average of 74.6%.

11.5.15 Annual Population Survey data is only collected at Local Authority scale and higher, and therefore figures cannot be provided from this dataset for the New Cross Ward.

11.5.16 Other data from the Census (2001) indicates that economic activity in New Cross ward was 66.7%, compared to 68.9% in Lewisham and 67.6% in London. This data also indicates that the proportion of economically inactive residents who are retired is far lower (15%) in New Cross Ward compared to Lewisham (28.0%) and London (30.2%), and the proportion of students (both economically active and inactive) is higher, reflecting the younger population profile.

Unemployment

11.5.17 According to Job-Seekers Allowance (JSA) claimant data (July 2010 ^(Ref. 11.10.42)) (Accessed via NOMIS), the New Cross Ward has a JSA claimant rate of 6.1%, or 732 claimants, compared to 4.8% of the population of Lewisham and 4.0% for London.

Occupation of Residents

11.5.18 According to 2001 Census data, the top three occupations (SOC, broad category) for residents of the New Cross ward are:

- Administrative and Secretarial Occupations (16.9%),
- Associate Professional and Technical Occupations (16.3%); and
- Elementary Occupations (13.8%).

11.5.19 In total, 39.3% of working residents in the New Cross ward are employed in 'higher skilled' jobs, compared to 46.8% in Lewisham and 50.4% in London. A slightly higher proportion of New Cross ward residents are in mid-skilled jobs (42.0%, compared to 38.6% for Lewisham and 35.8% for London), and a significantly larger proportion are employed in lower skilled jobs (18.7%, compared to 14.6% in Lewisham and 13.9% in London).

Workforce Structure of Jobs in the Area

11.5.20 The workforce structure of the New Cross ward is largely dominated by public administration, education and health jobs (accounting for 27% of all jobs in the ward) and distribution, hotel and restaurant jobs (accounting for 23% of all jobs in the ward) according to 2008 Annual Business Inquiry data.

11.5.21 These sectors are also Lewisham's largest employment sectors, accounting for 39% and 22% of the borough's total employment respectively. In comparison, London's largest sectors are banking, finance and insurance (34.7%), followed by public administration, education and health (22.2%) (Annual Business Inquiry, 2008).

11.5.22 As referred to above, New Cross ward has three times the average proportion of transport and communications jobs than the Lewisham average, with construction, manufacturing and other services also over-represented here in terms of locational quotients compared to the average for Lewisham. New Cross ward also contains three times the London average for construction jobs, and under half the London average for banking, finance and insurance jobs. Of these 'construction' jobs (Standard Industrial Classification F, 2008), the majority are in 'plumbing', 'painting and glazing' and 'other construction involving special trades' sectors (Annual Business Inquiry, 2008).

Social Infrastructure

Primary Education

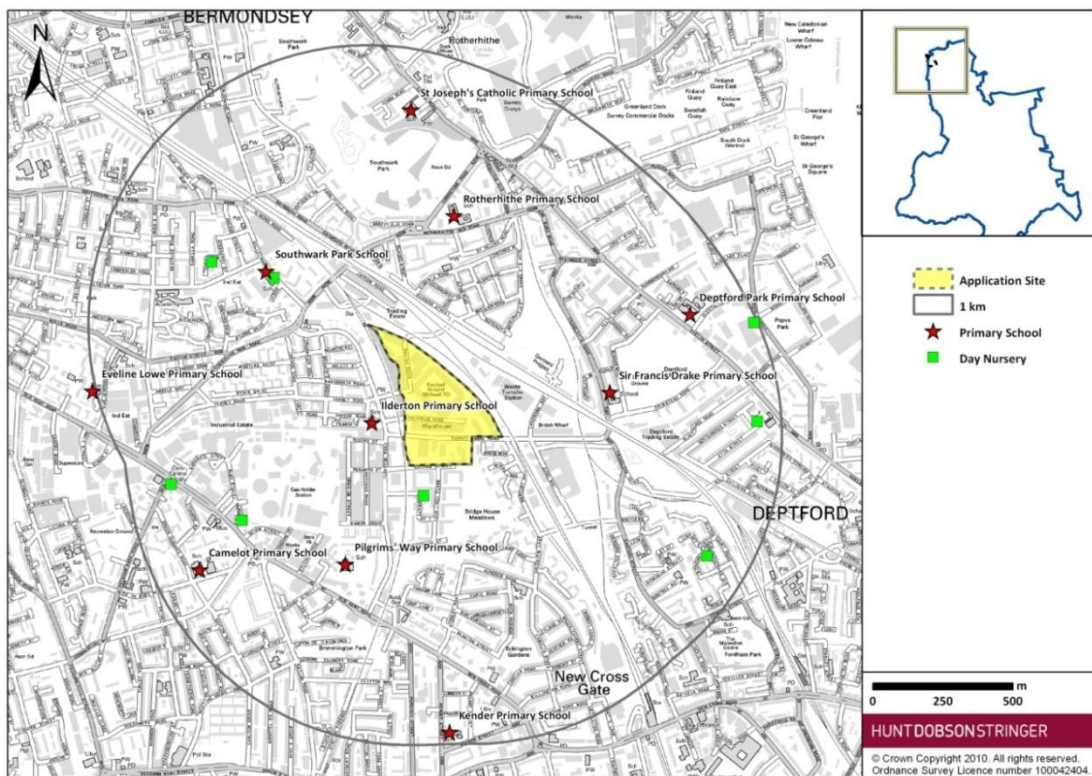
11.5.23 Figure 11.2 shows that there are nine day nurseries within 1km of the site. The closest of these is Sankofa Day Nursery, around 100m to the south of the Site (ChildCareLink, 2010 ^(Ref. 11.10.43)). In addition, eight primary schools within 1km of the Site include nursery class provision ^(Ref. 11.10.29).

11.5.24 In terms of existing provision of Children's Centres, Lewisham's Infrastructure Delivery Plan (as of August 2010) ^(Ref. 11.10.15) highlights that there are currently 12 Children's Centres in Service Area 1 (covering the north of the Borough), including the Silwood Estate Stay, Play and Family Centre close to the Surrey Canal site.

11.5.25 LB Lewisham's Childcare Sufficiency Assessment (2008) ^(Ref. 11.10.44) indicates that for Area 1 (which covers North Lewisham, incorporating Evelyn and New Cross wards) overall sufficiency is adequate, with vacancies across all wards and types of childcare, an adequate mix of full and part-time places, sufficient accessibility and flexibility. As such, the Council currently has no plans to provide additional centres.

11.5.26 In addition, there are 10 primary schools within 1km of the Site.

Figure 11.2 – Day Nurseries and Primary Schools within 1km of the Site



11.5.27 According to the most recent publicly available data on schools and published admissions numbers (PANs) (Ref. 11.10.45), the 10 primary schools within 1km of the Site have a combined capacity of 3,675 places. More information on capacity and surplus places is set out below (figures for Southwark are taken from un-published 2010 figures supplied by LBS Education Dept.):

Table 11.1: Existing Surplus Capacity in Schools within 1km of the Proposed Development

School	Capacity (based on PAN)	Surplus Capacity (no.)	Surplus capacity (%)
Camelot Primary School	525	110	21%
Deptford Park Primary School	630	196	31.1%
Eveline Lowe Primary School	420	136	32%
Ilderton Primary School	420	101	24%
Kender Primary School	210	22	10.5%
Pilgrims' Way Primary School	210	24	11%
Rotherhithe Primary School	420	24	6%
Sir Francis Drake Primary School	210	9	4.3%
Southwark Park School	420	83	20%
St Joseph's Catholic Primary School	210	22	10%

TOTAL	3,675	727	19.8%
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11.5.28 Lewisham's Primary Strategy for Change (2008-2017) ^(Ref. 11.10.46) is driven by the GLA's projections for population growth, and highlights that year R demand will exceed the Borough's Published Admissions Limit in 2010 and then continue rising to 2017. However, in PPPL 5 (New Cross and Deptford), it is highlighted that the total roll is currently well below the total PAL, but there is a steeply rising trend from 2009, so that the total net capacity and the total PAL could fill by 2013. As a result, there is a potential predicted total shortfall of 174 places by 2014, of 398 places by 2016, and of 454 places by 2017.

11.5.29 The above data is the most recently published information from Local Authorities and the Annual Schools Census. Consultation with Pupil Place Managers at the London Borough of Lewisham established that due to recent rapid increase in the birth rates and the reduction in outward migration, surplus capacity figures cited in the 2008 Primary Strategy for Change are now outdated. In addition, primary schools are now considered by LBL to be full at KS1 and there will be significant demand for places when the Proposed Development is completed.

11.5.30 In terms of individual schools, recent consultation with LBL Pupil Place Managers has indicated that:

- Deptford Primary School offered an additional class in 2009, and is at capacity at Reception and Key Stage 1 (KS1 - years 1 and 2) – there are some vacancies at Key Stage 2 (KS2 - years 3-6) but larger cohorts are now reaching this level;
- Kender Primary School had filled to 92% occupancy in KS1 and 94% in KS2 in January 2010, and has opened an additional class in September 2010;
- St Joseph's Primary School exhibits a similar high and increasing occupancy in KS1 translating to KS2, and reduced from 1.5FE to 1FE (210 capacity) in 2009, which has complicated surplus capacity calculations.

