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## 7.1 Introduction

7.1.1 This Chapter of the Environmental Statement (ES) assesses the potential social and economic impacts of the proposed development. It covers supply and demand of social and community infrastructure within the local area as well as the economic impact in terms of local spend, jobs and Gross Value Added (GVA).

7.1.2 Regeneris Consulting researched and produced the Chapter. The company is a specialist economic development and regeneration consultancy employing 18 staff in offices in London and Manchester. We regularly support planning applications through provision of economic impact analysis and review of social and community infrastructure provision and capacity.

7.1.3 The Council responded to original development proposals. The response with regards to socio-economic issues was:

*‘The scope of the EA and the full socio-economic assessment outlined is considered to be appropriate for this project. Particular attention should be paid to the potential individual and cumulative impacts on local services and amenities, such as healthcare, school places and community facilities as these issues have been raised as of particular concern to borough residents’.*

7.1.4 Recommendations for the socio-economic element of the ES from LB Richmond upon Thames Formal Scoping Opinion have been responded to within this Chapter.

7.1.5 Specifically, this chapter provides an analysis of: the current policy and statistical context of Twickenham and Richmond; the provision of social and community infrastructure (covering education, health, open space and sport facilities) in terms of existing supply, spare capacity and ability to meet increased demand arising from the Twickenham Station development; the impact of the development on economic factors such as jobs, Gross Value Added and local spend; and the wider catalytic impact. The cumulative impact of the Twickenham Station development together with developments at Twickenham Stadium (residential), Regal House (hotel) and the Royal Mail Sorting Office (unknown) on community infrastructure is also referenced where appropriate.

7.1.6 The information necessary to inform the analysis was obtained from a variety of sources including details of the development plans from Solum Regeneration (developer) and Rolfe Judd (architects); consultation with a number of individuals across local public sector organisations; policy documentation relating to economic development; statistics pertaining to the local area; capacity and roll figures for local education and health provision; and, benchmarks and standard ratios with regards to other social and community infrastructure.

## 7.2 Planning Policy Context

7.2.1 This section explores the relevant economic development policy, drawing on national, regional and local documents.

### National Planning Policy

7.2.2 With the exception of the announcement of Regional Growth Fund, Local Enterprise Partnerships and the draft National Planning Framework we still know little about future government policy in relation to economic development and regeneration. However, in recent years there have been a number of important national publications, the fundamentals of which should still be borne in mind.

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- 7.2.3 PPS4: Planning for Sustainable Economic Development (Ref. 7-1) aims to put in place a national planning policy framework for economic development at regional, sub-regional and local levels for both urban and rural areas. The document has strong links to PPS1 suggesting that economic development should be encouraged in line with the principles of sustainable development.
- 7.2.4 Local Authorities should adopt a positive approach towards proposals for economic development. Full consideration should be given to the economic aspects of a proposal to ensure that communities have access to jobs and services as well as homes and an attractive environment. Local Authorities should also recognise the needs of businesses, ensuring that there is a sufficient supply of land to meet a range of business needs and providing flexibility to respond to a changing economy or new business requirements. This highlights the need to cater for a broad range of business types such as small start-up businesses through to small and medium sized firms and larger.
- 7.2.5 Securing a high quality and sustainable environment is also important. A high quality and well designed working environment can foster local economic growth by influencing a company's decision to locate and remain in a particular area, encouraging other businesses to invest and attracting employees and visitors. Developments must deliver attractive and healthy working environments. For example, through the provision of landscaping and open space and where appropriate through facilities such as healthcare, childcare, shopping and leisure. Due to the increasing demands on the land available for development, local authorities should make efficient and effective use of land and buildings. Finally, Local Authorities should use evidence to plan positively.

#### **Regional Planning Policy**

- 7.2.6 The Mayor's London Plan is the Spatial Development Strategy for Greater London and sets out objectives for London to be – a city that meets the challenges of economic and population growth; an internationally competitive and successful city; a city of diverse, strong, secure and accessible neighbourhoods; a city that delights the senses; a city that becomes a world leader in improving the environment and a city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.
- 7.2.7 Spatially, the London Plan sets out priorities for both Outer London as a whole and London's network of town centres. The vision and strategy for Outer London is based around recognising and building upon its diversity and varied strengths and providing locally sensitive development frameworks to enhance and promote its distinct existing and emerging strategic and local economic opportunities, and transport requirements. Specifically, the document highlights the need to bring forward capacity in and around town centres by enhancing public transport accessibility (both in terms of interchange and linkages to town centres) to accommodate leisure, retail and civic needs and higher density housing.

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- 7.2.8 The Mayor’s Economic Development Strategy incorporates a number of overarching themes – innovation, value for money, equality of opportunity and diversity, sustainable development and environmental improvement, health and health inequalities, community safety and climate change adaptation and mitigation. These themes are based across five core objectives:
- To promote London as the world capital of business, the world’s top international visitor destination, and the world’s leading international centre of learning and creativity.
  - To ensure that London has the most competitive business environment in the world.
  - To make London one of the world’s leading low carbon capitals by 2025 and a global leader in carbon finance.
  - To give all Londoners the opportunity to take part in London’s economic success, access sustainable employment and progress in their careers.
  - To attract the investment in infrastructure and regeneration which London needs, to maximise the benefits from this investment.
- 7.2.9 The latter two of these objectives are of particular relevance here, reflecting the need to support employment creation (for all) and development activity in London’s town centres. The strategy cites the need to “direct investment into existing major employment areas including the Central Activity Zone (CAZ), town centres and the Strategic Outer London Development Centres”. The strategy recognises that the development of London’s town centres is primarily a matter for the local borough councils through their local economic assessments, plans and activities. However, it also states the desire that the leading town centres in outer London evolve as even more effective hubs, readily accessible from surrounding areas by public transport.
- 7.2.10 The Mayor of London’s Transport Strategy emphasises the role that transport can play in working toward goals of supporting economic development and population growth and enhancing quality of life. A number of the key themes addressed in the strategy have clear relevance to the Twickenham Station proposals.
- 7.2.11 One of the core themes which runs throughout the strategy is the need to improve transport opportunities for all Londoners – TfL, working with the DfT, Network Rail, train operating companies, London boroughs and other stakeholders, will seek to increase accessibility for all Londoners by promoting measures to improve the physical accessibility of the transport system, including streets, bus stops, stations (including step free access) and information provision. As part of this, the need to better integrate London’s transport system and services through improved interchange is cited.

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- 7.2.12 The strategy also highlights the need to support regeneration by enhancing connectivity, reducing community severance, promoting community safety, enhancing the urban realm and improving access to jobs and services. There is a particular need to deliver transport improvements across London's network of district town centres. The strategy cites the need to work with the boroughs to develop a package of improvements within local town centres which provide better streets and facilities to make walking and cycling easier and which improve the public realm. Ultimately, the goal is to make town centres more attractive places to live, work and visit – 'lifetime neighbourhoods'. The strategy also highlights the importance of integrating land use development with transport planning - the design and layout of development sites should maximise access on foot, cycle and to public transport facilities. The provision of safe walking and cycling routes and of secure cycle parking are examples of how this can be achieved.
- 7.2.13 The Mayor of London's Housing Strategy assesses current housing conditions in London and the need for further housing provision and presents policies designed to meet needs and improve housing conditions in the future.
- 7.2.14 The strategy sets out London's housing needs and examines pressing issues for each housing tenure. The need to provide more homes in a range of tenures is emphasised as being key to providing Londoners with better housing choice and opportunity. Within this, the issue of affordability is seen as key, and the target is set for a net supply of at least 13,200 new affordable homes in London each year (replacing the previous affordable homes target of 50%). In providing new homes, the strategy highlights the importance of encouraging a better mix of homes (in terms of size) and of creating mixed communities (through mixed tenure developments).
- 7.2.15 Aside from the supply of housing, the strategy also highlights the importance of good design in all new homes and of the highest standards of sustainable design and construction.

#### **Local Planning Policy**

- 7.2.16 The Richmond Core Strategy (Ref. 7-2) was adopted in April 2009 and is one of the key constituents of the Local Development Framework. The strategy presents the Local Development Framework Vision, which comprises three inter-related themes:
- 'A Sustainable Future' – taking into account the Borough's responsibility towards global sustainability and the need for the Borough to relate in a sustainable way to London and the wider South East through the provision of housing, jobs, shops and services.
  - 'Protecting Local Character' – the Core Strategy introduces the idea of Richmond's 'Urban Villages' - communities will have access to a range of housing, shops and services, employment and recreational activities locally, with strong education and training provision. The strategy also highlights the importance of the Borough's town and district centres – in particular Richmond, Twickenham, Whitton, Teddington and East Sheen. These centres are to continue to be the location for larger shops, offices and leisure uses.
  - 'Meeting People's Needs' – in respect of new development, the Core Strategy highlights the need for higher density and larger commercial schemes which will as far as possible be concentrated in the five town centres, "enabling people to walk to shops and services or use public transport". The need to ensure that opportunities are accessible for all is also emphasised, through measures including more affordable housing, improving training and links to employment opportunities, and improving the environment. The importance of making public spaces and buildings accessible for people with disabilities or mobility problems is also emphasised.

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- 7.2.17 Focusing on the spatial distribution of development in the Borough, the strategy highlights the fact that Richmond (town centre) and Twickenham provide the most sustainable options for development in the Borough. In Twickenham, emphasis is placed on revitalising the town centre, making environmental improvements to the shopping areas and civic space and maximising benefits from redevelopment opportunities such as Twickenham Station. Of particular relevance here, the Core Strategy states the need to encourage higher density residential development in Twickenham (including affordable and small units and car free development, in the town centre and tall buildings in the station area only) and to improve public transport – particularly Twickenham Station interchange facilities and bus stops. Public realm / open space improvements are also seen as important – particularly the improvement of the River Crane Corridor as part of a wider open space. All development must adhere to the green and sustainable principles set out in the Strategy.
- 7.2.18 In total, the Core Strategy targets a net increase of 700-1100 residential units, 2,500 jobs (to 2021) and 400sq m of retail space in Twickenham by 2017/18.
- 7.2.19 The Richmond Community Plan, 2007-2017 sets out a future vision for Richmond as a Borough which is inclusive, which puts protection of the environment at the core of its services and community life, which delivers quality public services that truly reflect the needs of all its local people, which addresses its challenges by harnessing the capacity of all its partners in the public, private, voluntary and community sector and which is green, safe and responsive to the needs of all local people.
- 7.2.20 The Plan sets out seven main priorities:
- Priority 1: Tackling disadvantage and inequalities – with the vision of reducing the gap between the most disadvantaged residents and the borough average by focusing on the five priority areas (Ham, Heathfield, Hampton Nursery Lands, Mortlake and Castelnau) where disadvantage is concentrated.
  - Priority 2: Being the greenest borough in London, with the vision of setting the standard for reducing domestic and business energy consumption, and also transport emissions.
  - Priority 3: Being the safest London borough for all our communities – with the vision that everyone in the Borough can continue to work, live and enjoy their leisure in the safest borough in London, especially in the five priority area.
  - Priority 4: Growing up in Richmond upon Thames – with a vision that at 16, the majority of young people continue in education, training and employment and that young people make good progress through this phase of education in the public and private sector, employment and training.
  - Priority 5: Creating a healthy and caring Richmond upon Thames – with a vision of strengthening Richmond’s position as one of the healthiest boroughs by tackling health inequalities, supporting active ageing, offering care services that support independence and choice, and reducing binge drinking and smoking.
  - Priority 6: Creating a vibrant and prosperous Richmond upon Thames – with a vision of building upon the Boroughs two key economic strengths (being home to some of the country’s largest visitor attractions and sporting venues and being a prime location for small and medium sized business in high value added fields requiring skilled workers, access to central London and major transport routes, and who want to be located in a high quality local environment).

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- Priority 7: Improving access and participation – with a vision of building a community where everyone has equal access to quality public services that meet their local needs.
- 7.2.21 The Richmond upon Thames Local Housing Assessment (Ref. 7-3) presents a detailed evidence base regarding the current supply and characteristics of housing in the Borough.
- 7.2.22 The research presented in the document suggests a shortfall of affordable housing in the Borough of around 2,723 units per annum. Whilst this shortfall is relevant to all sizes of accommodation, it is particularly the case for one and two bedroom units while shortage in comparison with supply is most evident for four bed units and above. Putting these findings into context, it is suggested that the affordable housing requirement in Richmond upon Thames is significantly above averages found in housing needs assessments for other areas – both nationally and regionally.
- 7.2.23 Research also shows that there is a small shortfall in the owner occupier sectors – with a shortfall in larger properties (two, three or four bed) and a surplus in one bedroom flats (although this is likely to be countered by a projected increase in the number of one person households in the Borough in coming years). There is a large surplus in the private rented sector.
- 7.2.24 The assessment concludes by highlighting the future need to maximise the availability of affordable housing from all possible sources (including newbuild, acquisitions and conversions).
- 7.2.25 Building upon the Local Housing Assessment, the Richmond upon Thames Housing Strategy 2008-2012 (Ref. 7-4) sets out a number of key themes and related objectives. These include more affordable homes, better quality and greener homes, preventing homelessness, supporting independent living, understanding and influencing the housing market and promoting housing choice.
- 7.2.26 Objectives of particular relevance include promoting more affordable family sized accommodation, maximising opportunities to deliver affordable housing through partnership working with external stakeholders and promoting good quality sustainable design which is inclusive, helps lower crime and promotes greener homes.

