

6.10 Socio-economics

- 6.10.1 This Addendum Chapter been prepared by Quod on behalf of LS (Finchley Road) Limited (“the Applicant”), to support a Section 73 application which seeks to vary planning permission ref. 2022/0528/P (2023 Consent), granted on 20 December 2023, in respect of the O2 Masterplan Site (“the Site”) within the London Borough of Camden (“LBC”). Whilst the Section 73 application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed changes, except for a reduction in the maximum residential floor area proposed.
- 6.10.2 Previously, Chapter 15 of the 2022 Environmental Statement (referred to in this document as “2022 ES”) reported on the likely significant Socio-Economic effects as a result of the proposed development.
- 6.10.3 This Addendum has been prepared in order to outline the key changes associated with the Proposed Development in relation to the 2023 Consent and to identify changes to the findings and conclusions associated with the 2022 ES.
- 6.10.4 If no changes have been identified, the previous assessments within the 2022 ES Chapter remain valid and are not discussed further. This document should be read in conjunction with the 2022 ES Chapter 15 in order to be able to compare the overall effects of both schemes.

Legislation, Planning Policy and Guidance

- 6.10.5 A review of UK legislation, planning policy and guidance relevant to the proposals was previously undertaken as part of the 2022 ES and has been reviewed below.
- 6.10.6 Since the Socio-Economic assessment, the National Planning Policy Framework (December 2024) has been updated. The relevant national level policies remain and the revisions to the text do not affect the methodology or approach to the assessment of Socio-Economic effects:
- Presumption in favour of sustainable development;
 - Chapter 5 ‘Delivering a sufficient supply of homes’
 - Chapter 6 ‘Building a strong, competitive economy’; and
 - Chapter 8 ‘Promoting healthy and safe communities’.

- 6.10.7 There have been no changes or updates to regional policy relevant to the Socio-Economic assessment since the 2022 ES.
- 6.10.8 Camden Council is in the process of updating the Local Plan. The emerging Camden Local Plan is currently in its consultation stage. The Regulation 18 consultation took place in early 2024. Further consultation is anticipated in 2025, with adoption currently anticipated in Spring 2026. At this stage in the plan preparation process, the draft Local Plan policies carry limited weight. However, these will start to carry more weight as the plan moves towards adoption and so have been considered within the application documentation.
- 6.10.9 The draft Local Plan (2023) includes planning policies on delivering an inclusive economy. It also allocates the Site (draft Site Allocation WH12) for: *Mixed use development including permanent self-contained homes, town centre uses including retail and leisure uses, community uses, employment and open space* (page 137).

Scheme Changes

- 6.10.10 The changes included in the Proposed Development relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the Approved Scheme, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).
- 6.10.11 While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

Assessment Methodology and Significance Criteria

- 6.10.12 The following section outlines where methodologies applied to identify and assess the potential impacts and likely effects to result from the Proposed Development are different from the 2022 ES.

Scope of the Assessment

- 6.10.13 The scope of the assessment of potential Socio-Economic effects remains as outlined in the 2022 ES.

Extent of The Study Area

6.10.14 Since the 2022 ES, LBC has revised and amended its ward boundaries. The change has increased the number of wards in the borough from 18 to 20. The Study Area previously comprised of two wards – Swiss Cottage and West Hampstead (within which the Site falls). West Hampstead and its boundaries have remained unchanged. Swiss Cottage ward has since been renamed as South Hampstead and the boundary amended. A best fit area of lower super output areas (LSOA) has been created to reflect the old ward boundary of Swiss Cottage ward to allow for comparison to and continuation from the 2022 ES.

Method of Baseline Collection

6.10.15 Where applicable, updated baseline conditions have been set out in this document reflecting changes since the 2022 ES. This includes updated data from:

- Census (2021) (Ref 6.10.1)
- Claimant Count (2024) (Ref 6.10.2)
- Business Register and Employment Survey (BRES) (Ref 6.10.3)
- Annual Schools Census (2024) (Ref 6.10.4)
- Information from relevant Local Education Authority school admission documents
- Data on healthcare services (Ref 6.10.5)

Method of Assessment

Demolition & Construction Phase

Loss of existing employment on-site

6.10.16 Since the 2022 ES, demolition of the Homebase has been completed.

6.10.17 The level of employment accommodated by the remaining car wash, car showrooms, builders' merchants and the O2 Centre has been estimated in line with the methodology set out in the 2022 ES.

Construction

6.10.18 The assessment of construction employment remains as outlined in the 2022 ES.

Operational Phase

Approach to Assessment

6.10.19 The Proposed Development changes relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”.

6.10.20 Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a reduction in the maximum residential floor area proposed.

