

7. Socio-economics

Environmental Statement

Volume I

7 Socio-economics

Introduction

- 7.1 This chapter of the Environmental Statement (ES) reports the findings of an assessment of the likely significant effects on socio-economics as a result of the proposed Peel Centre Hybrid Planning Application (hereafter referred to as the 'Proposed Development') in the London Borough of Barnet (LBB).
- 7.2 This chapter describes the national, regional and local policy context; assessment methods used; baseline conditions; potential direct, indirect and induced effects during demolition and construction and operational phases of the Proposed Development; wider development socio-economic effects; mitigation measures and relevant residual effects. It comprises:
- An economic impact assessment, including employment impact on the labour market and additional local spending;
 - An assessment of the provision of additional housing including affordable housing; and
 - A review of other relevant socio-economic effects, including the demand for social infrastructure such as education, primary health care, open space and provision of sports facilities as well as a review of the additional provision of retail floorspace.
- 7.3 The potential for socio-economic effect interactions and combined effects ('Type 1' effects) and combined cumulative socio-economic effects ('Type 2' effects) of the Proposed Development with other development schemes are discussed in **Chapter 18: Effect Interactions and Cumulative Effects**.
- 7.4 This assessment and ES chapter has been produced by URS.

Planning Policy Context

National Planning Policy and Guidance

National Planning Policy Framework (2012)

- 7.5 The National Planning Policy Framework (NPPF) (Ref. 7-1) was adopted in March 2012 and sets out the Government's economic, environmental and social planning policies for England. These policies outline the Government's vision of sustainable development, which should be interpreted and applied locally to meet local and community aspirations. Paragraph 17 of the NPPF sets out that planning should 'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs'. Paragraphs 18 to 21 of the NPPF outline the Government's commitment to securing economic growth through the planning system.
- 7.6 NPPF supersedes the majority of previous National Planning Policy Guidance (PPG) and Planning Policy Statements (PPS) (with the exception of PPS10: Planning for Sustainable Waste Management) and provides overarching guidance on the Government's development aims.
- 7.7 With respect to economic development, local planning authorities should ensure that they:
- *'Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
 - *Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated requirements over the plan period;*
 - *Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
 - *Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*
 - *Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*

- *Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.'*

- 7.8 With respect to community and social infrastructure, the NPPF identifies key principles that local planning authorities should ensure that they take into account, including:
- *Support for 'local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs';*
 - *Ensuring the vitality of town centres by safeguarding 'retail, leisure, commercial, office, tourism, cultural, community and residential development';*
 - *Emphasising the importance of 'local shops, meeting places, sports venues, cultural buildings, public houses and places of worship';*
 - *The potential to minimise journey lengths when people access shopping, leisure, education and other activities;*
 - *The requirement to plan for the needs of different groups within communities, taking into account young and older people's needs; and*
 - *Planning positively for the provision and use of shared spaces and community facilities, e.g. community halls, schools, leisure and recreational opportunities.'*
- 7.9 There is also an emphasis on encouraging strong, vibrant and healthy communities by creating a good quality built environment, with accessible local services that reflect community needs and support well-being. The NPPF states that 'access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities'.
- 7.10 The NPPF also notes the importance the Government attaches 'to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities'.
- 7.11 The Government's key housing objective is to increase significantly the supply of housing and deliver a wide choice of high quality homes that people want and need. This is important in order to create sustainable, inclusive and mixed communities.

Regional Planning Policy and Guidance

The London Plan – Spatial Development Strategy for Greater London (2011)

- 7.12 The London Plan 2011 (Ref. 7-2) was formally adopted in July 2011. Subsequently, in June 2012 the London Plan was revised with early minor alterations which are taken into account below (Ref. 7-3). These alterations aim to ensure that the London Plan is fully consistent with the Government's National Planning Policy Framework (Ref. 7-1). The London Plan 2011 sets out an integrated social, economic and environmental framework for the future development of London to 2031. The context and nature of the Proposed Development is relevant to a number of London Plan policies:
- Policy 2.13, regarding Opportunity Areas and Intensification Areas, identifies the Colindale and Burnt Oak Opportunity Area, where the Site is located, as one of the 33 Opportunity Areas in London. It states that 'Development proposals within opportunity areas and intensification areas should:
 - *'Seek to optimise residential and non-residential output and densities, provide necessary social and other infrastructure to sustain growth, and, where appropriate, contain a mix of uses;*
 - *Contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or indicative estimates for employment capacity set out in Annex 1, tested as appropriate through opportunity area planning frameworks and/or local development frameworks. For the Colindale and Burnt Oak Opportunity Area the London Plan identifies a minimum of 12,500 new homes;*
 - *Realise scope for intensification associated with existing or proposed improvements in public transport accessibility, such as Crossrail, making better use of existing infrastructure and promote inclusive access including cycling and walking; and*

- Support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas especially areas for regeneration’.
 - Policy 3.1: ‘Ensuring Equal Life Chances for All’ presents the Mayor’s commitment to ensuring equal life chances for all Londoners, borne out of the recognition that meeting the needs of particular groups and communities is key to addressing inequalities and fostering diverse communities;
 - Policy 3.3: ‘Increasing Housing Supply’ states that the Mayor will seek provision of ‘at least 33,400 homes across London annually, with the target being reviewed in 2015-16. The boroughs will be required to monitor housing capacity and provision, and identify new and existing housing proposal sites for inclusion in their Local Development Frameworks (LDFs)’;
 - Policy 3.6: ‘Children and Young People’s Play and Informal Recreation Facilities’ aims to ensure ‘that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation’ facilities. Developments which include residential provision should make provision for play and informal recreation, where possible;
 - Policy 3.11: ‘Affordable Housing Targets’ seeks to ‘maximise affordable housing provision by seeking an average of at least 13,200 more affordable homes per year over the plan period’. (This replaces the Borough specific affordable housing targets of the London Plan in favour of the Boroughs setting their own targets to be achieved over the plan period);
 - Policy 3.12: ‘Negotiating Affordable Housing on Individual Private Residential and Mixed use Schemes’ states that ‘the maximum reasonable amount of affordable housing should be sought on these schemes having regard to;
 - Current and future requirements for affordable housing at local and regional levels;
 - Affordable housing targets;
 - The need to encourage rather than restrain residential development;
 - The need to promote mixed and balanced communities;
 - The size and type of affordable housing needed in particular locations; and
 - The specific circumstances of individual sites.’
 - Policy 4.7: ‘Retail and Town Centre Development’ notes the Mayor’s support for ‘bringing forward capacity for retail, commercial, culture and leisure development in town centres’, where the size, scale and function of the development is appropriate. ‘Retail, commercial and leisure development should be focused on sites within town centres, or if no in-centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport’;
 - Policy 4.8: ‘Supporting a Successful and Diverse Retail Sector’ promotes the Mayor’s support for sustainable access to goods and the creation of a ‘successful, competitive and diverse retail sector’ which serves Londoners at a local level, as well as having national and international appeal; and
 - Policy 4.12: ‘Improving Opportunities for All’ seeks to improve access to employment and employment opportunities for Londoners, supporting local employment, development and training.
- 7.13** The London Plan sets out a public open space hierarchy that provides benchmarks for the provision of open space to meet the needs arising from residential development. Table 7-1 presents this hierarchy.

Table 7-1 Open Space Hierarchy in London

Open Space Categorisation	Guidelines on Size of Site (Hectares)	Distances from Homes to Open Spaces (km)
Regional Parks	400	3.2-8
Metropolitan Parks	60	3.2
District Park	20	1.2
Local Parks and Open Spaces	2	0.4
Small Open Spaces	<2	<0.4
Pocket Parks	<0.4	<0.4
Linear Open Spaces	Variable	Wherever feasible

Source: The London Plan, 2011 (Ref. 7-2)

Revised Early Minor Alterations to the London Plan (October 2013)

- 7.14** The Mayor has published revised early minor alterations to the London Plan in October 2013 (Ref. 7-3). These are aimed at ensuring that the London Plan is fully consistent with the Government’s NPPF.
- 7.15** There are two minor alterations of relevance to this assessment. Policy 3.10 redefines ‘affordable housing’ to include affordable rented dwellings as well as social rented and intermediate tenure dwellings. Policy 3.11 recommends the percentage split of these three affordable housing tenures within residential schemes.

Draft Further Alterations to the London Plan (2014)

- 7.16** On 15 January 2014, the Mayor published Draft Further Alterations to the London Plan (FALP) (Ref. 7-4) for a twelve week period of public consultation. The alterations are aimed at ensuring that the London Plan is a London expression of the Government’s NPPF, and that key housing and employment issues emerging from an analysis of census data, released after 2011, are addressed; particularly the need to plan for the housing and economic capacity needed for London’s sustainable development. Specific changes of relevance to socio-economics include a proposed increase to the target for new homes from 32,200 per annum to 42,000 per annum. For LBB where the Proposed Development is located, this entails an increase from 2,255 homes per annum currently, to 2,349 homes per annum.

Shaping Neighbourhoods: Children and Young People’s Play and Informal Recreation Supplementary Planning Guidance (2012)

- 7.17** The 2012 Greater London Authority (GLA) Supplementary Planning Guidance (SPG) ‘Shaping Neighbourhoods: Children and Young People’s Play and Informal Recreation’ (Ref. 7-5) was published in September 2012.
- 7.18** The SPG guides the implementation of the London Plan 2011 Policy 3.6 ‘Children and Young People’s Play and Informal Recreation Strategies’ which states that “planners, developers, designers and architects should promote a culture that accommodates the presence of children in the built environment, encouraging playable spaces and making London a child friendly city”.
- 7.19** The SPG states a recommended benchmark standard of 10 square metres (any space to be accessible to the newly resident children and young people living within new developments). Existing play space provision can contribute towards this requirement. Where private gardens are to be provided as part of a development, this may count towards provision for children below the age of five. For developments expected to accommodate over 80 children, provision for children of all ages must be on-site. However, this provision may include landscaped open space and is not limited to designated play spaces.
- 7.20** The SPG sets levels of accessibility to play space for new developments according to age groups. This breakdown is presented in Table 7-2.

7 Socio-economics

Table 7-2 Accessibility to Play Space (Future Provision)

Age Group (years)	Maximum Walking Distance from Residential Unit (Taking into Account Barriers) (m)
Under 5s	100
5 - 11 years old	400
12+	800

Source: The London Plan, 2011 (Ref. 7-2)

London Housing Strategy (2013)

- 7.21** The GLA's draft document 'Homes for London 'London Housing Strategy' (Ref. 7-6) was published in November 2013 for consultation, with expected adoption in 2014. The document sets out the Mayor's policies to increase the supply of well-designed housing of all tenures to levels not seen since the 1930s, in order to meet the needs of London's growing population and particularly to support working households.
- 7.22** Subsequent to the 'GLA Act' 2007 (Ref. 7-7) a housing strategy for London became a statutory requirement. There is a strong inter-relationship between the housing strategy and the Mayor's London Plan (Ref. 7-2).
- 7.23** This strategy sets out aims in four key areas of intervention:
- On finance through the implementation of a long-term settlement for housing, with greater autonomy over property taxes and borrowing;
 - On product through an increased offer of support to the working Londoners critical to economic growth;
 - On land through fully exploiting the potential for increased levels of housing in highly accessible areas; and
 - On quality through building to high and consistent design standards.
- 7.24** Expanding on the Mayor's Vision for London, the strategy sets out a challenging ambition to build at least 42,000 new homes per annum for the next ten years, at least 15,000 of which should be affordable, and 5,000 for long-term market rent.

Local Planning Policy

London Borough of Barnet Core Strategy Development Plan Document (2012)

- 7.25** The Planning and Compulsory Purchase Act 2004 (Ref. 7-8) introduced a new two-tiered plan system, made up of the Regional Spatial Strategy and the Local Development Framework. Since 2012 and the introduction of the NPPF, Local Development Frameworks have been known as Local Plans. The Local Plan is comprised of a portfolio of Local Development Documents (LDDs) and a number of Supplementary Planning Documents (SPDs). Its main document, the Core Strategy, sets out the general spatial vision and objectives in the Local Plan.
- 7.26** LBB's Core Strategy Development Plan Document (DPD) (Ref. 7-9) was adopted in September 2012 and replaces the Unitary Development Plan (UDP) with the exception of 13 'saved' policies for Brent Cross Cricklewood. It identifies the key issues and the social, economic and environmental objectives for future development and is a key driver in delivering sustainable development within the LBB.
- 7.27** The Core Strategy's strategic objectives aim to:
- Manage housing growth to meet housing aspirations;
 - Meet social infrastructure needs;
 - Promote Barnet as a place of economic growth and prosperity;
 - Provide safe, effective and efficient travel;
 - Promote strong and cohesive communities;
 - Promote healthy living and well-being;
 - Protect and enhance the suburbs;
 - Ensure efficient use of land and natural resources; and

- Enhance and protect our green and natural open spaces.

