

Chapter 6: Socio-Economics

SOCIO-ECONOMICS	
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SUPPORTING APPENDIX	ES Volume 3, Appendix: Socio-Economics Annex 1: Key Legislation, Policy and Guidance Considerations
KEY CONSIDERATIONS	This ES chapter presents an assessment of the socio-economic effects of the Proposed Development. In particular, this ES chapter presents an assessment of effects related to: • Delivery of new homes (affordable and shared living) contributing to local housing targets; • Demand for health, education and community infrastructure, specifically demand for GP surgeries, primary and secondary schools, open and play space; and • Spending effects associated with residents of the Proposed Development. Effects during the construction works are scoped out from this ES chapter as they are unlikely to result in significant socio-economic effects. In addition, once complete and operational, the Proposed Development will result in a net gain of employment on-site, due to the provision of 230m² of flexible commercial floorspace on a site that currently generates no employment. Given the scale of the LBH workforce (97,000 jobs), this is expected to give rise to a beneficial but not significant effect. Furthermore, any associated indirect or induced economic benefits, including local supply chain expenditure and day-to-day spending by employees, would be limited and highly localised in the context of the wider LBH economy (annual Gross Value Added (GVA) of £4.8 billion). As neither the employment generation nor the associated economic activity is expected to result in significant socio-economic effects, these elements are proposed to be scoped out. The Proposed Development also includes an indicative 125.5m² GIA of flexible Use Class F2 floorspace within the shared living building. Given the small scale of this unit, any effect would not be material and, as such, this element has been scoped out of the assessment. This position differs from the approach proposed within the EIA Scoping, when the precise nature and quantum of floorspace had not yet been confirmed. Furthermore, due to the flexibility of the use class, it cannot be guaranteed that the unit will come forward as community floorspace, and therefore any assessment of specific community-related socio-economic benefits would be speculative. As a result, community floorspace has not been considered further within this assessment
CONSULTATION	An EIA Scoping Opinion Request Report was submitted to the LBH on 27 July 2026 (hereafter referred to as the 'EIA Scoping Report') to request an EIA Scoping Opinion from the LBH and statutory consultees regarding the scope of the EIA. The EIA Scoping Report is provided in ES Volume 3, Appendix: EIA Methodology – Annex 1. An EIA Scoping Opinion has not yet been received.

ASSESSMENT METHODOLOGY

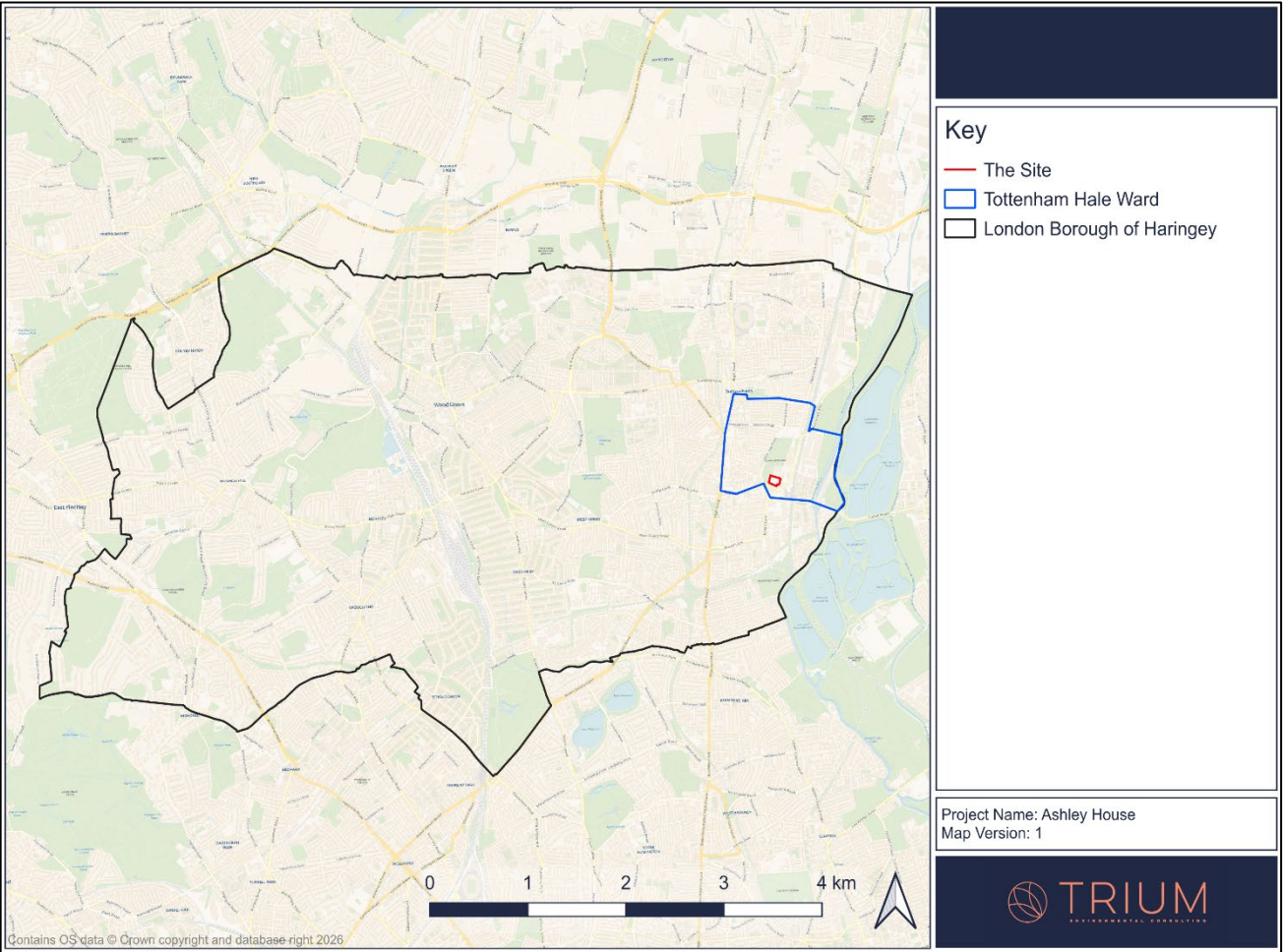
Defining the Baseline

- 6.1
- The baseline assessment considers current socio-economic conditions at a range of spatial scales, informed by an initial review of the local area, professional judgement and, where available, the EIA scoping process. These spatial areas include the:

 - Site – as defined by the redline boundary;
 - Local Area – Tottenham Hale ward;
 - Borough – London Borough of Haringey (LBH);
 - Region – Greater London; and
 - Nation – England.

¹ GLA (2021). *The London Plan: The Spatial Development Strategy for Greater London*.
² The Draft 2026 London Plan also provides new ten-year housing targets, however the 2021 Plan will be used because they remain the formally adopted, legally operative benchmark for assessing housing need and determining policy compliance, whereas the 2026 targets are only emerging policy and therefore carry limited material weight in decision making.

Figure 6.1 Study Areas



Base Map Source: OpenStreetMap (2026) and OS data © Crown copyright and database right 2026.

- 6.2
- Different spatial areas will be relevant to the assessment of different socio-economic effects. Table 6.1 outlines the socio-economic receptors assessed within this ES chapter and the corresponding spatial areas at which potentially significant effects are likely to be felt by these receptors.

Table 6.1 Geographic Area of Assessment for Socio-Economic Effects

Condition	Spatial Level	Justification
Housing		
Housing	Borough	The 2021 London Plan ¹ identifies borough-specific targets for new housing against which the Proposed Development will be assessed ² .
Social Infrastructure		
Primary Healthcare	Local Area	There is no set guidance regarding acceptable travel distances to General Practice (GP) surgeries. Therefore, a 1.6km walking distance has been used based on an initial review of the local area (and as set out in the EIA Scoping Report) to ensure suitable data on GPs is presented.
Primary Education	Local Area	Catchment areas for schools likely to be attended by new residents of the Proposed Development is based on Planning Area 4 for primary schools, as set out within the LBH School Place Planning Report ³ .

³ LBH (2025). *School Place Planning Report 2025*.

Condition	Spatial Level	Justification
Housing		
Secondary Education	Borough	Guidance on reasonable travel distances for children to reach school varies depending on the nature of local schools and the needs of individual children ⁴ . To account for older pupils' ability, the willingness to travel farther to attend schools based on their specialisms and preferences, and to align with the LBH School Place Planning Report ³ , secondary school provision is assessed across the LBH.
Open and Play Space	Local Area	Open space will be assessed within an 800m walking distance of the Proposed Development and considered alongside the LBH Open Space and Recreation Standards Supplementary Planning Document (SPD). Play space will also be assessed within an 800m walking distance of the site and assessed against the Greater London Authority's (GLA) Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance (SPG) ^{5,6} .
Local Economy		
Additional Expenditure	Borough	The impact of additional spending on the local economy by new households in the Proposed Development and by operational employees will be assessed at the borough level in line with best practice and to remain consistent with housing and employment generation calculations.

Current Baseline Conditions

- 6.3** Baseline socio-economic conditions that are of relevance to the assessment contained within this ES chapter have been established through analysis of nationally recognised research and survey information, all of which will be cited appropriately as they appear, including:
- The Office for National Statistics (ONS) and NOMIS, including the Census 2021;
 - The Ministry for Housing, Communities, and Local Government (MHCLG), including the English Indices of Deprivation (IoD);
 - The Office for Health Improvement and Disparities (OHID), formerly Public Health England (PHE), including the 'Fingertips: Public health data' dashboard;
 - The NHS West and North London Integrated Care Board (ICB);
 - The NHS Digital 'General Practice Workforce' dashboard;
 - The Department for Education (DfE), including the Annual School Census and the 'Get Information about Schools' dashboard;
 - Ordnance Survey (OS) data alongside further desk-based analysis; and
 - Additional LBH, GLA and UK Government data (latest available).

Evolution of the Baseline

- 6.4** The evolution of the baseline examines how the current baseline might change over time in the absence of the Proposed Development and whether such changes could significantly impact the conclusions of this

⁴ DfE (2025). *Travel to school for children of compulsory school age: Statutory guidance for local authorities*.

⁵ GLA (2012). *Shaping Neighbourhoods: Play and Informal Recreation (Supplementary Planning Guidance)*.

⁶ Note: The LBH Open Space and Recreation Standards SPD (2008) will be considered for open space, however the GLA SPG will be used for play space, in order to align with the wider planning application approach.

⁷ LBH (2006). *Tottenham Hale Urban Centre Masterplan SPD*. Available at: <https://www.minutes.haringey.gov.uk/documents/s2169/Masterplan%20SPD-Final%20version4.pdf>.

⁸ GLA (2025). *Residential Completions Dashboard*. Available at: <https://data.london.gov.uk/dataset/residential-completions-dashboard>. Accessed: 15/07/2026.

assessment. Given the difficulty in accurately predicting future baseline conditions with regards to socio-economics, in line with standard industry practice, this assessment will only consider existing baseline conditions. This conservative approach, or 'do nothing' scenario, assumes that conditions on-site and in the surrounding area would not change materially enough, in the absence of the Proposed Development, to alter the likely socio-economic effects identified in this chapter. However, it is recognised that change is anticipated locally through the Tottenham Hale Urban Centre Masterplan⁷. The potential socio-economic implications of local developments have therefore been captured separately within the *Cumulative Effects Assessment*, ensuring that relevant changes in the surrounding area are appropriately reflected in the overall conclusions.

Impact Assessment Methodology

Completed Development

Housing

- 6.5** Delivery of housing within the Proposed Development is assessed against the London Plan housing delivery targets, which set a target of 15,920 new homes within the LBH between 2019/20 and 2028/29¹, within the context of the LBH's recent delivery performance^{8,9}.
- 6.6** In accordance with London Plan Policy H1 'Increasing housing supply', shared living accommodation will contribute to housing targets at a 1.8:1 ratio, with 1.8 shared living units counting as a single traditional dwelling. The delivery of shared living units contributes to the overall housing target set out within the London Plan.