### Summary

- 7.2.27 In summary, the Twickenham Station development is supported by policy at a national, regional, sub-regional and local level. This is demonstrated in the Table 7-1.

**Table 7-1 Policy Documents – Summary of Key Points and Implications**

Level	Key Points in Policy Documents	Twickenham Station Linkages
National	<ul style="list-style-type: none"> <li>Local Authorities should adopt a positive approach towards economic development</li> <li>They should ensure that new developments: provide access to jobs and services, be responsive to the needs of businesses and secure a high quality environment</li> </ul>	<ul style="list-style-type: none"> <li>The Twickenham Station development will make a significant contribution to the economic development and regeneration of Twickenham town centre</li> <li>As well as providing new homes, the development will provide improved access to jobs and services; will provide space which will be of a high standard to ensure a high quality environment.</li> </ul>
Regional	<ul style="list-style-type: none"> <li>The need to bring forward capacity in and around town centres in Outer London by accommodating leisure, retail and civic needs and higher density housing.</li> <li>The need to provide new housing across a range of tenures</li> <li>The importance of good design in new housing development, meeting high environmental standards</li> <li>The need to improve connectivity in and around town centres and to improve levels of access to public transport for all</li> </ul>	<ul style="list-style-type: none"> <li>The Twickenham Station development will provide significant additional capacity for Twickenham – primarily through residential, but also through leisure and commercial uses. The scheme has the potential to act as a marker for the wider regeneration of the town centre</li> <li>The development will supply new housing for Richmond and London</li> <li>The development has been designed to respond to the high quality design aspirations of the London Plan and local planning documents. The development will be car free and promote the use of a car club and cycling</li> <li>The development will incorporate significant improvements to accessibility both within the station (including step free access) and between the station and town centre</li> </ul>
Local	<ul style="list-style-type: none"> <li>The continuing importance of Richmond's town centres as locations for larger shop, office and leisure uses.</li> <li>The need to revitalise Twickenham town centre, environmental / public realm improvements and improved public transport accessibility</li> <li>A need for higher density residential development</li> </ul>	<ul style="list-style-type: none"> <li>The development has the potential to make a significant impact on efforts to revitalise Twickenham, providing employment and business space, improving accessibility to the town centre and improving the environment – particularly through improved public realm and links to the River Crane and Moor Mead recreation ground</li> <li>The development will significantly improve access to public transport in and around the station</li> <li>The scheme will provide Twickenham with 151 new homes</li> </ul>

### 7.3 Assessment Methodology and Significance Criteria

7.3.1 This section of the Chapter details the approach used for the socio-economic impact analysis. Of fundamental importance to the analysis in the Chapter is the makeup of the scheme itself. This enables calculation of the number of residents as well as breakdown by age which in turn enables analysis of both the impact on social infrastructure provision and the beneficial impacts arising from additional resident spend such as GVA and jobs.

7.3.2 Solum Regenerations Twickenham Station development is a mixed-use scheme involving the upgrade of the existing station frontage and facilities (including taxi rank and cycle storage), provision of both residential and commercial units and improved landscaping including river path and access to Moormeads Park. There will be 115 private housing units. The residential mix is shown in Table 7-2.

**Table 7-2 Twickenham Station Residential Mix**

		1 bed	2 bed	3 bed	Total
<b>Total</b>	No.	37	66	12	115
	Percentage	32%	57%	10%	

Source: Rolfe Judd

7.3.3 The commercial units comprise the following:

Commercial Unit	Size (sqm)
Unit 1 (Block A)	158
Unit 2 (Block A)	144
Unit 3 (Block A)	133
Unit 4 (Block B)	244
Unit 5 (Block B)	24
Unit 6 (Block B)	31
<b>Total</b>	<b>734</b>

7.3.4 The commercial space will provide for a range of uses, including A1, A3 and D2. It is anticipated that these units will be occupied by uses such as a small convenience store and a mix of cafe and retail units.

#### Assessment Methodology

7.3.5 The Chapter involves a number of discrete, as well as interrelated, sets of analysis. These are indicated in Table 7-3.



**Table 7-3 Socio-Economic Impact Assessment Chapter Methodology**

Element	Detail	Method
Social and Community Infrastructure	Analysis of impact on social and community infrastructure covering education, health and parks/open space	<p><b>Supply</b></p> <ul style="list-style-type: none"> <li>• Mapping of existing facilities within defined catchment areas(Ref. 7-5)</li> <li>• Identification of capacity, roll/list numbers of users in relation to education and health where relevant</li> <li>• Consultation with relevant local representatives on existing supply</li> </ul> <p><b>Demand</b></p> <ul style="list-style-type: none"> <li>• Calculation of estimated number of residents overall and those likely to access the facilities in consideration</li> <li>• Comparison of additional demand to existing supply and capacity</li> <li>• Consultation with relevant local representatives on impact of demand</li> <li>• Considered analysis of impact</li> </ul>
Housing Need	Analysis of degree to which development meets housing need in the area	<ul style="list-style-type: none"> <li>• Review of local housing assessments and policy</li> <li>• Consultation with relevant local representatives on views of housing mix and numbers of new housing provision associated with the development</li> <li>• Considered analysis of impact</li> </ul>
Business Response	Analysis of potential impact on the businesses community	<ul style="list-style-type: none"> <li>• Review of relevant policy</li> <li>• Consultation with proxy organisations</li> <li>• Considered analysis of impact</li> </ul>
Economic impact	Analysis of impact of development on jobs, spend and GVA at a local and regional level	<ul style="list-style-type: none"> <li>• Calculation of estimated number of residents</li> <li>• Review of 2009 Household Spending Survey to obtain overall and broken down spending patterns</li> <li>• Identification of commercial unit size and prospective use</li> <li>• Application of leakage, tax and multiplier figures to obtain direct, indirect and induced jobs, spend and GVA</li> <li>• Use of construction costs to estimate direct construction employment</li> </ul>

- 7.3.6 The information necessary to inform the analysis was obtained from a variety of sources including:
- Housing mix, commercial floorspace and developer costs provided by Solum Regeneration and Rolfe Judd.
  - LBRuT S106 calculator which estimates the number of children arising from a development by education type. This is available at [http://www.richmond.gov.uk/section\\_106\\_planning\\_obligations](http://www.richmond.gov.uk/section_106_planning_obligations)
  - Consultation with a number of individuals in organisations such as the Primary Care Trust, Local Education Authority, LB Richmond upon Thames Parks and Open Spaces team and Twickenham Town Centre Manager. A full list of consultees is appended.
  - National, regional and local policy documentation relating to economic development.
  - Nationally available statistics pertaining to the local area such as the Annual Business Inquiry, Census and Annual Population Survey.
  - Capacity and roll figures for education and health both from local and national sources.
  - Local, regional and national benchmarks and standard ratios with regards to social and community infrastructure catchment areas, child yields and economic multipliers among others.

#### Standards Applied

- 7.3.7 The socio-economic analysis uses standards and guidance on a number of areas of analysis. These are indicated in Table 7-4.

**Table 7-4 Socio-Economic Impact Assessment Standards and Guidance**

Element	Type of standard / guidance		Source(s)
Social and Community Infrastructure	Catchment areas	Primary and Secondary Education	Department for Education and Skills
		Parks and Open Spaces	Strategic Planning Advice for London (1988), referenced in Richmond Parks and Open Spaces Strategy
Economic impact	Impact multipliers		Additionality Guide, English Partnerships (2008)
	Household spend		Family Spending, Office for National Statistics (2009)
	Employment densities (m2 requirements per employee)		Employment Densities: A Full Guide Final Report, Arup for English Partnerships (2001)

**Significance Criteria**

7.3.8 Building on the significance criteria identified in the Methodology Chapter, Table 7-5 details how each of these (extreme, major, moderate, minor and negligible) is applied in relation to the social and economic impact.

**Table 7-5 Significance Criteria in Relation to Social and Economic Impact**

Significance Criteria	Broad Description	Relation to Chapter
Extreme	Key factors in decision-making process. Associated with sites and features of national importance and features which if lost cannot be replaced.	<ul style="list-style-type: none"> <li>• Important positive economic impact which will be significant at a national level.</li> <li>• Important consideration for service provision which has national significance.</li> </ul>
Major	Important considerations at regional or district scale and can be concerns for the project if adverse effects are identified and have a particular importance attached to the decision making process.	<ul style="list-style-type: none"> <li>• Important positive economic impact which will have benefits for the local and potentially the regional economy.</li> <li>• Important consideration for service providers at a regional or district scale (e.g. housing). If adverse effects are identified this could have significance for the design making process. Unlikely to be addressed through S106 contributions alone – additional provision may be required.</li> </ul>
Moderate	If adverse, important at local scale but not likely to be key decision making issues. Cumulative effect could lead to increased effects on an area or resource.	<ul style="list-style-type: none"> <li>• Reasonably positive local economic impact, beneficial to Richmond.</li> <li>• Medium impact on local services. Impact will be an important issue for local service providers e.g. in health and education, and consideration will need to be given to how increased demand can be accommodated. S106 contributions may be required.</li> </ul>
Minor	Local issues but unlikely to be of importance in the decision making process.	<ul style="list-style-type: none"> <li>• Small positive local economic impact but unlikely to be important in decision making</li> <li>• Small impact on local services which is unlikely to be of importance in decision making processes since it can be easily accommodated within existing provision.</li> </ul>
Negligible	Beneath the levels of perception, within normal bounds of variation or within the margin of forecasting error.	<ul style="list-style-type: none"> <li>• Unlikely to have any noticeable impact on social and community infrastructure.</li> <li>• Unlikely to have any noticeable economic impact.</li> </ul>

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## 7.4 Baseline Conditions

### Baseline Data Collection

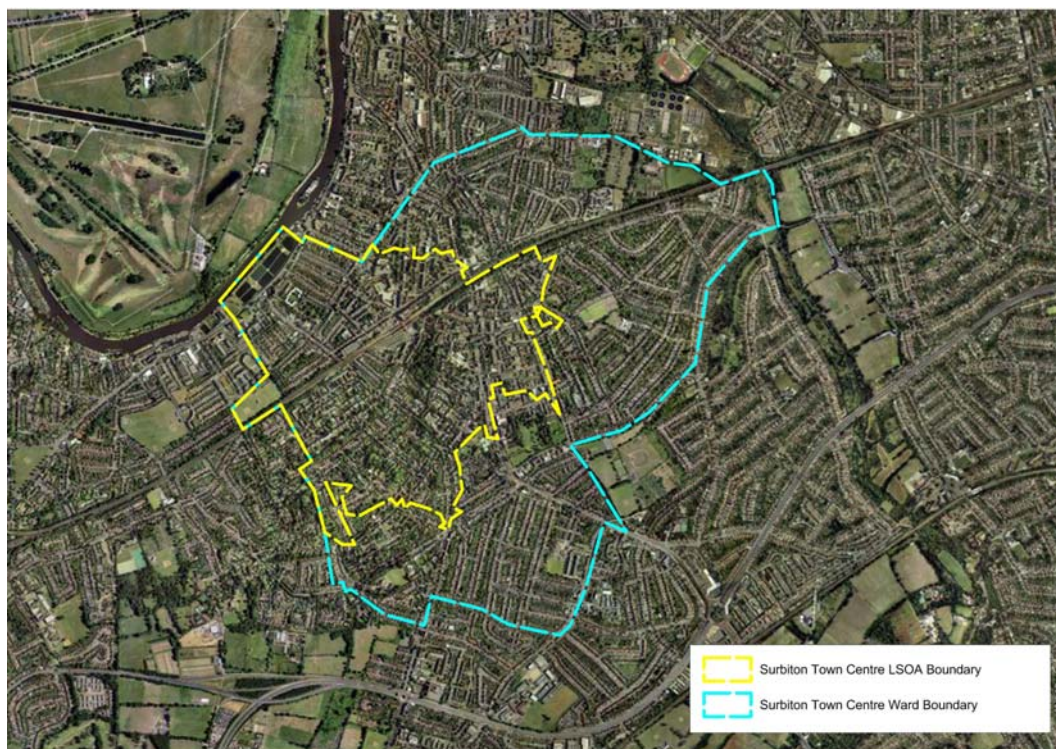
- 7.4.1 This section draws on a broad range of indicators to provide an analysis of the current socio-economic issues and opportunities for Twickenham. A full review of official datasets has been carried out and this section summarises the key points from this review.
- 7.4.2 A number of different geographical definitions have been used to examine the key issues for Twickenham and these are illustrated in Figure 7.1 and described in more detail below:
- Local Impact Area or Twickenham Town Centre – In order to fully understand the social and economic characteristics affecting the proposals, it is necessary to consider a wider geography than just the site itself. As such, the local area immediately surrounding the site – Twickenham Town Centre – has been defined as the local impact area for this Chapter. Due to variations in data availability, two slightly different definitions of Twickenham Town Centre are used. One definition is based upon a group of eight lower level super output areas (LSOAs), whilst the second definition is based on three wards – Twickenham Riverside, St Margaret’s & North Twickenham and South Twickenham. Twickenham Station is located on the border of Twickenham Riverside and St Margaret’s & North Twickenham wards and in close proximity to South Twickenham ward. Clear reference is made to which of these definitions is used throughout.
  - Richmond upon Thames Borough – the pre-defined London Borough. Where data is not available at a local level this geography is used as a proxy.
- 7.4.3 Throughout the report, a number of benchmark geographies (Figure 7-2) have been used. These benchmark geographies allow the performance of Twickenham to be compared and put into context:
- Surbiton Town Centre – a town centre with similar characteristics to Twickenham, located in neighbouring Kingston. Due to variations in data availability, two slightly different definitions of Surbiton Town Centre are used. One definition is based upon a group of eight lower level super output areas (LSOAs), whilst the second definition is based on three wards – Berrylands, Surbiton Hill and St Marks. Clear reference is made to which of these definitions is used throughout.
  - Kingston upon Thames, Merton and Croydon – South London Boroughs neighbouring / in close proximity to the Borough of Richmond Upon Thames.
  - London, England and Great Britain – wider regional and national comparator areas against which it is useful to benchmark Twickenham’s performance.