7.28 The adopted Core Strategy policies of relevance to this assessment include:

- Policy CS3: 'Distribution of growth in meeting housing targets' states that the Council expects in the range of 28,000 new homes to be provided over the planning period to 2026. A focus of this growth will be within the North West London – Luton Coordination Corridor including the regeneration and development areas of Brent Cross – Cricklewood, Colindale and Mill Hill East. Colindale is expected to provide in the region of 8,120 new homes up to 2026. Approximately 4,500 of these are expected to be delivered by 2016, with a further 3,320 to be delivered by 2021 and a further 300 new homes to be delivered by 2026.
- Policy CS4: 'Providing quality homes and housing choices in Barnet' aims to create successful communities by ensuring a suitable mix and range of dwellings sizes and types within the borough. It is expected that a minimum target of 5,500 new affordable homes is met by 2026 and a borough wide target of 40% affordable homes will be sought on sites providing 10 or more dwellings. The policy also seeks to ensure that a mix of 60% social rented and 40% intermediate housing is achieved.
- Policy CS7: 'Enhancing and protecting Barnet's open spaces' aims to maximise the benefits that open space can deliver residents by protecting open spaces including Green Belt and Metropolitan Open Land. The policy supports the enhancement of existing open space and seeks to address increases in demand for open space through securing the provision of new open space in identified growth areas including 5ha within Colindale. The policy will also seek to secure improvements to open space including the provision of child play space and sports facilities where opportunities arise from all developments that create an additional demand for open space.
- Policy CS8: 'Promoting a strong and prosperous Barnet' aims to ensure that the local economy provides opportunities for economic advancement. The policy supports the delivery of 1,500 new jobs within the growth areas including Colindale by 2021. A target of 161,000m² of business space is intended to be delivered by 2026 through attracting business growth as part of the Brent Cross – Cricklewood development with further provision in other key growth areas.
- Policy CS10: 'Enabling inclusive and integrated community facilities and uses' aims to ensure that community facilities including schools are provided for Barnet's communities. The Council will seek to allocate sites for development that are capable of providing new school premises.

London Borough of Barnet Local Plan Development Management Policies (DPD) (2012)

- 7.29** The Development Management Policies DPD (Ref. 7-10) replaces the UDP and sets out the borough wide planning policies that implement the Core Strategy and will be used to deliver the long-term spatial vision and strategic place-shaping objectives in Barnet.
- Policy DM07: 'Protecting housing in Barnet' states that the loss of residential accommodation will not be permitted unless it involves identified regeneration areas which provides for the net replacement of the total residential units.
 - Policy DM08: 'Ensuring a variety of sizes of new homes to meet housing demand' outlines the Council's commitment to providing an appropriate mix of dwelling sizes and types with particular preference for three bedroom social rented housing, three to four bed intermediate housing and three to four bed market housing.
 - Policy DM15: 'Green belt and open spaces' outlines that within areas "which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the Council will expect on site provision". The policy requires the provision of 1.63ha of park space per 1,000 residents, 0.09ha of children's play space per 1,000 residents, 0.75ha of sports pitches per 1,000 residents and 2.05ha of natural green spaces per 1,000 residents.

London Borough of Barnet: Supplementary Planning Document Planning Obligations (April 2013)

- 7.30** The LBB's adopted SPD on planning obligations (S106) (Ref. 7-11) explains and interprets the approach to planning obligations which will be required by LBB's Community Infrastructure Levy (CIL). The SPD sets out

7 Socio-economics

guidance on how to assess demand arising from new developments for social infrastructure such as educational and open space demands.

London Borough of Barnet: Colindale Area Action Plan (June 2009)

- 7.31 The LBB's Colindale Area Action Plan (AAP) (Ref. 7-12) was published in June 2009. It sets out the framework for future development and change within the Colindale area.
- 7.32 One of the AAP's key objectives is to "identify and promote specific opportunities for new mixed use and residential development that will contribute significantly to the strategic housing and employment targets outlined in the London Plan". In support of this vision, the AAP outlines the potential for Colindale to accommodate approximately 10,000 new residential homes of which a 50% affordable housing target should be sought (although this has since been superseded by the revised London Plan minimum target of 12,500 new homes). The AAP also seeks to ensure the creation of between 500 to 1,000 new jobs within Colindale.
- 7.33 In regards to social infrastructure, the AAP identifies the need for an additional four forms of entry (FE) in primary schools within Colindale, of which a two form of entry primary school could be accommodated on the Peel Centre East site. Demand for new health facilities are also identified and it is envisaged that these facilities will be provided based on the LBB's 'Hub and Spoke' model of primary care provision. The provision of a 5ha park with publicly accessible sports and leisure facilities is also envisaged for the Peel Centre East Site within which the Proposed Development lies.

Assessment Methodology and Effect Significance Criteria

- 7.34 This section of this ES chapter presents the following:
- Identification of the information sources that have been consulted throughout preparation this chapter;
 - Details of the consultation undertaken with respect to socio-economics;
 - The methodology behind the assessment of socio-economic effects, including the criteria for the determination of the sensitivity of the receptor and the magnitude of change from the existing or 'baseline' condition;
 - An explanation as to how the identification and assessment of potential socio-economic effects has been reached; and
 - The significance criteria and terminology for assessment of the residual effects to socio-economics.
- 7.35 The assessment methodology will be presented for both the Detailed (access and Development Stage 1) and the Outline Components of the Proposed Development.
- 7.36 The following sources of information that define the Proposed Development have been reviewed and form the basis of the assessment of likely significant effects on socio-economics:
- Detailed components of the Proposed Development:
 - The Development Schedule, which contains the proposed residential unit numbers, size mix and non-residential floorspace within Development Stage 1; and
 - The detail architectural and landscape plans.
 - Assumed indicative mix for the Detailed Components of the Proposed Development including the proposed housing mix and an indicative assumption on tenure mix.
 - Outline components of the Proposed Development:
 - Illustrative mix for the Outline Components of the Proposed Development including the indicative housing and tenure mix;
 - The Development Schedule, which contains the maximum site wide housing unit numbers and non-residential floorspace, and the indicative residential unit size mix for the outline phases; and

- The Parameter Plans.

- 7.37 The housing mix used to estimate the population and child yield for the Detailed Components of the Proposed Planning permission, is based on the fixed housing mix proposed and for the purposes of this assessment an indicative tenure mix has been assumed. As the precise mix and tenure split of the housing within the Outline Components of the Proposed Development is not proposed to be fixed, a minimum and a maximum indicative mix have been used for the purpose of this assessment.

Assessment Methodology

- 7.38 The following assessment seeks to establish the potential economic and social effects of the Proposed Development and assess these against current baseline conditions. The effects of the Proposed Development are considered at varying spatial levels according to the nature of the impact considered. This approach is consistent with the Homes and Communities Agencies (HCA) 'Additionality Guide', 4th Edition' (Ref. 7-13).
- 7.39 The principal economic effects of the Proposed Development are considered relative to Greater London, as this represents the principal labour market catchment area. The principal labour market is commonly known as the Travel to Work Area (TTWA) and can be derived by analysing 2001 Census data¹ (Ref. 7-14). The LBB is highly accessible from all areas of Greater London, and is likely to be served by labour from all boroughs across Greater London. This labour market also incorporates the population that may reasonably be expected to travel to and benefit from the Proposed Development.
- 7.40 Effects on social and community infrastructure are assessed by various geographical effect areas, according to the latest socio-economic data or policy standards available. For example, proximity to pocket parks (small public open spaces less than 0.4ha in size) is assessed within a catchment of 0.4 kilometres (km) from the Site as per the GLA Open Space Hierarchy (Ref. 7-2). The Proposed Development is unlikely to be able to influence open space provision at the regional and metropolitan level.
- 7.41 Table 7-3 presents the different components of the assessment and the geographical scale at which they are assessed.

¹ Latest data available. Updated Travel to Work data based on the Census 2011 will be available in 2015.

7 Socio-economics

Table 7-3 Socio-Economic Effects by Geographical Scale relevant to the Proposed Development

Impact	Geographical Area of Impact	Rationale for Impact Area
Employment generation during the demolition and construction phase (direct, indirect and induced effects)	Greater London	Travel to Work Area, derived from Census 2001
Employment generation during the operational phase (direct, indirect and induced effects)	Greater London	Travel to Work Area, derived from Census 2001
Additional local spending	Greater London	Travel to Work Area, derived from Census 2001
Housing	Borough level	London Plan and Local Plan
Affordable housing	Borough level	London Plan and Local Plan
Early years education provision	Walking distance area (1km)	Reasonable walking distance
Primary education provision	Average travel-to-school area (2.7km)	National Travel Survey 2011/12, Department for Education Local Authority Cross Border Matrix 2013
Secondary education provision	Average travel-to-school area (5.1km)	National Travel Survey 2011/12, Department for Education Local Authority Cross Border Matrix 2013
Primary health care provision	Borough level and 1km radius from home	NHS Information Centre 2013 and reasonable walking distance
Open space	Radii of 400m and 1.2km	London Plan and Local Plan / SPD
Play space provision	On site (or within 100m), 400m and 800m radii	GLA SPG 'Shaping Neighbourhoods: Children And Young People's Play and Informal Recreation, 2012

Source: URS 2014.

Significance Criteria

- 7.42** 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. Effects are assessed on the basis of:
- **Magnitude of change** - this entails consideration of the absolute number of people or businesses affected and the size of area in which effects will be experienced;
 - **Scale of the impact** - this entails consideration of the relative magnitude of each impact in its relevant market context (for example, the effects on local employment will be considered in the context of the overall size of the local labour market);
 - **Duration of impact** - more weight is given to long-term, permanent changes than to short-term, temporary ones; and
 - **Scope for adjustment or mitigation** - the socio-economic study is concerned in part with economies. These adjust themselves continually to changes in supply and demand, and the scope for the changes brought about by the project to be accommodated by market adjustment will therefore be a criterion in assessing significance.
- 7.43** Effects are defined as follows:
- **Beneficial** classifications of significance indicate an advantageous or beneficial effect on an effect area, which may be **minor**, **moderate**, or **major** in effect;
 - **Negligible** classifications of significance indicate imperceptible effects on an effect area; and
 - **Adverse** classifications of significance indicate a disadvantageous or adverse effect on an effect area, which may be **minor**, **moderate** or **major** in effect.
- 7.44** Effects are assessed in terms of the magnitude of their impact ranging from minor to moderate to major, these can be classified as follows:

- **Major** – substantial change to employment prospects, the local economy, increase in population and demand for social infrastructure;
- **Moderate** – noticeable change to employment prospects, the local economy, increase in population and demand for social infrastructure; and
- **Minor** – hardly any perceptible change to employment prospects, the local economy, increase in population and demand for social infrastructure.

7.45 Temporary effects are considered to be those associated with the demolition and construction of the redevelopment proposals.

7.46 Permanent effects are those associated with the completed and operational redevelopment proposals.

Limitations and Assumptions

7.47 In line with policy objectives, the assumed mix for the Detailed and Outline Components of the Proposed Development includes a range of affordable housing tenures, including intermediate housing. For intermediate housing it is not possible to estimate how many of the existing population would be existing residents from LBB and therefore for the purposes of this assessment it has been assumed that all the intermediate housing is occupied by new residents. This therefore represents a worst case scenario in terms of population impact.

Consultation

7.48 The LBB has been consulted on the approach to this assessment within the EIA Scoping Request (March 2014) and EIA Scoping Opinion (June 2014) (refer to ES Appendix A) and have provided comments on the Scope which has informed the socio-economic assessment. Baseline Conditions

7.49 This section establishes the current baseline with regards to the following characteristics relevant to the Proposed Development:

- The Greater London economy;
- Population and labour force (including deprivation);
- Housing and housing needs;
- Education;
- Primary healthcare;
- Open space provision; and
- Play space provision.