Social Infrastructure

- 6.7** Demand for social infrastructure arising from the Proposed Development's residential units is assessed based on the likely residential population occupying the Proposed Development once complete and operational, and accounts for differing lifestyles and needs associated with occupants of traditional and shared living housing typologies.
- 6.8** It is assumed that the occupants of traditional residential units will have a demand for all social infrastructure assessed within this ES chapter. The total residential population of these traditional units has been calculated using the GLA Population Yield Calculator (version 3.2)¹⁰ which sets out the likely population of development schemes across several age brackets. This calculator uses the site's Public Transport Accessibility Level (PTAL), its geographic aggregation, and the proposed quantum of development, including residential unit type and tenure mix. In this case, the PTAL 5-6a and the geographic aggregation 'London'¹¹ are used.
- 6.9** Occupants of shared living units are assumed to be adults only, with no children living in the unit (due to studio nature of the units) and of working age, as well as having access to internal amenity space. The total residential population of these shared living units assumes that each share living unit would accommodate one working-age adult (based on the typical age of shared living residents¹²). Thus, these individuals are unlikely to increase demand for educational facilities and play space. Shared living demand for social infrastructure has therefore been assessed in relation to housing, primary healthcare and open space.

⁹ GLA (2025). *Residential Pipeline Dashboard*. Available at: <https://data.london.gov.uk/dataset/residential-pipeline-dashboard>. Accessed: 15/07/2026.

¹⁰ GLA (2019). *GLA Population Yield Calculator (v3.2)*.

¹¹ Note: 'London' has been used as the geographic aggregation instead of 'Outer London', as the combination of: PTAL 5-6, small affordable housing provision and the 'Outer London' geographic aggregation did not generate any population yield.

¹² Knight Frank (2024). *The rise of the UK co-living sector*. Available at: <https://www.knightfrank.com/research/article/2024-09-13-the-rise-of-the-uk-coliving-sector>. Accessed 15/07/2026.

Primary Healthcare

- 6.10** Demand for GP services arising from the total population of the Proposed Development (based on the proposed mix of both traditional residential and shared living units) is assessed against the baseline availability and capacity of GP facilities within a 1.6km walking distance of the site. This assessment uses the Healthy Urban Development Unit (HUDU) benchmark of 1,800 registered patients per NHS GP¹³.

Primary Education

- 6.11** Demand for primary schools arising from the number of children aged 5 – 11 years living in the Proposed Development (based on the proposed mix of traditional residential units alone) is assessed against the baseline availability and capacity of primary schools within Planning Area 4 (set out within the LBH School Place Planning Report³). In line with Audit Commission guidelines¹⁴, this assessment is based on 95% of actual school capacity, to accommodate the potential for students joining mid-year and unforeseen staffing changes.

Secondary Education

- 6.12** Demand for secondary schools arising from the number of children aged 12 – 17 years living in the Proposed Development (based on the proposed mix of traditional residential units alone) is assessed against the baseline availability and capacity of secondary schools within the LBH. As with primary schools, this assessment is based on 95% of actual school capacity.

Open Space

- 6.13** Demand for open space arising from the total population of the Proposed Development (based on the proposed mix of both traditional residential and shared living units) is assessed against the standard outlined in the LBH Open Space and Recreation Standards SPD, which recommends 1.65 hectares (ha) of public open space per 1,000 people.

Play Space

- 6.14** Delivery of play space for children aged 0 – 17 years living in the Proposed Development (based on the proposed mix of traditional residential units alone) is assessed against the standard outlined in the GLA's SPG on Play and Informal Recreation, which sets out a benchmark of 10m² of dedicated play space per child.

Local Economy

Additional Household Expenditure

- 6.15** It is assumed that the occupants of traditional residential units will contribute to the local economy in terms of 'move-in' costs, home upkeep and maintenance, and expenditure on other miscellaneous goods and services (e.g. eating out, gym memberships, and retail/shopping). Conversely, occupants of shared living units are unlikely to have high initial 'move-in' costs as units will be pre-furnished, and it is expected that upkeep and maintenance costs will be covered by building management rather than the individual.
- 6.16** Generation of expenditure by traditional residential units within the Proposed Development is calculated by applying an average £695.90 weekly expenditure per household, based on London thresholds set out in the latest (2025) ONS Family Spending Survey¹⁵.

- 6.17** Generation of expenditure by shared living units within the Proposed Development is calculated by applying an average £288.20 weekly expenditure by resident, based on London thresholds set out in the ONS Family Spending Survey¹⁶.

Phasing

- 6.18** A qualitative consideration of phasing is included to reflect that permission is sought for a phased mixed-use development. The Proposed Development is expected to be brought forward in phases, with conditions and obligations tied to each phase and discharged accordingly.
- 6.19** At this stage, the phasing plan (presented in **ES Volume 1, Chapter 5: Enabling and Construction Works**) is indicative only and a future phasing condition is anticipated to secure detailed phasing information in due course. The indicative phases identify the main components of the scheme i.e., the affordable residential block and associated public realm (including play space and parking), the shared living block and its communal amenity spaces / landscaping.
- 6.20** The assessment therefore considers how phased delivery and occupation may influence the timing and availability of key social infrastructure, including communal amenity spaces and play space, with any implications addressed within the relevant sub-sections of the Completed Development assessment.

Cumulative Effects

- 6.21** A cumulative effects assessment has been undertaken as part of this ES chapter. As detailed in **ES Volume 1, Chapter 2: EIA Methodology**, due to the proximity of the Cannon Factory site to the Proposed Development, the potential for cumulative effects arising between the two schemes has been considered separately, based on available emerging scheme information. The main cumulative assessment considers the effects of the identified cumulative schemes set out in **ES Volume 1, Chapter 2: EIA Methodology** in combination with those concluded for the Proposed Development.
- 6.22** This section utilises information available for the cumulative schemes to inform these effects, such as additional provisions for housing, social infrastructure and employment. Where schemes (or parts of schemes) have already been built out and are operational, these are assumed to fall within the baseline.
- 6.23** The assessment of cumulative effects follows the same methodologies as those defined above.

Assumptions and Limitations

- 6.24** There are no specific significance criteria relating to the assessment of socio-economic effects. Therefore, the assessment is made against a benchmark of current socio-economic baseline conditions prevailing at and within relevant study areas (as identified within Figure 6.1 and Table 6.1), using professional judgement and best available information, and is considered accurate at the time of writing.
- 6.25** As with any dataset, baseline data will change over time. The most recent published data sources have been used in this assessment wherever possible. However, it should be noted that in some instances this data may not be up-to-date or may be based on modelled forecasts. This is an unavoidable limitation, but it is not expected to affect the magnitude of impacts or significance of effects in any material way.

¹³ HUDU (2009). HUDU Planning Contribution Model Guidance Notes.

¹⁴ Audit Commission for Local Authorities and the National Health Service in England and Wales (1996). Trading Places: The Supply and Allocation of School Places.

¹⁵ ONS (2026). Family Spending (FYE 2025 edition). Workbook 3 – Expenditure by Region. Table A33 – High level expenditure by region (3-year average).

¹⁶ ONS (2026). Family Spending (FYE 2025 edition). Workbook 3 – Expenditure by Region. Table A33 – High level expenditure by region (3-year average).

Embedded Mitigation

- 6.26** Where mitigation is embedded within the Proposed Development, it is considered an integrated part of the design for which the Applicant is seeking consent. These design elements and strategies are integral to the Proposed Development and therefore are considered in the evaluation of potential consequences.
- 6.27** Several Management Plans and other documents which relate to mitigating adverse effects have also either been prepared to accompany the Application or are committed to being prepared and implemented (e.g. a Construction and Environmental Management Plan (CEMP)). These documents will be secured through obtaining planning consent for the Proposed Development and their drafting, agreement and implementation will be subject to Planning Conditions attached to the development consent if granted by the LBH. See **ES Volume 1, Chapter 12: Environmental Management, Mitigation and Monitoring Schedule** for further information on mitigation measures.
- 6.28** Mitigation may include financial contributions through the statutory planning mechanisms, such as Community Infrastructure Levy (CIL) and/or Section 106 (S106) obligations where appropriate, to help address increased demand on local services.
- 6.29** Community Infrastructure Levy (CIL) contributions will also be considered within the assessment. Where appropriate, these contributions will be considered when evaluating the socio-economic outcomes of the Proposed Development.

Methodology for Defining Effects

- 6.30** The scale of impact attributed to each socio-economic effect has been determined based on the receptor sensitivity and magnitude of change resulting from the Proposed Development. Professional judgement and experience have been drawn upon to assess the scale, and thus significance, of the socio-economic effects.

Receptors and Receptor Sensitivity

- 6.31** Receptor sensitivity is based on a scale of:
- High:** local population, employment and economy; social infrastructure with no surplus or a deficit in capacity; area housing targets not being achieved; high levels of unemployment;
 - Medium:** borough and regional populations, employment and economy; social infrastructure operating close to or with limited surplus capacity; GPs operating over capacity but mainly accepting new patients, area housing targets being met or close to this; average levels of unemployment; and
 - Low:** national population, employment and economy; social infrastructure with surplus capacity; housing targets being exceeded; lower than average unemployment.

Magnitude of Impact

- 6.32** The magnitude of impact is based on a scale of:
- High:** substantial change to one or more of the following receptors: local economy, housing provision, demand for social infrastructure;
 - Medium:** noticeable change to one or more of the following receptors: local economy, housing provision, demand for social infrastructure;
 - Low:** little change to one or more of the following receptors: local economy, housing provision, demand for social infrastructure; and
 - Negligible:** no perceptible change to one or more of the following receptors: local economy, housing provision, demand for social infrastructure.

Defining the Effect

- 6.33** The significance of each effect has been determined by reference to the:
- Nature of effect; and
 - Scale of effect.

Nature of Effect

- 6.34** In terms of effect nature, effects are defined as either:
- Adverse:** detrimental effects on a socio-economic receptor within the defined study area; and
 - Beneficial:** advantageous effects on a socio-economic receptor within the defined study area.

Scale of Effect

- 6.35** The scale of each effect, which is based on the identified receptor sensitivity and magnitude of impact has been defined as:
- Major:** considerable significant effects;
 - Moderate:** notable significant effects;
 - Minor:** slight or highly localised, but not significant, effects; and
 - Negligible:** effects which are largely beneath levels of perception.
- 6.36** Determining the scale of effects has been based on existing best practice guidance where available. Where not available, professional judgement has been applied, considering the receptor sensitivity and magnitude of impact, to derive an effect. Table 6.2 presents the matrix which determines the scale of effect. Where two scales have been provided within the table, this is to allow for professional judgement.

Table 6.2 Scale of Effects Matrix

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Major	Major or Moderate	Moderate or Minor	Negligible
Medium	Major or Moderate	Moderate or Minor	Minor or Negligible	Negligible
Low	Moderate or Minor	Minor or Negligible	Negligible	Negligible

Geographic Extent

- 6.37** The geographic extent of potential impacts is the same as the assessment area, as defined in Table 6.1.

Duration of Effect

- 6.38** Effects which are defined temporally, and generally occur during construction, are classed as 'short term' or 'medium term', or 'temporary'. Effects which do not have a defined timeline, and generally occur during operation, are classed as 'long term', or 'permanent'.

Direct and Indirect Effects

- 6.39** Effects resulting without any intervening factors are classed as 'direct'. Effects which occur through an intervening pathway or secondary mechanism are classed as 'indirect' or 'secondary'.