Figure 7-1 Local Impact Area or Twickenham Town Centre



Figure 7-2 Comparator area of Surbiton Town Centre



### The Demand Side – Broad Economic Performance

7.4.4 A number of measures have been used to assess the economic position of Twickenham Town Centre. A look at overall trends in the Town Centre's employment and businesses base gives way to a more detailed examination of the key sectors in the Town Centre and levels of enterprise locally.

#### **Employment – Strong Growth in Recent Years**

7.4.5 An indication of the relative size of Twickenham Town Centre in the context of the London Borough of Richmond upon Thames can be gained by looking at the quantum of jobs that it provides. The Town Centre is home to around 9,400 jobs, accounting for around 14% of jobs in the Borough. Despite this, Twickenham is recognised to be the second largest town centre in the Borough after Richmond town centre (Ref. 7-6).

7.4.6 Between 2003 and 2008, the town centre performed strongly, gaining over 1,300 jobs (employment growth of 13.8%). During the same time period, employment in Surbiton town centre declined by 3%. The strong performance of Twickenham Town Centre has contributed to strong performance across the whole of Richmond in recent years – the Borough has seen an employment increase of 9.8% since 2003. Whilst performance across the Borough of Kingston has also been strong (+14%), performance across other comparator areas has been weaker – Merton and Croydon experienced stable and declining employment respectively during the same time period, whilst employment across London as a whole grew by only 6%. This data is contained in Table 7-6.

7.4.7 It is important to note here the importance of understanding data constraints. The latest Annual Business Inquiry data is for 2008 and as such does not capture the impact of the 2008-9 recession in the UK economy. It is possible that employment across all geographies under consideration has fluctuated in the period since 2008. A more accurate assessment of the impact of the recession on the local area is highlighted later in the context of labour market performance.

**Table 7-6: Employment Change 2003-2008**

	Number of Jobs						
	2003	2004	2005	2006	2007	2008	% Change 2003-8
Twickenham Town Centre	9,400	8,900	9,000	9,000	10,400	10,700	13.8%
Surbiton Town Centre	5,200	4,700	4,600	4,700	5,100	5,000	-3.4%
Richmond upon Thames	66,200	66,700	66,800	67,300	69,300	72,700	9.8%
Kingston upon Thames	66,600	70,900	71,100	73,400	74,500	76,000	14.1%
Croydon	132,700	128,000	128,900	127,100	129,300	130,500	-1.6%
Merton	65,800	75,100	70,100	63,500	64,500	65,900	0.2%
London	3,927,900	3,968,700	4,060,600	3,993,800	4,096,900	4,167,900	6.1%
Great Britain	25,552,800	25,901,600	26,331,600	26,174,200	26,423,200	26,493,600	3.7%

Source: Annual Business Inquiry © Crown Copyright

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**Twickenham's Key Sectors – Public Administration, Education and Business Activities**

- 7.4.8 Analysis of the key employment sectors in Twickenham Town Centre reveals more detail about the characteristics and nature of employment in the local area.
- 7.4.9 When considering employment sectors in their broadest definition, over half of all jobs in Twickenham Town Centre are shared between two sectors – Public Administration, Education and Health (3,700 jobs) and Banking, Finance and Insurance (2,500 jobs). The Distribution, Hotels and Restaurants (Ref. 7-7) and Other Services (Ref. 7-8) sectors provide a further 2,100 jobs and 1,400 jobs respectively. The latter of these sectors is significantly overrepresented locally compared to the regional and national averages (LQ (Ref. 7-9) vs GB = 2.6) and has experienced growth of 78% since 2003. This sector incorporates leisure and recreational activities and as such, is likely to reflect activities relating to the operation of Twickenham Stadium. There has also been strong employment growth in the Public Administration, Education and Health and Banking, Finance and Insurance sectors in recent years.
- 7.4.10 An analysis of more specific industrial sectors (by two digit Standard Industrial Classification – SIC) allows the sectoral composition of employment in Twickenham Town Centre to be analysed more closely:
- The top employment sectors in Twickenham Town Centre are the public administration (1,600 jobs), education (1,600 jobs) and other business activities (1,300 jobs) sectors.
  - All three of these sectors – along with the recreational, cultural and sporting activities (again, reflecting the presence of Twickenham Stadium) and health and social work sectors – have experienced strong employment growth in recent years.
  - The public administration and recreation, education and cultural and sporting activities sectors have strong over-representation locally in comparison to the national average. The real estate and sewage and refuse disposal sectors also have strong over-representation locally relative to the national average but are smaller sectors in terms of the absolute number of jobs they provide.



**Table 7-7: Top Twickenham Town Centre Employment Sectors 2008 (2 SIC)**

	No.	%	LQ vs GB	% Change 2003-8
Public administration and defence; compulsory social security	1,600	14.8	2.7	52.1
Education	1,600	14.5	1.5	37.8
Other business activities	1,300	12.4	0.9	52.8
Recreational, cultural and sporting activities	900	8.1	2.9	40.9
Retail trade, except of motor vehicles and motorcycles	800	7.8	0.7	3.0
Hotels and restaurants	800	7.9	1.2	2.8
Health and social work	600	5.2	0.4	92.0
Real estate activities	400	3.8	2.0	-28.0
Computer and related activities	400	3.5	1.7	27.5
Sewage and refuse disposal, sanitation and similar activities	300	3.2	8.0	n/a
Wholesale trade and commission trade	300	3.1	0.7	23.6

Source: Annual Business Inquiry

#### **Business and Enterprise – Strong Growth in the Local Business Base**

- 7.4.11 Twickenham Town Centre is home to around 1,100 businesses, accounting for around 9% of all businesses in the London Borough of Richmond.
- 7.4.12 Between 2003 and 2008, the town centre has gained over 100 businesses – growth of 17.6%. Performance has been similarly strong in Surbiton town centre. The performance of both these town centres has contributed to strong performance in the Borough level business base in recent years - since 2003, Richmond and Kingston experienced business base growth of 11.2% and 12.2% respectively. This compares to an average increase of 9.7% across London as a whole and 10.6% across Great Britain.
- 7.4.13 Again, it is important to note that the latest Annual Business Inquiry data does not capture the impact of the 2008-9 recession in the UK economy. It is likely that the trend of business base growth seen across all geographies between 2003-8 has been negatively affected in the context of the recession.



**Table 7-8: Business Base Change 2003-2008**

	Number of Jobs						% Change 2003-8
	2003	2004	2005	2006	2007	2008	
Twickenham Town Centre	1,000	1,000	1,000	1,100	1,100	1,100	17.6%
Surbiton Town Centre	700	700	700	700	800	900	19.6%
Richmond upon Thames	10,700	10,700	11,000	11,200	11,400	11,900	11.2%
Kingston upon Thames	7,000	7,000	7,100	7,400	7,600	7,800	12.2%
Croydon	11,800	11,600	11,900	12,100	12,300	12,500	6.1%
Merton	7,800	7,700	7,900	8,200	8,200	8,700	12.5%
London	365,700	365,100	375,400	382,100	387,500	401,200	9.7%
Great Britain	2,211,800	2,235,500	2,312,800	2,361,400	2,406,300	2,446,000	10.6%

NOTE: To comply with data confidentiality, all absolute number have been rounded to the nearest 100.

Source: Annual Business Inquiry

- 7.4.14 Local level data on levels of business enterprise is not available. However, analysis of Borough level data highlights some of the key trends likely to be affecting Twickenham.
- 7.4.15 In 2008, the rate of business births in Richmond was 87.5 per 10,000 population – a rate significantly higher than comparator areas such as Kingston (71.8 per 10,000 population), Croydon (46.5 per 10,000 population) and the UK as a whole (52.5 per 10,000 population). The average rate across London was 77.6 per 10,000 population.
- 7.4.16 Despite having a high business birth rate, the business death rate in Richmond was also relatively high in 2008, at 63.6 businesses per 10,000 population. This compares to 45.3 businesses per 10,000 population in Kingston, 36.4 businesses per 10,000 population in Croydon and 53.1 businesses per 10,000 population across London as a whole.
- 7.4.17 As a result, of the birth and death rates of business described above, in 2008 there was an overall net change of businesses in Richmond of +23.9 businesses per 10,000 population. This is roughly comparable to the net change seen in Kingston and London as a whole.

#### Summary of Key Points

- Twickenham Town Centre has enjoyed strong economic performance in recent years.
- In the period to 2008, the town centre experienced relatively large increases in both its employment and business bases.
- The Twickenham Town Centre economy is largely dependent upon a number of employment sectors – public administration, education and other business activities. The local presence of Twickenham Stadium is reflected by a strong concentration of employment in the recreation, cultural and sporting activities sector.
- The Borough of Richmond as a whole performs successfully in terms of enterprise, with a relatively high number of business ‘births’ (and resulting from this, a strong net increase in the number of businesses)



**The Supply Side – The Local Labour Market**

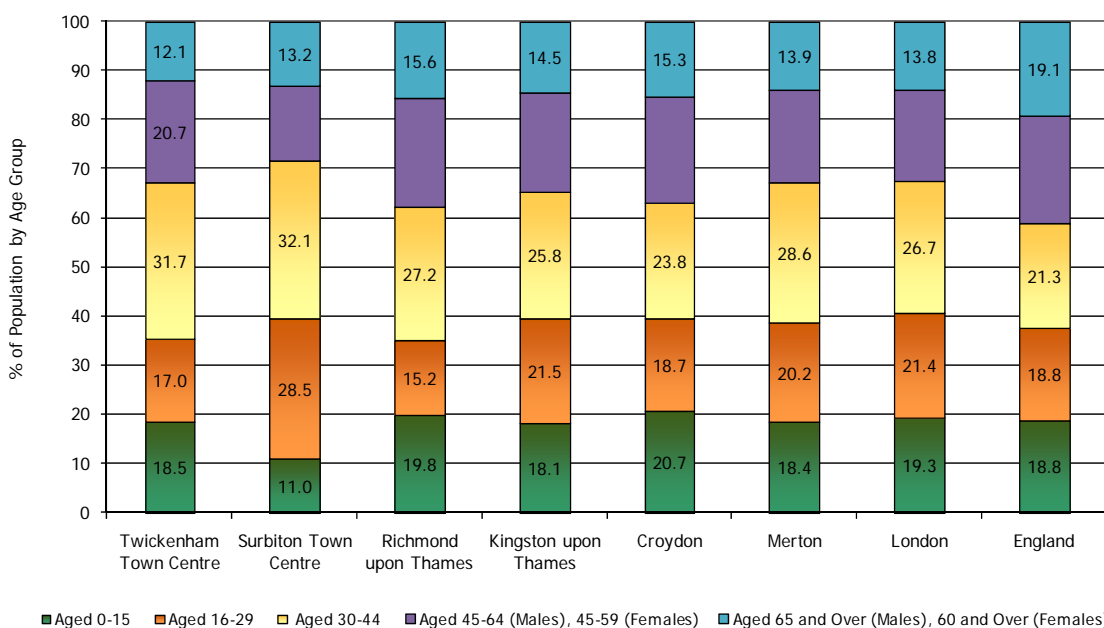
7.4.18 This section of the report explores the supply of labour in Twickenham. An analysis of Twickenham’s demographic situation sets the context for an examination of the levels of education in the town, the skills pool present amongst local residents and the levels of economic activity in the town.

**Twickenham’s Population – A large working age cohort**

7.4.19 In 2008, the population of Twickenham Town Centre was estimated at just over 12,800 – an increase in population of 5.7% since 2001. Despite being slightly lower than the population increase experienced by Surbiton Town Centre during the same time period, this population increase is relatively high compared to Borough (+3.3%), regional (+4.1%) and national (+4%) averages.

7.4.20 The age profile of a population is an important determinant of the size of a local labour market. Twickenham Town Centre has a relatively large working age population – in 2008, just under 70% of the population were deemed to be of working age. This working age population is larger than the average for the Borough (64%), London (67%) and England (62%). Figure 7-3 sets out the age profile of the local population in more detail and highlights the presence of a relatively large cohort aged 30-44.