7.50 Potential effects arising from the Proposed Development are assessed relative to the baseline effect areas set out in Table 7-3 and benchmarked against regional and national standards where appropriate.

The Existing Site

7.51 The Site is located entirely within the Colindale ward and extends 20.35ha. It is currently occupied by the Metropolitan Police Service (MPS) and is used as a base for training activities and accommodation. The Site currently has a single planning use class of entirely C2 uses.

7.52 There are presently office uses on-site as well as 1,000 bed spaces for MPS residential accommodation for trainees (which are now used for search house training and temporary accommodation), driver training areas, sport and athletic facilities, car parking facilities and open space including a memorial garden. There are also an additional 20 properties on Colindale Avenue of which 12 are owned by the MPS and are currently vacant. The remaining 8 residential flats are owned by LBB and are currently occupied.

7.53 The Site can accommodate approximately 1,540 employees, however due to shift patterns not all employees are on site at any one time and therefore the typical number of day-to-day operational, training and administrative staff is closer to 1,090 people, with the remainder comprising of visitors and police recruits for training.

7 Socio-economics

Greater London's Economy

- 7.54** In the first quarter of 2013, 5.11 million people were employed in the Greater London area. The number is forecast to increase modestly to 5.21 million by 2015 (Ref. 7-15). According to the Census 2001, 13% of the London workforce lives outside Greater London (Ref. 7-14). Error! Bookmark not defined.
- 7.55** Table 7-4 presents a detailed breakdown of employment sectors (Ref. 7-16). Based on the most recently available data from 2012 (Ref. 7-16), it can be seen that London's economy is led by the professional, scientific and technical (12%), business administration and support (10%) and health (10%) sectors. Both the professional, scientific and technical and business administration and support sectors are also comparatively over-represented within Greater London when compared to national levels (both 8%).

Local Economic Profile

- 7.56** The latest Business Register and Employment Survey (BRES) data (Ref. 7-16) indicates that within the Colindale ward in 2012 there were 8,679 jobs which represents 7.5% of all jobs within LBB.
- 7.57** Within the Colindale ward it can be seen that a significantly greater proportion of people are employed within the public administration and defence sector (28%) compared to LBB and Greater London (both 5%). This is likely to be due to the location of the Metropolitan Police Service Peel Centre within the ward. The Colindale ward also has a slightly higher proportion (19%) of people employed within the health sector than LBB (15%) and a significantly greater proportion than within Greater London (10%).
- 7.58** It can also be observed that the Colindale ward has a significantly smaller proportion of people employed within the retail sector (7%) compared to that recorded within LBB (14%) and slightly less than within Greater London (9%). There is also a significantly smaller proportion of people employed within the both accommodation and food services sector and the professional, scientific and technical sector (both 2%) compared to both LBB (7% and 8% respectively) and Greater London (8% and 12% respectively).

Table 7-4 Proportion of Employment by Broad Sector Groups 2012

	Colindale Ward (%)	LBB (%)	Greater London (%)
Agriculture, forestry & fishing	0.0	0.0	0.0
Mining, quarrying & utilities	0.0	0.4	0.7
Manufacturing	4.5	2.2	2.5
Construction	3.1	5.2	3.4
Motor trades	2.7	1.3	0.7
Wholesale	4.6	4.1	3.4
Retail	6.5	13.5	8.5
Transport & storage (including postal)	0.5	2.7	4.9
Accommodation & food services	2.4	6.8	7.5
Information & communication	4.0	3.4	7.0
Financial & insurance	0.3	1.9	8.0
Property	2.6	4.5	2.5
Professional, scientific & technical	2.0	8.2	12.1
Business administration & support services	4.7	6.5	10.3
Public administration & defence	27.7	5.1	4.9
Education	12.2	13.6	8.3
Health	19.1	15.2	10.1
Arts, entertainment, recreation & other services	2.8	5.2	5.1

Source: Business Register and Employment Survey (2012) (Ref. 7-16)

- 7.59** In 2012 there were estimated to be 163,500 private-sector construction workers in Greater London (Ref. 7-17). The Construction Skills Network forecast in 2013, that in order to meet the demand created by the industry, the total number of construction workers in Greater London (including architectural and professional services) should, by 2017, increase at an average annual rate of 0.6% (Ref. 7-18).
- 7.60** In terms of business numbers, the professional, scientific and technical sector accounts for the largest proportion of businesses (18.7%) in the LBB, with the construction (10.1%), retail (9.8%) and information and communication (9.8%) sectors also accounting for relatively large numbers of businesses within the borough (Ref. 7-16).
- 7.61** Table 7-5 shows the range of business activity in the LBB compared to the average in the London region and Great Britain, by type of activity. Comparatively the composition of businesses across all sectors is broadly similar within LBB, Greater London and Great Britain as a whole. However, in the property sector there are a significantly greater proportion of businesses (9.2%) within LBB compared to Greater London (4.9%) and Great Britain (3.6%). There are also a somewhat greater proportion of businesses in the wholesale (6.6%) and construction (10.1%) sectors than within Greater London (4.8% and 7.8% respectively) (Ref. 7-19).

Table 7-5 Business Sector Composition in LBB 2013

	LBB (%)	Greater London (%)	Great Britain (%)
Agriculture, forestry & fishing	0.2	0.1	5.1
Production	3.0	3.4	5.8
Construction	10.1	7.8	10.1
Motor trades	1.6	1.4	3.0
Wholesale	6.6	4.8	4.7
Retail	9.8	9.6	10.8
Transport & storage (including postal)	1.7	2.3	3.2
Accommodation & food services	4.5	6.0	6.4
Information & communication	9.8	11.6	6.8
Financial & insurance	2.5	3.4	2.5
Property	9.2	4.9	3.6
Professional, scientific & technical	18.7	20.7	14.9
Business administration & support services	7.3	8.1	6.9
Public administration & defence	0.4	0.6	1.0
Education	2.4	2.1	2.5
Health	5.3	5.0	5.8
Arts, entertainment, recreation & other services	7.0	7.9	6.8

Source: ONS UK Business, Size Activity and Location (2013) (Ref. 7-19)

Population and Labour Force and Deprivation

- 7.62** According to the Census 2011, there are 17,098 people living within the Colindale ward, an increase of 23% since the Census 2001. This is a significantly greater increase than that recorded within the LBB as a whole which saw an increase in population from 314,564 in 2001 to 356,386 in 2011 (Ref. 7-20), representing a 13% increase over the time period. Population increases at the local level are also significantly greater to that recorded within Greater London (14%) over the same time period.
- 7.63** In 2011, 11,861 (69%) of Colindale's population were of working age (defined by the Office for National Statistics as those aged 16 to 64), compared to 66% of LBB's residents and 69% in Greater London.
- 7.64** In 2011, the workforce was slightly less qualified within Colindale than within both LBB but in line with levels recorded in Greater London, with 82% of individuals holding a qualification (compared to 85% in LBB and 82% within Greater London). A total of 31% of the population within Colindale have a degree or higher degree, somewhat below that recorded within LBB (40%) and Greater London (38%) (Ref. 7-20).

7 Socio-economics

- 7.65** Colindale's population structure is slightly younger than that recorded within LBB's with 48% of the population is aged 0-29 in Colindale compared to 41% in LBB and 42% in Greater London. Likewise, only 8% of Colindale's population is aged 65 or over compared to 13% of LBB's population and 11% in Greater London (Ref. 7-20).
- 7.66** According to the Index of Multiple Deprivation 2010, LBB is the 165th most deprived borough in England (Ref. 7-22). The Borough is also ranked as the 24th most deprived of the 33 London boroughs.

Housing Profile

- 7.67** In terms of tenure, the LBB has a somewhat higher percentage (87%) of owner occupied / privately rented accommodation compared with the Greater London average (76%) and a slightly higher percentage than that recorded within England as a whole (82%). In total, 8% of LBB's housing stock is Local Authority owned and 5% is owned through housing associations, both of which are lower than the Greater London average of 12% for both tenures. A further 0.3% of housing within LBB is 'other public sector' owned. The distribution across each form of tenure is detailed in Table 7-6.

Table 7-6 Tenure of households in the LBB 2013

	LBB (%)	Greater London (%)	Great Britain (%)
Private (Owner Occupied / Privately Rented or Living Rent Free)	87	76	82
Social Rented (Council, RSL, Other public sector)	13	24	18

Source: Department for Communities and Local Government: No. of Dwellings By Tenure and District (2013) (Ref. 7-23)

Housing Needs

- 7.68** Housing need in LBB was last assessed in the North London Strategic Housing Market Assessment 2009/10, published in March 2011 (Ref. 7-24). The assessment found that approximately 14% of established households in North London were living in unsuitable housing; the primary causal factors being overcrowding and accommodation being too expensive.
- 7.69** Within the assessment a need was identified for an additional net 3,215 dwellings to be provided by 2015, of which 1,826 should be affordable. The demand for affordable dwellings was calculated to be comprised of a need for 244 intermediate units and 1,582 social rented units.
- 7.70** In regards to housing mix, it was noted that there is a large requirement for 2 bedroom market housing compared to other sizes and demand for social housing is greatest for 1 bedroom properties.

Education

- 7.71** The existing baseline education provision relevant to the Proposed Development has been assessed considering Audit Commission guidance. In terms of the availability of education places, the Audit Commission states that 'it is unrealistic and probably undesirable to aim for a perfect match at each school; a sensible approach would be to plan for a 95% occupancy rate at schools and accept some variation, say plus or minus 10% around this target' (Ref. 7-25).
- 7.72** There are currently 92 primary schools, 24 secondary schools, 4 nursery schools, 4 special schools and 2 Pupil Referral Units (PRU) within LBB. The school offer within LBB is very diverse and is comprised of maintained schools, voluntary aided schools, academies, Foundation Schools and Free Schools.
- 7.73** The National Travel Survey 2011/12 states that the average distance travelled to school by primary school children in London is 2.7km (Ref. 7-26). This radius extends beyond LBB, into the London Borough of Harrow (LBH) and the London Borough of Brent (LB Brent). According to data collated by the Department for Education (DfE) Local Authority Cross Border Movement Matrix (Ref. 7-27), in 2013 91% of primary school children living in the LBB were studying in the Borough, with only 1% were studying in LBH and 3% in LB Brent. Given the location of the Proposed Development close to the LB Brent boundary, and taking into account the potential for leakage to neighbouring boroughs, the baseline for primary schools considers schools in the LBB and LB Brent within 2.7km of the Site.

- 7.74** The National Travel Survey 2011/12 (Ref. 7-26) indicated that the average distance travelled by secondary school children in London is 5.1km. This radius extends beyond LBB into the LBH and LB Brent. According to data collated by the DfE Local Authority Cross Border Movement Matrix, in 2013, 81% of secondary school children living in the LBB were studying in the Borough, whilst 1% were studying in LBH and 6% were studying in LB Brent. The baseline therefore presents information for schools within 5.1km within LBB and LB Brent.
- 7.75** The Site falls into the Colindale, West Hendon, Burnt Oak and Hendon Primary School Planning Area. LBB expects the South West of the Borough to continue to experience increased demand, particularly on the border with Brent, with pressure arising from the West Hendon development and from Brent Cross Cricklewood.
- 7.76** There are currently 33 primary schools within 2.7km of the Site and 16 secondary schools in the LBB within 5.1km.

Early Years Provision

- 7.77** Early years education is provided in a number of ways; through places at local authority maintained nursery schools, children's centres or primary schools with nursery classes; or privately, through attendance at independent nursery schools, child-minders, playgroups or crèches.
- 7.78** As early year's education facilities are typically accessed locally from the family home, this chapter examines all such facilities within 1km of the Site (taken here to be the maximum typical walking distance between a residence and a facility). There are six local authority maintained nurseries / early years' providers within 1km of the Site, all of which are attached to primary schools. In addition there are a further eight early years providers within 1km of the Site including the Beaufort Park nursery, the Blessed Dominic Catholic nursery, the Orion nursery, Twisty Tails Nursery Limited, Beis Yaakov nursery, Colindale nursery, Joel nursery and the Wingfield Children's Centre.
- 7.79** The LBB Childcare Sufficiency Assessment (2013) (Ref. 7-28) shows that the West Planning Area, of which Colindale is a part, will experience the greatest need for more childcare provision in the LBB both now and in the future. It identified a need for an increase in 323 (registered) early years' childcare places to match the existing status quo. A further increase of 159 (registered) out of school childcare places and an additional 27 (registered) places with child-minders would be also be required.