Categorising Likely Significant Effects

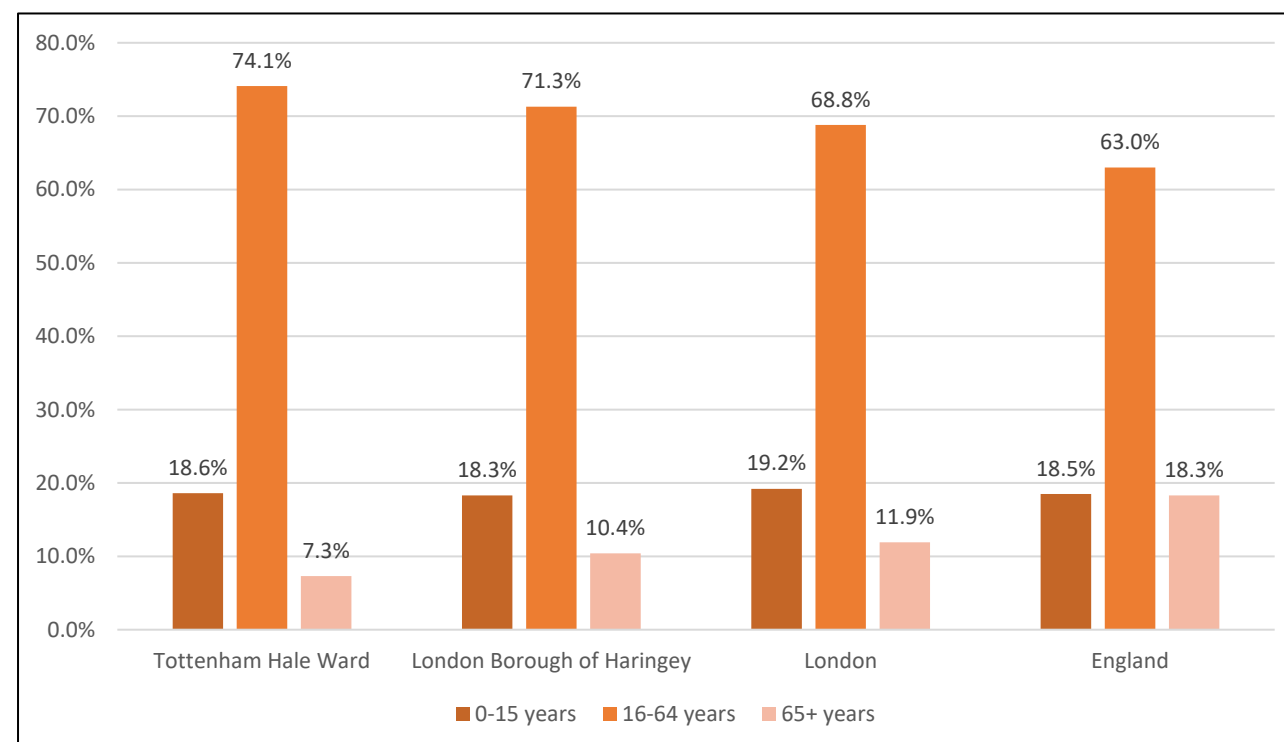
- 6.40** Based on the above methodology, adverse or beneficial effects considered to be Moderate or Major in scale are classed as ‘significant’, whilst Negligible or Minor effects are considered as ‘not significant’.
- 6.41** Following identification of the significance of the likely effects, the requirement for any mitigation to either eliminate or reduce significant adverse effects is considered. Where mitigation measures have been identified to either eliminate or reduce significant adverse effects, these have been incorporated into the assessment of the Proposed Development. This assessment then highlights the residual effects with consideration for these mitigation measures and clarifies whether these effects are significant or not.

BASELINE CONDITIONS

Demographic Profile

- 6.42** Approximately 12,177 people live in Tottenham Hale ward, which is 4.6% of the LBH’s total residential population (264,234) and less than 1% of London’s (8.8 million)¹⁷. Tottenham Hale ward is relatively densely populated, housing approximately 11,823 people per km², which is slightly higher than the LBH’s (8,930 people per km²), and much more so than across London (5,600 per km²) and England (430 per km²)¹⁸.
- 6.43** As illustrated in Figure 6.2, Tottenham Hale ward has a notably high proportion of working-age residents, with 74.1% aged 16-64 years. This is higher than the proportions seen across London (68.8%) and England (63.0%) and is broadly aligned with the wider LBH (71.3%). Children and young people aged 0-15 years make up 18.6% of the ward’s population. This is similar to the proportions seen across LBH (18.3%), London (19.2%), and England (18.5%), indicating that the ward’s younger demographic profile is consistent with its comparators. The proportion of older residents aged 65+ years is particularly low at 7.3%, significantly below the values observed across LBH (10.4%), London (11.9%), and England (18.3%). This highlights a younger overall age structure within Tottenham Hale Ward compared with regional and national averages.

Figure 6.2 Population by Age¹⁹



¹⁷ ONS (2022). Dataset ID TS007 – Age by single year.

¹⁸ ONS (2022). Census 2021: Dataset ID TS006 – Population density.

Deprivation

- 6.44** The English Indices of Deprivation (IoD)²⁰ is the official measure of relative deprivation in England. It is based on seven distinct domains of deprivation, which are weighted and combined to form the overall index. These seven domains include ‘income’, ‘employment’, ‘education, skills and training’, ‘health deprivation and disability’, ‘crime’, ‘barriers to housing and services’, and ‘living environment’.
- 6.45** IoD scores are assessed at the Lower Layer Super Output Area (LSOA) level and ranked to provide a relative score for each LSOA. The lower the decile score, the worse off a LSOA is in that domain, with scores of 1 indicating a ranking in the first decile, or amongst the 10% most deprived LSOAs in the country.
- 6.46** Each LSOA comprises 400 to 1,200 households or 1,000 to 3,000 people. Tottenham Hale ward includes seven LSOAs, listed in Table 6.3 below, which face generally high levels of deprivation across the seven domains. The site is situated within **Haringey 015F**.

¹⁹ ONS (2022). Census 2021: Dataset ID TS007 – Age by single year.

²⁰ MHCLG (2019). English Indices of Deprivation 2019.

Table 6.3 Tottenham Hale Ward Deprivation (IoD Decile Scores)²¹

	Overall Deprivation	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
Haringey 012B	2	2	3	3	5	1	1	2
Haringey 012C	3	2	3	2	7	4	1	2
Haringey 012D	2	1	2	2	4	1	2	3
Haringey 015B	1	1	2	3	4	2	1	1
Haringey 015C	4	3	4	6	6	4	3	3
Haringey 015E	5	4	7	4	9	4	2	5
Haringey 015F	3	3	5	4	4	3	3	2

1	2	3	4	5	6	7	8	9	10
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- 6.47** Overall, the LSOAs within Tottenham Hale ward experience high levels of deprivation, with the majority falling within the first to third deciles, indicating they are amongst the 10-30% most deprived nationally.
- 6.48** All LSOAs score particularly poorly in 'barriers to housing and services', with five LSOAs falling amongst the 20% most deprived nationally. Scores for 'income', 'employment' and 'living environment' are also poor across the ward, with several LSOAs positioned in the 10-30% most deprived nationally.
- 6.49** However, the strongest relative performance is seen in the domain of 'health deprivation and disability', with scores between the fourth and ninth decile. Crime scores vary more widely, but three LSOAs fall within the 20% most deprived, indicating elevated levels of recorded crime and associated community safety concerns.
- 6.50** The site sits within Haringey 015F, and is considered in the 30% most deprived nationally, with consistently poor scores in 'income', 'crime', 'barriers to housing and services' and 'living environment' reflecting the broader deprivation profile of Tottenham Hale ward.

Housing

- 6.51** The London Plan has set a target of 15,920 new homes within the LBH between 2019/20 and 2028/29, averaging 1,592 new homes for each year within this ten-year period.
- 6.52** Within the first seven years of this period (2019/20 to 2025/26) the LBH completed 6,673 new dwellings, representing approximately 41.9% of the ten-year target²².
- 6.53** For the 2024/ 25 London Plan period, the latest complete year for which data is available, the LBH completed 1,383 new dwellings, which is 86.9% of the annual 1,592 dwelling target. Data for 2024/25 (from 31 March 2024 to 31 March 2025) demonstrates a net pipeline of approximately 8,160 residential dwellings, of which about 70% are market tenure, 17% are low-cost rent, 12% are intermediate tenure and 1% are not known²³.

Affordability

- 6.54** The affordability of home ownership in the LBH (12.6) is marginally higher than the rest of London (11.7); however, both have a higher cost for ownership than England as a whole (7.7), as shown in Table 6.4. However,

the LBH and London both see fewer households experiencing fuel poverty than at the national level, suggesting a lower level of poverty in the borough and regionally in this regard.

Table 6.4 Home and Fuel Affordability²⁴

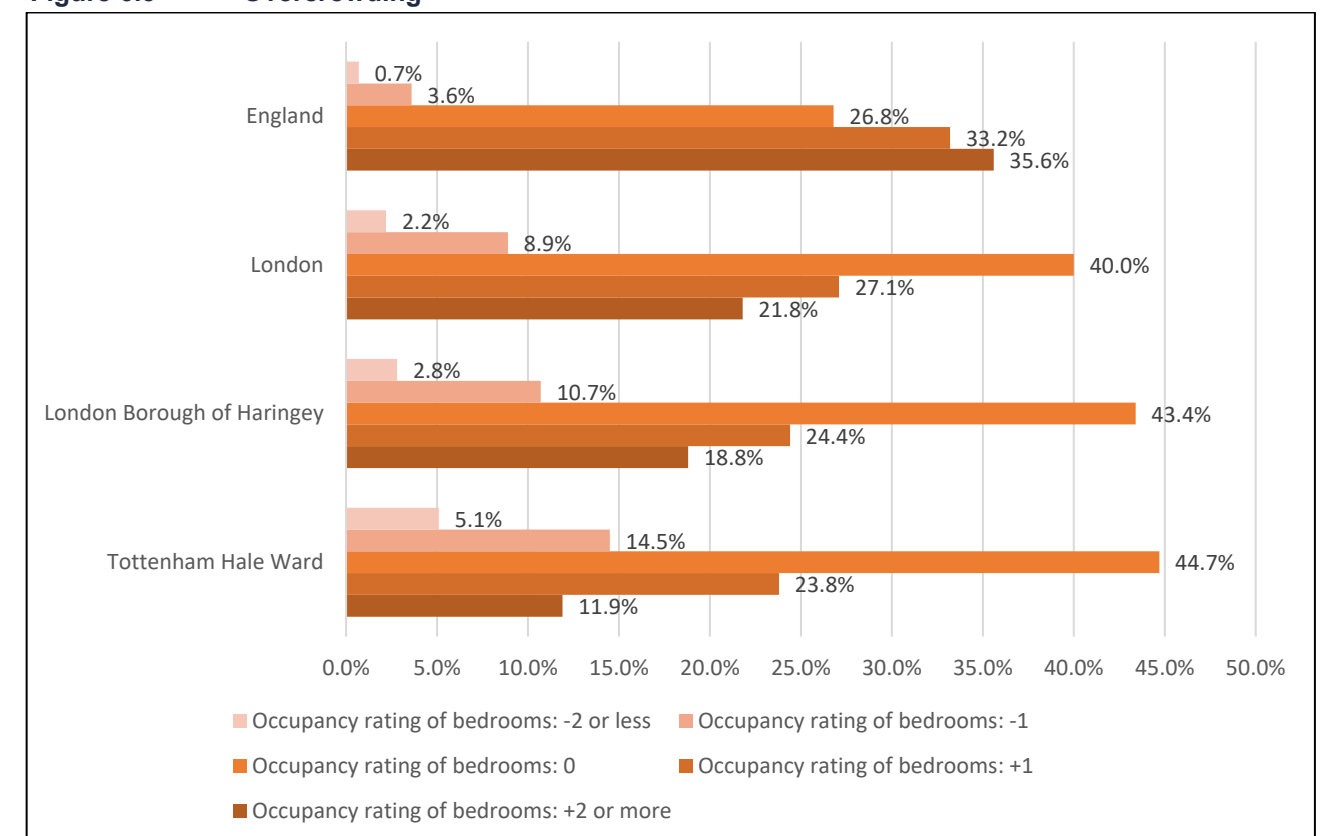
Indicator	LBH	London	England
Affordability of home ownership (number of annual incomes a resident can expect to pay for a home)	12.6	11.7	7.7
Fuel poverty (low income, low energy efficiency methodology)	8.9%	9.3%	11.4%

Note: Figures highlighted in red are poorer than the national average, and figures highlighted in green are better than the national average.

Overcrowding

- 6.55** Whilst most homes in Tottenham Hale ward are at or below capacity (80.4%), 19.6% of residential dwellings in Tottenham Hale ward are classed as overcrowded. This is above the rates of overcrowding for the LBH (13.5%) and London (11.1%), however national levels are much lower (4.3%), as shown in Figure 6.3.