11.5.31 Lewisham's Infrastructure Delivery Plan (IDP) (as of August 2010) ^(Ref. 11.10.15) highlights that in terms of primary education, demands for places in Reception classes have been increasing since 2005 and the Borough is seeking to embark on a process of permanent expansion to replace the 'bulge classes' used to fill demand and the expected increase in demand over the next decade. Projections indicate a need to plan and deliver expansion of primary school places across the borough.

11.5.32 Lewisham's Infrastructure Delivery Plan (IDP) (as of August 2010) ^(Ref. 11.10.15) indicates that there are 69 State-funded primary schools in the Borough, split into six Primary Place Planning Locations (PPPLs) – the Surrey Canal Site is located in PPPL5 (Deptford and New

Cross). This PPPL is highlighted as the area of greatest pressure in terms of projected supply of places, due in large part to the planned housing developments in the area. Deptford sees an increase of 80% in the projected Reception cohort from 2007/8 to 2019/20.

11.5.33 Consultation with LBS education department identified that the Borough's demand for reception places has increased and continues to increase, with projections for the northern planning area (adjacent to SCT) highlighting a shortfall of Reception places from 2011 with a projected shortfall of over 6FE by 2015.

11.5.34 Two primary schools (Eveline Lowe and Southwark Park) have been increased in size from 1.5 to 2FE, and additional primary places are planned for schools in the wider planning area. The Galleywall Road School, which is currently being used to decant Southwark Park primary school during its building project, may become available subject to the need for space to decant other primary schools but would only provide an additional 2FE of primary places.

Secondary Education

11.5.35 Secondary school provision is considered across a wider area than is the case with primary schools. As such, it is relevant to consider surplus places at secondary schools across the London Borough of Lewisham and the London Borough of Southwark. Amongst secondary schools in Lewisham and Southwark there is currently around 8% surplus capacity (equivalent to 1,235 surplus places) at Key Stage 3 and 4 ^(Ref. 11.10.29 & 11.10.45). In addition, six of the 17 secondary schools include sixth-form provision on-site, and there are a number of 16+ colleges and sixth form centres in the two boroughs.

11.5.36 The permitted development of a new building for Deptford Green Secondary School, to the east of the Site, is due to deliver 130 additional secondary school places from September 2012 onwards, increasing the overall capacity from 1,170 to 1,300. In Southwark, two new secondary schools are planned for construction and 12 will be refurbished from 2011 ^(Ref. 11.10.45). None of the planned schools in Lewisham or Southwark are affected by the decision to overhaul the BSF programme.

11.5.37 In terms of secondary education provision, the IDP ^(Ref. 11.10.15) indicates that with the opening of Prendergast-Vale College in September 2011, there will be 14 state-funded secondary schools in Lewisham. It further notes that almost 30% of Lewisham-resident secondary school age residents attend schools outside of the borough (4,100 pupils), while 1,800 residents of other boroughs attend schools in Lewisham (2008/9). Projections indicate that the Published Admissions Limit (PAL) will be exceeded by demand for Y7 places by 2019/20, with significant increase beginning in 2014/15.

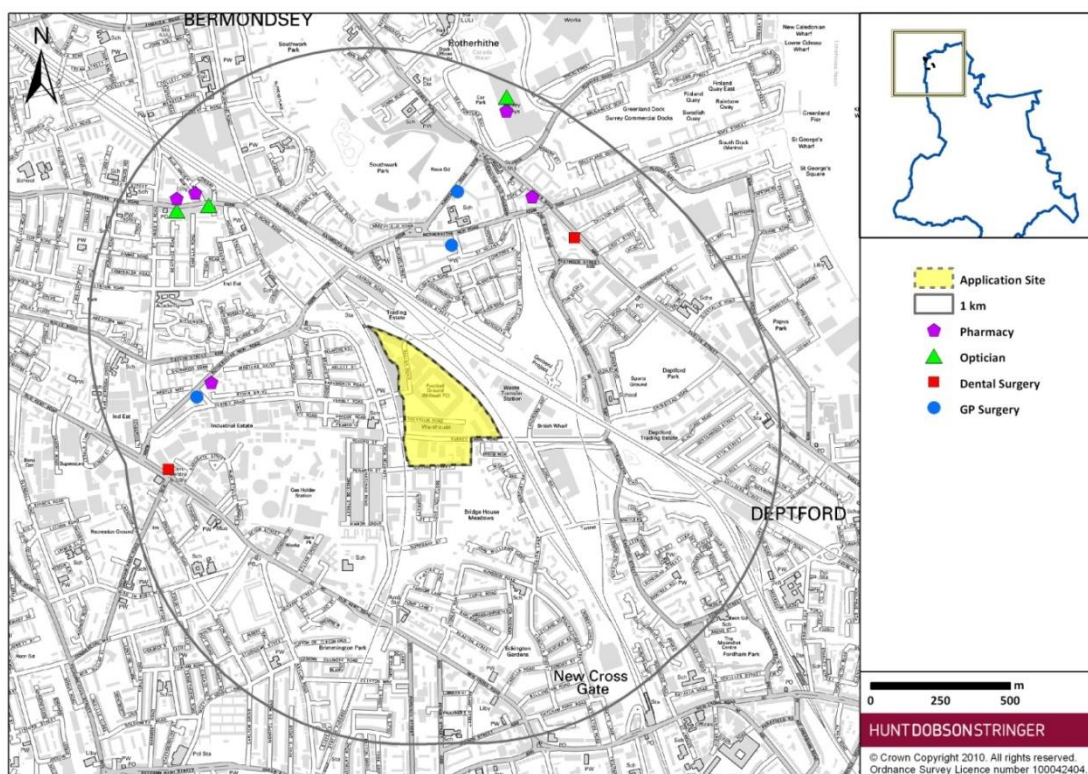
11.5.38 Through consultation, LBL suggest that larger cohorts currently in primary schools, together with the increasing retention of pupils in-borough at secondary transfer mean that there is likely to be a shortage of places at year 7 by 2017 rather than 2019.

11.5.39 For both primary and secondary statutory provision the pupil projections suggest a need to increase capacity significantly. In terms of the schools within 1km of the site, the IDF highlights the proposed feasibility of an extra 1 FE at Deptford Park Primary School, Kender Primary School, and Sir Francis Drake Primary Schools.

Primary Healthcare

11.5.40 Figure 11.3 highlights that there is a range of primary healthcare provision within 1km of the Site.

Figure 11.3 – Primary Healthcare Facilities within 1km of the Site (Ref. 11.10.47)



11.5.41 There are three GP Surgeries within 1km of the Site: The Silverlock Clinic, Park Medical Centre and Avicenna Medical Centre. Collectively, these surgeries account for 15 GPs and accommodate 13,914 registered patients, equal to an average GP list size of 928 patients per GP across the study area, according to the most recently available data (NHS Business Services, December 2009 (Ref. 11.10.30)). This compares to an average list size of 1,182 for the Lewisham PCT and 1,232 for the Southwark PCT and a London average of around 1,700. An average of about 1,800 people per GP is frequently used as a planning assumption, although

this is not indicative of a capacity or upper limit. In addition, Lewisham's Infrastructure Development Plan highlights two other surgeries close by (Grove Medical Centre – located over 1km from the Site - and The Surgery (Dr Riley)).

11.5.42 There are three dental practices, three opticians and five pharmacies within 1km of the Site. The closest dental practice is Kakaria on Lower Road, around 0.5km to the north-east of the Site; the closest pharmacy is the Surdock Pharmacy, also on Lower Road; and the closest optician is Nash Opticians at Southwark Park Road to the north-west of the Site ^(Ref. 11.10.47).

11.5.43 Lewisham's Infrastructure Delivery Plan (as of August 2010) ^(Ref. 11.10.15) highlights the importance of the PCT's Commissioning Strategy, which outlines a strategic plan to develop a polysystem with up to four 'polyclinics' in Lewisham over the next five years. The PCT's Estates Strategy indicates that these facilities will be delivered as either single sites, or virtual-based arrangements linking a number of buildings with a hub.

11.5.44 The PCT currently use a ratio of approximately 1,800 people per GP and assume 165m² per GP for space planning purposes. For the whole borough, there is an estimated need for 27 extra GPs by 2026.

11.5.45 In addition, the PCT's *draft Report on Population Capacity Impact on Primary Care Services in North Lewisham* (2009) ^(Ref. 11.10.48) concludes that existing GP practices in North Lewisham can reasonably cope with the projected increase in population, although refurbishment and expansion will be needed in some cases.