**Figure 7-3: Population Age Profile**

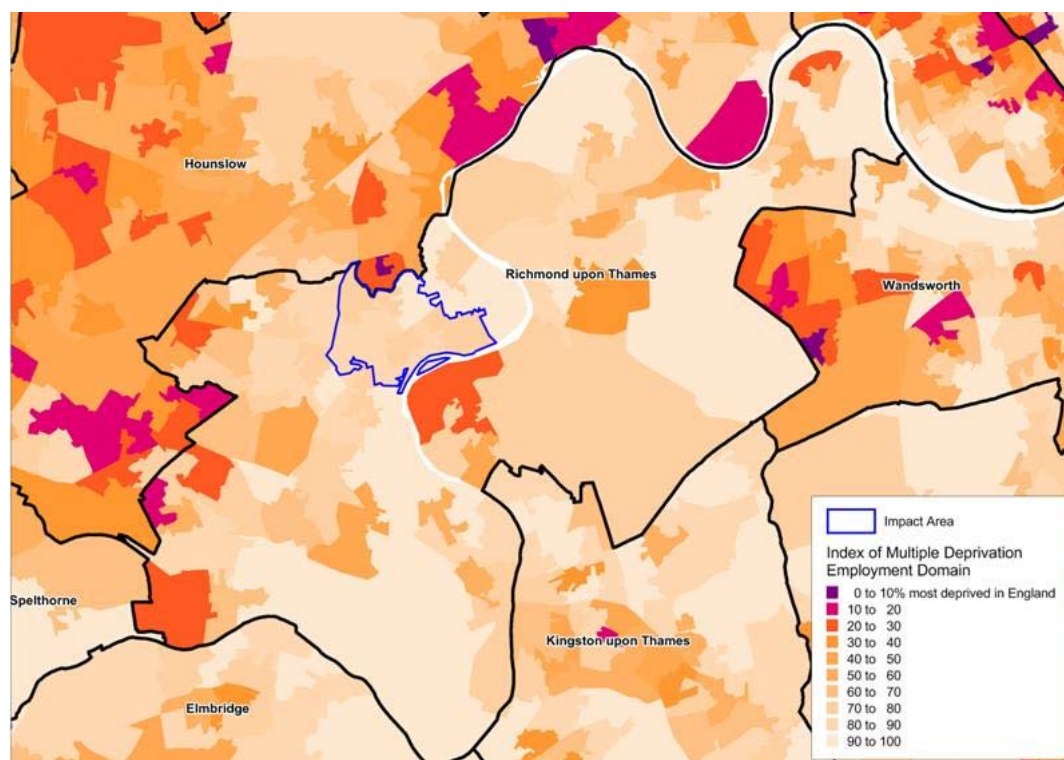


Source: ONS Mid Year Population Estimates

### Economic Activity and Employment – A Highly Active Labour Market

- 7.4.21 Up to date information on levels of economic activity and employment is not available at a local level. However, data at a local authority level can be used to gain some indication of the key trends.
- 7.4.22 Both economic activity and employment rates are relatively high in LB Richmond compared to regional and national averages. In September 2009, the economic activity rate of 80.3% compared to 75.8% across London and 78.9% across the UK. Similarly, the local employment rate of 76.2% is relatively high compared to the regional and national averages (69.3% and 72.9% respectively). As is the case regionally and nationally, economic activity rates and employment rates are on average higher for males than they are for females. The male economic activity rate for Richmond is 87.8%, compared to the female rate of 72.2%. Of those who are in employment in Richmond, around 14.9% (18,900 people in total) are self employed. This self employment rate is particularly strong when compared against the regional and national averages of 10.8% and 9.1%.
- 7.4.23 More local detail on levels of employments in Twickenham can be gained by examining deprivation relating to employment. As can be seen by the pale shading in Figure 7-4, levels of relative multiple deprivation in this respect are low in Twickenham.

**Figure 7-4: Index of Multiple Deprivation 2007 – Employment**

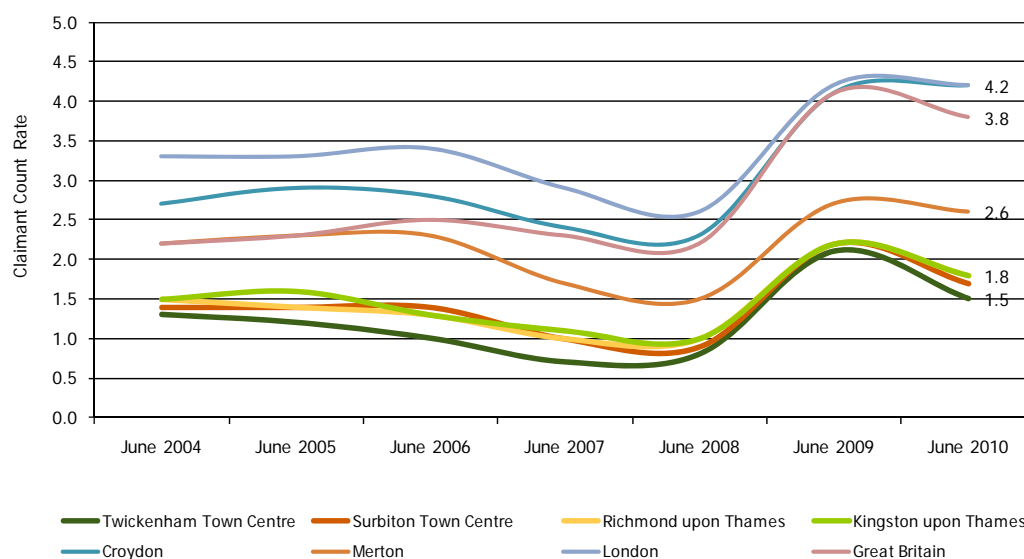


Source: Indices of Multiple Deprivation, CLG

**Worklessness in Twickenham – Relatively Low Levels of Unemployment**

- 7.4.24 Unemployment is a key indicator in analysing worklessness in a particular geography. There are two measures of unemployment that are commonly used:
- 7.4.25 International Labour Organisation Unemployment (ILO) – this measures all those people who want to work, are available to work, and who are actively seeking employment.
- 7.4.26 In September 2009, the unemployment rate of the working age population in the London Borough of Richmond was 4.7%. The Borough has a significantly lower unemployment rate than averages across London (8.4%), Great Britain (7.4%) and the neighbouring Borough of Kingston (5.3%). Whilst the unemployment rate in Richmond remains relatively low, it is important to note the impact of the recession on the local labour market in recent years. Since 2007, the unemployment rate has risen by 1.3 percentage points, meaning that there are now an additional 1,100 people registered as unemployed.
- 7.4.27 The Claimant Count – this only measures those people who are claiming unemployment related benefits and does not include all unemployed people, as some of those unemployed may not be able to claim benefits or chose not to do so. Data is available at a more local level.
- 7.4.28 There are currently around 300 claimants in Twickenham Town Centre (wards). In recent years, the claimant count rate of Twickenham Town Centre (wards) has fluctuated – rising relatively sharply from 0.7% to 1.5% between 2007 and 2009, before falling to 2.1% in June 2010.
- 7.4.29 In this respect, the recession hit the Twickenham labour market relatively sharply – the number of claimants rose by 175% between 2007 and 2009, compared to only 113% in Surbiton Town Centre (wards), 110% across Richmond and 48% across London. It is important to note, however, that the size of this percentage increase partly reflects the very low base of claimants in Twickenham in 2007. Twickenham Town Centre (wards) has also recovered comparatively well – the number of claimants fell by 25% from 2009-2010, compared to by only 1.1% across London as a whole.
- 7.4.30 As a result, the claimant count remains below that seen in each of the comparator geographies – including Surbiton Town Centre (1.7%). The claimant count rates for London and Great Britain are significantly higher at 4.2% and 3.8% respectively.

**Figure 7-5: Claimant Count Rate, 2004-2010** (Source: NOMIS Claimant Count)



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7.4.31 Another indication of levels of worklessness can be gained from an analysis of Incapacity Benefit and Severe Disablement Allowance claimants. In November 2009 the IB /SDA claimant rate in Twickenham Town Centre (wards) was 2.6% (just over 300 claimants in absolute terms). Whilst this rate is higher than that seen in Surbiton Town Centre (wards) (1.6%) and across the wider Boroughs of Richmond and Kingston, it is significantly below the regional average (3.5%) and the national average (4.3%).

#### **A Highly Educated and Skilled Labour Market**

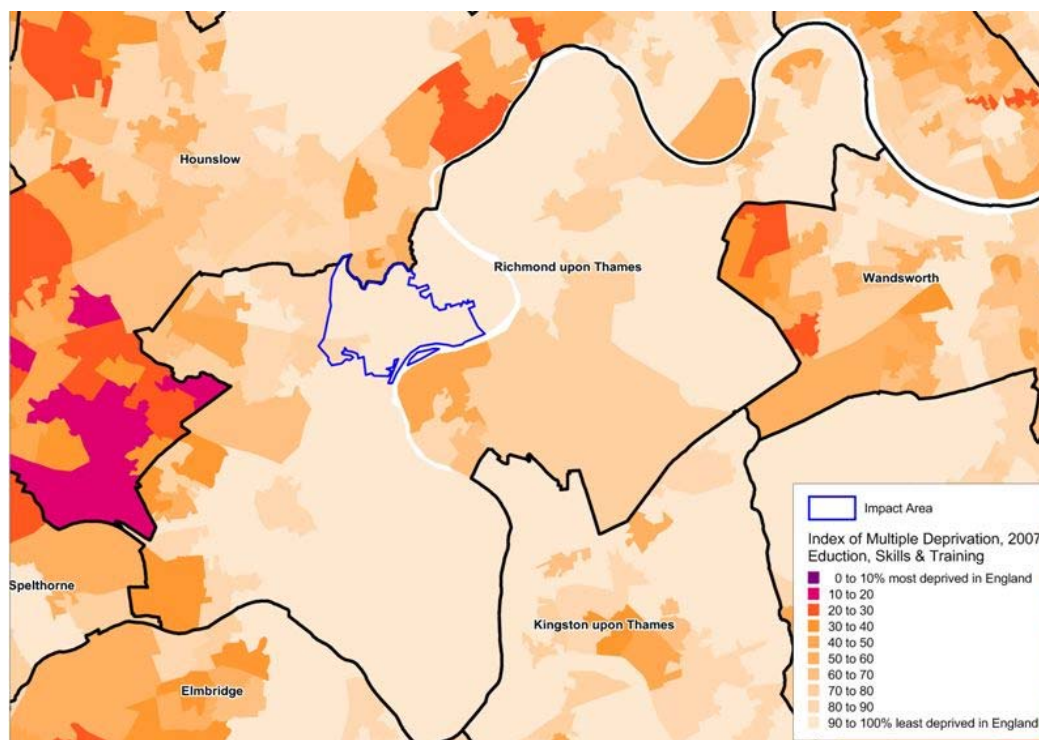
7.4.32 The presence of a skilled and educated resident working age population is important for the economic vitality of an area. An educated population is an important factor in efforts to attract inward investment and in developing a comparative advantage over competitor regions. Meanwhile educated residents are likely to have access to a greater range of employment opportunities and are also more likely to develop entrepreneurial tendencies.

7.4.33 Whilst data is not available at a very local level, the Annual Population Survey provides up to date information on skills levels of the adult population:

- Overall, the Borough of Richmond is home to a highly skilled population. Around 57% of working age residents are qualified to degree level or above (NVQ4+), whilst only 7% of the working age population has no qualifications. Across London as a whole, around 39% of the population has degree or higher level qualifications, whilst 12% of the working age population has no qualifications.
- The proportion of people with ‘other qualifications’ often indicates the presence of a large migrant population. However, in Richmond, the proportion of people with these qualifications is low, especially relative to the London average.
- These relatively strong skills levels are reflected by analysis of the occupation structure of the Boroughs population. Relative to the London and national averages, a high proportion of residents are employed in higher skilled occupations such as managerial and professional occupations. Nearly three quarters of all working age people in employment are employed in the top three SOC groups (those occupations deemed to require the highest skills levels), compared to 54% across London and 44% across the country. Conversely, relatively few working age residents are employed in occupations deemed to require the lowest levels of skill.

7.4.34 More local detail on levels of education and skills in Twickenham can be gained by examining deprivation relating to education, skills and training. As can be seen by the pale shading in Figure 7-6, levels of relative multiple deprivation in this respect are low in Twickenham.

**Figure 7-6: Index of Multiple Deprivation 2007 – Education, Skills and Training Domain**



Source: Indices of Multiple Deprivation, CLG

7.4.35 The Department for Education, Families and Schools provides data based on individual school performance which allows educational performance to be analysed at ward level:

- School performance by Twickenham residents at Key Stage 2 is strong. In each of the three wards – St Margarets and North Twickenham, South Twickenham and Twickenham Riverside – the proportion of pupils achieving Level 4 or above is higher than regional and national average for English, Maths and Science.
- Data on performance at GCSE level is only available for the Twickenham Riverside ward. Here, the proportion of pupils achieving 5 or more A\*-C grades is 80.6% - compared to only 62% in 2005. This performance is stronger than the Borough average (70.9%) and the regional and national averages (71% and 70%).



### Travel to Work – A Large Net Daily Outflow of Commuters

7.4.36 Travel to Work analysis can be undertaken using Origin and Destination statistics from the 2001 Census. These statistics allow an analysis to be undertaken of the labour market flows affecting Twickenham, including the travel to work flows of its residents, but also the flows of non Twickenham residents who work in the area. Travel to work statistics reveal the following trends:

- There is a net daily outflow of just under 1,000 people from Twickenham Town Centre (wards).
- The top destinations for out-commuters include the wider Richmond area, Central London (including Westminster and the City of London) and Hounslow. Top places of residence for people commuting into Twickenham include the wider Richmond area and neighbouring Boroughs such as Hounslow and Kingston.

#### Summary of Key Points

- Twickenham Town Centre is home to a relatively strongly performing labour market.
- The town has a large working age population, which Borough level evidence suggests is highly active in nature.
- Levels of worklessness locally are low. Whilst the number of people claiming Job Seekers Allowance more than doubled during the recession, the town has recovered quicker than comparator areas over the past year. As such, claimant counts remain low compared to regional and national averages.
- Borough level evidence suggests that Twickenham is home to a highly skilled workforce. Performance in schools in the local area is typically above the average for the Borough, region and county.
- Twickenham Town Centre has a daily net outflow of commuters – typically to Central London and to neighbouring areas.