Figure 6.3 Overcrowding²⁵



²¹ MHCLG (2019). English Indices of Deprivation 2019. File 2: Domains of deprivation.

²² GLA (2025). Residential Completions Dashboard. Available at: <https://data.london.gov.uk/dataset/residential-completions-dashboard>. Accessed: 15/07/2026.

²³ GLA (2025). Residential Pipeline Dashboard. Available at: <https://data.london.gov.uk/dataset/residential-pipeline-dashboard>. Accessed 29/07/2026.

²⁴ OHID (2022/23). Fingertips: Public health data.

²⁵ ONS (2022). Census 2021: Dataset ID TS052 – Occupancy rating for bedrooms.

Social Infrastructure²⁶

Primary Healthcare

- 6.56** As outlined in Table 6.5, there are six general practice (GP) surgeries within a 1.6km walking distance of the site. Although they all accept new patients, the average across these surgeries also exceeds the NHS-referenced benchmark, of 1,800 patients per GP FTE, by an average of 203 patients per GP FTE (although noting that two of the practices are operating slightly below the benchmark).
- 6.57** Although some GP surgeries may accept patients residing outside their catchment area, this is not guaranteed and can disrupt public health services, including resulting in longer wait times.

Table 6.5 Local GP Surgery Capacity²⁷

Map Ref.	Surgery Name	Walking Distance	Registered Patients	GP FTEs	Patients per GP FTE	Above / Below Capacity	Accepting New Patients
1	Welbourne Health Centre, N17 9QX	100m NW	10,072	4.0	2,518	-718	Yes
	Welbourne Medical Practice, N17 9QX		4,803	2.1	2,287	-487	Yes
2	Bruce Grove Primary Health Care Centre, N17 6QB	650m NW	6,537	2.9	2,254	-454	Yes
3	Tynemouth Medical Practice, N15 4RH	650m SW	9,001	5.2	1,731	69	Yes
4	Charlton House Medical Centre, N17 6SB	1.1km NW	6,405	3.0	2,135	-335	Yes
5	Lawrence House Surgery, N15 4JR	1.2km W	15,616	8.8	1,775	25	Yes
6	Fernlea Surgery, N15 6JR	1.6km SW	12,060	6.2	1,945	-145	Yes
TOTAL			64,494	32.2	2,003	-203	-
Note: Any discrepancies in totals may be due to rounding.							

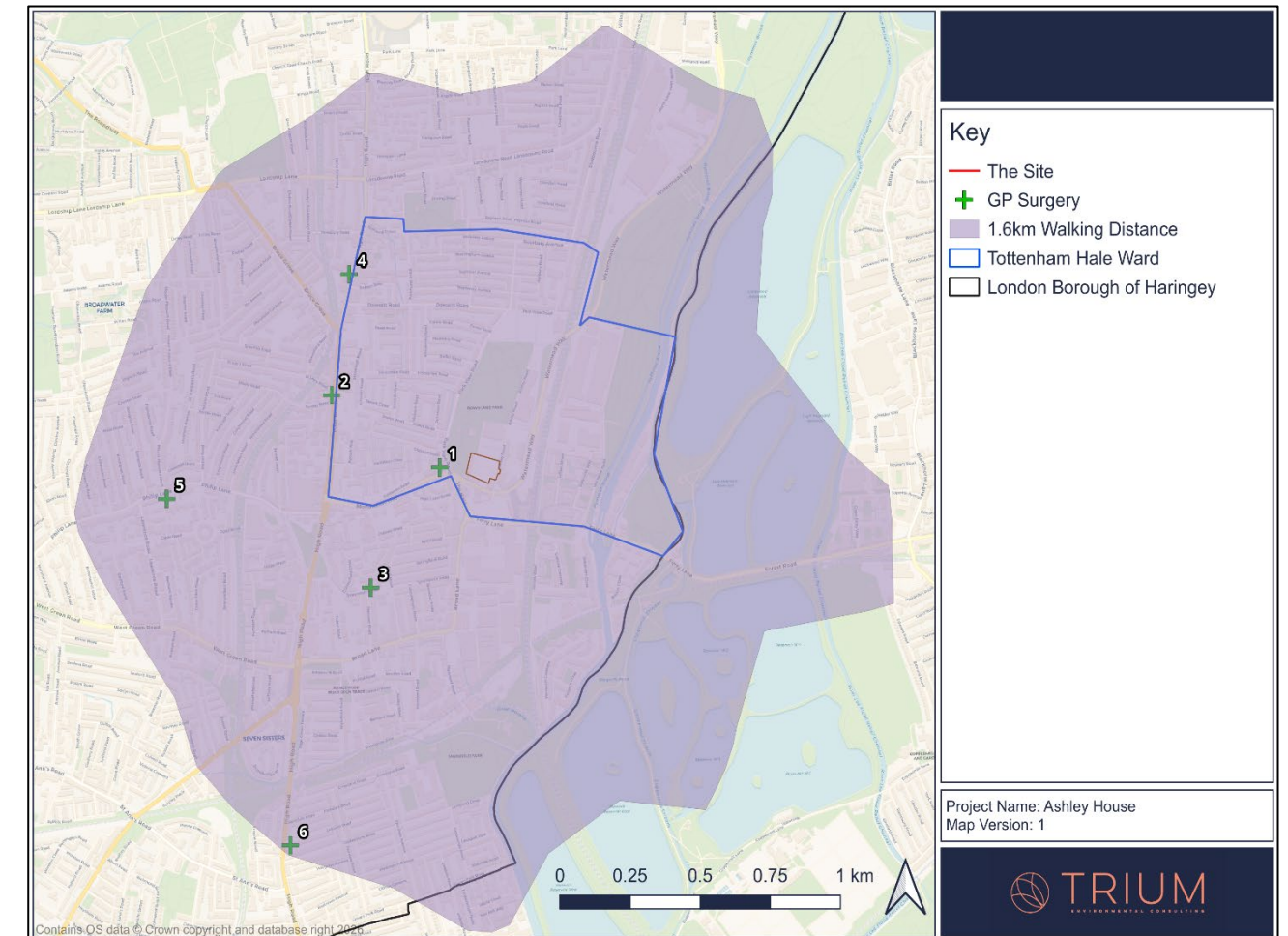
Note: Any discrepancies in totals may be due to rounding

²⁶ Note: Distance to social infrastructure is recorded from the closest point of the site to the closest point of the social infrastructure.

²⁷ NHS (2025). General Practice Workforce: Selected Sub-ICB Location Information. Available at: <https://app.powerbi.com/view?r=eyJlrjojYTM4ZTA3NGltMTM2Mi00NzAwLWEyY2QtNDQyZDkxOTk3MmFlliwiidCI6IjUwZjYwNmFmLWJlZmUtNDExYS04ODAzLTY3Mzc0OGU2MjllMiIsImMiOi9h>. Accessed 13/07/2026.

²⁸ LBH (2025). School Place Planning Report 2025.

Figure 6.4 GP Surgeries within 1.6km Walking Distance of the Site



Base Map Source: Open Street Map (2026)

Primary Schools

- 6.58** As outlined in Table 6.6, there are 15 community or voluntary aided primary schools within Planning Area 4²⁸, which have an overall surplus capacity of 1,237 places, or 17.5% of overall capacity at 95% of actual capacity. This is in line with the Audit Commission guidelines²⁹, which recommend calculating school capacity based on 95% to accommodate the potential for students joining mid-year and unforeseen staffing changes.
- 6.59** All the primary schools outlined below have sufficient capacity, excluding one primary school (Brook House).

Table 6.6 Local Primary School Capacity³⁰

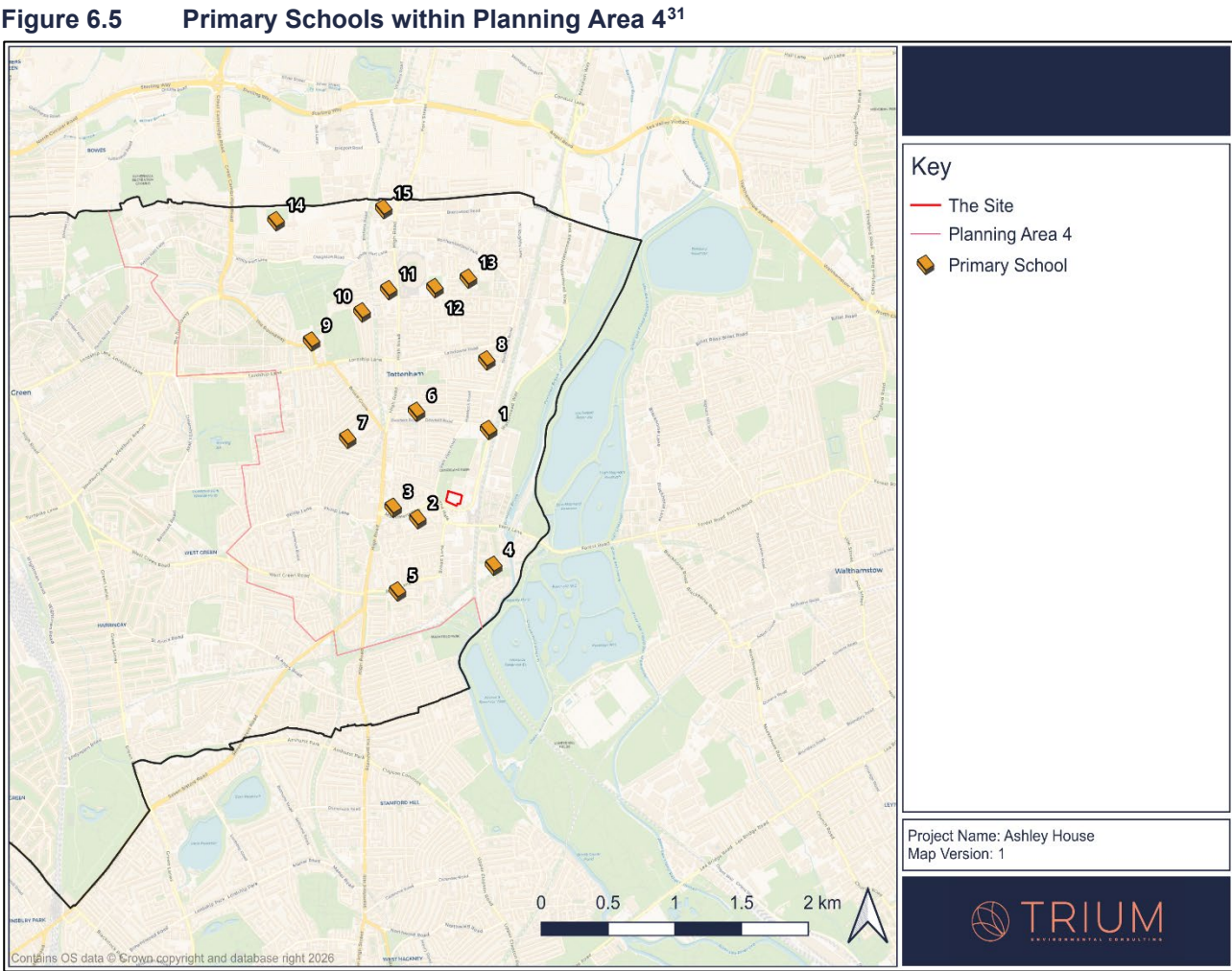
Map Ref.	Primary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
1	Harris Academy Tottenham, N17 9LN	160m N	1,570	1,492	1,307	185	12.4
2	Welbourne Primary School, N15 4EA	400m S	620	589	415	174	29.5
3	Holy Trinity CoFE Primary School, N17 9EJ	500m W	236	224	195	29	13.0
4	Ferry Lane Primary School, N17 9PP	800m SE	210	200	177	23	11.3

²⁹ *Audit Commission for Local Authorities and the National Health Service in England and Wales (1996). Trading Places: The Supply and Allocation of School Places.*

³⁰ Department for Education (DfE) (2024). Get Information about Schools. Available at: <https://get-information-schools.service.gov.uk/Search?SelectedTab=Establishments>. Accessed: 13/07/2026.