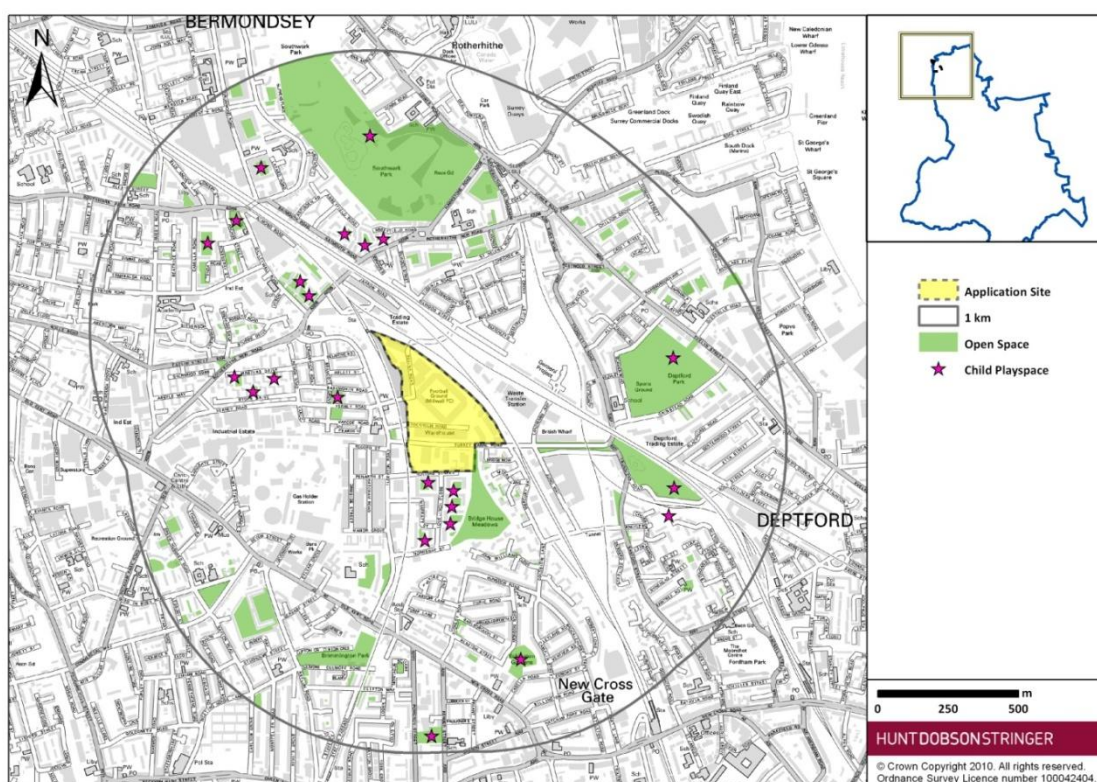
11.5.46 The PCT consider that there are sufficient dentists for the current service uptake.

11.5.47 In terms of acute care, the Lewisham PCT provides services to most residents primarily through Lewisham Hospital, which has been recently extended, alongside Guy's Hospital through the Guy's and King's College Commission. The Lewisham University NHS Hospital Trust has also produced an Estates Strategy (2008) ^(Ref. 11.10.49) which outlines plans to consider further development of the hospital site.

Open Space and Children's Play Space

11.5.48 Figure 11.4 shows the public open space and children's play space that is currently available in the area within 1km of the Site.

Figure 11.4 – Public Open Space and Childrens Playspace within 1km of the Site



11.5.49 LB Lewisham’s (2010) Leisure and Open Space Study (Ref. 11.10.50) indicates that there are three ‘amenity green spaces’, three ‘parks and gardens’ and two ‘green corridors’ within 1km of the Site in the New Cross and Evelyn wards. These spaces are outlined in Figure 11.4, and listed below:

- Silwood Triangle (Amenity green space) – 0.83 ha
- West of SELCHP (Green corridor) – 0.12 ha
- Surrey Canal (Green corridor) – 0.61 ha
- Bridgehouse Meadows (Parks and gardens) – 3.18 ha
- Rainsborough Avenue Embankments, River R (Amenity green space) – 1.30 ha
- Deptford Park (Parks and gardens) – 7.29 ha
- Folkestone Gardens (Parks and gardens) – 2.50 ha
- Eckington Gardens (Parks and gardens) – 0.89 ha
- New Cross / New Cross Gate (Green corridor) – [Part of] 9.05 ha
- Sanford Street (Amenity green space) – 0.39 ha
- Blackhorse Road (Allotments) – 0.28ha
- Senegal Railway Banks (Amenity green space) – 6.42 ha

11.5.50 Bridgehouse Meadows is immediately adjoining the site. Formerly the Deptford Greyhound stadium, it is a significant local open space, but despite its size it currently has no playground or other facilities.

11.5.51 In terms of children's playspace, the closest formal facilities are a children's play area and basketball court based around Bramcote Grove and Verney Road.

11.5.52 Lewisham's Leisure and Open Space Study indicates that the Surrey Canal area is within the London Plan specified 3.2km catchment area for Metropolitan Parks (Blackheath) and within 0.4km of 'Local and Small Local Parks'. It is also within the specified 1.2km catchment area of a District Park (Southwark Park) to the north).

11.5.53 The Site is within 1.2km of areas providing formal outdoor sport provision, with Deptford Park and Southwark Park providing outdoor sports pitches.

11.5.54 In terms of the quality of open space provision, Deptford Park is rated as 'Good' by the Lewisham Leisure and Open Space Study, and Folkestone Gardens is rated 'Average', although Bridgehouse Meadows was seen to be 'Below average'.

11.5.55 New Cross ward currently has a standard of 0.61 ha of parks and gardens per 1,000 population, currently below the standard of 1.41ha per 1,000 people outlined in the Lewisham Leisure and Open Space Study, and as such is considered an area of deficiency. The Open Space Strategy identifies the areas of Local and Small Local Parks and Gardens deficiency in two areas north and north east on the borough boundary in Evelyn ward and this follows through to a small area north east in New Cross ward.

11.5.56 In addition, the New Cross Ward provides 0.68 ha per 1,000 population in terms of green corridors, 0.43 ha per 1,000 population in terms of amenity green space, 0.26 ha per 1,000 population in terms of children's play space, and 0.03 ha per 1,000 population in terms of allotments.

11.5.57 In addition, Southwark Park (in Southwark) is a substantial accessible open space around 500m to the north of the Site, covering 25 ha and includes a range of sporting facilities, a café, a children's play room and an art gallery.

11.5.58 Lewisham's IDP (as of August 2010) indicates that the projected increase in the population of the borough is expected to lead to a substantial increase in demand for public open space. It is noted that qualitative improvements rather than quantitative provision is the preferred approach in providing greater recreational opportunities

Sports and Recreation Facilities and Other Community Facilities

11.5.59 There are a number of sports facilities within 1km of the Site. Figure 11.5 outlines the current provision in terms of public, private, indoor and outdoor sports facilities within 1km as defined by Sport England's Active Places database (Ref. 11.10.51). A full list of facilities is provided in table 11.2.

Figure 11.5 – Sports and Recreation Facilities and Other Community Facilities within 1km of the Site

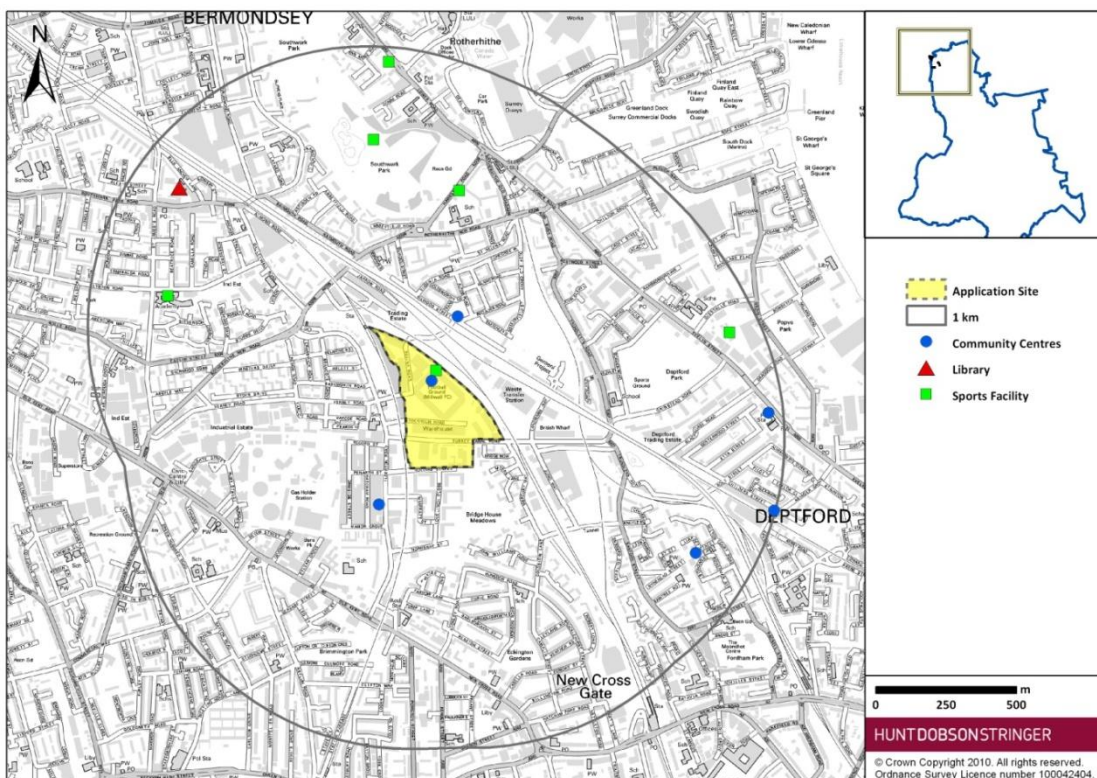


Table 11.2: Sports Facilities within 1km of the Proposed Development

Name	Postcode	Facilities
Millwall Community Scheme Centre	SE16 3LN	Health and fitness suite; Sports hall
Southwark Park Sports Centre	SE16 2PE	Athletics tracks; Health and fitness suite
Deptford Park	SE8 5RJ	Grass pitches
Southwark Park	SE16 2UA	Grass pitches
Seven Islands Leisure Centre	SE16 2TU	Health and fitness suite; Sports hall; Swimming pool

City of London Academy	SE1 5LA	Health and fitness suite; Sports hall; Synthetic turf pitch
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11.5.60 Lewisham's Leisure and Open Space Study (2010) ^(Ref. 11.10.50) provides a summary of the Outdoor Playing Pitch Assessment carried out for the LB Lewisham, indicating that provision of sites used exclusively for playing pitch sports covers 120.1 ha (92 pitches) or a provision of 0.45 ha per 1,000 people across the Borough, and summarising that the London Borough of Lewisham has no current deficiency areas for outdoor sport.