### Living in Twickenham – Quality of Life and Social Inclusion

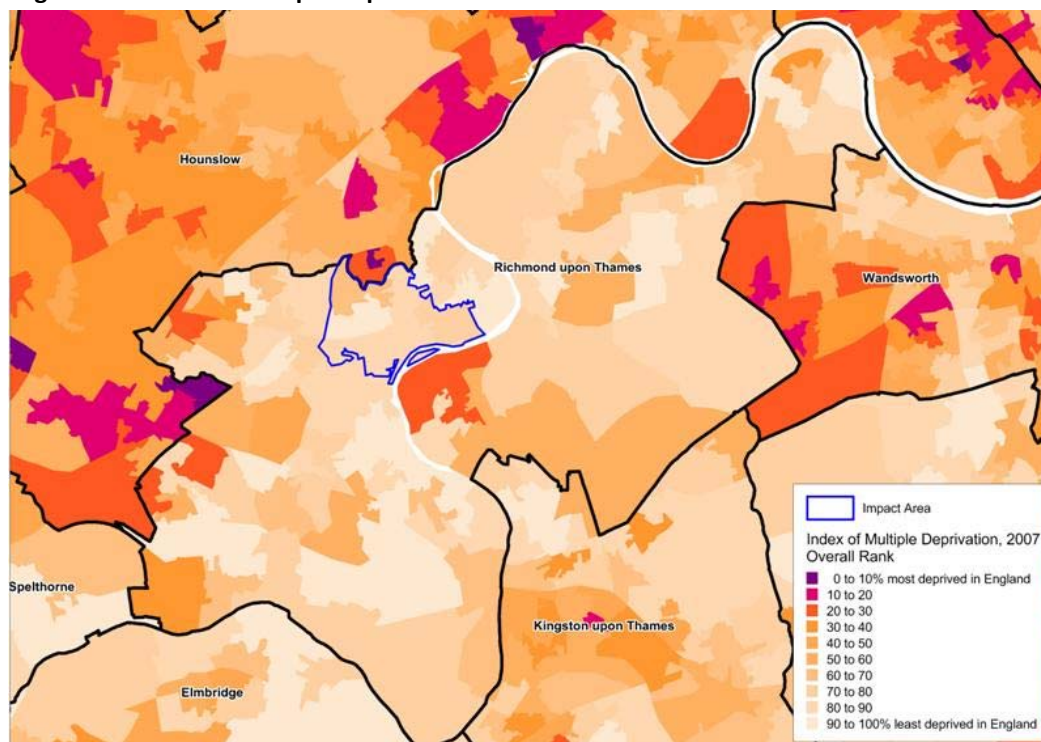
7.4.37 Quality of Life is closely linked to economic performance, having a bearing on key factors such as attracting a highly skilled workforce and interest from investors. A number of indicators have been used to build up a picture of quality of life in Twickenham. These indicators include levels of deprivation, income, crime, health and housing.

7.4.38 Relatively Low Levels of Relative Multiple Deprivation

7.4.39 The Index of Multiple Deprivation 2007 provides the most recent assessment of deprivation at district and SOA level across England. The index is compiled using seven deprivation ‘domains’ - Income, Access to Housing and Services, Crime, Employment, Education and Training, Health and Living Environment. Evidence provided by these deprivation domains is referred to throughout this section.

7.4.40 As highlighted by Figure 7-7, overall levels of deprivation in Twickenham – and indeed the wider Borough of Richmond – are low.

**Figure 7-7: Index of Multiple Deprivation 2007**



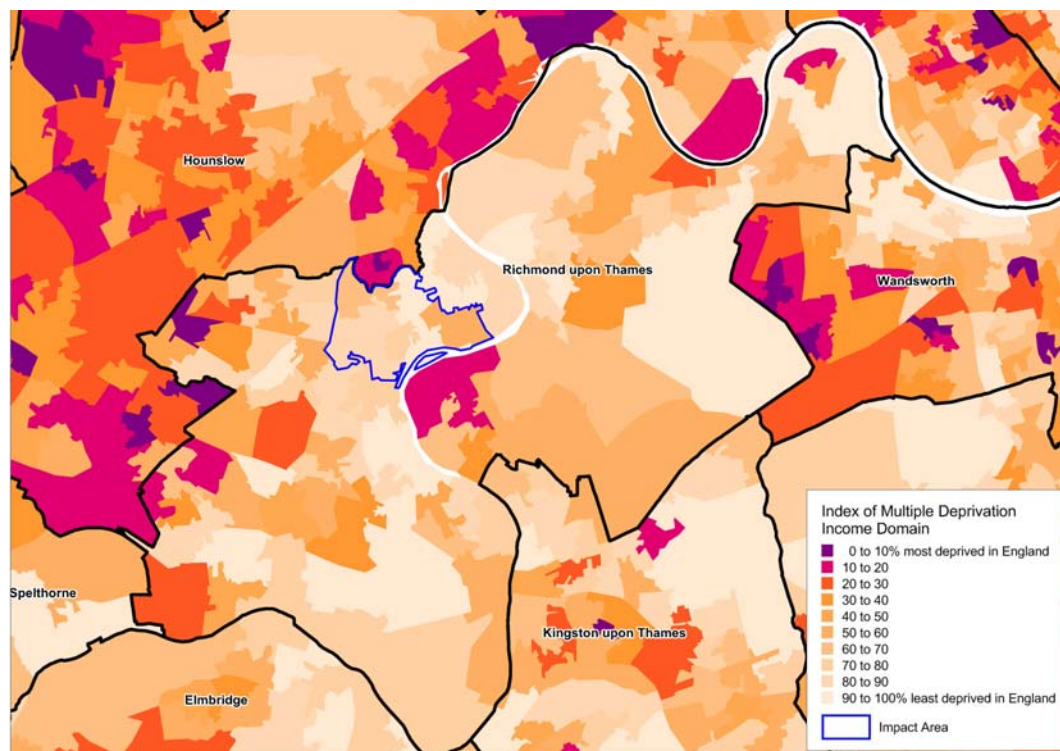
Source: Indices of Multiple Deprivation, CLG

### High Income and Earnings for Local Residents

- 7.4.41 There is an obvious connection between earnings and quality of life. People with higher earnings are likely to have access to a higher quality of life.
- 7.4.42 Data on earnings can be analysed at both residence and workplace based levels using ONS' Annual Survey of Hours and Earnings. Whilst only available at Borough level, the data paints a very positive picture of earnings in Richmond. The average gross weekly pay for Richmond residents is £710.5 - £90 higher than the average for Kingston, £112 higher than the average for London and £219 higher than the national average. Earnings are lower for people who work in Richmond – on average Richmond residents earn £135 per week more than those in work in the Borough.
- 7.4.43 More local detail on levels of income in Twickenham can be gained by examining income related deprivation. As can be seen from Figure 7-8, levels of relative multiple deprivation in this respect are low in Twickenham.



**Figure 7-8: Index of Multiple Deprivation 2007 – Income Domain**



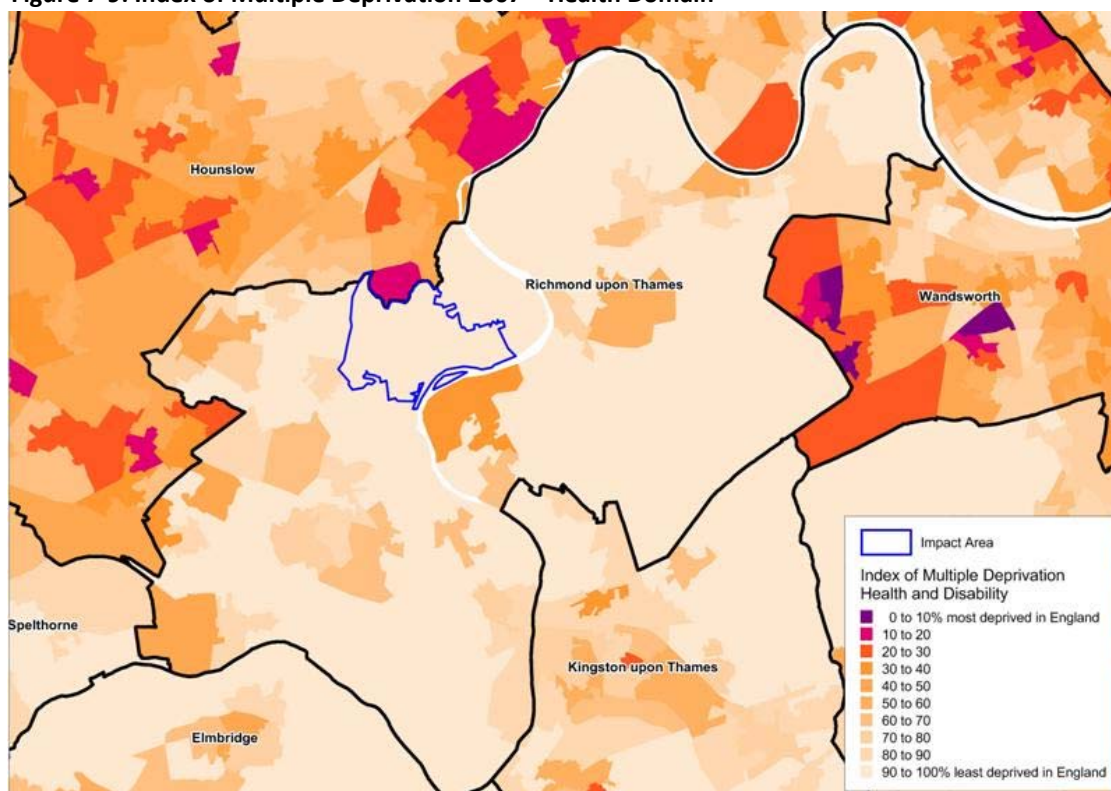
Source: Indices of Multiple Deprivation, CLG

### Variations in Levels of Health within Twickenham

- 7.4.44 A number of health indicators have already been considered. Incapacity Benefit / Severe Disablement Allowance data highlighted relatively low levels of these claimants in Twickenham.
- 7.4.45 In addition, there are a range of other measures that can be used to assess levels of health in an area in more detail:
- In 2008, the rate of deaths per 1,000 population for the three wards – St Margarets and North Twickenham, South Twickenham and Twickenham Riverside – was 4.6, 5.2, and 8.3 respectively. As such, whilst the death rates in the former two wards are relatively low, the rate in Twickenham Riverside is above the regional and national averages (6.6% and 9.4% respectively).
  - A similar pattern is true when considering the general fertility rate. The rate is below regional and national average in St Margarets & North Twickenham (62.4 births per 1,000 population) and South Twickenham (58.6 births per 1,000 population). However, in Twickenham Riverside the rate is above regional and national average at 68.1 births per 1,000 population.
  - These trends are repeated in terms of life expectancy. Life expectancy in Twickenham Riverside (76.7 for men and 79.4 for women) is significantly lower than in St Margarets & North Twickenham (81.5 for men and 84.4 for women) and South Twickenham (81.0 for men and 82.9 for women). Again, the performance of Twickenham Riverside is slightly below that of London and England in this respect.

- 7.4.46 More local detail on levels of health in Twickenham can be gained by examining health related deprivation. As can be seen from Figure 7-9, levels of relative multiple deprivation relating to health in Twickenham are low.

**Figure 7-9: Index of Multiple Deprivation 2007 – Health Domain**

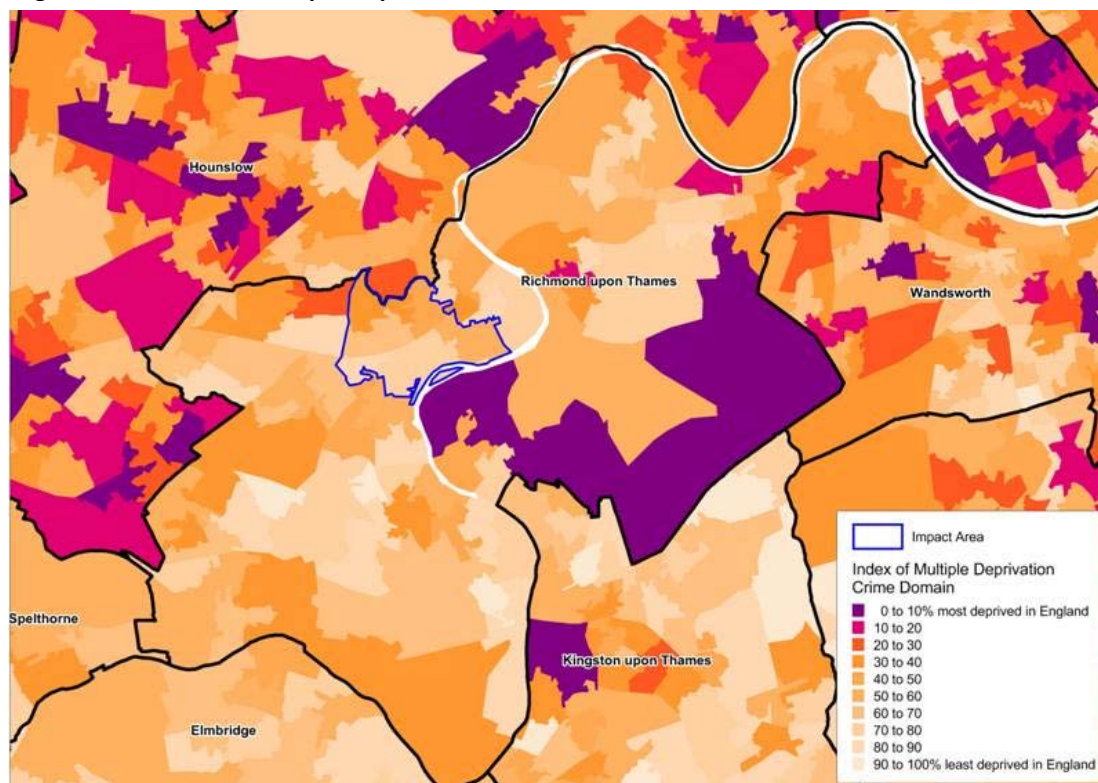


Source: Indices of Multiple Deprivation, CLG

### Crime

- 7.4.47 Levels of crime can be closely correlated to Quality of Life. An area with high levels of crime and a bad reputation for crime is likely to hold less appeal to a highly skilled workforce and potential investors. As can be seen from Figure 7-10, levels of relative multiple deprivation relating to crime in Twickenham are low.