Map Ref.	Primary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
5	Earlsmead Primary School, N15 4PW	900m S	500	475	456	19	4.0
6	The Mulberry Primary School, N17 9RB	900m NW	750	713	494	219	30.7
7	Bruce Grove Primary School, N17 6UH	1.0km NW	390	371	277	94	25.2
8	Harris Primary Academy Coleraine Park, N17 9XT	1.4km N	452	429	418	11	2.7
9	Risley Avenue Primary School, N17 7AB	1.8km NW	660	627	427	200	31.9
10	Lancasterian Primary School, N17 8NN	1.8km NW	459	436	410	26	6.0
11	St Francis De Sales Catholic Junior School, N17 8AZ	1.9km NW	240	228	-	-	-
12	St Paul's and All Hallows CofE Junior School, N17 0TU	1.9km NW	240	228	106	122	53.5
13	Lea Valley Primary School, N17 0PT	2.2km N	450	428	388	40	9.2
14	The Devonshire Hill Nursery & Primary School, N17 8LB	2.8km NW	468	445	339	106	23.8
15	Brook House Primary School, N17 8EY	2.6km NW	420	399	408	-9	-2.3
Total			7,425	7,054	5,817	1,237	17.5

Note: Any discrepancies in totals are due to rounding.
** St Francis De Sales Catholic Junior School has limited data available for the number of pupils on roll therefore, to eliminate the risk of skewing the baseline profile it has been removed from the total enrolment figures. Figure 6.5 still includes the school for reference.*



Base Map Source: Open Street Map (2026)

Secondary Schools

- 6.60
- There are 12 secondary schools within the LBH, which are currently operating a deficit capacity of 534 places, or -3.7% of overall capacity at 95% of actual capacity. Six of these secondary schools exceed recommended capacity, including the second nearest secondary school to the site.
- 6.61
- Secondary school capacity is carried out at a wider spatial area (LBH) to account for pupil preference and school specialisms, and to reflect secondary pupils' ability and willingness to travel farther than primary pupils to attend school.

Table 6.7 Local Secondary School Capacity³²

Map Ref.	Secondary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
1	Harris Academy Tottenham, N17 9LN	100m NE	1,570	1,492	1,307	185	12.4
2	Gladesmore Community School, N15 6EB	1.3km S	1,215	1,154	1,206	-52	-4.5
3	Duke's Aldridge, N17 0PG	2.1km N	1,050	998	873	125	12.5
4	Park View School, N15 3QR	2.2km SW	1,215	1,154	987	167	14.5

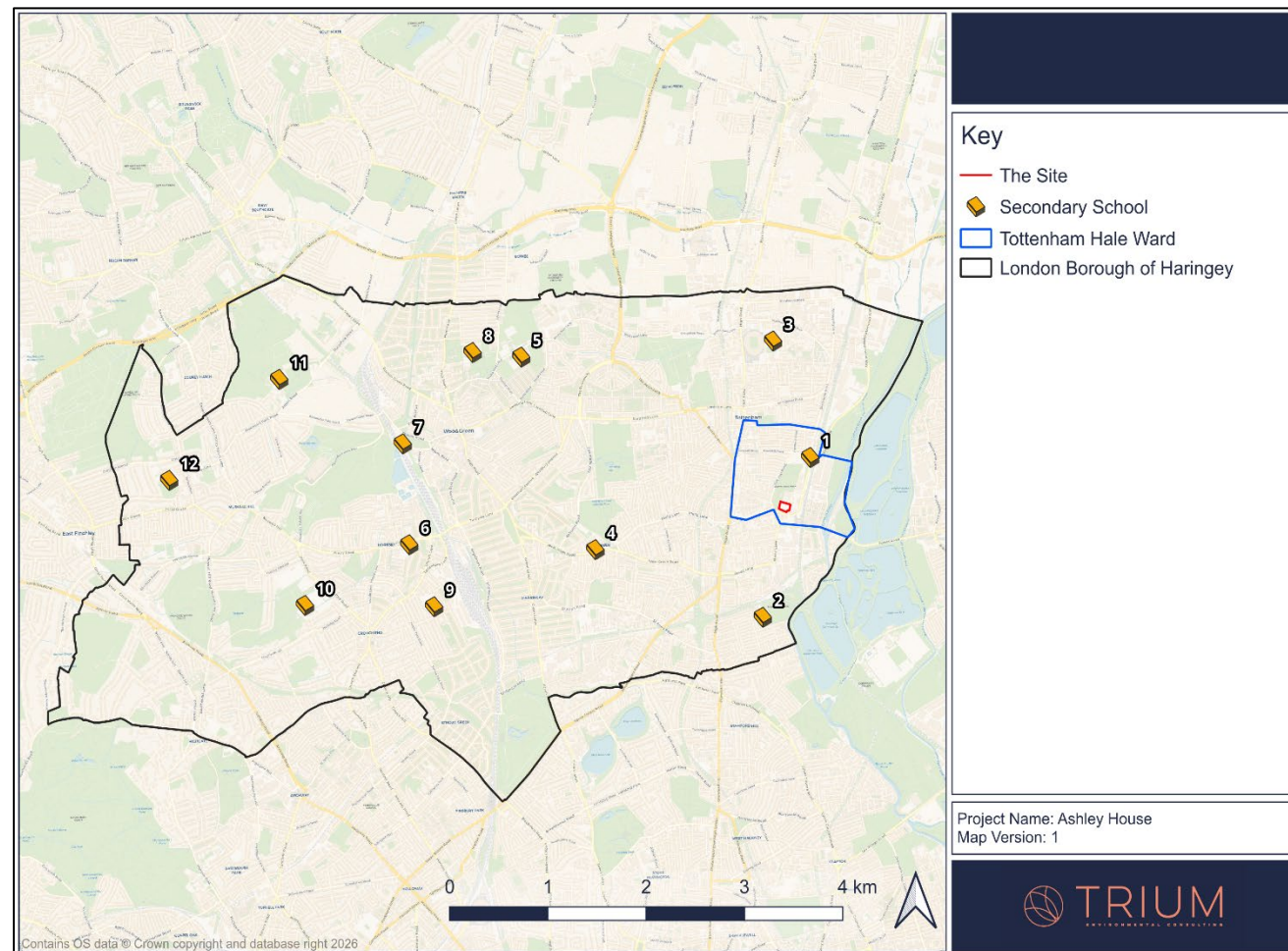
³¹ Note: See Appendix 3 of the LBH School Place Planning Report 2025 for the boundary of Planning Area 4.

³² DfE (2024). Get Information about Schools. Available at: <https://get-information-schools.service.gov.uk/Search?SelectedTab=Establishments>. Accessed: 24/07/2026.

Map Ref.	Secondary School Name	Walking Distance	Capacity (Number of Pupils)	Capacity at 95% (Number of Pupils)	Number of Pupils on Roll	Surplus / Deficit Number at 95% Capacity	Surplus / Deficit % at 95% Capacity
5	Mulberry Academy Woodside, N22 5QJ	3.7km NW	1,200	1,140	1,124	16	1.4
6	Greig City Academy, N8 7NU	4.2km SW	1,200	1,140	1,137	3	0.3
7	Heartlands High School, N22 7ST	4.3km NW	1,080	1,026	1,145	-119	-11.6
8	St Thomas More Catholic School, N22 5HN	4.4km NW	1,260	1,197	1,296	-99	-8.3
9	Hornsey School for Girls, N8 9JF	4.5km SW	810	770	560	210	27.2
10	Highgate Wood Secondary School, N8 8RN	5.7km SW	1,465	1,392	1,524	-132	-9.5
11	Alexandra Park School, N11 2AZ	6.1km NW	1,290	1,226	1,888	-663	-54.1
12	Fortismere School, N10 1NE	6.7km NW	6.7km NW	1,572	1,746	-174	-11.1
Total			14,260	14,793	-534	-3.7	14,260

Note: Any discrepancies in totals are due to rounding.

Figure 6.6 Secondary Schools within the LBH



Base Map Source: Open Street Map (2026)

Open and Play Space

6.62 There are four open and play spaces within an 800m walking distance of the site. These facilities offer a range of park, garden and play facilities for the local community.

Table 6.8 Local Public Open and Play Space

Map Ref.	Facility Name	Walking Distance	Description of Facilities
1	Down Lane Park, N17 9AU	200m N and W	Small public open space with children's play equipment, multi-use games courts and informal recreation areas.
2	Armada Green, N17 9PH	800m SE	Neighbourhood green providing seating, planting and incidental play space for local residents.
3	Tottenham Green, N15 4JA	800m SW	Large green space with seating, event space and children's play facilities.
4	The Paddock Community Nature Park, N17 9BS	800m SE	Nature reserve featuring wetlands, woodland habitat and informal walking routes.

Figure 6.7 Open and Play Space within 800m Walking Distance of the Site



Base Map Source: Open Street Map (2026)

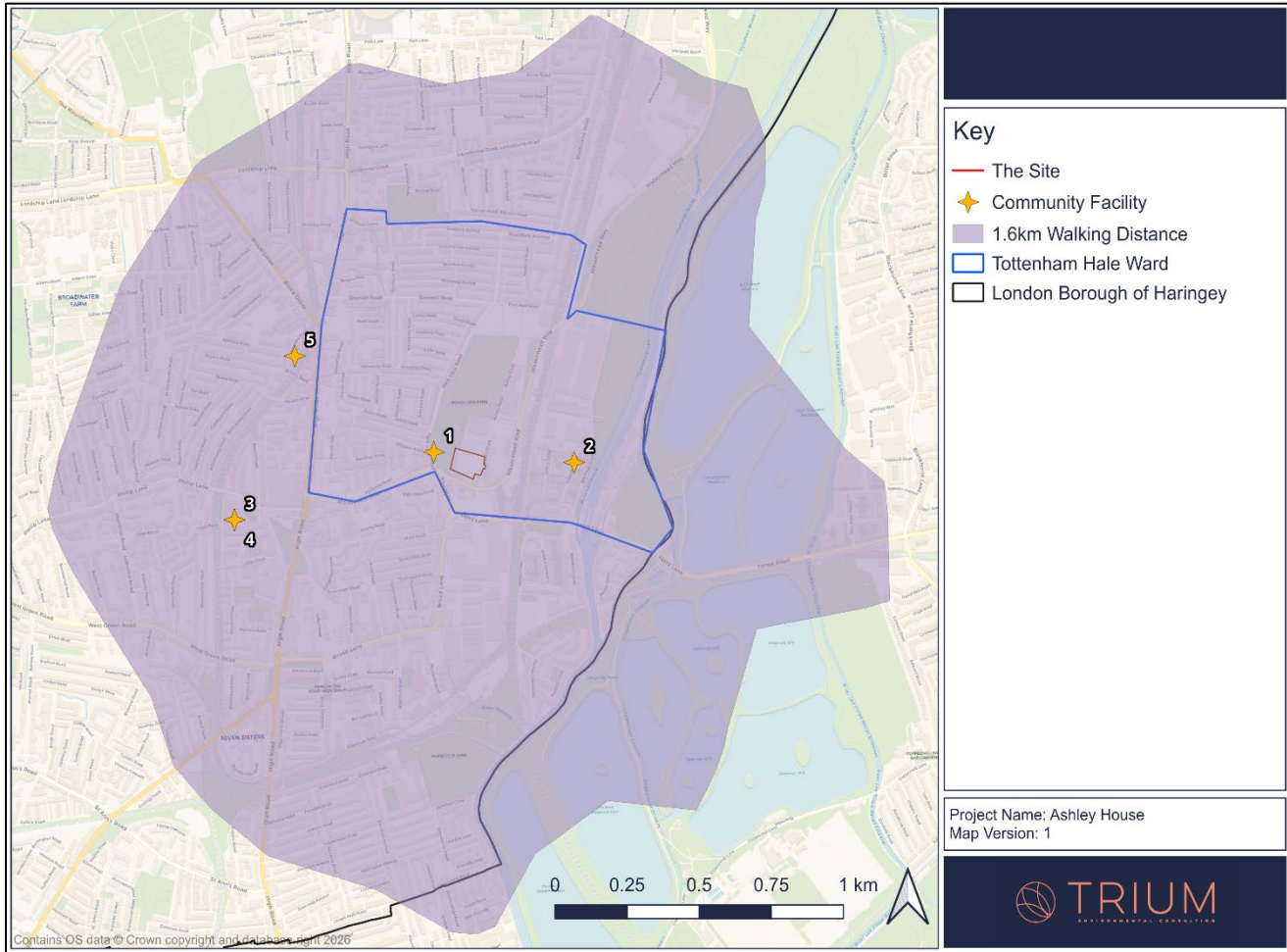
Community Facilities

6.63 There are five community facilities within a 1.6km walking distance of the site, offering a range of facilities including community centres, libraries and leisure centres.