Primary School Provision

- 7.80** There are 33 primary schools that lie within 2.7km of the Site in LBB (Ref. 7-29). Table 7-7 presents data on the schools that are within 2.7 km of the Site.

Table 7-7 Primary Schools Within 2.7km of the Proposed Development

School	Borough	Number of Pupils – May 2013	Number of School Places – May 2013	Surplus/Deficit (-ve)	Surplus Places at 95% capacity
Sunnfields Primary School	Barnet	210	210	0	0
Colindale Primary School	Barnet	572	630	58	27
Beis Yaakov Primary School	Barnet	458	460	2	0
Blessed Dominic RC School	Barnet	270	266	-4	-4
The Orion Primary School	Barnet	483	475	-8	-8
Barnfield Primary School	Barnet	478	464	-14	-14
The Annunciation RC Infant School	Barnet	178	165	-13	-13
Goldbeaters Primary School	Barnet	416	442	26	4
Menorah Foundation School	Barnet	223	210	-13	-13
Edgware Junior School	Barnet	345	328	-17	-17
Edgware Infant School	Barnet	261	261	0	0

7 Socio-economics

Woodcroft Primary School	Barnet	416	445	29	7
The Annunciation RC Junior School	Barnet	223	236	13	1
Deansbrook Infant School	Barnet	295	280	-15	-15
Deansbrook Junior School	Barnet	386	390	4	0
Mathilda Marks- Kennedy Jewish Primary School	Barnet	197	196	-1	-1
Dollis Infant School	Barnet	287	296	9	0
Dollis Junior School	Barnet	339	371	32	13
Chalgrove Primary School	Barnet	200	208	8	0
Bell Lane Primary School	Barnet	372	415	43	22
Independent Jewish Day School	Barnet	195	196	1	0
Hasmonean Primary School	Barnet	212	210	-2	-2
Parkfield Primary School	Barnet	368	420	52	31
St Mary's & St John's CofE Primary School	Barnet	447	450	3	0
St Joseph's RC Infant School	Barnet	180	180	0	0
St Joseph's RC Junior School	Barnet	249	240	-9	-9
The Hyde School	Barnet	389	420	31	10
Oliver Goldsmith Primary School	Brent	419	389	-30	-30
Fryent Primary School	Brent	467	480	13	0
St Robert Southwell RC Primary School	Brent	360	409	49	29
Kingsbury Green Primary School	Brent	597	611	14	0
Roe Green Infant School	Brent	360	292	-68	-68
Roe Green Junior School	Brent	477	473	-4	-4
Total	-	11,381	11,714	333	-54

Source: Department for Education: Pupil Rolls and Capacity at Schools in England (2013) (Ref. 7-30)

- 7.81** Within the table, the difference between the number of students enrolled in a school and the number of school places indicates whether provision of school places is over or under capacity. The data indicates that there was a total surplus of 333 places within primary schools within 2.7km of the Proposed Development in May 2013. If it is assumed that 95% occupancy should be planned for, as per Audit Commission Guidance (Ref. 7-25) and that a 95% occupancy rate means a school has no further capacity, there is a total deficit of 54 places for primary school children living within 2.7km of the Site.²
- 7.82** There is however one academy within 2.7km, which opened in 2011, that has not been taken into account in the calculations as school years are being filled year on year. This is the Etz Chaim Jewish Primary School, which provides one FE. It is assumed that the capacity at this school will be taken up by existing demand and it therefore represents a relatively small increase in supply of primary school places locally.³
- 7.83** There is forecast to be an increase in demand of between 27 to 38 additional reception forms of entry by 2021/22 in LBB (Ref. 7-31). Within Colindale there are expected to be two new primary schools provided between 2016-2020; notably a new two FE school at the Barnet College site and a new two FE school within the Site.

² Schools which have less than 5% capacity have been assumed to have zero surplus capacity and schools with surplus capacity have had a 5% reduction applied to their capacity to account for the fact that they would be considered to be full at 95% capacity.

³ This new school has not been included in the rolls and capacity table, as the number of school places it offers is known but not the number of pupils on their rolls. In addition, this school is expected to fill up progressively starting from the first form. The number of pupils at the new school will grow year on year with a new intake of reception classes joining each September.

Secondary School Provision

7.84 There are currently 16 secondary schools in LBB within 5.1km of the Proposed Development. Table 7-8 presents data on the schools that are within 5.1km of the Proposed Development Site using information obtained from the DfE (Ref. 7-29).

Table 7-8 Secondary Schools Within 5.1km of the Proposed Development

School	Borough	Number of Pupils – May 2013	Number of School Places – May 2013	Surplus/Deficit (-ve)	Surplus Places at 95% capacity
St James' Catholic High School	Barnet	1,117	1,298	181	116
Cophall School	Barnet	1,110	1,200	90	30
Hendon School	Barnet	1,236	1,269	33	0
Whitefield School	Barnet	791	1,000	209	159
London Academy	Barnet	1,464	1,515	51	0
Mill Hill County High School	Barnet	1,701	1,538	-163	-163
The Henrietta Barnett School	Barnet	709	715	6	0
Christ's College Finchley	Barnet	913	1,007	94	44
Bishop Douglass School Finchley	Barnet	757	1,080	323	269
St Michael's Catholic Grammar School	Barnet	755	767	12	0
The Crest Boys' Academy	Brent	596	739	143	106
Preston Manor School	Brent	1,785	1,964	179	81
JFS	Brent	2,029	2,040	11	0
Kingsbury High School	Brent	1,955	2,031	76	0
Claremont High School	Brent	1,591	1,821	230	139
St Gregory RC High School	Brent	1,096	1,029	-67	-67
Total	-	21,967	25,261	1,408	714

Source: Department for Education: Pupil Rolls and Capacity at Schools in England (2013) (Ref. 7-30)

- 7.85** The above table identifies the difference between the number of students enrolled in the school, and the number of school places indicates whether provision of school places is over or under capacity. The data indicates that there was a total surplus of 1,408 places within secondary schools within 5.1km of the Site in May 2013. If it is assumed that 95% occupancy should be planned for, as per Audit Commission Guidance, and that a 95% occupancy rate means a school has no further capacity, there is a total surplus of 714 places for secondary schools within 5.1km of the Site.
- 7.86** However, there are also two academies within 5.1km, which have opened since 2010 that have not been taken into account in our calculations. These are the Hasmonaen High School and the Ark Academy (both 5FE). It is assumed therefore that the capacity at these schools will increase supply locally, providing extra capacity.⁴ In addition the St Mary's CofE High School has not been taken into account due to its full closure planned for 2016.
- 7.87** There is forecast to be an increase in demand of between 23 to 28 additional year seven forms of entry by 2021/22 in LBB (Ref. 7-31). In the short to medium term it is anticipated that by 2018 the equivalent of two new secondary schools will be required within the Borough. This demand will be expected to be met through school expansions commissioned to meet demand and additional need as well as the potential construction of new secondary schools. Secondary school places may also be increased through the provision of new free schools within the Borough.

⁴ These new academies have not been included in the rolls and capacity table, as the number of school places they offer is known but not the number of pupils on their rolls. In addition, these academies are expected to fill up progressively starting from the first form. The number of pupils at each Academy will grow year on year with a new intake of Year 7 students joining each September.

7 Socio-economics

Health Provision

- 7.88** The NHS Barnet Clinical Commissioning Group serves the population of the LBB and is currently made up of 68 NHS GP practices in Barnet (Ref. 7-32) with a headcount of 237 GPs. As of 2013, there were 373,000 people registered with GPs within LBB (Ref. 7-33). This equates to an average patient list size of 1,573 patients per GP, which is better than the standard target patient list of 1,800 patients per GP recommended by the Department for Health.
- 7.89** There are four GP practices within typical walking distance (1km) of the Site, of which three are within LBB and one is in LB Brent. At these four practices, there is a total headcount of seven GPs in total and new patients are currently still being accepted (Ref. 7-34). However, the average number of patients per GP currently exceeds the target patient list of 1,800 patients. Table 7-99 provides further details about these practices.

Table 7-9 GP practices within 1km of the Proposed Development Site

Name	Distance (km)	Number of GP's (Headcount) ⁵	Currently accepting new patients?	Patients per GP (Headcount)
Watford Way Medical Centre	0.7	1	Y	2,269
Colindale Medical Centre	0.5	2	Y	2,534
The Everglade Medical Practice	0.9	3	Y	2,440
Wakemans Hill Surgery	1.0	1	Y	4,029
Total	-	7	-	2,670

Source: NHS Choices 2014 (Ref. 7-32), DfE 2013 (Ref. 7-34)

- 7.90** The Colindale AAP identifies that health provision within Colindale will be expanded to accommodate significant population growth within the Opportunity Area. It is envisaged that new health care facilities will be provided within the Colindale area, complemented by the re-provision of facilities at Grahame Park Estate. This facility is expected to be between 1,000sqm and 2,000sqm and, in view of the development and phasing programme for the Grahame Park Estate, is likely to be operational by 2015. The AAP also identifies that one additional new health facility between 2,500m² and 3,000m² will be required within Colindale to meet future population increases arising from new development (Ref. 7-12).
- 7.91** The AAP currently identifies two options for the future provision of new health care facilities within Colindale. The first option involves a smaller 'spoke' facility on the Colindale Hospital site and a larger facility on the Grahame Park site of 2,000sqm. The second option involves a new primary care facility on the British Library site or Peel Centre West site. This facility would be approximately 2,000sqm with the Grahame Park facility comprising around 1,000sqm of primary health care floorspace.

Open Space

- 7.92** According to the LBB's Open Space Assessment (Ref. 7-35), the Borough has 1,28ha of open space across a total of 274 open space sites within its boundaries. Of this, a total of 1,14ha is publicly accessible open space, which equates to 3.63ha of open space per 1,000 population.
- 7.93** Public parks make up the majority of open space within LBB, including seven District Parks and 66 Local Parks, the largest of which is Monken Hadley Common over 13km from the Site. The Borough does not contain any parks large enough to be classified as Metropolitan Parks. The distribution of open space within LBB is not even and there is a greater concentration of larger parks in the north of the Borough.
- 7.94** The Burnt Oak, Colindale, Hendon and West Hendon study area was identified as having a provision of 1.09ha per 1,000 population of public park area, suggesting that it is an area which is deficient in public park provision when compared to the average Borough provision of 1.55ha per 1,000 population. There is only one other study area within the Borough which has a lower level of provision. However, the LBB Core Strategy (Ref. 7-9) does not identify the Site as within an area deficient in public open space.

⁵ Headcount does not always equate to Whole time equivalent (WTE).

- 7.95** Table 7-10 identifies the existing open space that is considered accessible to the Proposed Development, in line with GLA guidance. Due to the Site's location close to the borough boundary with LB Brent, parks and open spaces within LB Brent have also been considered where they fall within the GLA Open Space hierarchy.
- 7.96** There are no Regional parks within 8km to the Proposed Development; however there is one Metropolitan Park located within LB Brent. There is a further District Park and three Local Parks within 1.2km of the Proposed Development Site and at the local level there are two Small Open Spaces and one Pocket Park within 400m of the Site.

Table 7-10 Parks within the Catchment Area of the Proposed Development

Open Space Categorisation (GLA Guidance)	Guidelines on Size of Site (Hectares)	Distances from Development (km)	Park	Approximate Size (ha)
Regional Parks	400	3.2-8	N/A	
Metropolitan Parks	60	3.2	Fryent Country Park (Brent)	103
District Park	20	1.2	Sunny Hill Park	21.5
Local Parks and Open Spaces etc.	2	0.4	Grahame Park Silkstream Park Rushgrove Park	6.2 4.7 3.7
Small Open Spaces etc.	<2	<0.4	Colindale Park Beaufort Park	1.1 0.6
Pocket Parks etc.	<0.4	<0.4	Lanacre South Open Space	0.3
Total				141.1

Source: LBB, (2012); Open Space Assessment (Ref. 7-35) URS Research 2014

Child and Young People's Play Space

- 7.97** The LBB's Open Space Assessment (Ref. 7-35) also sets out which open spaces in the Borough include some form of dedicated children's play provision. The assessment outlines that approximately 3.2ha of formal play provision exists within the Borough which equates to 0.05ha per 1,000 children aged under 15 years. Area 6 within which Colindale is situated was assessed to have an average provision of 0.06ha per 1,000 children (aged under 15 years). This is the second highest provision of any area within the Borough.
- 7.98** Consistent with the GLA SPG 'Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation' (Ref. 7-5) Table 7-11 gives the details of the play spaces available within 800m of the Proposed Development site. The SPG outlines the maximum walking distances from homes for children and young people. For those aged under 5 the maximum walking distance from the home is 100m, for those aged 5-11 it is 400m and for children and young people aged over 12 years the maximum walking distance is 800m.
- 7.99** There are three play spaces within 800m of the Site, which is the maximum radial distance from which playspace for children should be accessible from their homes (in accordance with the GLA SPG). There are however no play spaces within 100m of the Site however.