- 6.10.21 There is no change to the overall floorspace across the entire masterplan, just a redistribution between the Detailed and Outline Elements, other than an 8sqm reduction in commercial floorspace in the Detailed Element. Therefore, the Masterplan as a whole remains as presented in the 2022 ES.
- 6.10.22 In the Outline Elements a maximum of 109,226sqm (GIA) of residential floorspace is proposed. The ES, for the purposes of assessment, has assumed that the Outline Elements will comprise 1,146 residential units. The Outline Elements coupled with the Detailed Element would therefore deliver around 1,800 residential units.
- 6.10.23 To present the Proposed Amendments the following assessment follows the same approach as the 2022 ES considering effects from the Masterplan as a whole, whilst separating out the effects arising from the Detailed Element. Given the outline nature of the proposals the details of the alterations to the Outline Element are not available therefore it is not possible to update the figures relating to the Outline Element (for example population and child yield), and we do not consider appropriate to impute them (by subtracting the Detailed Element values from the total set out in the 2022 ES).
- 6.10.24 This is still considered to be a worst-case scenario with respect to population and related infrastructure demand as there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole¹.
- 6.10.25 The methodology presented in the 2022 ES for Employment Creation, Housing Delivery and Population, Demand for Social Infrastructure, Additional Spending and Cumulative Effects remain valid.

Significance Criteria

- 6.10.26 The significance criteria remains the same as presented within the 2022 ES Chapter.

Consultation

- 6.10.27 The extent of consultation remains the same as summarised within the 2022 ES Chapter.

Baseline Conditions

Existing Site

- 6.10.28 Since the 2022 ES, demolition has commenced. The Homebase store has been demolished. The remainder of the Site comprising the car wash, car show rooms, O2 Centre and Builders' Merchant remain as described in the 2022 ES.

Demographic, Labour Market, Employment and Housing Baseline

- 6.10.29 Since the 2022 ES, the Census 2021 and other datasets have been released and/or updated. Updated summary tables reflecting revised baseline conditions for the demographic, labour market, employment and housing baselines are set out below and replace those presented in the 2022 ES.

Table 6.10.1: Demographic Baseline

Indicator	Local Area	LBC	London
Population			
Total, 2011 (people)	25,000	220,000	8,170,000
Total, 2021 (people)	25,900	210,000	8,800,000
Growth (2011-2021) (%)	4%	-5%	8%
Age structure			
0-15 years (%)	15%	15%	19%
16-74 years (%)	80%	79%	75%
75 years or above (%)	5%	5%	5%

Source: ONS (2021) Census

Table 6.10.2: Labour Market Baseline

Indicator	Local Area	LBC	London
Economic activity (residents aged 16-74 years), 2021			
Economically active (%)	68%	59%	64%
Unemployed (%)	1%	7%	6%
Claimant count (residents aged 16-64), 2024			
Total Claimants (Oct 2024) (no.)	705	7,820	360,000
Claimant Rate (Oct 2024) (%)	2.9%	5.1%	5.9%
Highest level of qualification (residents aged 16 years and above), 2021			
No formal qualifications (%)	9%	12%	16%
GCSE/A-Levels (or equivalent) (%)	21%	28%	34%
Further of Higher Education (%)	67%	57%	47%
Other qualifications (%)	3%	3%	3%
Occupation (residents aged 16 – 74 years in employment), 2021			
Managerial / Technical/ Professional (%)	77%	71%	56%
Administrative /Trade/ Services (%)	13%	16%	24%
Sales/ Process/ Elementary (%)	9%	13%	21%

Sources: ONS (2021) Census; Claimant Count (2024)

¹ Apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

Table 6.10.3: Employment Baseline

Indicator	Local Area	LBC	London
Total jobs	9,270	422,000	5,800,000
Key Employment Sectors			
Accommodation & food services	1,150 (12%)	31,000 (7%)	443,000 (8%)
Health	1,200 (13%)	50,000 (12%)	619,000 (11%)
Retail	1,050 (11%)	20,000 (5%)	395,000 (7%)
Professional, scientific & technical	950 (10%)	91,000 (22%)	873,000 (15%)
Construction	600 (6%)	11,000 (3%)	204,000 (4%)

Source: ONS (2024) BRES

Table 6.10.4: Housing Baseline

Indicator	Local Area	LBC	London
Total Number of Households, 2021 (no.)	11,900	92,800	3,400,000
Accommodation Tenure, 2021			
Owned (%)	31%	30%	45%
Shared ownership (%)	1%	1%	1%
Social rented (%)	21%	34%	23%
Privately rented (%)	47%	36%	30%
Living rent free (%)	0%	0%	0%
Levels of Over-crowding (bedrooms, occupancy rating of -1 of less), 2021			
All-Tenures (%)	7%	10%	11%
Owner-Occupied (%)	2%	3%	4%
Social Rented (%)	19%	20%	15%
Privately Rented (%)	6%	6%	15%

Source: ONS (2021) Census

Social Infrastructure

Primary Healthcare

6.10.30 There are seven GP surgeries within 1km of the Site. Collectively, these surgeries have an average of 2,519 registered patients per FTE GP as shown below (NHS Digital, August 2024). This is higher than the London average patient list size of 2,009 patients per GP and higher than the average of 1,587 patients per FTE GP in the 2022 ES.

6.10.31 According to NHS Digital Data, Cholmley Gardens Surgery accommodated 2.4 FTE GPs. However, their webpage² reports seven GPs as part of the staff. Therefore, it is likely that the average list size for this GP is not reflective of the improved position from this number of GP staff and the table below reflects a worst case scenario.