Table 6.9 Local Community Facilities

Map Ref.	Facility Name	Walking Distance	Description of Facilities
1	Tottenham Hale Community Centre, N17 9EX	350m NW	Small community centre offering multi-purpose rooms, youth activities and local community programmes.
2	St Francis at The Engine Room, N17 9FU	650m NE	Modern community hub providing meeting rooms, children's activities, wellbeing programmes and a community café.
3	Marcus Garvey Library, N15 4JA	800m SW	Large public library offering study space, digital access, children's programmes and community events.
4	Tottenham Green Leisure Centre, N15 4JA	800m SW	Leisure centre with gym, swimming pool, fitness classes and indoor sports facilities.
5	North London Community House, N17 6PY	900m NW	Multi-purpose community venue providing cultural, educational and social programmes for local residents.

Figure 6.8 Community Facilities within 1.6km Walking Distance of the Site



Base Map Source: Open Street Map (2026)

Local Economy

Labour Market

- 6.64 The LBH contributes approximately £4.8 billion in gross value added (GVA)³³ to the national economy.
- 6.65 Approximately 97,000 workers are employed in the LBH, at a density of 0.52 jobs per working age resident, which is lower than is typical for London (1.06 jobs per working age resident)³⁴. 66.7% of jobs in the LBH are full-time and 33.3% are part-time, in contrast with London, in which 75.3% of jobs are full-time and 24.7% are part-time.
- 6.66 The most prevalent industry within the LBH is 'Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles' (17.3 % of employee jobs), followed by 'Education' and 'Human Health and Social Work Activities' each of which constitute approximately 10.7% of employee jobs³⁵. This differs from London more widely, whereby the largest sector is 'Human Health and Social Work Activities' (14.2%), followed by 'Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles' (13.7%) and 'Professional, Scientific and Technical Activities' (9.3%).
- 6.67 Full-time workers operating in the LBH see weekly gross pay of £822.40, which is notably lower than is typical for London (£958.20)³⁶. This discrepancy in pay between the borough and the region is likely due to the nature of the jobs within these areas and the pay scales of their corresponding sectors.

Economic Activity

- 6.68 Amongst working-age adults in the LBH, rates of economic activity (76.9%) are lower than both the regional and national average. Likewise, the LBH's employment rate (71.5%) is marginally lower than both the regional and national averages, as illustrated in Table 6.10. In addition, the LBH's unemployment rates are also higher than both regional and national figures.
- 6.69 However, LBH's and London's gross weekly pay for full-time workers is notably higher than at the national level. This may reflect the sectoral composition of employment locally and regionally, including a greater proportion of higher-paid occupations in London generally.

Table 6.10 Employment amongst Working Age Residents (16 – 64 years)³⁷

Indicator	London Borough of Haringey	London	England
Economic activity rate	76.9%	79.9%	79.2%
Employment rate	71.5%	74.9%	75.5%
Unemployment rate	7.4%	6.1%	4.5%
Gross weekly pay, full time workers (by place of residence)	£900.80	£902.70	£766.60
Note: Figures highlighted in red are poorer than the national average, figures highlighted in yellow are about equal to the national average, and figures highlighted in green are better than the national average.			

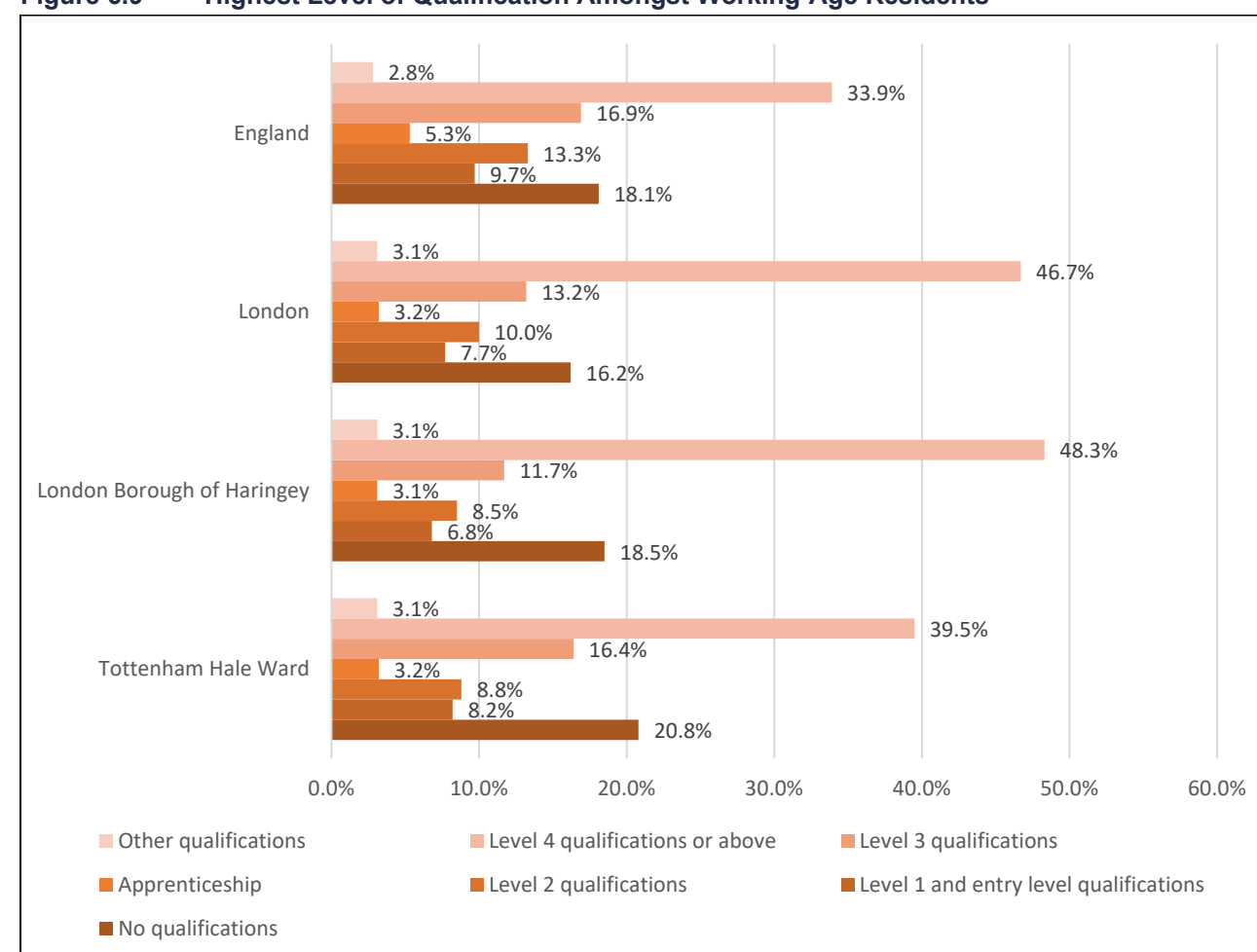
Education and Skills

- 6.70 39.5% of Tottenham Hale ward's working-age population holds Level 4 qualifications or higher (equivalent to a bachelor's' degree or higher), which is lower than the average for the rest of the LBH (48.3%) and London (46.7%) but is marginally higher than England (33.9%). Furthermore, 20.8% of working-age residents do not hold any qualifications, which is comparatively higher than is typical for the LBH (18.5%), London (16.2%) and England (18.1%).

³³ NOMIS (2022). UK Small Area Gross Value Added Estimates.
³⁴ NOMIS (2024). Labour Market Profile – Haringey; Labour Demand.
³⁵ NOMIS (2024). Labour Market Profile – Haringey; Labour Demand.

³⁶ NOMIS (2025). Labour Market Profile – Haringey; Labour Demand.
³⁷ NOMIS (2024). Labour Market Profile – Haringey; Labour Supply.

Figure 6.9 Highest Level of Qualification Amongst Working-Age Residents³⁸



RECEPTORS AND RECEPTOR SENSITIVITY

Baseline Receptors

Existing

- 6.71 Table 6.11 sets out existing receptors likely to be impacted by the Proposed Development, as well as their corresponding sensitivity, in line with the sensitivities set out in paragraph 6.30.

Table 6.11 Receptors and Receptor Sensitivity

Receptor		Sensitivity	Spatial Area
Availability of Housing		Medium	Borough
Capacity of Social Infrastructure	Primary Healthcare	Medium	Local Area
	Primary Education	Low	Local Area
	Secondary Education	Medium	Borough
	Open and Play Space	Low	Local Area
Strength of the Local Economy	Household Expenditure	Low	Borough

Introduced

- 6.72 No new receptors relevant to the assessment will be introduced within the Proposed Development, beyond the inherent consideration for changing conditions and capacities of those receptors defined above.

POTENTIAL EFFECTS

Completed Development

Housing

- 6.73 The Proposed Development will deliver a total of 609 residential dwellings, as shown in Table 6.12 below, including 87 traditional residential units (Use Class C3) and 522 shared living units (Sui Generis).

Table 6.12 Proposed Development Residential Unit Mix

Unit Type	Affordable Units	Total
	Social Rented	
1 Bedroom	14	87
2 Bedroom	51	
3 Bedroom	12	
4 Bedroom	10	
Total Affordable Units		87
Total Shared Living Units		522
TOTAL		609

- 6.74 Based on the housing contribution ratios provided by the GLA in the London Plan (see paragraph 6.6), the Proposed Development will deliver the equivalent of 377 'traditional dwellings' (including 87 traditional residential units and the equivalent of 290 shared living units). These 377 'dwellings' represent 2.4% of the LBH's ten-year housing target (15,920 dwellings).
- 6.75 It should be noted that in order to represent a worst-case scenario, the Proposed Development is considered in isolation in the context of the entire ten-year housing target for the LBH and does not take into account the housing that has already been delivered within this period (as detailed in paragraph 6.51).
- 6.76 The Proposed Development's provision of 377 residential dwellings is expected to have a low magnitude of impact on the availability of housing in the LBH (medium sensitivity receptor). This would result in a direct, permanent, long-term, Minor Beneficial (not significant) effect at Borough level.

Phasing

- 6.77 As outlined within Table 6.12 and set out in paragraph 6.73, the Proposed Development will deliver 87 affordable units and 522 shared living units (equivalent to 290 traditional units). These elements will be constructed in separate phases. During the period in which only the affordable units are occupied, there may be a temporary, direct, medium term, Negligible (not significant) effect on housing delivery at the Borough level. Once the shared living block is completed and occupied, the effect is expected to return to a direct, permanent, long term Minor Beneficial (not significant) effect at Borough level.

³⁸ ONS (2022). Census 2021: Dataset ID TS067 – Highest level of qualification.

Social Infrastructure

- 6.78** Applying the GLA's Population Yield Calculator to the Proposed Development's traditional residential unit mix, paired with the assumption that shared living units will have one single, working-age occupant per unit, the Proposed Development is expected to house a population of 783 residents. This includes 261 residents across the Proposed Development's traditional residential units and 522 residents in the shared living units.
- 6.79** In addition to the overall population estimate used for the reasonable worst-case assessment, a separate population figure has been derived specifically for the play space calculation to remain consistent with the approach adopted by the Landscape Architects (Studio Bosk). This reflects paragraph 4.32 of the Shaping Neighbourhoods: Play and Informal Recreation SPG³⁹, which allows play space requirements for children under five to be reduced where houses or maisonettes benefit from private gardens that exceed minimum standards. As the proposed affordable block includes ten maisonettes with compliant rear gardens, the Landscape Architects have applied this SPG provision when determining on-site play space needs. To ensure alignment across disciplines, this ES chapter therefore reports both the general population estimate used for socio-economic assessment, and the adjusted figure used solely for the play space calculation.
- 6.80** The age distribution of the traditional residential homes' expected population is presented in Table 6.13.