**Figure 7-10: Index of Multiple Deprivation 2007 – Crime Domain**

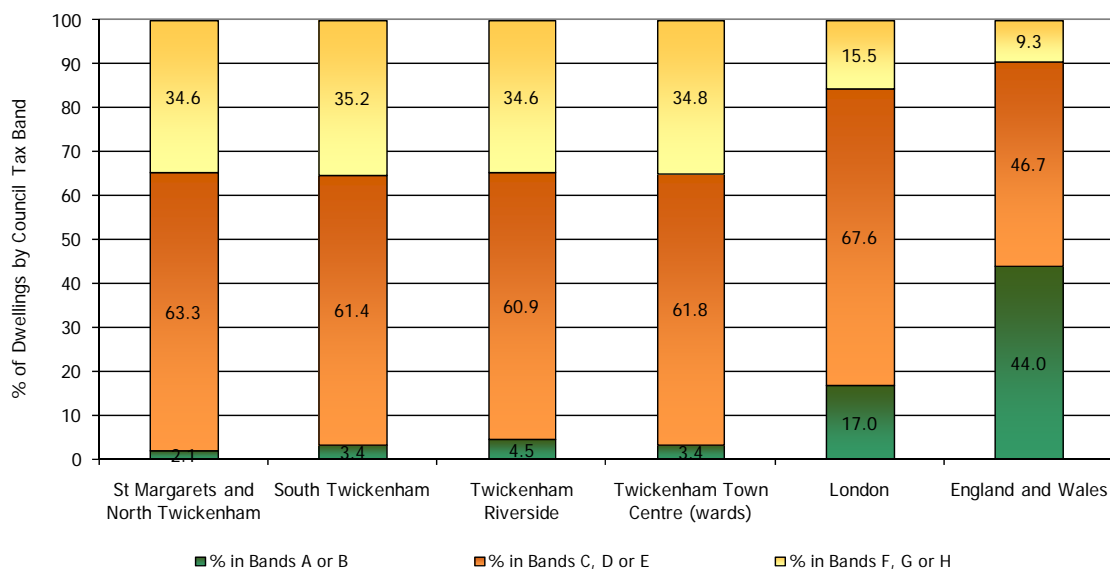


Source: Indices of Multiple Deprivation, CLG

#### **An Overall Lack of Affordable Housing**

- 7.4.48 The quality and cost of property in a particular location will directly influence the ability of that location to compete effectively in attracting highly skilled labour and retaining existing residents (particularly first time buyers). As the Twickenham station proposals centre around the provision of a mix of new residential and commercial space for the town, an examination of current availability and cost is key.
- 7.4.49 The Richmond upon Thames Core Strategy notes that the Borough's housing is mainly in owner-occupation (68% in 2001), with 15% rented privately, and 12% rented from a housing association.
- 7.4.50 House prices are high in the London Borough of Richmond. In June 2010, the average house price in the Borough was £438,159 – significantly higher than the average for neighbouring Kingston (£310,311) and the regional average (£338,027).
- 7.4.51 The profile of dwellings in Twickenham Town Centre is highlighted by analysis of council tax bands. As shown by Figure 7-11, a very low proportion of dwellings in Twickenham Town Centre (3.4%) are classified as being in Council Tax Bands A or B. Conversely, nearly 35% of dwelling are in the highest bands (F,G or H) – more than double the London average and treble the England average.

**Figure 7-11: Dwellings by Council Tax Bands by Ward, 2008**



Source: London Datastore

- 7.4.52 As this suggests, affordability is seen as a key issue locally. With high average house prices, and despite the relatively high earnings of residents described previously, the ratio between earnings and house prices mean that there is a particular issue for first time buyers being able to afford even the less expensive properties in the Borough (Ref. 7-10).
- 7.4.53 This is highlighted by the Richmond Local Housing Assessment (Ref. 7-11). This document suggests a shortfall of affordable housing in the Borough of around 2,723 units per annum – the shortfall is particularly the case for one and two bedroom units while shortage in comparison with supply is most evident in four bed units and above. It is suggested that the affordable housing requirement in Richmond upon Thames is significantly above averages found in housing needs assessments for other areas – both nationally and regionally.
- 7.4.54 Evidence provided by Council Tax Band data suggests that Twickenham has experienced comparatively low growth in the overall number of dwellings since 2008. The overall number of dwellings has grown by 3% since 2001, compared to an average of 5.5% across both London and England. Within Twickenham, the rate of dwelling increase has been particularly slow in the Twickenham Riverside ward (1.8%).

**Access to a Diverse Range of Open Spaces for Local Residents**

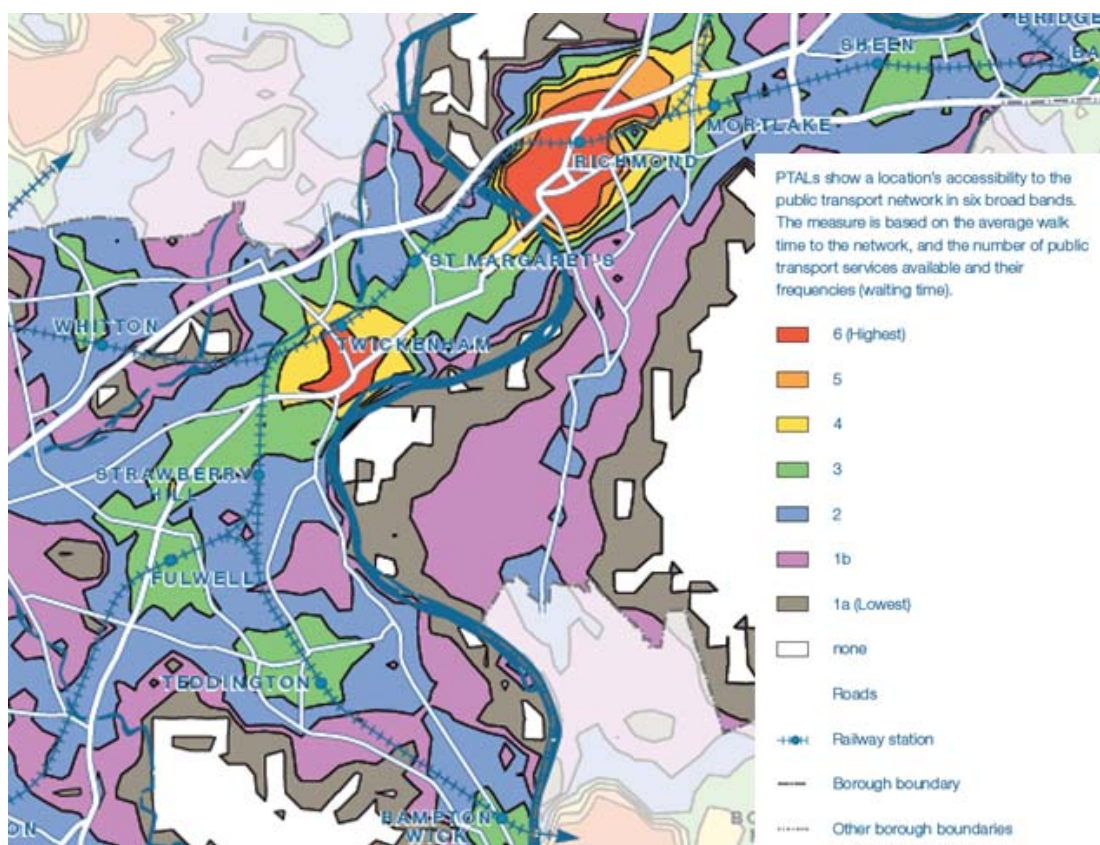
- 7.4.55 Residents in the Twickenham area have access to a large and diverse range of open spaces – ranging from local public spaces within Twickenham Town Centre to regionally significant open spaces such as Richmond Park. Detailed analysis of parks and open space in proximity to Twickenham is included in the next section.



### Strong Levels of Public Transport Accessibility

- 7.4.56 Twickenham has strong levels of public transport accessibility. The station benefits from very regular trains to London Waterloo, at journey which takes as little as 23 minutes. As discussed previously, there is a trend of daily net out-commuting from Twickenham and this is partly represented by station usage figures. In 2008-9, total entries and exits to the station totalled 5,108,980. A further 459,364 passengers interchanged within the station.
- 7.4.57 Residents living in proximity to Twickenham town centre also benefit from a number of other stations located in close proximity including St Margaret's and Strawberry Hill.
- 7.4.58 The strong accessibility of Twickenham town centre is highlighted by Public Transport Accessibility Level data from the Richmond Core Strategy – Figure 12. Red, orange and yellow colours indicate the most accessible locations based on average walk time to the public transport network and the number of services available. As would be expected, accessibility levels are highest in areas in closest proximity to Richmond and Twickenham stations.

**Figure 7-12: Public Transport Accessibility Levels – London Borough of Richmond**



Source: Richmond Core Strategy

**Summary of Key Points**

Overall levels of deprivation in Twickenham (and across Richmond as a whole) are low.

Average earning for residents in LB Richmond are amongst the highest in London.

Levels of health fluctuate in Twickenham. Whilst South Twickenham and St Margaret's and North Twickenham wards perform well in comparison to regional and national averages, Twickenham Riverside performs less well across a range of health indicators.

Access to housing is a key concern for LB Richmond. House prices are amongst the highest in London and evidence collated for the Local Housing Assessment suggests that there is a real lack of affordable housing in the Borough.

Residents living in proximity to Twickenham Town Centre benefit from strong levels of public transport accessibility and from access to a range of public and open spaces.

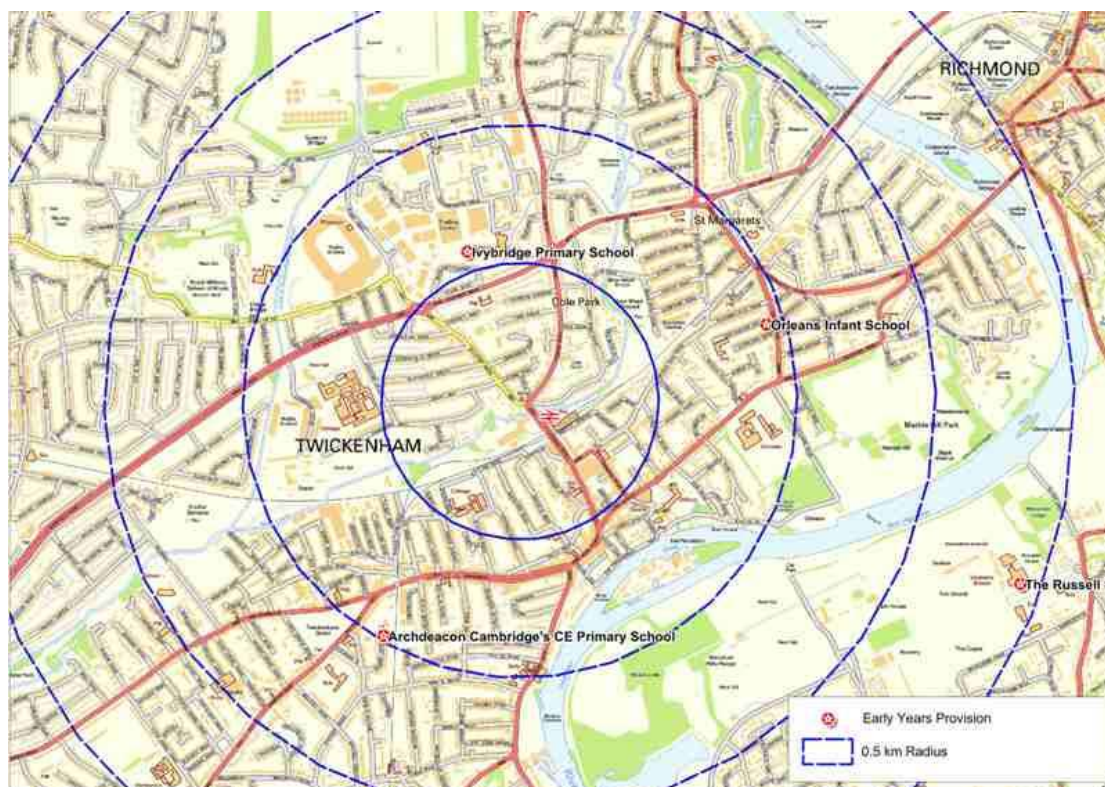
**Existing Social and Community Infrastructure**

- 7.4.59 This section provides an overview of the existing provision of social and community infrastructure within a reasonable accessible distance from the Twickenham Station site. The infrastructure analysis includes education, health, public open space and sports facilities. The analysis includes mapping of existing facilities and their capacity. It draws on desk-based research, document review and mapping, together with consultation with relevant representatives from Richmond upon Thames Council and other organisations such as NHS Richmond. A full list of consultees is contained in the appendix.