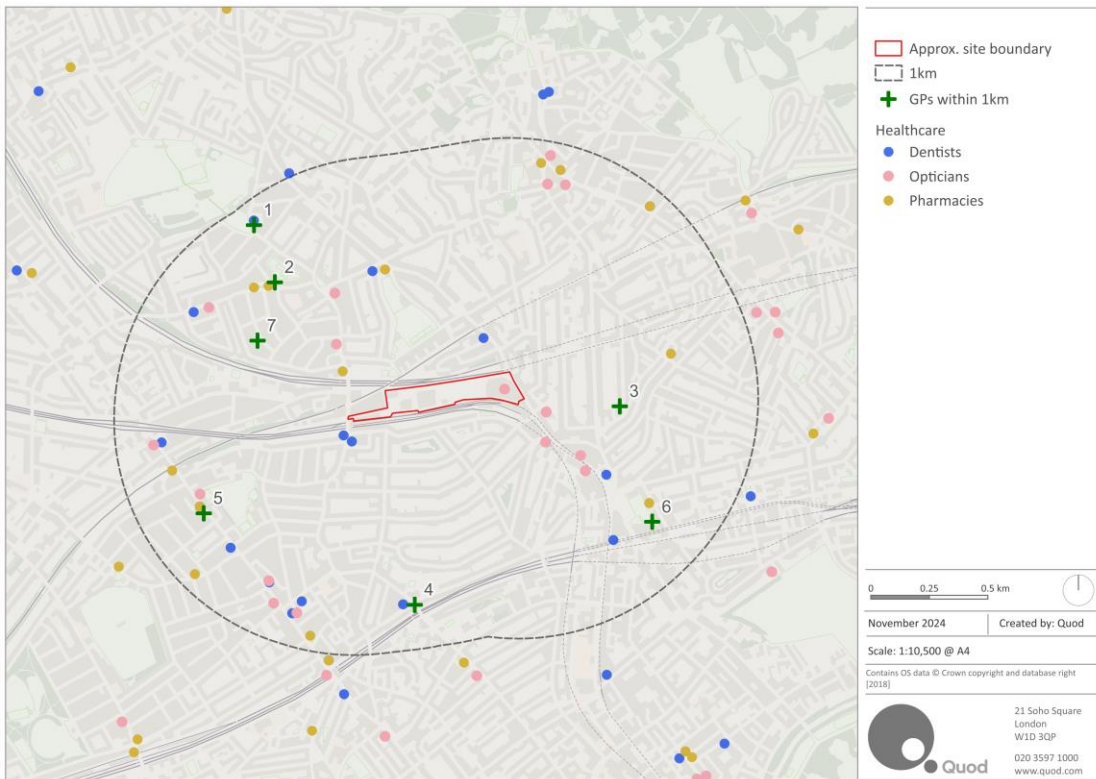
6.10.32 Furthermore, all seven GP surgeries are accepting new patients.

Table 6.10.5: Existing GP Capacity

Map Ref	GP Practice Name	Patient List Size	FTE GPs	Average Patient List Size per FTE GP
1	Fortune Green Road Surgery	3,297	2.0	1,665
2	Cholmley Gardens Surgery	8,209	2.4	3,440
3	Daleham Gardens Health Centre	5,107	1.7	3,052
4	Belsize Priory Medical Practice	5,724	1.3	4,519
5	Brondesbury Medical Centre	22,907	10.4	2,193
6	Swiss Cottage Surgery	16,957	7.7	2,216
7	West Hampstead Medical Centre	23,303	8.5	2,731
Total		85,504	34	2,519
London Average				2,009

² Cholmley Gardens Medical Centre [online]. Available at: <https://cholmleygardensmc.co.uk/doctors/> . Date Accessed: 07/01/25

Figure 6.10.1: Primary Healthcare Facilities within 1km of the Site



Primary Education

6.10.33 The Department for Education and Schools Annual School Census Data has been updated since the 2022 ES. The latest 2024 release has been used to update school capacity for primary schools below.

6.10.34 There are ten primary schools within 1km of the Site, with the closest school being the Holy Trinity Church of England Primary School. George Eliot Primary School is close to the 1km buffer from the Site and has therefore been included in the baseline position.

6.10.35 According to the latest Annual Schools Census, there is a total surplus of 11% or 314 places across the primary schools within 1km of the Site. This reflects an increase in surplus capacity compared to the 2022 ES which identified a total surplus of 14% or 445 places.

Table 6.10.6: Existing Primary School Capacity

Map Ref	Borough	School Name	PAN (2023/2024)	Number on roll (NOR)	Capacity	Surplus
1	LBC	Fitzjohn's Primary School	30	206	210	4 (2%)
2	LBC	Holy Trinity CofE Primary School	27	176	189	13 (7%)
3	LBC	West Hampstead Primary School (formerly Beckford Primary School)	60	357	420	63 (15%)
4	LBC	Hampstead Parochial Church of England Primary School	30	204	210	6 (3%)
5 & 6	LBC	Kingsgate Primary School	90	598	630	32 (5%)
7	LBC	Emmanuel Church of England Primary School	30	204	210	6 (3%)
8	LBC	St Mary's Kilburn Church of England Primary School	30	202	210	8 (4%)
9	LBC	St Eugene de Mazenod Roman Catholic Primary School	30	198	210	12 (6%)
11	CoW	George Eliot Primary School*	30	210	360	63 (18%)
10	LBB	Kilburn Grange School**	30	223	330	107 (32%)