7 Socio-economics

Table 7-11 Play Spaces within 800m of the Proposed Development

Maximum Walking Distance from Home (taking barriers into account) (m)	Name of Space	Type of Play Space	Approximate Size (ha)
100	-	-	-
400	Colindale Park Play Space Rushgrove Park Play Space	NEAP LEAP	0.16 0.06
800	Grahame Park Play Space	LEAP	0.20

Source: LBB, (2012); Open Space Assessment (Ref. 7-35), URS Research 2014

7.100 Table 7-11 shows that there are no accessible play spaces suitable for children aged 11 years and under within 400m of the Site. There are however three facilities within 800m which can be accessed and are appropriate for children aged 12 years and over.

Assessment of Effects and Significance

7.101 This section analyses the scale, duration (temporary, short, medium, long-term or permanent), and significance of socio-economic effects relative to the baseline established in the previous section. The following effects are assessed:

- Direct, indirect and induced employment of the Proposed Development during its demolition and construction phase and operational phases;
- Direct, indirect, and induced spending resulting from the Proposed Development in operation; and
- Broader social and community effects of the Proposed Development.

Effects during Demolition and Construction

7.102 The following sections estimate gross demolition and construction employment arising from the Proposed Development and then take into account leakage, displacement and multiplier effects in order to assess net impacts on the local and regional economies.

Gross Direct Demolition and Construction Employment

7.103 The demolition and construction of the Proposed Development will create new jobs. The estimated construction period is 120 months. Although these jobs are temporary, they represent a positive economic impact that can be estimated as a function of the scale and type of construction. The direct expenditure involved in the construction phase will lead to increased output generated in the UK economy. The employment resulting from the temporary construction phase can be estimated by applying an average gross output per construction industry employee to the estimated total construction cost.

7.104 This provides an estimated gross impact of approximately 421 construction workers on average on site per year during the 120 month construction process.

Leakage

7.105 Leakage effects are the benefits to those outside the impact area. Analysis carried out on Census 2001 data indicated that 13% of people working in Greater London live outside the area (Ref. 7-14). This corresponds to a low leakage rate as set out by HCA Guidance (Ref. 7-13), and implies that the majority of employment opportunities will go to people living within the target area. A 13% adjustment was applied to the estimated 421 gross jobs created by the construction process. It is thus estimated that 55 persons from outside Greater London and 366 persons from Greater London will be working at the Proposed Development during the construction period.

Displacement

7.106 Displacement measures the extent to which the benefits of a project are offset by reductions of output or employment elsewhere. Any additional demand for labour cannot simply be treated as a net benefit - it has the potential to remove workers from other posts and the net benefit is reduced to the extent that this occurs.

7.107 Construction workers typically move between construction projects in Greater London when delays occur or to help the workforce meet particular construction deadlines. Overall it is assumed that, due to the flexibility of the labour market and the fact that construction workers at the Proposed Development represent such a small proportion of the Greater London labour force, displacement effects of the direct construction employment will be low. The HCA Additionality Guide (Ref. 7-13), sets "ready reckoners" for displacement. Within the context of a Greater London construction project, a low displacement of 25% is considered appropriate by the HCA guide. Applying this level of displacement to the total gross direct employment figure of 421 results in a net direct employment figure of 315.

Multiplier Effect

7.108 In addition to the direct construction employment generated by the Proposed Development itself, there will be an increase in local employment arising from indirect and induced effects of the construction activity. Employment growth will arise locally through manufacturing services and suppliers to the construction process (indirect or supply linkage multipliers). Additionally, part of the income of the construction workers and suppliers will be spent in Greater London, generating further employment (induced or income multipliers).

7.109 The impact of the multiplier depends on the size of the geographical area that is being considered, the local supply linkages and income leakage from the area. The HCA Additionality Guide (Ref. 7-13) provides a 'ready reckoner' of composite multipliers – the combined effect of indirect and induced multipliers. Greater London is likely to have 'strong' supply linkages based on the scale of its economy. Therefore a multiplier of 1.7 is determined from the HCA guidance to be the most appropriate measure of multiplier effects. Applying this multiplier to the figure for total net direct employment of 315 results in a net indirect employment of 221.

Net Demolition and Construction Employment

7.110 Table 7-12 presents the temporary employment created by Proposed Development taking leakage, displacement and multiplier effects into account. For the Proposed Development, the total net additional employment created within Greater London is estimated to be 466 jobs and 70 from outside Greater London, creating a total of 536, jobs on average per year during the construction period.

Table 7-12 Net Construction Employment in Greater London

	Greater London (Average no. of workers onsite per year)	Outside of Greater London (Average no. of workers onsite per year)	Total (Average no. of workers onsite per year)
Gross Direct Employment	366	55	421
Displacement	91	14	105
Net Direct Employment	274	41	315
Net Indirect Employment	192	29	221
Total Net Employment	466	70	536

Source: URS Calculations 2014

7.111 In the context of a large labour pool of construction workers in Greater London, the direct, indirect and induced employment and expenditure created by the temporary construction phase of the Proposed Development is likely to have a **minor beneficial**, short-term, temporary impact on the Greater London economy.

7 Socio-economics

Operational Phase

7.112 The Proposed Development will generate long-term jobs once completed and operational. In estimating operational job generation, it is important to consider not just gross effects of the Proposed Development but also net effects taking into account leakage, displacement and multipliers effects, as well any loss of jobs associated with the existing site.

Existing Employment Deadweight

7.113 The existing employment that the Site supports can be referred to as the 'deadweight' level of employment. 'Deadweight' refers to outcomes which would have occurred without intervention (Ref. 7-36).

7.114 The Site currently accommodates approximately 57,068m² Gross Internal Area (GIA) of existing floorspace, of which 54,968m² is arranged in campus style facilities and currently used for activities associated with police training. The current Site can accommodate 1,540 employees although not all employees are on site at any given time due to shift patterns, visiting training staff and the attendance of MPS recruits for training. The typical number of day to day operational, training and administrative staff is in the order of 1,090 people, with the remainder comprising of visitors and police recruits for training.

7.115 The Proposed Development forms part of the wider rationalisation strategy for the Metropolitan Police Service (MPS) in regards to the way training is delivered regionally. The Site is currently used for training purposes, however it is estimated that only 70-75% of buildings on site are currently in use. The MPS is therefore consolidating their existing facilities into more compact and efficient facilities within the 'Retained Site'. All existing employees will be relocated into these new facilities and the number of MPS employees within the existing Site will therefore not change as a result of the Proposed Development.

7.116 For the purposes of this assessment therefore it is assumed that there is no net loss of existing employment and therefore no deadweight employment as a result of the Proposed Development.

Gross and Net Operational Employment

7.117 The Application proposes a flexible approach towards the distribution of non-residential uses across the Site. The Development Specification submitted as part of the Application sets out a maximum floorspace threshold of 10,000m² for non-residential uses that will not be exceeded for the purposes of EIA testing.

7.118 In total, the Proposed Development will include up to a maximum of 10,000m² GIA of employment generating floorspace. This comprises 179m² as part of the Detailed Components and 9,821m² as part of the Outline Components.

7.119 The Detailed Components of the Proposed Development includes a maximum of 179m² GIA of A1/A2/A3/A4/D1 or D2 floorspace.

7.120 The Outline Components of the Proposed Development includes a maximum of 3,221m² GIA of A1/A2/A3/A4/ floorspace and 3,600m² GIA of A1 retail foodstore floorspace. The remainder of the operational floorspace will consist of other town centre uses (D1/D2) including the potential for a new health facility. For the purposes of this assessment it is assumed that the maximum amount of A1-A4 floorspace will be delivered and therefore a total of 3,000m² GIA of other town centre uses (D1/D2) has been assumed.

7.121 Applying the HCA Employment Densities guidance (Ref. 7-37) to each type of floorspace along with employment estimates for education uses, it is estimated that the Proposed Development will generate 431 gross full time jobs once in operation. Due to the flexible approach to non-residential uses on site, we have assumed a blended average for other retail uses (A3/A4 uses) of 18m² per employee and a blended average for other town centre uses (D1/D2 uses) of 62.5m² per employee.

7.122 Table 7-13 provides a breakdown of jobs created by the various activities on-site by each component. As per HCA guidance we have applied a benchmark of 20% for converting gross to net floorspace areas for retail uses where relevant (Ref. 7-37).

Table 7-13 Gross Employment Generation of the Proposed Development in Operation

Use	Floorspace (m ²)		Employment Density (m ² /emp)	Gross Employment (employees)
	GIA	NIA		
Detailed Components				
Retail- (A1-A4 / D2)	179	149	18	8
Total (detailed)	179	149	-	8
Outline Components				
Retail Foodstore (A1)	3,600	3,000	17	176
Other Retail- (A1-A4)	3,221	2,676	18	149
Other Town Centre Uses (D1/D2)	3,000	n/a	62.5	48
3FE Primary School	-	-	-	50
Total (outline)	9,821	-	-	423

Source: HCA 2010 (Ref. 7-37), London Plan 2011, URS Calculations 2014. Note that figures do not always add up due to rounding

7.123 Once completed and operational, direct employment at the Proposed Development will give rise to further employment effects through indirect and induced effects.

7.124 Assuming a leakage rate of 13% outside Greater London, a low level of displacement and a 1.7 multiplier, it is estimated that the Detailed Components of the Proposed Development will generate 12 net jobs of which 10 will be within Greater London; the Outline Components will create 539 net jobs of which 469 will be within Greater London. This is presented in Table 7-14.

Table 7-14 Total Net Employment of the Proposed Development in Operation

	Employees		
	Greater London	Outside Greater London	Total
Detailed Components			
Gross Direct Employment	7	1	8
Displacement	2	0	2
Net Direct Employment	5	1	6
Net Indirect Employment	5	1	6
Total Net Employment (detailed)	10	2	12
Outline Components			
Gross Direct Employment	368	55	423
Displacement	92	14	106
Net Direct Employment	276	41	317
Net Indirect Employment	193	29	222
Total Net Employment (outline)	469	70	539

Source: URS calculations 2014. Note that figures do not always add up due to rounding.

7.125 Applying leakage, displacement and multipliers, it is estimated that the total net employment arising from the whole Site is 12 net jobs within the Detailed Components and 539 net jobs within the Outline Components resulting in a total of 551 net jobs arising from the Proposed Development, of which the majority (479) are within the Greater London area.

7.126 Taking into account the net direct and indirect employment and induced employment created, the net permanent employment of the Proposed Development within the Detailed Components is likely to have a **minor beneficial**, long-term, permanent effect on the Greater London economy.

7.127 Taking into account the net direct and indirect employment and induced employment created within the Outline Components of the Proposed Development, the net permanent employment of the Proposed

7 Socio-economics

Development is likely to have a **moderate beneficial**, long-term, permanent effect on the Greater London economy.

Indicative Tenure Size and Unit Mix

7.128 As a Hybrid Planning Application that includes phases being submitted for Outline Planning Permission with full details of access and all other matters reserved, an upper limit of residential development is submitted for approval within the Development Schedule, supported by a site wide housing mix defined according to unit size which allows a deviation of +/- 5% for 1 and 2 bed units, an upper maximum of 10% studios and a minimum of 20% 3+ bed units. While the Application will seek approval for up to 2,900 residential units across the Site, a figure of 2,700 units has been assumed as a reasonable minimum for the purposes of this Environmental Statement. This assessment considers both the maximum and minimum populations arising from the Proposed Development under the following development scenarios and assumed mix:

- 2,900 units (proposed maximum for approval) based on maximising the proportions of larger units (within the specified deviation allowance); and
- 2,700 units- minimum assumed based on maximising the proportions of smaller units (within the specified deviation allowance).