**Education - Childcare**

- 7.4.60 Free childcare (12.5 hours per week) is made available to all three and four year olds nationally. It is provided locally by the Council through children's centres, schools and through private sector providers.
- 7.4.61 There are three public sector providers of such childcare within 1.5km of the Twickenham Station site (see Figure 7-13) with capacity for 140 children between the ages of three and four. Of the 140 capacity, both Archdeacon and Orleans schools provide 52 nursery places while Ivy Bridge provides 38. At present, the three providers are at capacity. The Children and Young People's Plan 2009-2013 noted that the provision of children's centres in the borough is expanding, with five main centres and a number of satellite centres planned or in place.

**Figure 7-13 Public Sector Nursery Provision (1.5km)**



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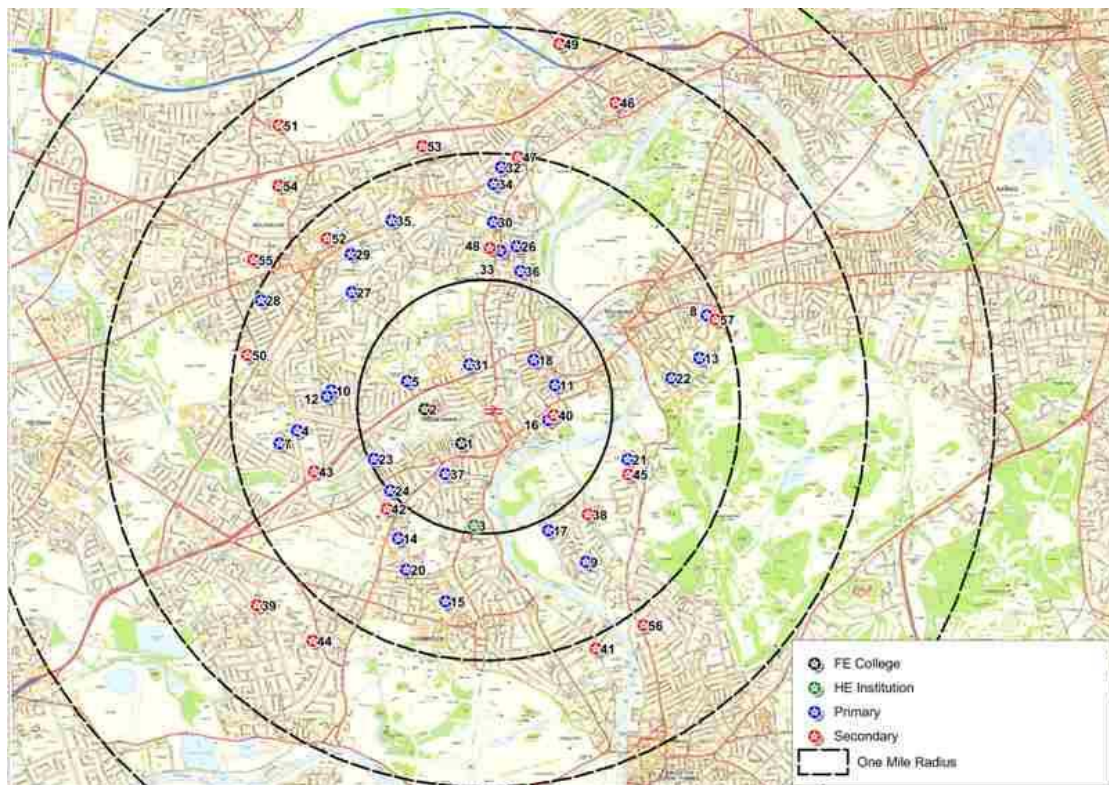
- 7.4.62 All councils are required to undertake a childcare sufficiency assessment which covers all children up to 14 years. This provides a measure of the nature and extent of the need for, and supply of, childcare within each local area.
- 7.4.63 The 2007 Childcare Sufficiency Assessment carried out in the London Borough of Richmond identified that there are sufficient childcare places overall. Additional places in some areas for under twos (in Mortlake and Barnes Common ward area) and children between five and 14 years old would be beneficial.
- 7.4.64 The quality of provision in the Borough has been rated 'good' by Ofsted due to a range of choice in sessional and full daycare (including Steiner and Montessori models). Private sector businesses can also provide the statutory nursery provision and balance the free nursery education places provided by other childcare services. Within 1.5km of the development there are 14 pre-school nurseries and 7 full day care nurseries as well as one crèche providing childcare. LB Richmond upon Thames Education, Children's and Cultural Services advise that typical occupancy of these services is around 70%.



**Education - Primary**

- 7.4.65 There are 34 primary schools within a two-mile radius of the Twickenham Station site, including one community special school (see Figure 7-14). Of those primary schools within two miles of the development, 23 are in Richmond with the remainder in Hounslow. Two miles is the benchmark primary school catchment as advised by the Department for Education and Skills (now Department for Education) as a suitable walking distance. However, many schools in the area accept children according to 'home to school distance'. Due to high demand this can mean that some schools accept pupils no further than one mile away. For example, the last reception year pupil to be accepted to the closest community primary school to Twickenham Station, Orleans Infant School, for 2011/12 lives only 466 metres from the school (Twickenham Station is located over 500 metres from this school). In addition, due to the natural barrier of the river, as well as other factors such as traffic density, Richmond Council recognise that accessing a school within one mile is also more feasible for parents (Ref. 7-12).
- 7.4.66 The closest primary schools to Twickenham Station are St Mary's CE; Orleans Infant, St Stephens CE Junior; Ivybridge Primary; Chase Bridge Primary; Archdeacon Cambridge's CE; and Trafalgar Infant and Junior. These are all within one mile of the site.

**Figure 7-14 Primary, Secondary and Tertiary Education (one to four mile catchments)**



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- 7.4.67 Appendix 7-1 provides a breakdown of the capacity, pupils on roll and performance (based on Key Stage 2 results) of each of these primary schools. In total, in 2010 the 34 institutions had capacity for 11,347 and had around 11,591 (Ref. 7-13) pupils on roll (102% of capacity). Of those primary schools in Richmond within a two mile radius of Twickenham Station, there was a total capacity of 7,894 and there were 7,891 pupils on roll (100% of capacity). Schools are considered to be at capacity when pupil roll numbers reach 96% of available places (Ref. 7-14) to allow for parental choice flexibility.
- 7.4.68 Richmond Local Education Authority (LEA) stresses that present provision is not sufficient for the level of demand in the local area. This is exacerbated at reception level, upon which the LEA basis its calculations for primary school need. For example, the Reception Roll Estimates (as of March 2010) identify that, for the borough as a whole, there are 289 less reception places than forecast pupils in 2010/11, 301 in 2015/16 (the anticipated year of completion for the Twickenham Station development) and 247 less in 2019/20. The Primary Expansions Strategy (December 2010) identifies that should demand continue to rise (for example, as a result of new developments) the shortfall could be as high as 541 a year from 2015/16 onwards.
- 7.4.69 Hounslow also reports that there are few Key Stage 1 (reception, year 1 and year 2) places anywhere in the Borough despite providing over 1,000 additional places since 2008. There is some capacity amongst junior places in Hounslow but this will decrease over the coming years as pupils move through the school years.
- 7.4.70 Demand is highest in St Margaret's/East Twickenham LEA area (in which Twickenham Station is located) as well as Richmond/East Sheen and Teddington areas. For example, in St Margaret's and North Twickenham as well as Twickenham Riverside (the two wards that Twickenham Station straddles), there are 68 more reception year pupils than places in 2010/11, 71 more pupils than places in 2015/16 and 72 more pupils than places in 2019/20. For the Twickenham side of the Thames there is a shortfall of 208 places in 2010/11, 222 in 2015/16 and 194 by 2019/20. For the two closest schools within Richmond, there were 376 applications for 90 places at Orleans and 324 applications for 60 places at St Marys. As a result, the Council reports that there are 50 children within the TW1 postcode for which they have so far been unable to find Reception places for September 2011.
- 7.4.71 The Primary Expansions Strategy (December 2010) highlights that the growing demand for primary provision is as a result of more parents opting for state schools due to high achievement levels, with many being awarded 'outstanding' by Ofsted; booms in births following the Millennium; small housing developments; conversions of houses to flats; and the economic downturn.
- 7.4.72 In response to over-subscribed primary provision, there have been an additional 11 Form Entry's (FE) at reception level for 2011/12 across the Borough (including St Mary's, Orleans Infant and The Vineyard) and there will be an additional 3 FE at reception level in St Margaret's area in 2011/12. Each FE is 30 places meaning that an additional 90 places will be available in St Margaret's. This has been possible due to Basic Need Safety Valve funding and Targeted Capital Fund as well as the Council's own financial contribution.
- 7.4.73 There will be a permanent 1FE expansion of Vineyard (on the south side of the Thames) which may shift the catchments for Orleans and St Mary's west towards Twickenham Station slightly, as well as a permanent 1 FE expansion of Chase Bridge School. Ivybridge School in Hounslow has operated a bulge class for the last two years and is expanding from 1FE to 2 FE to account for demand in Hounslow as well as in response to the planning application for Twickenham Stadium residential development. From September 2012 St Mary's will be expanded from 2 to 3 FE, enabling it to place an additional 210 children by 2018/19 when all years will be 3 FE (*Enlargement of School Premises at St Mary's Church of England Primary School*). There has also been a Free School bid from Richmond

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Free School to DfE, catering for 4-18 years. Their preferred site is the Royal Mail Sorting Office site near to Twickenham Station. The outcome of this bid will be known in September 2011.

- 7.4.74 Despite these increases to primary school places, rising birth rates will continue to compound difficulties to match pupils to places in coming years, even with additional provision. The Council recognise that from 2014 a further 5 or 6 permanent FE's (including 1 FE in St Margaret's, Twickenham and Teddington Quindrat and possibly up to 3 depending on demand from new developments) will need to be provided to meet demand. Basic Need funding from DfE is being requested to do so. The Council consider the conversion of both Orleans Infants and St Stephens into 2 FE primary schools as an appropriate solution should government funding become available.

#### **Education - Secondary**

- 7.4.75 There are 20 secondary schools within a three mile radius of the Twickenham Station site, including two community special schools (see Figure 7-14). Three miles is the benchmark secondary school catchment according to recommended travel distance as advised by the Department for Education and Skills (now Department for Education). Of these 20 schools, eight are in Richmond, with the remainder largely in Hounslow and one in Kingston.
- 7.4.76 A detailed breakdown by school is provided in Appendix 7-2. According to 2009 and 2010 data, the schools have a combined capacity of 18,743 for pupils (over all years including sixth form provision where available) and a total of 17,607 on roll (84% of total capacity). None of the secondary schools within a three mile Radius in Richmond currently offer sixth form education but all of those falling within the three mile radius in Hounslow and Kingston do. Additional information on the provision of further education is provided in the following section.
- 7.4.77 Of the eight secondary schools within Richmond, there are five community schools and three academies. All of the community schools are over-subscribed in Year 7 and four are also over-subscribed in every year. This includes Orleans Park School and Waldegrave School for Girls which are the closest to Twickenham Station. The three academies have spare capacity in every year group but it is anticipated that, due to rising birth rates and improvements in standards, this capacity will be depleted by September 2015.
- 7.4.78 There will be two new secondary schools in the Borough to meet this rising demand, though the delivery of these schools will be dependent on national funding. One of these will be Catholic (at present, Richmond is one of only two London boroughs without a Catholic secondary school). The Catholic school will be 4FE and is likely to be delivered by 2015. The community school will be 5FE. It is anticipated that these two additional schools, plus expansion of Christ's School from 4 to 5 FE, will ensure that sufficient secondary school places are provided in the Borough for the next 10 to 20 years. (*LBRuT, 2010, Choice and Diversity: A Policy Paper For Education and Children's Services, Appendix A*).
- 7.4.79 At present all secondary schools in the Borough operate a Linked School Policy whereby the first pupils to be offered a place are those from certain primary schools. For example, St Stephen's and St Mary's are linked to Orleans Park. Residents around Twickenham Station struggle to get places at Waldegrave School for Girls as only 15% of the places remaining after sibling priority is given are available to the schools eastern catchment.
- 7.4.80 Hounslow is a net importer of secondary age children including from Richmond and Ealing and has capacity for this to continue at present.

### Further Education

- 7.4.81 There are two further education colleges (Richmond upon Thames College and Richmond Adult and Community College) and one higher education institution (St Mary's University College) within 1.5km of Twickenham station (Figure 7-14 and Table 7-9).