Map Ref	Borough	School Name	PAN (2023/2024)	Number on roll (NOR)	Capacity	Surplus
Totals				2,578	2,979	314 (11%)

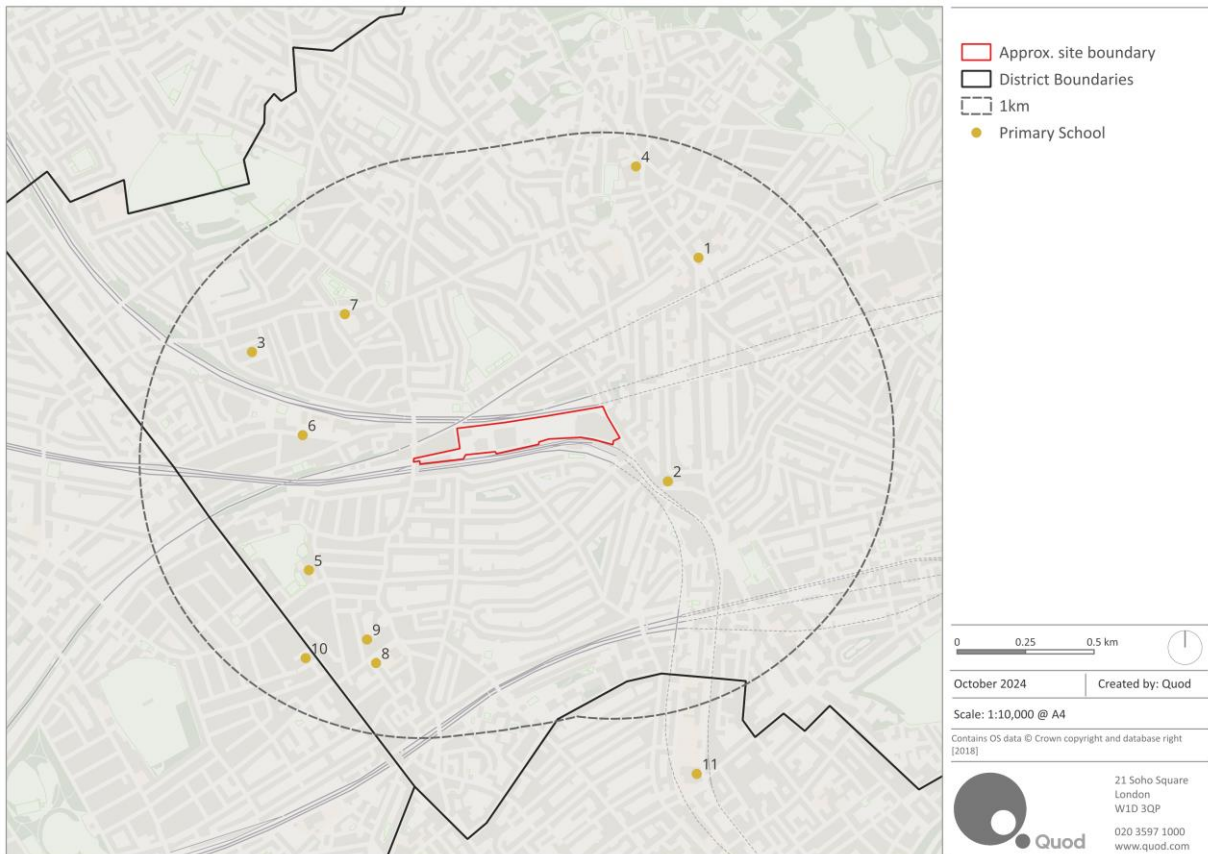
*George Eliot Primary School is located just outside the 1km boundary. It has been included for consistency with the 2022 ES. PAN reduced to 30 pupils in 2022/23 (previously 60).

** PAN reduced to 30 pupils in 2021/22 (previously 60).

6.10.36 LBC’s 2024 School Place Planning Report (November, 2024) (Ref 6.10.6) reviews current primary school provision and analyses recent population projections to set out future school place planning. It states that over the last 5 years there has been a significant reduction in demand for school places within LBC. It further states:

- The surplus over the reception year admission number is forecast to rise 6.7% in 2023 to 28% by 2032/33.
- The Secondary Year 7 surplus is forecast to increase from 12% in 2023 to 21% by 2032/3.

Figure 6.10.2: Primary Schools within 1km of the Site



Secondary Education

6.10.37 The Department for Education and Schools Annual School Census Data has been updated since the 2022 ES. The latest 2024 release has been used to update school capacity for secondary schools below.

6.10.38 There are ten secondary schools in LBC, with a further five schools within London Borough of Brent (LBB) and City of Westminster (CoW) being considered to account for children crossing the borough boundary for secondary education.

6.10.39 There are 598 surplus places across LBC, equating to 7% of total capacity in line with the data presented in the 2022 ES.