7.129 For the purposes of this assessment the maximum development scenario will be used to assess the impact of the Proposed Development on social infrastructure whilst the minimum development scenario will be used to assess the contribution of the Proposed Development towards meeting policy targets and contributions towards the local economy. This ensures that this assessment considers the 'worst-case' scenario in regards to the socio-economic impacts of the Proposed Development.

7.130 Under the Hybrid Planning Application approval is being sought for the unit size mix and an indicative tenure split for each scenario is assumed for the purposes of this Environmental Statement.

7.131 The unit size mix and indicative tenure split considered as part of this assessment for both the Detailed Components and both the maximum and minimum Outline Components are shown in Table 7-15, Table 7-16 and Table 7.17 below.

Table 7-15 Detailed Components of the Proposed Development – Number of Residential Units (assumed tenure mix)

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	39	0	0	39
1 bedroom flat	184	28	22	234
2 bedroom flat	318	23	35	376
3 bedroom flat	145	0	18	163
4 bedroom flat	12	0	0	12
3 bedroom house	44	0	0	44
4 bedroom house	20	0	0	20
Total	762	51	75	888

Source: Assumed mix for the purpose of the Environment Statement

Table 7-16 Outline Components -- Assumed Maximum Scenario - (2,900 units, larger units maximised)

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	95	11	0	106
1 bedroom flat	267	36	43	346
2 bedroom flat	643	135	151	929
3 bedroom flat	351	0	70	421
4 bedroom flat	60	0	0	60
3 bedroom house	33	0	6	39
4 bedroom house	111	0	0	111
Total	1,560	182	270	2,012

Source: Assumed mix for the purpose of the Environmental Statement

Table 7-17 Outline Components -- Assumed Minimum Scenario - (2,700 Units, smaller units maximised)

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	212	10	0	222
1 bedroom flat	472	49	60	582
2 bedroom flat	478	107	117	703
3 bedroom flat	234	0	72	306
4 bedroom flat	0	0	0	0
3 bedroom house	0	0	0	0
4 bedroom house	0	0	0	0
Total	1,396	166	250	1,812

Source: Assumed mix for the purpose of the Environmental Statement

7.132 The likely number of future residents at the Proposed Development has been calculated based on the occupancy rates of the different sized units, derived from the Wandsworth New Housing Study 2004 and DMAG Briefing 2006 – studies which have been used by the Greater London Authority in 2012 to inform their Play Space Requirements Calculator (Ref. 7-38). The number of residents in intermediate tenure units is calculated using the same occupancy rates as for private housing, as per the approach in the GLA Play Space Requirements Calculator.

7.133 Table 7-18 shows that an estimated 1,619 people will reside within the Detailed Components of the Proposed Development.

Table 7-18 Total Number of Residents in the Proposed Development - Detailed Components

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	55	0	0	55
1 bedroom flat	258	39	30	327
2 bedroom flat	576	42	83	701
3 bedroom flat	319	0	73	392
4 bedroom flat	33	0	0	33
3 bedroom house	47	0	0	47
4 bedroom house	65	0	0	65
Total	1,352	81	187	1,619

Source: URS Calculations 2014. Note that figures do not always add up due to rounding

7 Socio-economics

7.134 Tables 7.19 and Table 7.20 show that within the Outline Components of the Proposed Development there could be between 4,267 new residents under the assumed maximum scenario and 3,271 new residents under the assumed minimum scenario.

Table 7-19 Total Number of Residents in the Proposed Development - Outline Components (Assumed Maximum Scenario)

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	133	15	0	148
1 bedroom flat	374	50	59	484
2 bedroom flat	1164	244	359	1,768
3 bedroom flat	772	0	286	1,058
4 bedroom flat	163	0	0	163
3 bedroom house	260	0	25	285
4 bedroom house	363	0	0	363
Total	3,228	310	704	4,267

Source: URS Calculations 2014. Note that figures do not always add up due to rounding

Table 7-20 Total Number of Residents in the Proposed Development - Outline Components (Assumed Minimum Scenario)

Dwelling	Open Market	Intermediate	Social rented	Total
Studio flat	296	14	0	310
1 bedroom flat	661	69	83	813
2 bedroom flat	866	194	279	1,339
3 bedroom flat	514	0	295	809
4 bedroom flat	0	0	0	0
3 bedroom house	0	0	0	0
4 bedroom house	0	0	0	0
Total	2,337	277	657	3,271

Source: URS Calculations 2014. Note that figures do not always add up due to rounding

7.135 Overall it is estimated that 1,619 new residents will reside within the Detailed Components of the Proposed Development and a further 3,271 to 4,267 new residents will reside within the Outline Components, resulting in a minimum total population of 4,890 and a maximum total population of 5,886 for the purposes of this assessment.

Value of Local Spending

7.136 To estimate the benefit of the Proposed Development in terms of additional local expenditure, average weekly spending figures for residents in Greater London have been applied to the population arising from the Proposed Development.

7.137 For the purposes of this assessment a 'worst-case' scenario is assumed and therefore the population arising under the minimum population scenario has been used. Under the minimum scenario an estimated 4,890 people will reside at the Proposed Development.

7.138 Those residents occupying social rented accommodation are likely to already reside in London and be on housing waiting lists and as such these residents have been excluded from the expenditure calculation. The remaining population occupying both market and intermediate housing under the assumed minimum scenario is therefore 4,047.

7.139 To ensure a conservative estimate of new local spending, it is further assumed that some of those moving to the new market and intermediate tenure units would already be resident in the local area (London) and would

thus not generate net new expenditure. To account for this, a displacement rate of 25% has been applied based on HCA ready reckoners.

7.140 Leakage is estimated to take into account the level of expenditure that is likely to take place on a regional (South East) rather than Greater London level. As Greater London is a large urban economy with a strong retail and services offer, it is anticipated that 90% of household expenditure will be retained within the metropolitan area. (Ref. 7-13).

Detailed Components of the Proposed Development

7.141 The Application of the assumptions outlined above results in a total net expenditure of £7,717 per person per annum in Greater London, as shown in Table 7-21.

Table 7-21 Net Additional Spending per Person per Annum in Greater London

	Gross Direct Expenditure	Net Direct Expenditure (accounting for displacement)	Total Net Expenditure (accounting for leakage)
Expenditure per person (£)	11,432	8,574	7,717

Source: ONS Family Spending 2013 (Ref. 7-39); HCA (Ref. 7-13); URS Calculations 2014.

7.142 Applying the average expenditure figures to the estimated 1,433 new residents occupying market and intermediate units within the Detailed Components of the Proposed Development, results in a total net benefit of approximately £11,058,081 per annum. Further information is presented in Table 7-22 below.

Table 7-22 Direct, Indirect and Induced Spending in Greater London resulting from the Detailed Components of the Proposed Development

	Gross Direct Expenditure	Net Direct Expenditure (accounting for displacement)	Total Net Expenditure (accounting for leakage)
Total Spending (£)	16,382,343	12,286,757	11,058,081

Source: ONS Family Spending 2013 (Ref. 7-39); HCA (Ref. 7-13), URS Calculations 2014. Note that figures do not always add up due to rounding.

7.143 The expenditure created by the new residents residing in the Detailed Components of the Proposed Development is likely to have a **minor beneficial**, long-term, permanent effect on the Greater London economy.

Outline Components of the Proposed Development (assumed minimum scenario)

7.144 The Application of the assumptions outlined above results in a total net expenditure of £7,717 per person per annum in Greater London, as shown in Table 7-23.

Table 7-23 Net Additional Spending per Person per Annum in Greater London

	Gross Direct Expenditure	Net Direct Expenditure (accounting for displacement)	Total Net Expenditure (accounting for leakage)
Expenditure per person (£)	11,432	8,574	7,717

Source: ONS Family Spending 2013 (Ref. 7-39); HCA (Ref. 7-13); URS Calculations 2014.

7.145 Applying the average expenditure figures to the estimated minimum 2,614 new residents occupying market and intermediate units within the Outline Components of the Proposed Development, results in a total net benefit of approximately £20,173,503 per annum. Further information is presented in Table 7-24 below.

7 Socio-economics

Table 7-24 Direct, Indirect and Induced Spending in Greater London resulting from the Outline Components (Assumed minimum) of the Proposed Development

	Gross Direct Expenditure	Net Direct Expenditure (accounting for displacement)	Total Net Expenditure (accounting for leakage)
Total Spending (£)	29,886,671	22,415,004	20,173,503

Source: ONS Family Spending 2013 (Ref. 7-39); HCA (Ref. 7-13), URS Calculations 2014. Note that figures do not always add up due to rounding.

7.146 The expenditure created by the residents residing in the Outline Components (assumed minimum scenario) of the Proposed Development is likely to have a **minor beneficial**, long-term, permanent effect on the Greater London economy.

Broader Social and Community Effects

7.147 Expected broader social and community effects of the Proposed Development are:

- Increase in the stock of private housing;
- Increase in the stock of affordable housing;
- Increased demand for places at local schools and provision of school places;
- Increased demand for health services;
- Increased patronage of open space; and
- Increased demand for play space.

Housing

7.148 The Detailed Components of the Proposed Development will deliver 888 residential units, and the Outline Components will deliver a minimum of 1,812 residential units, amounting to a minimum of 2,700 new dwellings at the Proposed Development in total.

Detailed Components of the Proposed Development

7.149 The London Plan 2011 sets a target for 22,550 additional homes per year in the LBB for the period 2011-2021 or an additional average of 2,255 new homes per year (Ref. 7-2) with a proposed increase to 23,489 homes over the period 2015-2025 to be provided as set out within the draft FALP (Ref. 7-4). The London Plan 2011 also identifies a minimum of 12,500 new homes within the Colindale and Burnt Oak Opportunity Area.

7.150 The Proposed Development will contribute to meeting this new target by adding 888 new residential homes to the existing housing stock of LBB as part of the Detailed Components, which represents 38% of the Borough's yearly target under the proposed FALP housing targets and 8% of the housing target for the Opportunity Area.

7.151 It is therefore considered that once the Proposed Development is complete, the additional dwellings are likely to have a **minor beneficial**, long term, permanent effect on meeting the targets for new housing provision within the LBB and the Colindale and Burnt Oak Opportunity Area.

Outline Components of the Proposed Development

7.152 The Proposed Development will contribute to meeting housing targets by delivering a minimum of 1,812 residential homes as part of the Outline Components which represents 78% of the Borough's yearly target and 15% of the housing target for the Opportunity Area.

7.153 It is therefore considered that once the Proposed Development is complete, the additional dwellings are likely to have a **moderate beneficial**, long term, permanent effect on meeting the targets for new housing provision within the LBB and the Colindale and Burnt Oak Opportunity Area.

Affordable Housing

7.154 Affordable housing is made up of homes subsidised below market values ('intermediate' homes) and social rented homes.

7.155 In total, it is assumed that the Proposed Development will provide a minimum of 542 affordable units. This represents 20% of all residential units within the Proposed Development under the assumed minimum development scenario. These are likely to comprise units subsidised below market values, shared ownership (sometimes referred to as intermediate housing), affordable rent, or rented to tenants through the Local Authority or Registered Social Landlords (social rented).

7.156 A complete assessment of affordable housing provision should however take account of the 8 social rented affordable homes which currently exist on Site. Accounting for 'deadweight' refers to a 'do nothing' scenario in which the Site would have remained in its current state, i.e. it would continue to provide 8 affordable units. Therefore the Proposed Development, when the 8 'deadweight' affordable homes are taken into consideration, is estimated to provide a net benefit of 534 affordable homes.

7.157 The London Plan 2011 (Ref. 7-2) does not outline a strategic, London-wide target for affordable housing provision; however, it notes that "the maximum reasonable amount of affordable housing should be sought subject to viability" and that importance should be placed on strategic targets at borough level. Policy CS4 of the LBB Core Strategy (Ref. 7-9) outlines that 'a borough wide target of 40% home will be sought on sites providing 10 or more dwellings' and that a mix of 60% social rented and 40% intermediate affordable housing should be achieved.

7.158 The Colindale AAP also outlines a target for 50% affordable housing with regard to both the London Plan and the LBB Housing Strategy in regards to the split between intermediate and social rented accommodation.