Table 6.13 Proposed Development Population Yield

Residential Unit Type	Age	Population Distribution	Population Distribution (Play Space Only)
Traditional Residential Units	0-4 years	45	36
	5-11 years	36	26
	12-15 years	19	10
	16-17 years	10	6
	18-64 years	148	-
	65+ years	3	-
Sub-Total		261	202
Shared Living Units	18 – 64 years	522	-
TOTAL		783	202
Note: Figures may not add due to rounding.			

Phasing

- 6.81** Recognising the phased delivery of the Proposed Development, it is not appropriate to accurately estimate the population size and age distribution associated with each phase by reference to definitive figures. Therefore, a qualitative phased assessment for social infrastructure is included below, following each main assessment. Further details on the indicative phasing of the Proposed Development are available in **ES Volume 1, Chapter 5: Enabling and Construction Works**.

Primary Healthcare

- 6.82** Based on the HUDU recommended GP to patient ratio, an additional 783 residents accommodated by the Proposed Development (both traditional residential and shared living occupants) would increase the local GP to patient ratio from 2,003 patients per GP FTE (overcapacity in the existing baseline context by 203 patients) to 2,027 patients per GP FTE (overcapacity by 227 patients). To accommodate this change (based on the Proposed Development alone), and reduce the GP to patient ratio to the recommended 1,800 patients per GP FTE, this would require the equivalent of an additional 0.4 GP FTE.

- 6.83** It should be noted that this represents a worst-case scenario and some future residents of the Proposed Development may already be registered with a local GP within the local area.

- 6.84** The introduction of 783 additional residents is expected to result in a medium magnitude impact on local primary healthcare capacity (medium sensitivity receptor). This would result in a direct, permanent, long-term, Moderate Adverse (**significant**) effect at Local Area level.

Phasing

- 6.85** As outlined within Table 6.13, the Proposed Development is expected to generate a population of 261 residents within the affordable homes and 522 residents within the shared living units. As these elements will be delivered in separate phases, with the affordable block constructed and occupied first, the impact on primary healthcare will initially present as a temporary effect. During the period in which only the affordable units are occupied, the introduction of 261 residents may result in a temporary, direct, medium-term, Minor Adverse (not significant) effect on primary healthcare at the Local Area level. Following completion and occupation of the shared living block, the full development population will be established, and the effect is expected to return to a direct, permanent, long-term Moderate Adverse (**significant**) effect at the Local Area level.

Primary Education

- 6.86** Table 6.13 indicates that the Proposed Development could generate demand for 36 primary school places (children aged 5 – 11 years living in traditional residential units). The addition of these pupils would decrease the existing surplus capacity in local primary schools from 1,237 places in the existing baseline context (17.5% of capacity) to 1,201 places (17.0%).

- 6.87** It should be noted that this represents a worst-case scenario and some future residents of the Proposed Development may already be registered with a local primary school.

- 6.88** The introduction of 36 residents requiring registration with a primary school is expected to have a low magnitude of impact on the capacity of local primary schools (low sensitivity receptor). This would result in a direct, permanent, long-term, Negligible (not significant) effect at Local Area level.

Phasing

- 6.89** No change to effects is anticipated as result of the phased delivery of the Proposed Development, as the shared living population will not generate demand for primary education places.

Secondary Education

- 6.90** Table 6.13 indicates that the Proposed Development could generate demand for 29 secondary school places (children aged 12 – 17 years living in traditional residential units). The addition of these pupils would increase the existing deficit in capacity in local secondary schools from 534 places in the existing baseline context (-3.7% of capacity) to 563 places (-3.9%).

- 6.91** It should be noted that this represents a worst-case scenario and some future residents of the Proposed Development may already be registered with a local secondary school.

- 6.92** The introduction of 29 residents requiring registration with a secondary school is expected to have a low magnitude of impact on the capacity of local secondary schools (medium sensitivity receptor). This would result in a direct, permanent, long-term, Minor Adverse (not significant) effect at the Borough level.

³⁹ GLA (2012). Shaping Neighbourhoods: Play and Informal Recreation (Supplementary Planning Guidance).

Phasing

- 6.93** No change to effects is anticipated as result of the phased delivery of the Proposed Development, as the shared living population will not generate demand for secondary education places.

Open Space

- 6.94** The Proposed Development will introduce 421m² (0.04ha) of private amenity space, 1,229m² (0.1ha) of communal amenity space and 1,808m² (0.2ha) of publicly accessible open space. This totals to 3,458m² (0.3ha) of combined open and amenity space for the Proposed Development's 783 residents.
- 6.95** Based on the LBH's benchmark of 1.65ha of public open space per 1,000 residents, the Proposed Development would require approximately 1.3ha of public open space to meet this standard. The scheme's provision of 0.2ha of publicly accessible open space therefore falls below this borough-wide benchmark.
- 6.96** However, the site is spatially constrained due to its urban context within Tottenham Hale ward, and achieving the full LBH standard on individual sites will become increasingly challenging as densities rise across the borough. Meeting borough-wide open space needs will therefore rely on strategic provision across LBH rather than site-level delivery alone. Overall, the Proposed Development offers a balanced and high-quality mix of private, communal, and public open space on a site that is largely derelict, representing a positive contribution to local amenity.
- 6.97** The Proposed Development's total provision of 1,808m² (0.2ha) of publicly accessible open space is expected to have a medium magnitude of impact on the availability of open space (low sensitivity receptor). This would result in a direct, permanent, long-term, Minor Beneficial (not significant) effect at the Local Area level. This positive effect reflects the uplift delivered on a site that is currently largely derelict, where the introduction of new publicly accessible open space provides a meaningful but modest improvement to local amenity.

Phasing

- 6.98** Based on the LBH's benchmark of 1.65 ha of public open space per 1,000 residents, the Proposed Development would require approximately 0.43ha for the affordable residential population (261 residents), 0.86ha for the shared-living population (522 residents) and 1.29ha for the total population (783 residents).
- 6.99** During the period in which only the affordable homes are occupied, 793m² (0.08ha) of publicly accessible open space will be available, generating a temporary, direct, medium-term, Negligible (not significant) effect at the Local Area level. Once the shared living block is delivered, providing an additional 472m² (0.05ha) alongside 543m² (0.05ha)⁴⁰ (of shared site-wide space, resulting in the full 1,808m² (0.2 ha) provision, the effect is expected to return to a direct, permanent, long-term Minor Beneficial (not significant) effect.

Play Space

- 6.100** Table 6.14 indicates that the Proposed Development could generate a total demand for 1,108m² of play space (all children living in traditional residential units) based on LBH requirements. This includes 449m² for children aged 0-4 years, 364m² for children aged 5-11 years, and 295m² for children aged 12-17 years.
- 6.101** The Proposed Development will introduce 361m² of external play space, as detailed in Table 6.14. This represents an under provision against the total GLA play space benchmark. It is also noted that this provision sits entirely within the 0-4 years age bracket; with play space for older children to be handled as an off-site contribution set within the adjacent park (Down Lane Park) to the west of the site.
- 6.102** Given the site's proximity to Down Lane Park, on-site provision for older children's play is not considered necessary. The design intent for the green link is to deliver a high-quality civic, urban public realm and a key pedestrian and cycle route; incorporating additional older-children's play would have materially altered the landscape character and function of this space. Throughout pre-application discussions, it was agreed that

door-step play would be provided on-site, with provision for older children delivered via a financial contribution to enhanced play facilities at Down Lane Park. This approach aligns with the Council's wider aspirations for improvements to the Park, and reflects existing S106 funding secured from other nearby developments.

Table 6.14 Demand and Provision of Play Space

Age	Population Distribution	GLA Requirement	Development Provision
0-4 years	36	449m ²	361m ²
5-11 years	26	364m ²	0m ²
12-17 years	16	295m ²	0m ²
TOTAL	78	1,108m²	361m²
<i>Note. Figures may not add due to rounding</i>			

- 6.103** Based on the assumption that the mitigation for off-site contributions for older children are embedded, the Proposed Development's provision of 361m² of play space is expected to have a negligible magnitude of impact on the availability of play space (low sensitivity receptor). This would result in a direct, permanent, long-term, Negligible (not significant) effect at Local Area level.

Phasing

- 6.104** In the context of phased delivery, only the population associated with the affordable residential block is relevant, as the shared living population will not generate demand for children's play space.
- 6.105** During the period in which only the affordable homes are occupied, 341m² of on-site play space will be delivered, representing an under provision of the identified demand and resulting in a temporary, direct, medium-term, Negligible (not significant) effect at the Local Area level. Once the shared living block is completed, an additional 20m² of play space will be provided within that phase, bringing the total on-site provision to 361m². As the shared living population does not contribute to play space demand, the magnitude and significance of the effect remain unchanged, resulting in a direct, permanent, long-term Negligible (not significant) effect, consistent with the Completed Development assessment.

Local Economy

Additional Household Expenditure

- 6.106** It is estimated traditional residential units in the Proposed Development will generate approximately £3.1 million in annual expenditure (assuming 87 households spend £695.90 per week in a 52-week year), and shared living units will generate approximately £7.8 million annually (assuming 522 individuals spend £288.20 per week in a 52-week year). This equates to £10.9 million of annual expenditure by future residents, or 0.2% of the LBH's annual GVA (£4.8 billion).
- 6.107** The generation of £10.9 million per year in local expenditure by residents of the Proposed Development is expected to have a low magnitude of impact on the strength of the local economy in terms of household expenditure (low sensitivity receptor). This would result in an indirect, permanent, long-term, Negligible (not significant) effect at Borough level.

Phasing

- 6.108** As the Proposed Development will be delivered in phases, only the expenditure associated with the affordable residential population will arise during the initial period of occupation. This equates to approximately £3.1 million in annual local spend, generating a temporary, indirect, medium-term Negligible (not significant) effect at the

⁴⁰ Note: Both provisions result in 0.05ha due to rounding.

Borough level. Although this level of expenditure is lower than the cumulative total, the sensitivity of the receptor and the scale of change mean the significance remains Negligible.

- 6.109** Once the shared living block is complete and occupied, total annual expenditure will increase to £10.9 million. Despite this uplift in spend, the effect continues to be assessed as indirect, permanent, long-term Negligible (not significant) at the Borough level, with the difference between the temporary and permanent phases relating only to the scale of expenditure rather than the overall scale / significance of effect.

MITIGATION, MONITORING AND RESIDUAL EFFECTS

Completed Development Mitigation

- 6.110** The one significant adverse socio-economic effect identified within this assessment relates to the capacity of local GP surgeries. All other effects are not significant and/or beneficial and therefore do not require additional mitigation to lessen negative impacts on relevant receptors.
- 6.111** It is also recognised that primary care overcapacity is a wider, borough-level issue, with pressures already documented across the LBH's GP network. As highlighted in LBH's Improving Primary Care in Haringey⁴¹, existing constraints are being addressed through strategic borough-wide interventions, rather than through site-specific measures. The Proposed Development's contribution to local demand should therefore be considered within this broader context.
- 6.112** To mitigate against this significant adverse effect, it is recommended that Applicant and the LBH agree to appropriate financial contributions through the statutory planning mechanisms, such as CIL and/or section 106 obligations where appropriate, to help address increased demand on local services.
- 6.113** As the Proposed Development is anticipated to be delivered in two separate phases (due to the disposal of the social rented accommodation to a Registered Provider or London Borough of Haringey) and potentially by different parties, any financial contributions would need to be attributed to the relevant phase and secured through the appropriate legal mechanisms. The precise scale and allocation of such contributions will be determined by the LBH through the planning process and cannot be confirmed at this stage.
- 6.114** However, as the scale, timing and application of any such contributions cannot be confirmed at this stage, it is not possible to conclude that they would reduce the residual effect. On a conservative basis, the residual effect on GP capacity is therefore assessed as Moderate Adverse (**significant**).

Residual Effects

- 6.115** All residual effects resulting from the Proposed Development are presented in Table 6.15, identifying whether the effect is significant or not.