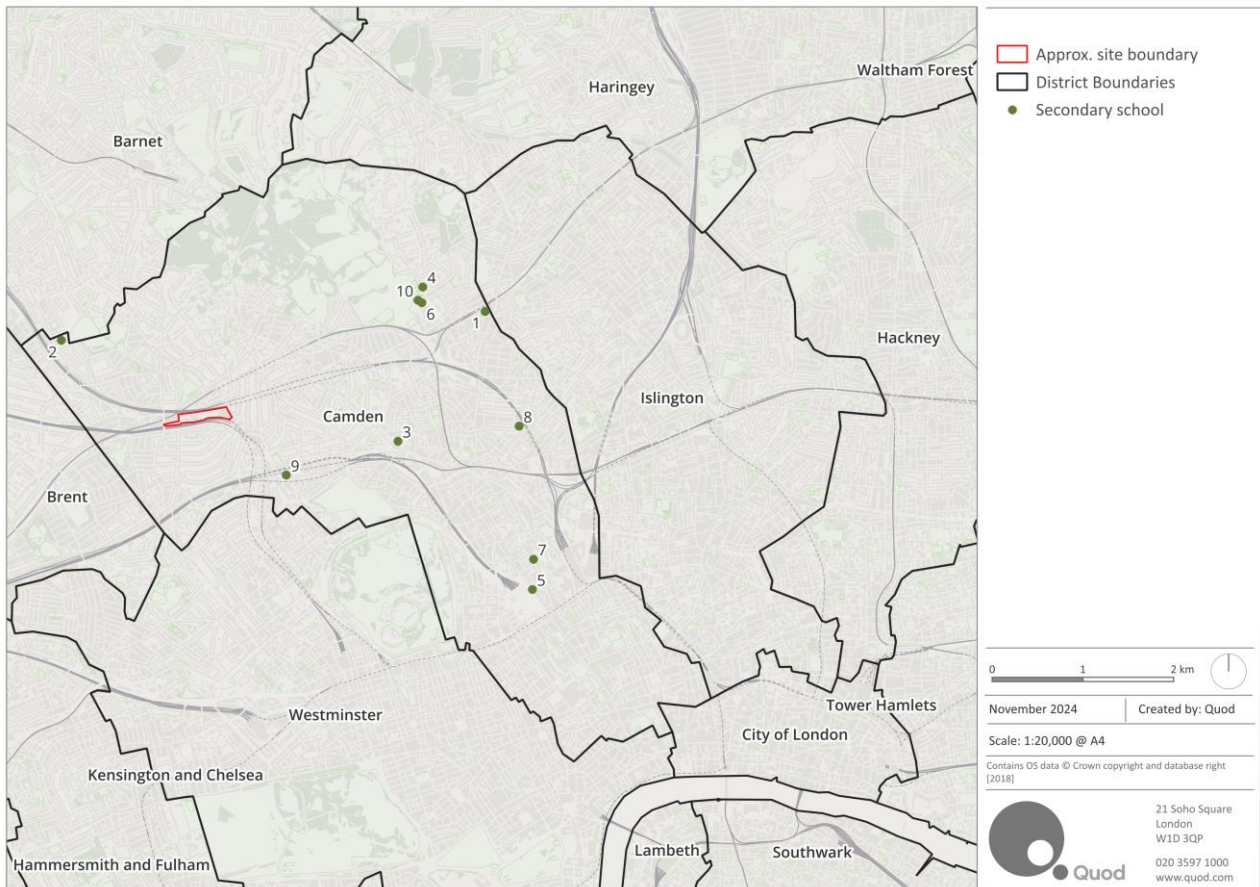
6.10.40 Considering the additional five closest secondary schools alongside LBC there are 656 surplus places, which equates to 5% of surplus capacity. Paragraph #.5.5 above notes that Camden expect surplus capacity to increase.

Table 6.10.7: Existing Secondary School Capacity

School Name (Map Ref, where applicable)	PAN (2023/2024)	Number on roll (NOR)	Capacity	Surplus
The UCL Academy (9)	192	895	960	65 (7%)
Parliament Hill School (6)	180	891	900	9 (1%)
Hampstead School (2)	210	1,033	1,050	17 (2%)
Haverstock School* (3)	135	721	810	89 (11%)
Maria Fidelis Catholic School FCJ (5)	150	706	750	44 (6%)
Regent High School (7)	180	904	900	0 (0%)
Acland Burghley School (1)	182	906	906	0 (0%)
The Camden School for Girls (8)	120	597	600	3 (1%)
William Ellis School (10)	130	610	650	40 (6%)
La Sainte Union Catholic Secondary School (4)	180	569	900	331 (37%)
LBC Secondary Schools Sub-total		7,832	8,426	598 (7%)
Harris Academy St John's Wood	210	1,002	1,050	48 (5%)
St Augustine's Federated Schools: CE High School	180	870	900	30 (3%)
St George's Catholic School	180	887	900	13 (1%)
Queens Park Community School	216	1,083	1,080	0 (0%)
Paddington Academy	180	926	900	0 (0%)
Other Secondary Schools Sub-total		4,768	4,830	91 (2%)
All Secondary Schools Total		12,600	13,256	656 (5%)

* PAN reduced to 135 pupils in 2022/23 (previously 180).