11.5.61 The current provision of bowling greens is assessed at 0.02 greens per 1,000 population, although there are none in the New Cross or Evelyn wards.

11.5.62 The New Cross ward includes one playing pitch, a senior football pitch at Fordham Park, and the Evelyn ward includes one senior football pitch at Pepys Park and two at Deptford Park. All of these pitches are rated 'average' in terms of quality.

11.5.63 The Leisure and Open Space Study highlights that the current standard for Playing Pitches equates to 0.45ha it is recommended that this increases to 0.48ha per 1000 population. This is to meet the requirements of the Playing Pitch Assessment that identifies deficiency of 4.4 (5) Junior pitches in 2025 this will be dealt with by reducing 4.4 (5) senior pitches; meet the requirements of additional cricket facilities 5.2 (6) in 2025 and demand for 7.3 additional sand dressed pitches (ATPs) by 2025 although these would lead to a reduction of 4 grass hockey pitches in the Borough.

11.5.64 In terms of indoor sports, there is currently 3,388.4m² of water space for public use in Lewisham, although Forest Hill Pools is undergoing refurbishment and will not reopen until 2012. Further to this, Loampit Vale Swimming Pool a new pool is due to be completed in 2012. When it is completed, Ladywell Leisure Centre pools will be closed. As such, provision of water space will be 3,359.60m² in 2013.

11.5.65 The closest swimming pool to the Site is at Seven Islands Leisure Centre in Southwark, within 1km for the Site, providing 420m² water space. Sport England's Sports Facility Calculator model indicates a current demand for 2,922.60m² of water space within Lewisham.

11.5.66 In terms of other community facilities, there are 6 community centres and one library (Blue Anchor Library in Southwark to the north west of the Site) within 1km of the Site.

11.5.67 The closest community centre is the Millwall FC Community Scheme, within the Application Site, which is a local venue for sport and health related activities and community activities, and has a meeting room, multi-purpose room and sports facilities on-site. In addition, the

Tustin Community Centre is located around 200m to the south of the Site, and Silwood Community Centre is around 150m to the north.

11.5.68 Lewisham's emerging strategy with regard to community premises includes securing a greater and managed community use of school premises, and to develop 'community anchors' and associated hubs. The London Borough of Lewisham Draft Planning Obligations SPD (London Borough of Lewisham, 2010) ^(Ref. 11.10.52) indicates that on a basis of 0.048m² per person, there is a requirement for an additional 2,300m² community space up to 2026.

11.5.69 The Penarth Estate on the other side of Ilderton Road also accommodates a number of church groups

Crime and Safety

11.5.70 According to Metropolitan Police crime figures ^(Ref. 11.10.53) for the period July 2009 to July 2010, average crime rates per 1,000 people for various categories of crime for the New Cross ward are shown to be generally above the average for Lewisham, which is in turn slightly higher than the London average.

11.5.71 The most frequently recorded crimes for the ward are violence against the person, with 46.3 incidences per 1,000 population compared to 28.8 incidences per 1,000 population for Lewisham.

11.5.72 The area generally suffers from multiple deprivation, including high levels of deprivation in the 'crime' domain which incorporates statistics on burglary, theft, criminal damage and violence. Alongside this, the poor physical environment and inaccessibility, and low street activity may also contribute to a poor perception of safety and fear of crime.

Football and Crime

11.5.73 Specifically in terms of football related crime, this has been improving for some years, and can be well-controlled, with arrests per 1,000 attendances falling by 23% in the seven years to 2007/08 (*Statistics on Football-Related Arrests and Banning Orders, Home Office, 2008*) ^(Ref. 11.10.54). Nationally, almost half of football related arrests take place within stadia rather than outside.

11.5.74 Millwall FC is a significant element of the local area. At Millwall, there were 16 arrests of home fans at home matches in the 2009-10 season, the majority of which were related to violence, disorder and alcohol-related offences. This is, however, down from 42 in the preceding season, and 28 in the season before that ^(Ref. 11.10.55).

11.6 Identification and assessment of effects

11.6.1 The Proposed Development is for up to 250,000m² of mixed uses (the 'Proposed Development') at the 10.05ha Surrey Canal Application Site. This development will include the provision of up to 2,500 new homes, A1/2 food and non-food retail floorspace, A3-A5 retail floorspace, B1 creative industry / office floorspace, C1 hotel and conferencing facilities, D1 community / health / assembly space, and D2 sports floorspace, which will provide a regionally significant provision of formal sports facilities.

Construction effects

11.6.2 The socio-economic effects of the construction phase of the Proposed Development can be classified in two distinct areas: firstly the **direct employment** effects generated during the construction phase, and secondly the effects on **amenity and disruption**.

Direct Employment

11.6.3 As a result of demolition and construction, existing permanent jobs will be lost on the Application Site (this amounts to 183 surveyed permanent FTE jobs, or 427 potential workspaces). During the demolition and construction phase, these will be replaced by temporary jobs as described below.

11.6.4 The demolition and construction phase of the Proposed Development will also generate employment, the level of which can be estimated using typical figures for gross output per employee for the construction sector and estimated construction costs – as set out in the Assessment Methodology section of this Assessment. On this basis, the demolition and construction phase of the Proposed Development will account for approximately 7,200 person-years of employment, based on a 15-year build-out.

11.6.5 By convention, a permanent full-time equivalent (FTE) job equates to 10 person-years of employment. Therefore, it can be estimated that approximately 700 FTE jobs could be generated by the construction phase of the scheme. However, peak headcount on-site will be significantly higher.

11.6.6 The build-out of the Proposed Development is anticipated to be phased across a 15 year period from south to north, with existing jobs remaining on-site until demolition. As such, the existing jobs at the site will be lost or moved from the site in stages when appropriate, and not all at the same time. The overall significance of the effect, however, will remain the same irrespective of the phasing.

11.6.7 A significant proportion of the employment expected to be generated during the demolition and construction phase will be on-site (typically around half of all jobs), with the rest being elsewhere in the construction supply chain.

11.6.8 Through entering into an agreement with the Local Authority regarding local employment and training initiatives (such as the 170 Community Project), the applicant will maximise the benefits of the scheme in terms of opportunities for local people. The overall direct employment effect of the demolition and construction phases of the Proposed Development is considered **minor beneficial** at the district level.

Amenity and Disruption

11.6.9 The 15 year construction period will also have local effects on amenity, disruption to access and services, and environmental effects. Chapter 6 of this ES, setting out Demolition and Construction matters, highlights that short term, temporary disruption will occur to the amenity and physical environment due to construction-related noise, dust and visual appearance.

11.6.10 To ensure an acceptable environment for fans and visitors to Millwall FC, there will be no construction on adjoining plots to the Stadium during games and for a minimum of 2 hours prior. Construction noise and air quality will be monitored throughout construction, and all works will adhere to a Code of Construction Practice (CoCP), and Construction Logistics Plan which will take account of Millwall FC Emergency Evacuation requirements and general operations. Total areas for coach parking will be retained as outlined in Parameter Plan 10.

11.6.11 The Millwall Community Scheme (Lions Centre) is to be relocated into a completed building in the Proposed Development before the existing centre is closed down.

11.6.12 The Memorial Garden is to be retained or relocated in consultation with Father Owen and the relatives of those whose ashes have been placed there.

11.6.13 Overall, the socio-economic effects prior to mitigation on amenity, access and service disruption and environmental quality are considered to be of **minor negative** significance and **temporary** over the construction period.

11.6.14 Through the scoping process, it was highlighted that the most intense period of construction effects will be during phase 1, intended to comprise blocks to the south east of the Site, close to existing residential uses. At this stage, following demolition and prior to construction, other existing employment uses will remain in operation as will the Millwall FC stadium, although existing employment uses within land covered by phase one will have been lost, which comprise the Orion Industrial Estate and Excelsior Works (combined 87 surveyed jobs / 167 potential workspaces). The significance of the impacts at this point remain within the scale identified for the overall construction phase.

Operational effects

Households and Population

11.6.15 At present on Site there is one residential house, one hostel, and live/work units (the latter of which will be retained as part of the Proposed Development. The Proposed Development would bring forward a total of up to 2,500 residential units, including affordable tenures (i.e. social rented and intermediate tenure). A range of tenure and size scenarios has been assessed based on the Development Specification.

11.6.16 The 2,500 residential units are estimated to accommodate 4,430-4,495 people including around 600-660 children of between 0 to 15 years of age (range based on minimum / maximum tenure split scenario). The effects of the population on social infrastructure including schools and primary healthcare facilities are assessed in the sections below.

11.6.17 The provision of new homes as part of the Proposed Development meets policy objectives at the national, regional and local level by contributing to housing targets and by providing a range of new homes to meet the needs of people with varying incomes and needs. The Draft Replacement London Plan (2009) sets the London Borough of Lewisham a housing target of 1,105 units per year in the period between 2011 and 2021. Therefore, the Proposed Development will contribute up to 23% of the total housing target for the Borough over the 10 year plan period.