Detailed Components of the Proposed Development

7.159 Assuming that 888 new residential units are brought forward as part of the Detailed Components of the Proposed Development, the Detailed Components will provide 126 affordable units. This represents 15% of all residential units within the Detailed Components.

7.160 Overall, in socio-economic terms, it is assessed that through the provision of affordable housing over different sizes and of different tenures, the Detailed Components of the Proposed Development is likely to have a **minor beneficial**, long-term, permanent effect on affordable housing provision in the LBB and within the Colindale and Burnt Oak Opportunity Area.

Outline Components of the Proposed Development

7.161 The detail of the mix and tenure of housing within the Outline Components of the Proposed Development has not yet been determined. For the purposes of this assessment an indicative tenure mix has therefore been assessed. This assumes that a minimum of 416 affordable units will be delivered which represents 23% of all the residential units within the Outline Components.

7.162 Overall, in socio-economic terms, it is assessed that through the provision of affordable housing over different sizes and of different tenures, the Outline Components (assumed minimum development scenario) of the Proposed Development is likely to have a **minor beneficial**, long-term, permanent effect on affordable housing provision in the LBB and within the Colindale and Burnt Oak Opportunity Area.

Education

7.163 The Proposed Development will result in an increased demand for education if any households with children occupy the residential units. This impact is assessed in the following section.

Child Occupancy Rates and School Yield

7.164 A standard means of calculating the demand for education is through the Application of child occupancy rates to the accommodation schedule assumed for the purposes of this assessment, The adopted LBB Planning Obligations SPD (Ref. 7-11) sets out a methodology for the calculation of child occupancy rates at

7 Socio-economics

new developments. For the purposes of this element of the assessment, this methodology has been followed and has been applied to the assumed housing and tenure mix. The SPD uses multipliers from the GLA child yield calculator which provides a breakdown of child occupancy for private, intermediate, affordable and social rented tenure homes.

7.165 The child occupancy rates, which are outlined below, for the intermediate tenure units were treated the same way as for private accommodation, as recommended in the GLA's Supplementary Planning Guidance on children's play and informal recreation (Ref. 7-5).

Education Demand

7.166 A series of assumptions are applied to the calculations for total number children anticipated to reside in future within the Proposed Development in order to estimate the education places required to cater for demand generated by the Proposed Development.

7.167 In terms of pre-school places, it is assumed that 80% of all children aged 0 - 4 will attend nurseries. This accounts for the parental choice in regards to the alternative provision of early years providers such as the use of child-minders.

7.168 Families moving into the social rented dwellings of the Proposed Development are likely to be on the local housing register and therefore already reside in the Borough. Children able to remain in their current schools may not require additional places, therefore:

- A 75% discount is applied to children of nursery school, primary school and secondary school age living in social rented housing where it is assumed they will already be attending school elsewhere in the Borough. This reflects guidance provided within the adopted LBB Planning Obligations SPD 2013 (Ref. 7-11).

7.169 Information published in 2013 by the DfE shows that the proportion of pupils attending independent schools in London was approximately 10% of the total number of pupils in full time education (Ref. 7-43). Therefore, a discount of 10% is applied to the number of primary and secondary school children to account for leakage to independent schools.

7.170 For the purposes of this assessment we have assumed a 'worst-case scenario' applied the assumptions detailed above to the estimated child yield for the maximum development scenario, which will produce the higher number of children. The total number of school places at the different stages of education provision has been calculated and this is presented in Table 7-25.

Table 7-25 Estimated School Places Required

	School Yield (Places)			
	Nursery	Primary	Secondary	Total
Detailed Components	66	38	15	119
Outline Components	194	120	49	363

Source: URS calculations 2014.

Early Years Education

Detailed Components of the Proposed Development

7.171 It is estimated that 66 children inhabiting the Detailed Components of the Proposed Development once operational could require early years education (0-4 years) places.

7.172 As outlined in the baseline conditions section of this chapter, there is limited information available regarding the roles and capacities of nursery education provision within the LBB. However, within the West London Planning area (of which Colindale is a part), the LBB Childcare Sufficiency Assessment (2013) (Ref. 7-28) shows that the West London Planning Area will experience the greatest need for more childcare provision in the LBB both now and in the future. This suggests that there will be limited additional capacity within this Planning Area to accommodate additional demand for early years places.

7.173 There are a six primary schools within 1km of the Site which offer early years' provision as well as a further eight nurseries. These facilities could support the demand for early year places arising from the Detailed Components of the Proposed Development.

7.174 Given the provision of six primary schools within 1km of the Proposed Development which offer nursery places and the presence of a further eight early years providers within 1km which offer nursery places it is anticipated that there will be an overall **negligible**, long-term effect on early years provision within LBB.

Outline Components of the Proposed Development

7.175 It is estimated that a maximum of 194 children could require early years education (0-4 years) places as a result of the Outline Components of the Proposed Development once operational.

7.176 As part of the Detailed Components of the Proposed Development a new three FE primary school will be delivered which will include nursery provision for 39 Full Time Equivalent (FTE) places. These additional places which will go some way towards meeting the demand arising from the Proposed Development for nursery places arising from the Outline Components of the Proposed Development.

7.177 The provision of new nursery school places will help to meet the demand for early years places as a result of the Outline Components of the Proposed Development. It has also been identified that the West London Planning Area within which the Site is located will have limited capacity to accommodate additional demand for nursery school places and therefore these additional early years places represent an increase in early years provision locally.

7.178 Given the provision of new early years places within the new school arising from the Outline Components of the Proposed Development, as well as early years provision within six primary schools and eight early years providers locally, it is anticipated that there will be a **negligible**, long-term effect on early years provision as a result of the Outline Components of the Proposed Development.

Primary School Education

Detailed Components of the Proposed Development

7.179 It is estimated that 38 children inhabiting the Detailed Components of the Proposed Development could require primary school places.

7.180 The baseline indicates that there is currently a deficit of primary education places within a 2.7km radius of the Proposed Development in LBB. The Proposed Development therefore has the potential therefore to increase this deficit of primary school places.

7.181 On the basis of the above assessment it is anticipated that the Proposed Development will have a **minor adverse**, long-term effect on primary education places, though this effect will be temporary in nature owing to the provision of a three FE primary school as part of the Outline Components, which will be able to accommodate the demand from this component.

Outline Components of the Proposed Development

7.182 It is estimated that a maximum of 120 children inhabiting the Outline Components of the Proposed Development could require primary school places.

7.183 The Outline Components of the Proposed Development will include the provision of a new three FE primary school. Based on an assumption of 30 pupils per class and 210 pupils per FE, it is estimated that the new school will provide an additional 630 primary education places in total once fully occupied.

7.184 On this basis therefore, it is anticipated that the Proposed Development will have a **major beneficial**, long-term, permanent effect on primary education places within LBB.

Secondary School Education

7.185 It is estimated that 64 children inhabiting the Proposed Development could require secondary school places. Of this, 15 secondary school places would be required as a result of the Detailed Components and 49 places as a result of the Outline Components.

7 Socio-economics

7.186 The baseline conditions show that there is currently a surplus of secondary education places within 5.1km of the Site. As such both the Detailed and Outline Components of the Proposed Development are likely to have a **negligible**, long-term effect on secondary education provision within LBB.

Education Summary

7.187 The Detailed and Outline Components are likely to create a demand for additional early years education places, which is likely to be met by the current local providers. The provision of additional nursery school places onsite will help to meet some of this additional demand and whilst the residual demand is likely to place strain on the provision of early years places within the local area it is anticipated that existing provision will provide for demand arising from the Proposed Development. As such, it is anticipated that there would be a **negligible**, long-term effect on early year's education provision.

7.188 Based on the above assessment, the Proposed Development is likely to have an overall **major beneficial**, long-term, permanent effect on local schools overall given the on-site provision of additional primary school places, and an identified capacity to accommodate demand arising from the Detailed and Outline Components of the Proposed Development for both early years' and secondary school places within the relevant catchment areas. This has been assessed under the maximum assumed population scenario coming forward and therefore represents the 'worst-case' scenario.

Health

7.189 Based on a 'worst-case scenario' there is estimated to be an increase of 5,886 residents as a result of the Proposed Development under the assumed maximum development scenario.

7.190 The existing ratio of GPs to patients within local practices within 1km is above (i.e. worse than) the national target of 1,800 patients per GP, even though all four surgeries identified are currently accepting new patients.

Detailed Components of the Proposed Development

7.191 The number of GPs required to serve the new residential population can be estimated based on the number of new residents within the Detailed Components of the Proposed Development (1,619) and the standard of 1 GP per 1,800 population (which in turn references to Guidance from the Royal College of GPs). Using this approach, the new residential population would require less than one Full Time Equivalent GP.

7.192 Given that all GP practices within 1km of the Site are currently accepting new patients it is assumed that this additional demand could be met by existing capacity available locally.

7.193 It is therefore considered that the Detailed Components of the Proposed Development will have a **negligible**, long-term effect on health provision within LBB.

Outline Components of the Proposed Development

7.194 It is estimated that a maximum of 4,267 new residents could occupy the Outline Components of the Proposed Development once it is fully occupied. Applying the method above, the new residential population would generate demand for over 2 GPs.

7.195 This increase in the practice list would place further strain on health services within the local area. On the basis of the above, it is therefore judged that the Proposed Development would have a **moderate adverse**, long-term, permanent effect on health provision within the LBB.

7.196 Within the Proposed Development there is up to 3,000m² (GIA) of floorspace that could accommodate D1/D2 uses, allowing flexibility for a health centre should a need be identified by the NHS. Assuming a 'worst case scenario' in which a new health centre is not delivered on Site, it is assumed that contributions will be agreed with LBB towards expanding primary health services in the Borough and this will help mitigate any adverse effects the Proposed Development may have on health facilities.

7.197 It is anticipated that in line with the Section106 obligations SPD contributions to meet the effects of the Proposed Development will be agreed with LBB and therefore the effect of the Proposed Development on local health facilities could be reduced to a **negligible**, long-term effect. Alternatively, if a new health centre

is provided within the 3,000m² of floorspace available for community and leisure uses (D1/D2) there could be a beneficial effect on local health provision.

Open Space

7.198 The LBB Core Strategy does not identify the Site as within an area deficient in public open space and as such there is no quantitative requirement to provide for open or natural green space to address existing local need.

7.199 It is estimated that the Proposed Development will accommodate a maximum of 5,886 residents and up to 431 employees on site under the maximum development scenario. These new residents and operational employees will place additional demand on open space within the local area.

7.200 The Core Strategy Policy CS7 and the Colindale AAP state that the future needs of the new residents within the Proposed Development must be met, with a new Local Park of approximately 5ha to be provided within the Peel Centre Site. This policy requirement is to support the future population of the Peel Centre Site and other developments within the wider Opportunity Area.

7.201 The Proposed Development will contribute to meeting this requirement by including over 4ha of new public open space including a new 2ha public Local Park incorporating sports and playable space, a 820m² Multi Use Games Area (MUGA) and 24,157m² of open space across a variety of public spaces within the Site.

7.202 The baseline analysis showed that the area has a good provision of open space with one Metropolitan Park, one District Park and three Local Parks within 1.2km of the Proposed Development site. At the local level there are two Small Open Spaces and one Pocket Park within 400m of the Site.

7.203 The proposed new provision of over 4ha of publicly accessible open space within the Proposed Development therefore represents a significant contribution towards the target for open space demand arising from new residents.

7.204 In addition to provision on-site, new residents will have access to a further 141ha of accessible open space within proximity of the Proposed Development as identified in Table 7.10.

7.205 The existing site currently provides a large amount of open space including sport pitches and an athletic track. However, these facilities have always been for the private use of MPS employees only and therefore the provision of a new public park represents a significant net increase in publicly accessible open space at the Site for local communities.

7.206 The provision of new publicly accessible open space will help mitigate the impact of the new population and provide new space for local residents and employees. In addition the Proposed Development will provide public open space which could be used by members of the wider community. Residents at the Proposed Development will also be able to use a number of public open spaces within proximity to the Site. Therefore, it is judged that the Detailed and Outline Components of the Proposed Development will have a **major beneficial**, long-term, permanent effect on open space provision in the local area.

Child and Young People's Play Space

7.207 The GLA's SPG recommends that 10m² of play and recreation space be provided for children and young people in new developments (Ref. 7-5).