Figure 6.10.3: Secondary Schools within LBC



Open Space and Play Space

6.10.41 The open space and play space baseline conditions have not materially changed from the 2022 ES.

Sensitive Receptors

6.10.42 Following the updated baseline, Table 15.13 of the 2022 ES has been revised and updated as set out below.

Receptor		Sensitivity (Value)	Change from 2022 ES	Description
Existing				
Employees and business on-site		High (Site)	No	This Site currently consists of the O2 Centre complex and further retail uses including a Builders' Merchant. Initial demolition works have taken place demolishing the Homebase.
Construction industry and its employees		Low (Region)	No	The construction industry is assessed at a regional level due to the mobility of the construction workforces. There are approximately 204,000 construction jobs based in London (Regional economy).
Existing businesses and employees within the ward (local economy)		Medium (Local)	No	Accessibility of employment is key to the prosperity of a population. Recent Claimant Count data shows rates in the Local Area are lower than the LBC and London average.
Housing need within the borough		Medium (Borough)	No	LBC has historically met and exceeded the targets set by the London Plan (in years 2013/14 to 2016/17). However, in recent years (2017/18 and 2018/19), LBC failed to meet their housing targets. Furthermore, the London Plan (2021) increases the annual targets for the borough.
Local Social Infrastructure	Healthcare	Medium (Local)	Yes	The average patient list size of GPs is 2,519 which is higher than the London average patient list size of 2,009 patients per GP indicating limited surplus capacity. However, all GPs are currently accepting new patients and ICB block funding for revenue spending is updated annually and can therefore adjust to changes in population relatively quickly. On balance, taking into account these factors, the sensitivity is medium.
	Primary Schools	Low (Local)	No	There is currently 11% total surplus capacity within local primary schools (equating to 314 places) indicating that there is surplus capacity available.

Receptor		Sensitivity (Value)	Change from 2022 ES	Description
Existing				
	Secondary Schools	Medium (Local)	No	There is currently 7% total surplus capacity within LBC secondary schools indicating some surplus capacity available. Taking into account other nearby schools within CoW and LBB, surplus capacity reduces to 5% suggesting limited surplus capacity available.
	Open space and playspace	Medium (Local)	No	There are several play spaces and open spaces within the 800m of the Site. However, according to LBC's Open Space, Sport and Recreation Study, the Local Area experiences open space deficiency.
Future				
	New Residents	High (Site)	No	New residents will require good access to social infrastructure, amenities, and employment, and are, therefore, considered to be highly sensitive to local provision and availability.

Assessment of Effects, Mitigation and Residual Effects

Demolition & Construction Phase

Existing Employment On-Site

6.10.43 The baseline conditions for the existing employment on-site have changed. As outlined in the Baseline, since the 2022 ES, the Homebase has been demolished. Of the 465 FTE jobs estimated to be accommodated on-site in the 2022 ES an estimated 400 FTE jobs remain within the remaining car showrooms (30 jobs), O2 Centre (360 jobs) and builders' merchant buildings (10 jobs).

6.10.44 Although there has been a reduction in employment on-site the assessment of effects on existing employment on-site remains as stated in the 2022 ES as a temporary, direct, minor negative effect (not significant) at the Site and local level.

6.10.45 The loss of this employment will not be a permanent impact as the Proposed Development will provide 1,509 sqm of commercial floorspace in the Detailed Element and up to 17,410 sqm (maximum) in the Outline Element, offering a variety of town centre uses.

Demolition and Construction Employment

6.10.46 There are no material changes that will affect the previous assessment undertaken and therefore the 2022 ES remains robust and valid.

Construction Supply Chain and Construction Worker Spending

6.10.47 There are no material changes that will affect the previous assessment undertaken and therefore the 2022 ES remains robust and valid.

Mitigation and Residual Effects

6.10.48 The Proposed Amendments have not altered the effects identified in the 2022 ES arising during demolition and construction. Therefore the mitigation and residual effects remain as outlined in the 2022 ES.

Operational Phase

6.10.49 This section identifies and assesses the scale and nature of the main effects arising from the Proposed Development during the operational phase.

Employment Creation

6.10.50 The Proposed Amendments include an increase in the size of the community centre (+46 GIA sqm or 17% increase) and a reduction in the commercial floorspace (-54 GIA sqm or 4% decrease). In the context of the commercial uses being delivered across the masterplan (maximum of 18,922 sqm across the Detailed and Outline Elements) these amendments are not considered to materially change the assessment presented in the 2022 ES. Therefore, the effect remains as a permanent, direct negligible to minor positive effect at the local level (not significant) and negligible at the borough and regional level (not significant) across all spatial scales.

Housing Delivery

6.10.51 The Proposed Amendments increase the homes delivered within the Detailed Element by 43 homes (from 608 to 651 homes). The increase in home delivery in the Detailed Element will be balanced with a decrease in housing delivery within the Outline Element (to 109,226 GIA sqm). Therefore, the total delivery of homes remains in line with the 2022 ES and the assessment remains as stated - direct, permanent, moderate positive effect at the borough level (significant) and minor positive at the regional level (not significant).

Population

6.10.52 The population living in the proposed new homes has been estimated using the GLA Population Yield Calculator. The estimated population and child yield for the Proposed Amendments are reflected in the Detailed Element of the in Table 1.8 below. The Total Masterplan remain as stated in the 2022 ES reflecting that the Masterplan as a whole will remain within the applied parameters.