Table 6.15 Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Completed Development							
Availability of housing	Provision of 377 residential units	Minor Beneficial	Not Significant	B	D	P	Lt
Capacity of GP surgeries	Introduction of 783 new residents	Moderate Adverse	Significant	L	D	P	Lt
Capacity of primary schools	Introduction of 36 new primary school pupils (ages 5-11)	Negligible	Not Significant	L	D	P	Lt

⁴¹ LBH (2019). Improving Primary Care in Haringey. Available at: https://www.minutes.haringey.gov.uk/documents/s107361/Primary%20care%20OSC%20slides_220219.pdf.

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D I	P T	St Mt Lt
Capacity of secondary schools	Introduction of 29 new secondary school pupils (ages 12-17)	Minor Adverse	Not Significant	B	D	P	Lt
Availability of open space	Introduction of open and amenity space for residents	Minor Beneficial	Not Significant	L	D	P	Lt
Availability of play space	Introduction of 361m ² of play space	Negligible	Not Significant	L	D	P	Lt
Household expenditure	Generation of £10.9 million per annum by new residents	Negligible	Not Significant	B	I	P	Lt
Notes: Residual Effect - Scale = Negligible / Minor / Moderate / Major - Nature = Beneficial or Adverse Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

ASSESSMENT OF THE FUTURE ENVIRONMENT

Cumulative Effects Assessment

- 6.116 ES Volume 1, Chapter 2: EIA Methodology** identifies three cumulative schemes in addition to a site allocation (Tottenham Hale Retail Park⁴²), all of which have been included in the following assessment of cumulative effects.
- 6.117** The cumulative schemes include both residential and commercial uses, with varying information available for each. These schemes are considered in the cumulative assessment for this ES chapter with consideration of effects on housing, the capacity of social infrastructure and household expenditure. Employment creation and associated employee expenditure have been scoped out of the cumulative assessment in order to replicate the approach for the Proposed Development.
- 6.118** Wherever possible, socio-economic information is pulled directly from assessments or reports included in the relevant planning application documents. However, in some cases, limited or no socio-economic information is provided, or calculations are based on outdated data, such as the Census 2011. In these cases, estimates have been made where possible, such as estimated residential populations based on proposed unit mixes and tenures.

Completed Development

Housing Delivery

- 6.119** In terms of effects on housing provision, the cumulative schemes in the LBH would bring forward a total of approximately 1,429 residential units, which together with the Proposed Development (as per paragraph 6.73) would result in a total of approximately 1,806 residential units to consider against the London Plan. These new homes would make a notable contribution to housing delivery, contributing 11.3% towards the LBH's London Plan 10-year target (15,920 dwellings). This is considered to be a medium magnitude impact on the availability

⁴² Note: Calculations for this cumulative scheme has been based upon the provision of up to 1500 homes. Expenditure for residents and population yield has been calculated based on the methodology in paragraph 6.99.

of housing in the LBH (medium sensitivity receptor). This would result in a direct, permanent, Moderate Beneficial (**significant**) at Borough level.

Demand for Social Infrastructure

- 6.120** It is estimated that the cumulative schemes would accommodate 3,573 residents in addition to the 783 expected residents associated with the Proposed Development. Cumulatively, this results in a total population uplift of approximately 4,356 residents. Where information on estimated population is not set out in cumulative scheme application documents, an average household size for the LBH (2.5 occupants⁴³) has been applied as appropriate to estimate population (based on 105,092 households and a population of 264,234 in the LBH).
- 6.121** All the cumulative schemes are intended to support their own future populations (where applicable) as well as existing communities. In addition, all developments are subject to planning obligations and may already have S106 or CIL agreements in place to mitigate potentially adverse impacts. It is expected that any effects not mitigated through on-site provisions will be mitigated through S106 or CIL contributions where necessary.
- 6.122** Following mitigation, where required, and recognising that additional social infrastructure is expected to come forward through the wider Tottenham Hale Urban Centre Masterplan, the cumulative effects on demand for primary and secondary education, open space and play space are considered to represent a low-to-medium magnitude impact on the availability of facilities within the Local Area and LBH (a low-to-medium sensitivity receptor). As such, the cumulative socio-economic effects are expected to be direct, permanent and Negligible to Minor Beneficial (not significant) at both the Local Area and Borough level.
- 6.123** The exception to these findings relates to demand for primary healthcare, which is expected to worsen with a projected uplift of 4,356 residents across the cumulative schemes and Proposed Development. Borough-wide, the LBH's primary healthcare demand exceeds capacity, with many surgeries not having facilities which are fit-for-purpose or capable of expansion, and primary care is largely staffed by an ageing workforce⁴⁴. Within the context of these rising pressures, the cumulative effects in terms of demand for primary healthcare is considered to represent a medium magnitude impact (high sensitivity receptor). As such, the cumulative effect is expected to be direct, permanent, Moderate Adverse (**significant**) effect at Local Area and Borough level⁴⁵.

Additional Household Expenditure

- 6.124** The new homes to be delivered by the cumulative schemes alongside the Proposed Development would generate additional spending. It is estimated that the 1,806 new homes would generate approximately £62.6 million per annum in household spending (including the £10.9 million in household expenditure generated by the Proposed Development). This equates to 1.3% of the LBH's annual GVA of £4.8 billion.
- 6.125** Collectively, this would have a medium magnitude of impact on the local economy (low sensitivity receptor). It is therefore assessed that the effect would be indirect, permanent Negligible (not significant) at Borough level.

Cumulative Consideration of Tottenham Hale Retail Park

Completed Development

Housing Delivery

- 6.126** As above, in terms of effects on housing provision, Tottenham Hale Retail Park would bring forward a total of up to 1,500 residential units, which together with the Proposed Development (as per paragraph 6.73) would result in a total of approximately 1,877 residential units to consider against the London Plan. These new homes would make a notable contribution to housing delivery, contributing 11.7% towards the LBH's London Plan 10-

year target (15,920 dwellings). This is considered to be a medium magnitude impact on the availability of housing in the LBH (medium sensitivity receptor). This would result in a direct, permanent, Moderate Beneficial (**significant**) at Borough level.

Demand for Social Infrastructure

- 6.127** It is estimated that Tottenham Hale Retail Park would accommodate 3,570 residents in addition to the 783 expected residents associated with the Proposed Development. Cumulatively, this results in a total population uplift of approximately 4,533 residents. As there are minimal differences in population numbers, effects will remain as stated above in the main cumulative assessment.
- 6.128** Specifically, the cumulative effects on demand for primary and secondary education, open space and play space are considered to represent a low-to-medium magnitude impact on the availability of facilities within the Local Area and LBH (a low-to-medium sensitivity receptor). As such, the cumulative socio-economic effects are expected to be direct, permanent and Negligible to Minor Beneficial (not significant) at both the Local Area and Borough level.
- 6.129** The cumulative effects in terms of demand for primary healthcare is considered to represent a medium magnitude impact (high sensitivity receptor). As such, the cumulative effect is expected to be direct, permanent, Moderate Adverse (**significant**) effect at Local Area and Borough level⁴⁶.

Additional Household Expenditure

- 6.130** The new homes to be delivered by the Tottenham Hale Retail Park alongside the Proposed Development would generate additional spending. It is estimated that the 1,877 new homes would generate approximately £65.2 million per annum in household spending (including the £10.9 million in household expenditure generated by the Proposed Development). This equates to 1.4% of the LBH's annual GVA of £4.8 billion.
- 6.131** Collectively, this would have a medium magnitude of impact on the local economy (low sensitivity receptor). It is therefore assessed that the effect would be indirect, permanent Negligible (not significant) at Borough level.

Cumulative Consideration of the Cannon Factory Emerging Proposals

Completed Development

Housing Delivery

- 6.132** In terms of effects on housing provision, Cannon Factory would bring forward approximately 460 Purpose Built Student Accommodation (PBSA) units. In accordance with London Plan Policy H1 'Increasing housing supply' student accommodation will contribute to housing targets at a 2.5: 1 ratio, with 2.5 PBSA bedrooms / units counting as a single home. Together with the Proposed Development (as per paragraph 6.73) would result in a total of approximately 561 residential units to consider against the London Plan. These new homes would make a minor contribution to housing delivery, contributing 3.5% towards the LBH's London Plan 10-year target (15,920 dwellings). This is considered to be a low magnitude impact on the availability of housing in the LBH (medium sensitivity receptor). This would result in a direct, permanent, Minor Beneficial (not significant) at Borough level.

Demand for Social Infrastructure

- 6.133** The total residential population of PBSA units is based on the assumption that each unit will house one working-age occupant. As occupants of the PBSA, are understood to be enrolled in university, these individuals are

⁴³ ONS (2022). *Census 2021: Dataset ID TS017 – Household size*.

⁴⁴ LBH (2019). *Improving Primary Care in Haringey*. Available at:

https://www.minutes.haringey.gov.uk/documents/s107361/Primary%20care%20OSC%20slides_220219.pdf.

⁴⁵ Note: Two geographic levels are included to demonstrate the range within social infrastructure provision i.e. primary healthcare, primary and secondary education, open and play space.

⁴⁶ Note: Two geographic levels are included to demonstrate the range within social infrastructure provision i.e. primary healthcare, primary and secondary education, open and play space.

unlikely to increase demand for social infrastructure including schools and play space. However, occupants of PBSA units are expected to generate demand for GP surgeries and open space.

- 6.134** Adding 460 PBSA students to the 783 residents associated with the Proposed Development results in a cumulative population of 1,243 residents. As such, the overall effects remain as assessed above: a direct, permanent, Moderate Adverse (**significant**) effect at the Local Area level for primary healthcare, and a direct, permanent, Minor Beneficial (not significant) effect at the Local Area level for open space.

Additional Household Expenditure

- 6.135** It is assumed that the occupants of the affordable residential units will contribute to the local economy in terms of 'move-in' costs, home upkeep and maintenance, and expenditure on other miscellaneous goods and services. Conversely, occupants of the PBSA units are unlikely to have high initial 'move-in' costs as units will be pre-furnished, and it is expected that upkeep and maintenance costs will be covered by building management rather than the individual. Generation of expenditure by PBSA units within the Proposed Development is calculated by applying an average £600 monthly expenditure by resident, based on university-based thresholds⁴⁷.
- 6.136** Based on these thresholds, household expenditure generated by students would have a low magnitude of impact on the local economy (low sensitivity receptor). It is therefore assessed that the effect would be indirect, permanent Negligible (not significant) at Borough level.

LIKELY SIGNIFICANT EFFECTS

Proposed Development

- 6.137** A Moderate Adverse effect (**significant**) has been identified in relation to the additional strain on primary healthcare infrastructure at the Local Area level.

Cumulative Assessment

- 6.138** A Moderate Beneficial effect (**significant**) has been identified in relation to the cumulative housing delivery at the Borough level.
- 6.139** A Moderate Adverse effect (**significant**) has been identified in relation to the additional strain on healthcare infrastructure at the Local Area level.
- 6.140** No other significant effects have been identified in relation to the cumulative schemes and the Proposed Development together.

Tottenham Hale Retail Park

- 6.141** A Moderate Beneficial effect (**significant**) has been identified in relation to the cumulative housing delivery at the Borough level.
- 6.142** A Moderate Adverse effect (**significant**) has been identified in relation to the additional strain on healthcare infrastructure at the Local Area level.
- 6.143** No other significant effects have been identified in relation to the cumulative schemes and the Proposed Development together.

Cannon Factory

- 6.144** A Moderate Adverse effect (**significant**) has been identified in relation to the additional strain on healthcare infrastructure at the Local Area level.
- 6.145** No other significant effects have been identified in relation to the cumulative schemes and the Proposed Development together.

⁴⁷ Kingston University London (2024). The cost of living in London. Available at: <https://www.kingston.ac.uk/international/the-cost-of-living-in-london/>.

MITIGATION AND MONITORING

Paragraph Reference	Mitigation and Monitoring Measure
Paragraph 6.112	To mitigate against this significant adverse effect, it is recommended that the Applicant and the LBH agree to appropriate S106 and/ or CILs to offset the impact of future residents' demand for healthcare services. However, given the nature and potential scope for such agreements, it is not possible at this time to determine how S106 payments or CIL contributions may alter residual effects on these receptors. Therefore, to provide a conservative assessment, the residual effects on GP capacity are still classified as Moderate Adverse (significant).