11.6.18 In addition to the residential units to be brought forward by the Proposed Development, there would also be visitors accommodated by the hotel on-site. Assuming that occupancy levels in London hotels average at 80% ^(Ref. 11.10.32), at any one time there can be expected to be a visitor population of around 120 people staying at the hotel (this assumes one person per bedroom). This also meets policy objectives to increase provision of visitor accommodation.

11.6.19 Overall, the effect of the provision of up to 2,500 residential units and the hotel (150 bedrooms) against policy targets for housing provision outlined in local and regional policy is assessed to be a **major beneficial** long-term effect at the local level, **major beneficial** long-term effect at the district level, and **minor beneficial** at the regional scale.

Direct Operational Employment

11.6.20 Based on survey data supplied by Renewal (December 2010) ^(Ref. 11.10.27, Technical Appendix 11.1) into existing jobs and occupancy on Site, and utilising standard employment densities by floorspace as outlined by English Partnerships/ARUP, there are 183 surveyed jobs currently

at the Site (excluding Millwall FC and Millwall Community Scheme, which will be retained), or the potential for 427 FTE workspaces to be accommodated if all floorspace was occupied at standard job density ratios. Existing jobs will be retained where employment floorspace is retained / extended as part of the proposals at Plot Excelsior 2 (Guild House) and Plot Excelsior 5.

11.6.21 Based on the employment research detailed in the Methodology section, it is estimated that the Proposed Development would accommodate up to approximately 1,946 jobs (maximum) or 933 jobs (minimum), split between retail, hotel-based, service and office jobs, (and including maintenance, street cleaning, security, concierge and cleaners) as detailed in Table 11.4, based on the maximum floorspace parameters in the Development Specification (50,000sqm employment floorspace). An estimate of the minimum scenario has also been included based on the provision of 37,000sqm of employment floorspace, as detailed in the Methodology section.

Table 11.4: Estimates of FTE Employment by Type in the Proposed Development

Use	Floorspace (GEA)	FTE Jobs (Min – Max)
A1/A2 – Retail	Up to 3,600sqm	0 - 180
A3/A4 – Café/Restaurant/Drinking	Up to 3,500sqm	0 - 269
A5 – Hot Food Takeaways	Up to 250sqm	0 - 23
B1 – Office / Creative Industries	10,000-15,000sqm	526 - 789
D1 – Community	400-10,000sqm	11 - 278
D2 – Sports / Leisure / Entertainment	4,120-15,800sqm	211 - 287
C1 – Hotel / Conferencing	Up to 15,000sqm (150 room)	9 - 75
Maintenance, street cleaners, security, concierge and cleaners (domestic)	N/A	110
TOTAL		933 - 1,946

11.6.22 The Proposed Development therefore represents an uplift of approximately 506-1,519 potential FTE workspaces across a range of floorspace uses, or a net uplift of 750-1,763 FTE jobs based on current surveyed employment on-site.

- 11.6.23 The above assessment updates and extends the output of estimated employment effects in the survey undertaken by Renewal (2010) ^(Ref. 11.10.27) included at Technical Appendix 11.1 based on a range of total commercial floorspace and mix of types of employment floorspace.
- 11.6.24 According to the most recent Annual Business Inquiry data, there are a total of approximately 5,800 jobs in New Cross ward. Based on this assessment, the Proposed Development could therefore contribute up to a 30% increase in total jobs in the ward.
- 11.6.25 A significant proportion of the jobs on-site will be accommodated by the retail, hotel and leisure floorspace on-site. These types of jobs will benefit existing communities in the local area in particular. An analysis of 2001 Census data indicated that in London, approximately 30% of all employees live within 5km of their workplace, whereas in wholesale, retail, hotel and restaurant sectors, more than 40% of people live this close to their place of employment. In addition, these sectors typically offer a range of flexible entry-level opportunities that are particularly accessible to those just entering or returning to the labour market.
- 11.6.26 Regeneration and employment are amongst the most important ways in which redevelopment can contribute towards reducing crime. The Home Office (2007) report, entitled, *Cutting Crime: A New Partnership 2008-2011* ^(Ref. 11.10.56), states that: "Together, the Government and local crime-fighting partners have proven that we can influence the causes of crime for example by reducing unemployment..."
- 11.6.27 Other research within this document highlights the correlation between unemployment and crime rates, 67% of prisoners were unemployed four weeks prior to their imprisonment. The creation of the Corporate Alliance for Reducing Reoffending highlights the importance of employment in reducing the risk of reoffending. There is also a direct link between where people live and their involvement in crime. Factors that impact on this include; "community deprivation, unemployment-related income inequality and related education, housing, family and health disadvantages".
- 11.6.28 Retail and service sector employment is particularly important in this respect, because data collected for travel-to-work distance by sector of employment (Census, 2001, see above) indicates that retail jobs are more likely to go to local people. Retail and service sectors also offers entry-level employment (and then clear routes to training and promotion) suitable for young unemployed people with low levels of educational attainment. Rates of offending can be particularly high amongst these groups and pathways into employment are vital in diverting people away from criminality towards more positive involvement in their local community and economy. A Retail Impact Assessment has been undertaken as part of the Planning Application for the Proposed Development, the data annex of which is included as a Technical Appendix (11.4) to this Chapter.

11.6.29 The overall effect on employment is assessed to be a **major beneficial long-term** effect at the local level and a **moderate** effect at a regional scale.

Household, Tourist and Workforce Spending

11.6.30 The provision of up to 2,500 residential units will bring associated spending by new residents. On the basis of the average weekly household spending figure set out in the Methodology section of this chapter, it is estimated that the households accommodated by the Proposed Development will generate spending of approximately £40.4million per annum.

11.6.31 People staying in hotel accommodation will also generate spending effects. The UK Tourism Survey (2009) ^(Ref. 11.10.32) found that, on average, visitors to London spend £94 per night. Assuming an average occupancy at the hotel is approximately 120 people at any one time (based on 80% occupancy and one person per room), spending by visitors could be in the region of up to £4.1million per year based on a maximum floorspace scenario, or around £494,000 per year based on minimum assessed parameters.

11.6.32 In addition to the direct effects of the jobs to be accommodated within the Proposed Development, there will also be spending effects. Research conducted by YouGov (2005) ^(Ref. 11.10.33) found that, on average, workers spend £6 per day on food and drink alone. As a result of the Proposed Development, there are forecast to be around 506-1,519 net additional potential FTE workspaces on-site based on minimum and maximum parameters, or 750-1,763 potential employees based on minimum and maximum parameters. On the basis of the spending statistic above, that will result in spending by employees of up to approximately £674,000-£2m per year based on potential net additional FTE workspaces or £999,000-2.3m per year based on potential net additional employees.

11.6.33 In addition to spending associated with the employees, visitors and tourists of the Proposed Development, there will also be an element of expenditure generated by the creation of the Proposed Development as a regionally-significant 'destination' for sports and leisure facilities, for example at local businesses and services both within the Application Site and nearby.

11.6.34 Overall, the spending calculated to be generated by the Proposed Development, once operational, is in the region of up to around £45-47million per year based on maximum parameters. This is assessed to be a **major beneficial long-term** effect at the local level, **moderate beneficial long-term** effect at the district level and **negligible** at all other levels.

Effect on Education Facilities

11.6.35 As set out above, once fully operational, the Proposed Development is forecast to accommodate up to approximately 600-660 children aged between 0 and 15 years. The potential effect on primary and secondary school facilities is set out below.

11.6.36 These children can be expected to increase demand for existing education facilities in the local area (or borough-wide at secondary school level).

11.6.37 In practice, net demand for additional school places is likely to be lower than the total number of children expected to be accommodated by the Proposed Development as some families may move to the Site from within the borough and, therefore, already be accounted for in the school capacity data. Additionally, some of the children may be taught in the private sector (around 10% on average in London).

Primary schools

11.6.38 At primary school level, the baseline analysis found there to be surplus capacity of 813 places in the schools within 1km straight distance of the boundary of the Site. In addition, a new 2 FE primary school is currently planned at Deptford Lounge to replace the Tidemill School, to the east of the Site.

11.6.39 Net additional demand arising from the Proposed Development is calculated to be 214-236 primary school places, or 1-1.1 Form of Entry (FE). This is assessed to be a **minor adverse** effect at the local level.

Secondary schools

11.6.40 At secondary school level, the Proposed Development will generate net additional demand for 110-125 secondary school places, equivalent to 0.7-0.8 FE.

11.6.41 Secondary school aged children travel further to school than those of primary school age as parents are generally more willing to allow older children to travel further. In addition, the range of specialist subjects taught at secondary school naturally means that they are larger institutions with wider catchment areas. As a result, therefore, it is more relevant to consider demand for secondary school places at a borough-wide level.

11.6.42 The baseline section of this Chapter stated that there are approximately 1,235 places available at secondary schools in the London Boroughs of Lewisham and Southwark. This surplus capacity will be sufficient to absorb the secondary school demand arising as a result of the Proposed Development. Therefore, the effect is assessed to be **negligible** at the district level and requires no mitigation.