Table 6.10.8: Population Estimates

Variable	Amended Detailed Element	Total (2022 ES)
Homes	651	1,796

Variable	Amended Detailed Element	Total (2022 ES)
People living in new homes	1,394	3,661
GP Demand (Full-time equivalent GP required)	0.8	2.0
Primary School demand (places)	84	200
Secondary School Demand (places)	41	117

Healthcare

- 6.10.53 The updated baseline shows that there are seven local GP surgeries operating above the London average patient list size. This has altered the sensitivity of the receptor from Low (local level) in the 2022 ES to Medium (local level).
- 6.10.54 The Proposed Amendments to the Detailed Element will accommodate 1,394 people, 153 more than previously assessed. As outlined above, the increase in floorspace within the Detailed Element will be balanced with a reduction in floorspace in the Outline Element keeping the masterplan within the applied for parameters. Therefore, no change to overall population and, in turn, demand on primary healthcare if forecasted.
- 6.10.55 The Proposed Development includes provision for a health centre (minimum floorspace of 1,000 sqm GIA). This has been secured through the signed Section 106 Agreement (S106). As per Schedule 1 Part E the healthcare facility is to be constructed by the Applicant within Plot N7 for lease to an NHS Occupier. This centre would support new primary health infrastructure improving capacity for the surrounding community (high magnitude of effect).
- 6.10.56 Therefore, although the sensitivity of receptor has changed, the assessment would remain as assessed within the 2022 ES as direct, permanent moderate positive at the local level (significant), minor positive at the borough level (not significant) and negligible at regional level (not significant).

Education

- 6.10.57 The Proposed Amendments to the Detailed Element are estimated to accommodate 125 school aged children – compared to 111 in the 2022 ES. This increase reflects the proposed increase in homes across the Detailed Element. As outlined above, the total parameters for the approved masterplan remain as stated in the 2022 ES therefore the total homes are not expected to change (i.e. the total residential floorspace parameters have not changed). Therefore, the assessment on education remains as stated in the 2022 ES. The likely effect on primary schools arising from the amendments remains as a direct, permanent minor negative effect at the local level (not significant), negligible at all other spatial scales (not significant). The likely effect on secondary schools remains as a direct, permanent minor negative at the borough level (not significant) and negligible at the regional level (not significant).

Open Space

- 6.10.58 The revised Proposed Development will provide 1.683 ha of new parks, square and playspace.
- 6.10.59 The increase in people (153 people) living in the Detailed Element following the Proposed Amendments results in an increased open space requirement. As no change is proposed to the total floorspace³, it is expected that these changes would see an equivalent reduction in the Open Space Requirement within the Outline Elements.
- 6.10.60 Overall, this is not a material change from the 2022 ES and therefore the conclusions remain as stated - direct, permanent, minor negative at the local level (not significant) and negligible at all other spatial scales (not significant).

Table 6.10.9: Open Space Requirements

Open Space Requirements (sqm)	Amended Detailed Element	Total (2022 ES)
Open Space demand from residents (9sqm per resident)	12,546	32,949
Open Space demand from employees	83 to 109	403 to 561
TOTAL (sqm)	12,629 to 12,655	33,352 to 33,510
TOTAL (ha)	1.26 TO 1.27 ha	3.34 to 3.35 ha

Playspace

- 6.10.61 The estimated increase in children accommodated in the Detail Element as amended results in an increase in the playspace requirement. As no change is proposed to the total floorspace, it is expected that these changes would see an equivalent reduction in the Playspace Requirement within the Outline Elements.
- 6.10.62 Overall, this is not a material change from the 2022 ES and therefore the conclusions remain as stated - direct, permanent, minor positive at the site and local level (significant) and negligible at all other spatial scales (not significant).

³ Apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

Table 6.10.10: Playspace Demand

Age Profile	Typology	<i>Amended Detailed Element</i>			Total (2022 ES)
		Child Yield	Playspace Requirement (sqm)	<i>Proposed Development Provision – Detailed (sqm)</i>	
Under 5 years	Doorstep Playable Space	108	1,080	1,084	2,590

Age Profile	Typology	<i>Amended Detailed Element</i>			Total (2022 ES)
		Child Yield	Playspace Requirement (sqm)	Proposed Development Provision – Detailed (sqm)	
5-11 years	Local Playable Space	84	840	845	2,000
12-18 years	Neighbourhood Playable Space	62	620	620	1,420
TOTAL		254	2,540	2,549	6,010

Additional Spending

6.10.63 As outlined throughout the assessment, the Proposed Amendments do not affect the total parameters applied for as part of the approved masterplan. Therefore, the additional spending assessment outlined in the 2022 ES remains valid with the effect assessed to be a direct, permanent, moderate positive at the site and local level (significant), minor positive at the borough level (not significant) and negligible at the regional level (not significant).

Mitigation and Residual Effect

6.10.64 The Proposed Amendments have not altered the effects identified in the 2022 ES arising during operation. Therefore, the mitigation and residual effects remains as outlined in the 2022 ES.

Cumulative Effects Assessment

6.10.65 No additional cumulative schemes are considered within this application above and beyond the 2022 ES, therefore the conclusions there remain valid.