7.208 Play space will be provided across the Site taking account of the hierarchy of play spaces in line with the GLA's SPG including doorstep playable space, a MUGA and multi-functional playable space. Play will be designed to be integrated with other spaces to ensure that spaces are safe and active throughout the day. The new Local Park will also incorporate play facilities and incidental play alongside informal sports facilities and recreation.

7.209 Play for 0 to 4 year olds will be provided primarily within a series of doorstep playable spaces distributed throughout the Site in close proximity to homes, providing secure spaces with natural surveillance. For 5-11 year olds and those aged over 11 play space will be provided within a multi-functional space within the new Local Park, which will include formal equipment with active play as well as providing wider space for information recreation activities.

7 Socio-economics

Detailed Components of the Proposed Development

7.210 In order to calculate the estimated number of children living within the Detailed Components of the Proposed Development, the child occupancy method set out in the GLA SPG and the associated calculator has been applied to the assumed mix for the Detailed Components set out in Table 7-15. Please note that this method differs from the method used for calculating education requirements and results in an estimated 202 children inhabiting the Detailed Components of the Proposed Development as shown in Table 7-26.

Table 7-26 Estimated Play Space Requirement

Age Group	Maximum Walking Distance from Home (taking barriers into account) (m)	Total Number of Children	Total Play Space Recommended (m ²)
Under 5s	100	113	1,130
5 - 11 years old	400	59	590
12+	800	30	300
Total	-	202	2,020

Source: GLA SPG 2012 (Ref. 7-5).

- 7.211 Applying the GLA's SPG guidance, there is a requirement for 2,020m² of play space to serve the 202 children estimated to reside within the Detailed Components of the Proposed Development.
- 7.212 The total amount of play space which will be provided within the Detailed Components equates to 4,336m² which is comprised of 2,027m² of doorstep play and 2,309m² of neighbourhood play space.
- 7.213 The provision of 4,336m² of new play space represents a significant contribution towards meeting the demand arising from new children and young people residing within the Proposed Development. In addition, both Colindale Park play space and Rushgrove Park play space (both located within 400m of the Site) and Grahame Park play space (within 800m) are appropriate for older children and can also contribute to meeting the play space requirements of the children aged 5+ years estimated to reside in the Proposed Development.
- 7.214 As the requirements for play space will be exceeded by on-site provision and as well as some additional off-site provision that can be used by resident children it is therefore assessed that the Detailed Components of the Proposed Development will have an **moderate beneficial**, long-term permanent effect on play space provision. In addition the provision of publicly accessible play space will provide additional benefits for local communities.

Outline Components of the Proposed Development

7.215 Applying the child occupancy method set out in the GLA SPG to the assumed maximum mix for the Outline Components of the Proposed Development set out in Table 7-1516 a maximum of 647 children are calculated to inhabit the Outline Components of the Proposed Development as shown in Table 7-27.

Table 7-27 Estimated Play Space Requirement

Age Group	Maximum Walking Distance from Home (taking barriers into account) (m)	Total Number of Children	Total Play Space Recommended (m ²)
Under 5s	100	347	3,470
5 - 11 years old	400	198	1,980
12+	800	103	1,030
Total	-	647	6,470

Source: GLA SPG 2012 (Ref. 7-5).

7.216 Applying the GLA's SPG guidance, there is a requirement for a maximum of 6,470m² of play space to serve the maximum 647 children estimated to reside within the Outline Components of the Proposed Development. This represents the 'worst-case' scenario in regards to the provision of child play space.

7.217 The total amount of play space which will be provided within the Outline Components equates to 5,175m², of playable space. The detailed design of the play areas within the Outline Components of the Proposed Development have not yet been fixed, however it is assumed that play provision will be delivered in line with the GLA's guidance (Ref. 7-5).

7.218 The provision of 5,175m² of play space within the Outline Components will help to meet the demand arising from new children and young people residing within the Proposed Development. Whilst the provision of play space within the Outline Components does not meet the requirement as set out within Table 7-27, it will complement the provision of 4,336m² of play space within the Detailed Components resulting in an aggregate provision of 9,511m² of play provision across the Site.

7.219 In addition, both Colindale Park play space and Rushgrove Park play space (both located within 400m of the Site) and Grahame Park play space (within 800m) are appropriate for older children and can also contribute to meeting the play space requirements of the children aged 5+ years estimated to reside in the Proposed Development.

7.220 Whilst the provision of new play space within the Outline Components of the Proposed Development does not meet the total requirement for play space as calculated using the GLA's SPG (Ref. 7-5), it will contribute to the total provision of play space across the Site. Furthermore the total provision of play space from both the Detailed and Outline Components will exceed the total requirement to cater for the number of children and young people estimated to reside across the whole Site. It is therefore assessed that the provision of play space within the Outline Components will have a **negligible**, long-term permanent effect on play space provision. In addition the provision of publicly accessible play space will provide additional benefits for local communities.

Residual Effects and Conclusions

7.221 This chapter has analysed the socio-economic effect of the Proposed Development compared to baseline conditions and the residual effects are summarised within Table 7-23.

7.222 The Proposed Development will have a number of beneficial effects on the surrounding neighbourhoods. These include the provision of employment opportunities with an estimated net demolition and construction employment of 536 net jobs, arising from on-site activities. The operational employment arising from the Proposed Development is estimated to be 551 net jobs.

7.223 There is a total provision of a minimum of 2,700 new residential homes, of which 20% are currently assumed as being affordable subject to further viability appraisal. Under the assumed minimum population scenario the estimated 4,047 residents of the private and intermediate homes within the Proposed Development are estimated to increase expenditure in the local area by approximately £31 million annually. The Proposed Development will also bring forward a minimum of 4ha of publicly accessible open space and 9,511m² of play space on-site to meet the needs of both the population arising at the Proposed Development and the surrounding local community.

7.224 A summary of the residual effects of the Detailed and Outline Components of the Proposed Development is set out in Table 7-28 and Table 7-29.

Table 7-28 Residual Effects of the Detailed Components of the Proposed Development in Relation to Significance Criteria

Description of Effect	Residual Effect Significance	Nature of Effect	Geographic Scale
Demolition and Construction			
Demolition and Construction Employment	Minor	Beneficial, short-term, Temporary	Greater London
Completed and Occupied Development			
Operational Employment	Minor	Beneficial, Long term	Greater London
Additional Local Spending	Minor	Beneficial, Long term	Greater London
Housing	Minor	Beneficial, Long term	LBB
Affordable Housing	Minor	Beneficial, Long-term	LBB
Education- Early years	Negligible	Long-term	LBB
Education- Primary School	Minor	Adverse, Short-term, temporary	LBB
Education- Secondary School	Negligible	Long-term	LBB
Health	Negligible	Long-term	LBB
Open Space	Major	Beneficial, Long-term	LBB
Play Space	Moderate	Beneficial, Long-term	LBB

Table 7-29 Residual Effects of the Detailed Components of the Proposed Development in Relation to Significance Criteria

Description of Effect	Residual Effect Significance	Nature of Effect	Geographic Scale
Demolition and Construction			
Demolition and Construction Employment	Minor	Beneficial, Short-term, Temporary	Greater London
Completed and Occupied Development			
Operational Employment	Moderate	Beneficial, Long term	Greater London
Additional Local Spending	Minor	Beneficial, Long term	Greater London
Housing	Moderate	Beneficial, Long term	LBB
Affordable Housing	Minor	Beneficial, Long-term	LBB
Education- Early Years	Negligible	Long-term	LBB
Education- Primary Education	Major	Beneficial, Long-term	LBB
Education- Secondary Education	Negligible	Long-term	LBB
Health	Negligible	Long-term	LBB
Open Space	Major	Beneficial, Long-term	LBB
Play Space	Negligible	Long-term	LBB

References

- Ref. 7-1 Department of Communities and Local Government (DCLG) (March 2012) National Planning Policy Framework
- Ref. 7-2 Greater London Authority (GLA), (2011); The London Plan Spatial Development Strategy for Greater London, GLA, London.
- Ref. 7-3 GLA (2013); Mayor's Revised Early Minor Alterations (REMA), GLA, London.
- Ref. 7-4 GLA (2013); Draft Further Alterations to the London Plan (FALP), GLA, London
- Ref. 7-5 GLA, (2012); Draft SPG: Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation. HMSO, (2004); Planning and Compulsory Purchase Act.
- Ref. 7-6 GLA, (2013); Homes for London: The Draft London Housing Strategy, GLA, London.
- Ref. 7-7 UK Government, (2007); The GLA Act c.47, HMSO, London.
- Ref. 7-8 UK Government, (2004); Planning and Compulsory Purchase Act 2004 (c 5).
- Ref. 7-9 LB Barnet, (2012); Core Strategy Development Plan Document.
- Ref. 7-10 LB Barnet, (2012); Development Management Policies Development Plan Document.
- Ref. 7-11 LB Barnet, (2013); Planning Obligations Supplementary Planning Document, April 2013.
- Ref. 7-12 LB Barnet, (2009); Colindale Area Action Plan, June 2009.
- Ref. 7-13 Homes and Communities Agency (HCA) (2014); Additionality Guide, 4th Edition, Homes and Communities Agency, London.
- Ref. 7-14 Office for National Statistics (ONS), (2001); Census 2001, ONS, Newport.
- Ref. 7-15 GLA Economics, (2014); London's Economic Outlook, Spring 2014
- Ref. 7-16 ONS, (2013); Business Register and Employment Survey, London
- Ref. 7-17 ONS, (2013); Construction Statistics Annual 2013, ONS, Newport
- Ref. 7-18 CITB Construction Skills (2013); Blueprint for Construction 2013-2017, Construction Skills Network
- Ref. 7-19 ONS, (2013); UK Business: Activity, Size and Location, ONS, Newport
- Ref. 7-20 ONS, (2011); Census 2011, ONS, Newport.
- Ref. 7-21 ONS, (2014); NOMIS Annual Population Survey 2012, ONS, Newport.
- Ref. 7-22 DCLG (2010); Indices of Multiple Deprivation.
- Ref. 7-23 DCLG (2013); No. of Homes by Tenure and District.
- Ref. 7-24 LB Barnet, (2011); North London Strategic Housing Market Assessment 2009/10.
- Ref. 7-25 Audit Commission, (1996); Trading Places, The Supply and Allocation of School Places, HMSO, London.
- Ref. 7-26 Department for Transport, (2011); National Travel Survey 2011/12, DfT, Newport.
- Ref. 7-27 Department for Education (DfE) (2013); School Cross Border Movements, London.
- Ref. 7-28 LB Barnet, (2013); LB Barnet Childcare Sufficiency Statement 2013.
- Ref. 7-29 Edubase, (2014); Schools (by postcode), DfE. Available at: <http://www.education.gov.uk/edubase/home.xhtml>. Accessed 23/06/2014.

7 Socio-economics

- Ref. 7-30 Department for Education (DfE) (2013); School Capacity 2012/13.
- Ref. 7-31 LB Barnet, (2012); Education Strategy for Barnet: Briefing Note 1- School Place Planning in Barnet. Available from: link.
- Ref. 7-32 NHS Choices website. <http://www.nhschoices.gov.uk>
- Ref. 7-33 NHS Information Centre, (2013) NHS Staff 2003-2013, General Practice, Detailed Results Tables.
- Ref. 7-34 Department for Health, (2013); Practice List Sizes in England December 2013 (FOI Request Quarterly Practice list size for England Oct to Dec 2013).
- Ref. 7-35 LB Barnet, (2009); Open Space Assessment.
- Ref. 7-36 HM Treasury, (2003, updated 2011); 'Green Book: Appraisal and Evaluation in Central Government', London.
- Ref. 7-37 Homes and Communities Agency, (2010); Employment Densities: 2nd Edition 2010
- Ref. 7-38 London Borough of Wandsworth (2004), New Housing Survey
- Ref. 7-39 ONS, (2013); Family Spending: a Report on the 2010-2012 Living Costs and Food Survey.
- Ref. 7-40 GLA, Pers. Comm., (Aug. 2007).
- Ref. 7-41 GLA, (2005); Data Management and Analysis Briefing: Child Yields.
- Ref. 7-42 GLA, (2006); Data Management and Analysis Briefing: Update, Child Occupancy of New Social Housing.
- Ref. 7-43 DfE (2013), Number of Pupils by Type of School.