Effect on Primary Healthcare Facilities

- 11.6.43 There are no statutory limits on the number of patients per GP, although many London borough authorities apply an assumption of approximately 1,800 patients per GP for planning purposes.
- 11.6.44 The total resident population expected to be accommodated by the Proposed Development is approximately 4,430-4,495 people.
- 11.6.45 On the basis of the average GP list size above, the Proposed Development would generate demand for around 5 GPs to maintain the current level of provision, or 2.5 to maintain levels of around 1,800 patients per GP.
- 11.6.46 Health-related uses are included within the Proposed Development, which potentially include GP surgeries, sports injury treatment and related activities, and ancillary primary healthcare facilities e.g. pharmacy. Renewal has held discussions with Lewisham Primary Care Trust which has expressed interest in the possible use of space at Surrey Canal for GPs surgeries or other health uses.
- 11.6.47 As such, the effect of the Proposed Development is forecast to provide a **minor beneficial** effect on the local provision of health facilities in the area, as the population generated would be expected to be accommodated by current GP surgeries in the area and through the proposed provision of healthcare facilities on-site. These facilities will potentially provide a locally and regionally significant provision of specialist treatment in the sports field.

Open Space and Children's Play Space

- 11.6.48 A series of publicly accessible open spaces are to be provided as part of the Proposed Development. Firstly, an area of publicly accessible (soft-landscaped) open space known as Bolina Gardens will be incorporated in the north-west of the Site, covering 0.3-0.4 ha. Additionally, Stadium Avenue, a hard-landscaped publicly accessible open space, will be incorporated to the south of the existing stadium, covering between 0.35-0.38 ha.
- 11.6.49 In addition, private communal open space is to be provided on raised courtyards throughout the Site for the use of residents of each plot.
- 11.6.50 As such, the Proposed Development offers a total of between 5,600-6,600 sqm of publicly accessible open space in two locations, and more than 13,000 sqm of private communal open space for residents.
- 11.6.51 Analysis of child play space provision undertaken by Townshends identifies that there is the potential for the Site to accommodate 5,330 sqm of Playable Space. On a plot-by-plot basis, all residential areas will offer the space to satisfy the requirements of the GLA's SPG on

Providing for Children and Young People's Play and Informal Recreation, when incorporating the public provision of a Local Playable Space at Bolina Gardens and utilising roof space where practical.

11.6.52 Older children (aged 12+) will be accommodated by playable space in Bridgehouse Meadows. In addition, excess space on the podium roofs may be suitable for informal meeting and gathering. Sport England (2006) ^(Ref. 11.10.57) identify through case studies that providing formal play/gathering space such as this can help to reduce crime and the perception of crime. It is made clear by the GLA in the SPG on *Providing for Children and Young People's Play and Recreation* (2008) ^(Ref. 11.10.12) that providing facilities for teenagers can help to reduce anti-social behaviour.

11.6.53 Based on modelling of the child yield based on research by Hunt Dobson Stringer into the 2001 Census data, and CORE lettings data from the National Housing Federation (2009), around 6,000-6,600 sqm of playable space would need to be provided on-site to provide each child with at least 10sqm, as outlined below:

Table 11.5: Child Yield and Playspace Requirements

Age Group	No. of Children	Playable Space Required
Under 5s	277-297	2,770-2,970 sqm
5-11s	190-212	1,900-2,120 sqm
12-17s	132-150	1,320-1,500 sqm
TOTAL	599-659	5,990-6,590 sqm

11.6.54 On the basis that the Site has the potential to accommodate 5,330 sqm of playable space in a total area of over 13,000 sqm and around 5,600-6,600 sqm of publicly accessible open space in Bolina Gardens and Stadium Square, the Proposed Development will provide adequate provision of playable space to accommodate the estimated child yield. In addition, off-site provision for older children will be provided at Bridgehouse Meadows, around 100m to the south of the Site. The provision of new, well-designed and equipped, safe and accessible areas for play is considered a **moderate beneficial** effect at the local scale.

Sport, Recreation, Leisure and Community

11.6.55 The Proposed Development at Surrey Canal will provide a significant amount of floorspace dedicated to formal sport and recreation, which will include (but is not limited to) a 6-lane cricket centre, 3-court basketball facilities, indoor 5-a-side football pitches, a leisure centre

with swimming pool, gym, dance studios and day spa, gymnastics facilities, facilities for table tennis, a boxing club and museum and a climbing wall.

11.6.56 This significant level of provision of high-quality sports facilities in an accessible, legible environment of public spaces will encourage residents and visitors to live healthier lifestyles and take part in community groups and events, helping to promote social inclusion and reduce health inequalities.

11.6.57 In addition, the existing Millwall Community Scheme will be accommodated within the scheme within either of Plots Stockholm 1 or 2 (within the 5-a-side football element), secured by planning conditions. The Proposed Development will also include D1 community space which will incorporate nursery, healthcare and assembly floorspace.

11.6.58 The Proposed Development includes the potential provision of a large Multi-faith Religious Centre on-site. This kind of facility will potentially play an important role in meeting the needs of local communities through primarily providing dedicated worship space which will reduce pressure on changing of use of industrial units in the area. In addition, a Multi-faith Religious Centre will house faith groups that provide significant community services, many of which are aimed at or are particularly accessible to vulnerable people. The centre will potentially act as a base for a variety of temporary, part-time and permanent community services.

11.6.59 Given the provision of a regionally-significant sporting village, with aspirations for elite and community provision, the Proposed Development will have a **major beneficial** effect on sport, recreation, leisure and community facilities in the local area, and a **major beneficial** effect at the regional scale.

Crime: Design and Access

11.6.60 The Proposed Development will bring forward a wide range of uses that would help to animate what is currently a largely industrial and inaccessible site. The design of the Proposed Development will be developed to incorporate Secured by Design principles.

11.6.61 Because major development can greatly increase activity and footfall, even where it leads to higher absolute levels of recorded crime it will nonetheless make a place safer in terms of the exposure to the risk of crime experienced by individuals visiting the site. The Home Office guidance note *Safer Places: The Planning System and Crime Prevention (2004)* (Ref. 11.10.58) confirms that: "Attracting a large number of law abiding users is a character of good places. They are also safer."

11.6.62 A number of aspects of the design have the potential to reduce opportunities for crime within the Proposed Development, once it is operational. These features include: CCTV, secure design, active street frontages ensuring constant footfall, and open spaces and public realm with high levels of natural surveillance.

11.6.63 The aspects of the development that address crime and disorder reduction are listed under the headings of the seven attributes of sustainable communities identified in *Safer Places: The Planning System and Crime Prevention* (Home Office, 2004) ^(Ref. 11.10.58) as being particularly relevant to crime prevention,:

- **Access and movement:** The Proposed Development includes publicly accessible open space that will be legible to cyclists and pedestrians. With the exception of Rollins Street and Surrey Canal Road, the street layout will be designed as a shared surface to create a pedestrian friendly environment.
- **Structure:** The Proposed Development includes the separation of ground-floor commercial uses and residential uses above.
- **Surveillance:** All publicly accessible spaces within the Proposed Development are overlooked and the proposed mix of uses will ensure a more active streetscene, promoting natural surveillance.
- **Ownership:** The provision of a number of accessible community facilities and high quality publicly accessible open spaces will engender a sense of social inclusion through providing direct access to facilities and spaces while also fostering a sense of ownership and civic pride due to the high design quality.
- **Physical protection:** Physical protection including CCTV, secure design and safe areas for children to play are included in the design of the Proposed Development. The shared surfaces referenced above will include design measures which delineate traffic from a 'safe space' environment.
- **Activity:** A mix of community facilities, play spaces, commercial elements and sports facilities alongside residential uses will ensure higher footfall and a more active street environment within the Proposed Development.
- **Management and maintenance:** Estate management and maintenance will be in place. The Development Specification identifies that all the areas of publicly accessible open space will be retained and managed by the applicant, or its successors in title.

11.6.64 Collectively, these features to reduce opportunities for crime and improve perceptions of safety are assessed to be **minor beneficial** at the local level and **negligible** at all other levels.

Crime: Related to Existing Use of the Millwall FC Stadium

- 11.6.65 The Proposed Development will include a modern design and layout which will allow for improved crowd management. The Proposed Development includes a number of design protocols, which will help to accentuate the positive features of the development and minimise potential adverse effects on crime and safety for visitors (including fans on matchdays) and new residents, including a generous public realm around the stadium, that avoids overshadowing the avenue and allows for peaks and troughs of pedestrian activity during match days and non-match days.
- 11.6.66 The stadium itself will remain in its current use and operation, with an upgraded appearance to suit that of its new contemporary setting. The proposal is for additional space for bars and restaurants as well as an upgrade of the façade, to create a welcoming environment for fans, visitors and residents.
- 11.6.67 In addition, residential uses will be raised from ground-level in the vicinity of the stadium (above commercial uses at ground floor), which will minimise conflict between residents and football supporters on matchdays.
- 11.6.68 A Dynamic Impact Assessment of the proposals conducted by Peter Newman (2010) ^(Ref. 11.10.59) (included as Technical Appendix 11.3) highlights that after redevelopment a minimum 20 metre wide area will exist around the Stadium, and this is more than sufficient to enhance spectator safety. It further notes that the creation and opening up of new and existing roads together with enhanced pedestrian access and the new railway station will all facilitate the improved ingress, egress and emergency evacuation of the Millwall FC Stadium, affording home supporters more diverse opportunities to approach the Stadium. The planned open space around this new station will afford opportunities to safely marshal and organise departing supporters. Potential increased 'dwell time' can assist those planning and managing crowd movements in predicting and policing both away and home supporters movements and behaviour.
- 11.6.69 Overall, improvements to the Stadium and surrounding public realm, and safeguarding of the long-term future of the area including significant community facilities such as the Millwall Community Scheme are considered **beneficial** aspects of the Proposed Development contributing to social inclusion, reduced fear of crime and an improved environment. Alongside economic and management factors, design is increasingly recognised as a vital part of crime reduction, as shown in the policy section above, with the emphasis of government planning policy and advice focusing on designing out crime. The Proposed Development marks a step change in the quality of the environment at Surrey Canal, with significant benefits in discouraging crime and reducing fear of crime.