Severability

6.10.66 The updated severability plan shows the extent of the severable area within Plot S8 within the Outline Element West. It is the applicants' firm intention to deliver this plot in accordance with the approved parameter plans through the submission of reserved matters pursuant to the hybrid planning permission. This will maximise the public benefits that will result from the development. However, it is recognised that an extant planning permission (ref PWX0202103), together with an extant section 73 permission (ref. 2023/1292/P) (collectively the "Builder's Merchant Scheme") exist in relation to this part of the Site, and as a consequence this area has been identified as severable.

6.10.67 In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that the Builder's Merchant Scheme is brought forward under those existing extant planning permissions rather than pursuant to reserved matters under the O2 Masterplan development.

6.10.68 Under the O2 Masterplan Plot S8 proposes to deliver approximately 69 residential units with approximately 1,000 sqm of various commercial uses as part of the Outline Element West. If the relevant area of Plot S8 was removed from the O2 Masterplan we would expect the following Socio-Economic impacts:

- Demolition and Construction Phase
 - **Existing Employment On-Site** - If the relevant area of Plot S8 does not come forward as part of the approved masterplan the 10 jobs accommodated by this plot would remain on-site unless and until the Builder's Merchant Scheme is delivered.
- Operational Phase
 - **Employment Creation** - Outline Element West of the approved masterplan (Plots N6, N7 and S8) contains town centre uses but overall provides a small proportion of employment generating floorspace (18% of total non-residential floorspace). Should the relevant area of Plot S8 not come forward, a proportion of jobs would not materialise however this is considered to be minimal and would not affect the assessment of employment creation outlined above.
 - **Housing Delivery** - Plot S8 within Outline Element West of the approved masterplan includes provision for up to 8,400 sqm of residential floorspace (including car parking and basements). This reflects 7% of the residential floorspace planned for within the Outline Elements. Should the relevant area of Plot S8 not come forward, the proposed homes as part of the approved masterplan would be reduced, however, this proportion would not be of a magnitude to alter the assessment of effects outlined above.
 - **Healthcare** – A healthcare facility is committed via planning obligations to be delivered within Plot N7. The possible severance of the relevant area of Plot S8 does therefore not have an effect on the assessment as outlined above.
 - **Education** - Should the relevant area of Plot S8 not come forward the residential floorspace would reduce. This would reduce the demand on social infrastructure from residents including education - therefore, the assessment above remains the worst-case scenario.
 - **Open Space** - Should the relevant area of Plot S8 not come forward, the residential and non-residential floorspace would reduce. This would reduce the demand on social infrastructure from residents and workers on open space - therefore, the assessment above remains the worst-case scenario.
 - **Playspace** - Should the relevant area of Plot S8 not come forward the number of homes would reduce. This would reduce the demand on social infrastructure from residents on playspace - therefore, the assessment remains the worst-case scenario.
 - **Additional Spending** - Should the relevant area of Plot S8 not come forward the residential floorspace and workers would reduce. As outlined above, Plot S8 comprises 7% of the proposed residential floorspace and, is one of three buildings providing 18% of total non-residential floorspace. This would not affect the magnitude of the effect and therefore would not alter the assessment of effects outlined above.

6.10.69 If the Builder's Merchant Scheme was brought forward instead of the relevant area of Plot S8 then it would provide for six flats, eight houses and 4,934sqm of office floor space. This would result in:

- a small increase in housing delivery over what is assessed in the paragraph above, with 14 homes coming forward (in place of approximately 69 within the relevant area of Plot S8). This proportion would not be of a magnitude to alter the assessment of effects outlined above.

- an increase in employment generating floorspace compared to the commercial uses coming forward in Outline Element West as a whole (approximately 1,000 sqm)⁴. This would create additional jobs beyond those presented in the 2022 ES. However, this is considered to be a minimal increase when considered as part of the O2 Masterplan as a whole and would not affect the assessment of effects outlined above.

6.10.70 None of the above effects would affect the magnitude of effect and therefore do not alter the assessment of Socio-Economic effects.

Limitation and Assumptions

6.10.71 As with any dataset, baseline data will change over time. The most recent published data sources were used in this assessment. In some instances, this data may be older than the true baseline (i.e. 2024). This is an unavoidable limitation that is not considered, in this context, to adversely impact the validity of the assessment.

Summary

6.10.72 Given no material change as a result of this application (i.e. no significant adverse effects) the summary in the 2022 ES Socio-Economics chapter remain robust and valid.

⁴ Noting that all of these uses may not come forward on the relevant area of Plot S8.

References

- Ref 6.10.1 Office for National Statistics, 2021. Census.
- Ref 6.10.2 Office for National Statistics, 2024. Claimant Count.
- Ref 6.10.3 Office for National Statistics, 2023. Business Register and Employment Survey.
- Ref 6.10.4 Department for Education, 2021. Schools, Pupils and their Characteristics (Annual School Census Data, 2024).
- Ref 6.10.5 *NHS Digital [online]*. Available at:
<https://app.powerbi.com/view?r=eyJrIjojNmY4NGNiMWQtMGVhZi00MzU2LTZGMtMTFIZjY2NGE0NTZmliwidCI6IjUwZjYwNzFmLWJiZmUtNDAxYS04ODAzLTY3Mzc0OGU2MjllMltsImMiOjdh9> (Accessed October 2024)
- Ref 6.10.6 London Borough of Camden, 2024. 2024 School Place Planning Report.