Retail

11.6.70 The effect of the Proposed Development on retail has been considered as part of the wider PPS4 Compliance Statement, which includes an appendix specifically relating to the quantitative impact assessment based on the proposed retail floor space of the Proposed Development. This appendix is included as a Technical Appendix to this Chapter (Technical Appendix 11.4).

11.6.71 The PPS4 compliance statement outlines the following points relevant to socio-economics:

- *The Proposed Development is a highly sustainable “sports related” development focused around Millwall Football Stadium. It is not considered the Proposed Development will have an unacceptable impact on any centre or floorspace of archaeological importance.*
- *It is not considered the Proposed Development will adversely affect LB Lewisham’s aspirations regarding the regeneration of Lewisham Town Centre. The key scheme in achieving this is the Lewisham Gateway Scheme which has planning permission for a development of circa 12,000 sq m gross of retail floorspace in addition to office, residential, education and leisure uses. This proposal will significantly enhance an underused area of Lewisham Town Centre and provide good quality modern retail floorspace which should attract new national multiples Lewisham and therefore significantly increase the town’s retail offer.*
- *The proposals for Surrey Canal are specific to the Surrey Canal area and comprise an entirely different function and role and quantum of floorspace to proposal at Lewisham Gateway. In particular, the retail element is significantly smaller (approximately only 30% of the floorspace figure for the Lewisham Gateway Scheme) and designed to perform a local shopping role only.*
- *There is sufficient capacity from available expenditure arising from the new housing to support the new local shopping proposed. In addition, it is anticipated that some 20% of the new retail floorspace turnover will be from outside the application site due to the visitor numbers associated with the stadium coupled with the significant new office and multi-faith elements proposed which will also provide a ready market of customers for the new shopping floorspace.*
- *As a consequence of the very local nature of the shopping provision proposed, it is not considered that the proposal will have any adverse impact on in-centre trade/turnover or trade within the wider area. Although New Cross Gate and New Cross Centres principally comprise local independents, these are considered to be sufficiently distant from Surrey*

Canal not to be affected by the new local shopping provision proposed given the level of available expenditure.

- *The proposals by LB Southwark in respect to Canada Water are significant and to seek to regenerate the area around Canada Water and the Surrey Quays Shopping Centre. LB Southwark published the Canada Water Area Action Plan (AAP) in January 2010 which confirms the aspiration to strengthen Canada Water's role as a shopping destination expanding the amount of retail space by circa 35,000 sq m providing a more diverse range of shops than at present and including a new department store.*
- *The amount of retail floorspace proposed at Canada Water is considerably greater than that which forms part of the Proposed Development. Indeed, the 3,600 sq m of A1/A2 floorspace promoted as part of the Proposed Development is some 10% of the approximate 35,000 sq m of retail floorspace proposed at Canada Water.*
- *The proposals for Canada Water are considerably larger than that proposed at Surrey Canal and the centre has its own distinct catchment. It is not considered that the proposals for major new national multiples (including a department store) at Canada Water are likely to be impacted upon by the local neighbourhood shopping facilities included as part of the Proposed Development.*
- *As such, it is not considered that the proposal will have any adverse impact on in centre trade/turnover or trade within the wider area.*

Amenity, Health and Well-being

11.6.72 The specific effects of the individual aspects of the development on health are outlined in chapters elsewhere in the Environmental Statement, for example in noise and vibration, and air quality chapters. This section considers the wider socio-economic effect of the Proposed Development on amenity, well-being and health, particularly through the provision of new homes, new employment, enhanced publicly accessible open space and community facilities as part of a high-quality urban environment.

11.6.73 The Proposed Development will open up an area of land that is currently relatively inaccessible to the general public, given its use as industrial / warehouse / employment space. The mix of uses within the Proposed Development including employment floorspace, high quality publicly accessible open space, community uses, and market and affordable housing will combine to bring a new mixed community to the New Cross ward and the new mixed community and facilities provides opportunities for social interaction between residents, workers and visitors.

- 11.6.74 Access to employment and being in work increases positive health benefits and well-being, and makes it easier to pursue a healthy lifestyle, with income being one of the strongest indicators of health and disease in public health research. Unemployment, conversely, is often related to an increased risk of poor physical and mental health and premature death (NHS London Healthy Urban Development Unit, 2009) ^(Ref. 11.10.60). As the Proposed Development provides a net uplift in employment, this is considered a beneficial effect in terms of health and well-being.
- 11.6.75 Access to affordable, decent standard housing is essential to public health, particularly for vulnerable groups, for example elderly or young people, and low-income groups. The Marmot Review (Marmot, 2010) ^(Ref. 11.10.61) identified that bad housing conditions – which also includes factors such as homelessness, temporary accommodation, overcrowding, insecurity, and housing in poor physical condition – constitute a risk to health, and this is most likely to affect the more vulnerable groups in society.
- 11.6.76 As such, making provision for accessible, adaptable, well-designed and constructed housing in a range of tenures therefore has the potential to improve health wellbeing, and will help to redress the significant inequalities and levels of housing deprivation.
- 11.6.77 GLA Best Practice Guidance *Health Issues in Planning* (GLA, 2007) ^(Ref. 11.10.62) highlights that accessibility to public services, especially health facilities, has a direct positive effect on human health and new facilities should be accessible to those with special needs and foster sustainable communities.
- 11.6.78 In terms of the physical environment, reducing dependence on vehicles and providing secure, convenient and attractive public open space can lead to more physical exercise participation in local residents, and reduce the risk of negative health effects associated with a sedentary lifestyle, such as heart disease and strokes, while also having a positive impact on mental health issues such as depression (NHS London Healthy Urban Development Unit, 2009) ^(Ref. 11.10.60). Generally, good access to high quality environments for physical activity is associated with an increase in the frequency of its use.
- 11.6.79 New buildings and potential upgrade of some existing structures will help to improve the physical environment of the area utilising high quality design. The Millwall FC Stadium will be subject to a façade upgrade and / or recladding.
- 11.6.80 Most of the surrounding uses, to the south and west of the Site, are residential. The industrial uses around the Site are largely separated from the Site by railway embankments, which will minimise any conflicts between these uses.

11.6.81 In summary, the Proposed Development will offer significant benefits of the wider determinants of public health and well-being, primarily through the provision of new, affordable, decent homes, opportunities for employment, community facilities, significant opportunities for physical activity in a broad range of high quality indoor sports facilities, public amenity space, a perceived improvement of community safety, and a well-designed mixed-use urban space with active frontages and a quality public realm.

Equalities

11.6.82 The Greater London Authority (GLA) has prioritised particular sections of the population as equality target groups, including women; black, Asian and minority ethnic (BAME) people; young people and children; older people; disabled people; lesbians; gay men; trans people and people from different faith groups. The main objective of equality impact assessment has been to ensure public policies and programmes are implemented fairly, in particular with regard to their impact on the target groups identified above.

11.6.83 There are certain aspects of the Application that will have impacts on particular equalities target groups:

- Disability - effect of design on accessibility;
- Race - effect of affordable housing provision on target groups; and
- Age - effect of design and housing provision on children, and older people.

11.6.84 The homes, hotel, retail and community facilities in the Proposed Development will be provided to modern design and accessibility standards. In addition, all homes will be built to Lifetime Homes standards as a minimum, with 10% of all units provided across all tenures throughout the Proposed Development will be wheelchair accessible or designed so as to be easily adaptable for wheelchair users, and will accord with the standards set out in the *South East London Housing Partnership Wheelchair Homes Design Guide (2009)* ^(Ref. 11.10.63) or other guidance/standards as agreed with the local planning authority over time. These modern design standards offer significant improvements in accessibility, and will benefit potential future residents or visitors with disabilities, older people with mobility difficulties, and other groups such as parents with children. The Proposed Development will significantly increase the local provision of accessible built space - a beneficial effect at the local level.

11.6.85 In total a significant number of social rented units in a range of sizes will be provided with the allocation of these dwellings subject to the usual legal protections on equalities.

11.6.86 While not discriminating in favour of any particular group, the allocation of social housing to reflect need can be expected to offer significant benefits to children and also BAME residents. By the nature of its location and the ethnic make-up of the local population, provision of social rented housing on this Site would be expected to have a beneficial effect at the local level on alleviating the housing problems faced by some BAME residents.

11.6.87 Provision of new social housing will also be expected to benefit children and families. Lettings policies prioritise the re-housing of families living in temporary, unfit, overcrowded or unsuitable accommodation. The CORE Lettings dataset shows that 36% of all people placed in social rented accommodation in Lewisham from 2002-7 were children (compared to approximately 20% of the general population of the borough who are children), and that 50% of all lettings were to families. The Proposed Development will, therefore, provide new social rented homes that help alleviate housing problems faced by poor families, establishing a new attractive environment complete with amenity areas.

11.6.88 In terms of employment, with a mixture of commercial, hospitality and healthcare uses, the Proposed Development will offer a range of different jobs with different skill levels, and there will be many uses that will provide opportunities for local people requiring entry-level jobs.

11.6.89 The retail and hotel floorspace provided as part of the Proposed Development will be particularly important for local employment as it provides many opportunities that are suitable for people without high level qualifications. An analysis of 2001 Census data shows that in London, approximately 30% of all employees live within 5 km of their workplace, whereas in the wholesale, retail, hotel and restaurant sectors more than 40% of people live this close to their place of employment.

11.6.90 Such employment is therefore of particular benefit to local deprived areas, with a high proportion of BAME residents. In addition, research by the GLA (2006) ^(Ref. 11.10.64) found that retail jobs in London go disproportionately to a number of key equalities target groups, including young people, women, and BAME people.

11.6.91 Overall, the Proposed Development is assessed to be neutral with respect to equalities.

11.7 Opportunities for further mitigation measures

11.7.1 There are some significant environmental effects that will result from the demolition, construction and operation of the Proposed Development, and these will require mitigation.

11.7.2 As part of the demolition and construction phases, existing employment floorspace will be lost at Surrey Canal. Renewal have made a policy of informing all of the existing tenants of

progress on the Planning Application and the likely timescales for the relevant phase that their units is located to ensure that they can manage their business and property matters. In addition, the phasing of the Proposed Development from south to north over the 15 year construction period will mean that not all existing employment will be lost at phase 1, and will remain on-site until demolition of that specific phase.

11.7.3 Following the submission of the Planning Application Renewal intend to engage further with both tenants of the existing estate and the estate to be acquired to inform them of the proposed time frame and to provide a single point of information that enables them to easily search the availability of alternative premises in advance of the relevant phase of the regeneration.

11.7.4 In terms of the displacement of existing employment uses on-site, The existing B1, B2, B8 area on the Surrey Canal Site equates to 22,155 sqm which includes Guild House on Rollins Street that will be retained within the masterplan. The B1 uses within the Site will re-provide 10,000-15,000sqm. A Study has been undertaken by Renewal (2010), included in Appendix 11.2, which outlines that there is a significant level of vacancy in industrial/warehouse employment units within the local area.

11.7.5 The 15 year construction period will also have local effects on amenity, disruption to access and services, and environmental effects. This will be a temporary negative effect, and will be mitigated through Construction activities being subject to a Site Wide Code of Construction Practice (COCP) which will be prepared in consultation with London Borough of Lewisham. These elements, relevant to socio-economic assessment, will include the following environmental management control measures to minimise and where possible negate adverse effects, and are assessed elsewhere in the Environmental Statement:

- Dust suppression and air quality controls;
- Noise and vibration techniques;
- Waste management and recycling strategy;
- Results of site investigations and proposals to deal with environmental issues;
- Site management requirements to deal with environmental issues;
- Construction logistic proposals;
- Ecology proposals; and
- Archaeology proposals.

11.7.6 Given that development can create opportunities for crime that may not exist on a site, new development can often lead to unavoidable increases in recorded crime in an area. It may not always be possible, therefore, to demonstrate that a development will reduce total recorded

crime locally, and so it is important to consider what steps can be taken to design out or manage out crime and fear of crime in order to minimise the effect. These features include, as part of the design of the scheme: CCTV, secure design, active street frontages ensuring constant footfall, and open spaces and public realm with high levels of natural surveillance. As such, the potential negative effects of the development on crime can be mitigated through the design features of the Proposed Development itself.

11.7.8 As noted, the increase in population in the operational stage of the Proposed Development will have a minor adverse effect on existing community facilities, particularly primary healthcare and education through the requirement for local primary and secondary school places and GP provision. There is no defined education provision planned on-site, therefore mitigation will consist of planning contributions to provide off-site provision secured through planning conditions. The Proposed Development will include an element of space for primary healthcare uses, which would mitigate against the effects of the new resident population on GP list sizes locally.

11.7.9 The employment, spending, and housing effects predicted as a result of the construction and operational phases of the Proposed Development, in terms of socio-economics and population receptors, are assessed as beneficial, and therefore do not require additional mitigation.

11.8 Summary of residual effects

11.8.1 The significant socio-economic environmental effects of the Proposed Development are largely beneficial, and therefore do not require additional mitigation, other than that referred to in the preceding section. The following table summarises the residual effects and their significance.

Table 11.6: Summary of Residual Effects

Effect	Details	Significance
Construction: Direct Employment	700 FTE construction jobs, including local training and jobs brokerage initiatives	Minor Beneficial
Construction: Amenity and Disruption	Effects on amenity, disruption to access and services, and environmental effects	Negligible, following mitigation

Housing and Population	Provision of up to 2,500 units in a range of sizes and tenures	Major Beneficial
Child Yield / Education	Up to 214-236 primary school aged children and 110-125 secondary school aged children	Minor Adverse (req. mitigation, potentially through contributions)
Healthcare	Up to 4,430-4,495 residents expected to occupy the new units would imply a need for the equivalent of around 2.5 GPs to maintain the current level of provision	Negligible due to proposed health provision on-site
Operational Employment	Net increase of up to 1,519 FTE potential workspaces in a range of positions, including entry-level jobs	Major Beneficial
Additional Local Spending	£40.4 million annually in additional household spending and up to around £2.3m annually in spending by additional workforce based on maximum parameters.	Major Beneficial
Tourism and Hotel	Tourist draw and expenditure of up to £4.1 million per year in local area based on maximum parameters	Major Beneficial
Sports, Recreation, Leisure and Community	Provision of regionally-significant sporting facilities and community facilities including for assembly and health uses.	Major Beneficial
Public Open Space and Play Space	5,600-6,600 sqm of publicly accessible open space in two locations, and over 13,000 sqm of private communal open space for residents	Moderate Beneficial

11.9 Assessment of cumulative effects

- 11.9.1 A cumulative assessment of the Proposed Development has been undertaken in the context of schemes in the vicinity which already have planning permission or are under construction.
- 11.9.2 The cumulative developments would be expected to deliver a number of social and economic effects through increased homes and therefore residents including children, along with the provision of new commercial floorspace creating jobs and promoting visitor and employee expenditure.
- 11.9.3 The assessment of residential units is based on a uniform tenure split for each of the cumulative developments based on a similar average model to the sizes and tenures of units at the Proposed Development. The employment generation is based on the methodology outlined above, using ARUP/English Partnerships Employment Densities: A Full Guide (2001).
- 11.9.4 The residential element of the cumulative developments, including the 2,500 units at Surrey Canal, totals around 13,000 additional homes in north Lewisham and Southwark. Applying an average estimated household spend of £310 per week on goods and services, this would create an additional £209.5m per year in local household expenditure. In the context of this cumulative expenditure, the £40.4m annual household expenditure generated by the Proposed Development is considered a **major beneficial** effect.
- 11.9.5 The cumulative developments will also include an element of commercial floorspace, with office, leisure, hotel and community floorspace, equating to up to an estimated 13,000 FTE jobs including those created at the Proposed Development. The additional 13,000 FTE positions would therefore be expected to cause an increase in local expenditure by employees of around £17.4m per year, of which up to £2.3m would be from the net uplift in employment floorspace Proposed Development.
- 11.9.6 Altogether, the cumulative developments would deliver around 13,000 homes in a range of tenures and sizes. Applying a similar average model of tenure and size mix from the Proposed Development to schemes where detailed tenure and size mix is unavailable leads to an estimated total population of around 22,800 people, of which 2,287 would be expected to be children. Of these children, around 860 would be primary school-aged and 390 would be secondary school-aged. The new population in these cumulative developments will increase pressure on local facilities such as primary healthcare and education. However, the developments will include some element of education and community provision on-site through the re-developed Tidemill Primary School and new library at Deptford Lounge and the Leisure Centre within the Giffin Street Masterplan Area, and the Convoys Wharf development is due to provide an additional new school.

- 11.9.7 Based on an assessment of capacity at local education facilities, the increased population would increase pressure on primary and secondary school places in the local area. Given the scale of cumulative development in the area, it is likely that there will be a need to mitigate the effect of the Proposed Development as part of the broader investment in north Lewisham's infrastructure. In the context of a cumulative increase of up to 860 primary and 390 secondary-age children in nearby Developments, the Proposed Development would therefore be expected to have a **minor adverse** effect on existing education capacity before mitigation.
- 11.9.8 The cumulative increase in the local population of around 22,800 people would put pressure on local GP surgeries in north Lewisham and Southwark. At present, the combined Local Authorities have an average list size of around 1,200 patients per GP (NHS Business Services, 2010). Given that the most frequently used planning assumptions take an average of 1,800 patients per GP as being considered acceptable, it is likely that the additional population will create demand for around 13 new GPs. In the context of the increased demand for GPs from cumulative developments, the effect of increased population at the Proposed Development is therefore considered negligible due to the proposed on site provision of health space.
- 11.9.9 In addition, the cumulative developments include potential healthcare space at the Proposed Development and Eileen House, and Convoys Wharf is due to provide a new 4-6 GP Surgery. Consultation with LB Lewisham has identified that there is currently vacant floorspace with the capacity to incorporate additional local healthcare services, potentially GPs, at the recently opened Waldron Health Centre at Stanley Street, next to New Cross Rail Station. In addition, the New Cross Gate NDC Neighbourhood Centre, including an integrated GP centre and pharmacy, is a committed development.
- 11.9.10 The cumulative developments have all been subject to standard planning criteria in terms of design, accessibility and safety, and will all offer a significant physical improvement to streetscene and public realm, with a variety of soft and hard landscaped public space suitable for play and recreation.

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