**Table 7-9 Breakdown of Tertiary Education**

Institution Type	Institution Name	Number on Map
Further Education	Richmond upon Thames College	2
	Richmond Adult and Community College	1
Higher Education	St Mary's University College (Catholic)	3

Source: Information from London Borough of Richmond website  
([http://www.richmond.gov.uk/home/education\\_and\\_learning/adult\\_and\\_community\\_education.htm](http://www.richmond.gov.uk/home/education_and_learning/adult_and_community_education.htm); accessed 28/07/10)

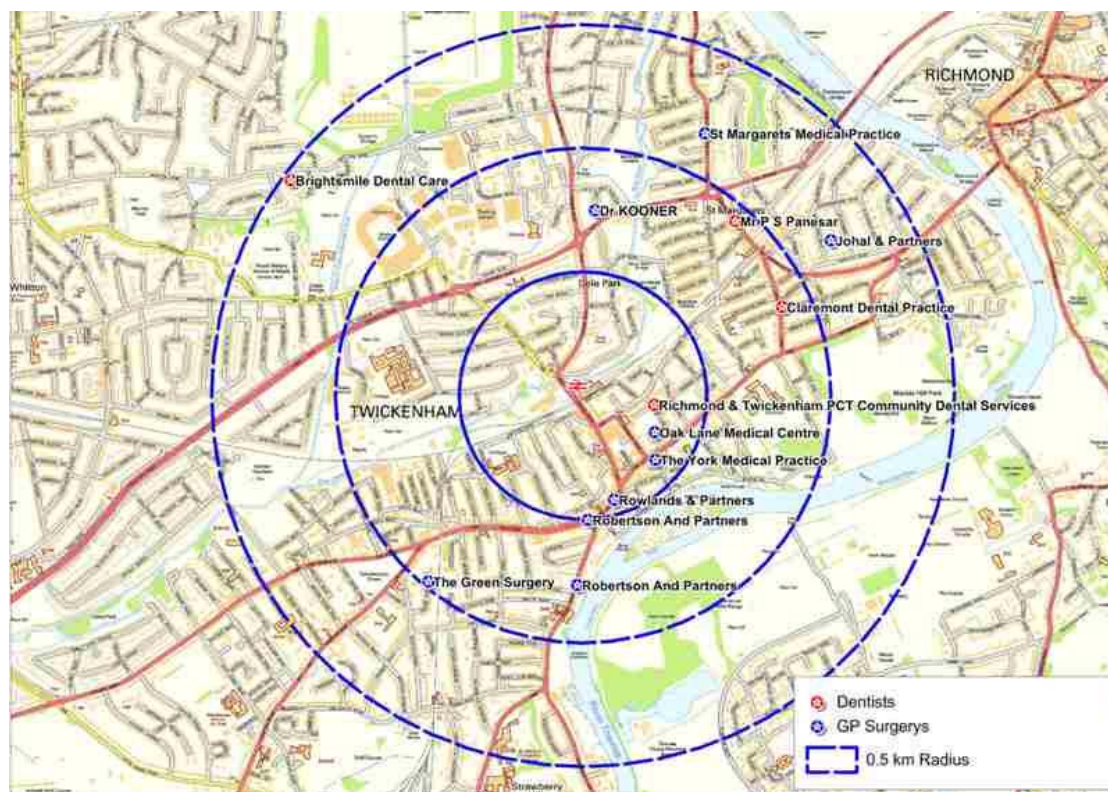
- 7.4.82 In 2007 Richmond College was graded 'good' by Ofsted in terms of effectiveness of provision achievements and standards; quality of provision; and, leadership and management. It was graded 'outstanding' in terms of capacity to improve. In 2001 Richmond Adult and Community College was graded 'outstanding' for quality and reputation by Ofsted.
- 7.4.83 Both Richmond upon Thames College and Richmond Adult and Community College have been identified by Vince Cable (8th September 2010) on the government's Renewal and Enhanced Renewal Grant list of Colleges. This list identifies those colleges earmarked to receive a grant worth up to £225,000 from the Department for Business, Innovation and Skills. In turn they are required to contribute twice the amount of the grant to a certain building or renovation project.
- 7.4.84 As well as standalone further education, the Council, together with the secondary schools in the Borough, are considering the delivery of sixth form education. At present, none of the Borough's secondary schools offer sixth form education. Secondary school sixth forms are likely to be provided in Richmond from September 2013. Each secondary school will offer between 200 and 300 sixth form places (though Christ's may be smaller). The academies are likely to offer joint sixth forms. The Council are currently carrying out an accommodation audit to assess the options for delivery (*LBRuT, 2010, Choice and Diversity: A Policy Paper For Education and Children's Services, Appendix A*).

### Health

#### GPs and Health Centres

- 7.4.85 There are eight GP surgeries/health centres (comprising around 34 individual GPs) within 1.5km of the Twickenham Station site (see Figure 7-15). Six of these are in Richmond and are therefore of relevance to the Twickenham Station development. According to the Royal College of General Practitioners, a typical GP will have 1,800 residents on their books.

**Figure 7-15 Health Centres and Dentists (1.5km)**



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- 7.6.1 Consultation with NHS Richmond and the South West Support Services Partnership (SWSSP) identified that there is no existing capacity within the GP surgeries and health centres in proximity to Twickenham Station. Current provision within 1.5km of Twickenham Station covers around 41,000 residents. Difficulties in meeting demand have arisen as a result of a number of small scale developments as well as conversions from houses to flats, both of which increase the borough's population.
- 7.6.2 In 2008 NHS Richmond assessed the GP estate and identified clusters of GP provision to analyse the level of provision and need. All clusters are currently over capacity and additional space is required to meet NHS guidelines for target Gross Internal Areas (GIA) according to list sizes. Of those surgeries within 1.5km of the development, the total GIA is 33% below target (Robertson and Partners has been extended, so this figure may be lower, but is still below target). There is also the possibility that one of the surgeries will be closing or relocating.

**Table 7-10 GP Space Requirements**

GP Practice	Current GIA (m2)	Target GIA (m2)	% Below Target
The York Medical Practice	736	832	12
Oak Lane Medical Centre	202	239	15
Rowlands & Partners	Practice recently moved and considered to be adequate.		0
Robertson And Partners	263	728	64
The Green Surgery	142	354	60
Johal & Partners	239	465	49

Source: NHS Richmond, 2008

- 7.6.3 With regards to the physical condition of the GP estate, NHS Richmond commissioned physical surveys of all GP surgeries in 2010. In relation to the six surgeries within 1.5km of the development, two are below the benchmark for functional suitability, two had very good utilisation of space and therefore no scope for increased activity, three were below the benchmark for quality, and all six had significant problems with regards to statutory compliance. The surveys identified that the cost of dealing with the backlog of maintenance and future maintenance issues for the six surgeries totalled an estimated £270,000.
- 7.4.86 Richmond PCT has been awarded a 'good' for both quality and use of resources by the NHS Annual Health Check in 2008.

#### **Hospitals**

- 7.4.87 The nearest hospital to Twickenham Station is the West Middlesex University Hospital which is around two miles away (1.9 miles). The hospital provides a full range of services through six clinical business units: early in life; medicine; surgery; late in life and complex care; critical care; and clinical support services. In the 2008/2009 NHS Performance Rating assessment, the Care Quality Commission gave West Middlesex University Hospital a rating of fair for quality of services indicating adequate performance.
- 7.4.88 Twickenham Station is also in the catchment of Teddington Memorial Hospital which is two miles to the South. Teddington Memorial Hospital offers inpatients and outpatients services including a rehabilitation unit, pharmacy, walk-in centre, physiotherapy and diagnostics.
- 7.4.89 In 2008/2009 NHS Richmond was fully compliant with all 24 core standards of the NHS Standards for Better Health as both a provider and commissioner of services.

#### **Dentist**

- 7.4.90 There are four NHS dentist surgeries (comprising around 15 individual dentists) within 1.5km of Twickenham Station (see Figure 7-15). Dentists tend to serve between 1,300 and 1,500 registered patients. Based on this, there is an estimated capacity of between 19,500 and 22,500 within 1.5km of the Station.
- 7.4.91 Consultation with the PCT indicated that dentists in the local area have capacity but some will face increasing pressure to meet local demand as their funding is decreased as a result of having not met delivery targets.



### Public Open Space

- 7.4.92 Public open space includes civic space, open space, parks, playgrounds, semi-natural areas and sports grounds. The Richmond Parks and Open Spaces Strategy identifies the following types of publically accessible open space and the required distance from a resident's home location (Table 7-11). The Parks and Open Spaces Strategy is currently being revised. This is not yet available and so the existing Strategy is used as reference here.

**Table 7-11 Types of Publically Accessible Open Space**

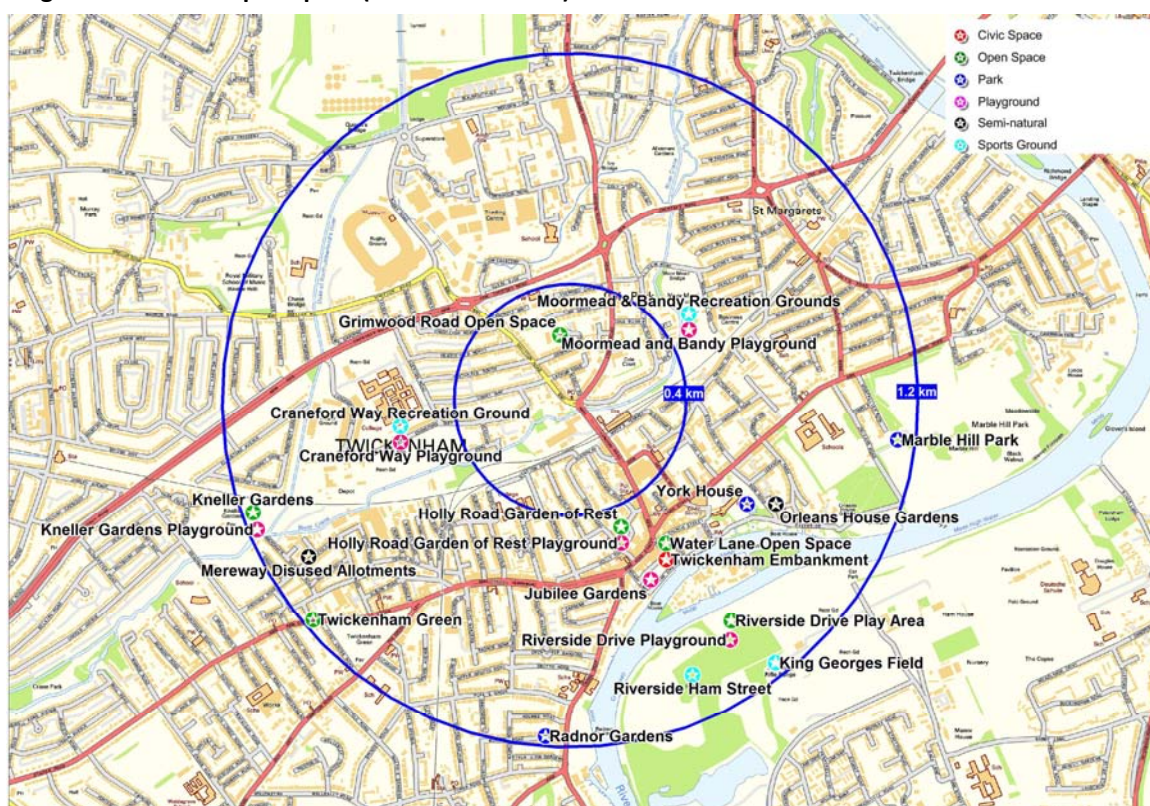
Hierarchical Type	Size and Distance from Home	Characteristics
Regional parks and open spaces	400 hectares 3.2-8km	Large areas/corridors of natural heathland, downland, commons, woodlands and parkland. Including areas not publically accessible but which contribute to environmental amenity.
Metropolitan parks	60 hectares 3.2km (or more where park is larger)	Either natural woodland, downland, commons, woodlands or formal park provision.
District parks	20 hectares 1.2km	Landscape setting with a variety of natural features for a range of activities including outdoor sports facilities, playing fields, children's play and informal recreational pursuits.
Local parks	Over 2 hectares 0.4km	Providing for court games, children's play, sitting areas, nature conservation, landscaped environment, playing fields.
Small local parks and open spaces	Under 2 hectares 0.4km	Gardens, sitting areas, children's playgrounds, areas of specialist nature including conservation.
Linear open spaces	Variable size Wherever feasible	Informal recreation.

Source: LPAC: Strategic Planning Advice for London (1988). Referenced in Richmond Parks and Open Spaces Strategy

- 7.4.93 Twickenham is well provided for in terms of parks and open spaces. The Richmond Parks and Open Spaces Strategy identifies that 100% of the Twickenham area is within 3.2km of a metropolitan or regional park (Richmond Park); 61% of the area is within 1.2km of a district open space; 94% of the area is within 400 metres of a local open space, 59% is within 400 metres of an equipped playground and 77% is within 500 metres of an area of nature conservation interest. This is before factoring in GLA advice which recommends a 10 minute rail of 15 minute bus journey which can increase the catchment area of larger parks.

- 7.4.94 Figure 7-16 identifies those public open spaces which are within 1.2km of the Twickenham Station development. This covers small parks and open space and local parks (0.4km) and district parks (1.2km). All locations within Twickenham are within 3.2km of Richmond Park, which is not shown here. There are a number of parks and open spaces (including playgrounds) within proximity of Twickenham Station: Grimwood Road Open Space; Moormead and Bandy Recreational Grounds and Playground, Holly Road Garden of Rest and Playground, Jubilee Gardens, Craneford Way Recreation Ground and Playground. Distance to local space is not considered an issue in the consultation response from the Parks and Open Spaces team. Consultation also highlighted that the local space meets LEAP quality standards for play and provide a good range of facilities.

**Figure 7-16 Public Open Space (1.2km catchment)**



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### ***Leisure, Sports and Outdoor Facilities***

- 7.4.95 The LB of Richmond has a wide range of leisure, sports and outdoor facility providers, including the Council and other public bodies (e.g. Royal Parks and England Heritage), the voluntary and commercial sectors, schools and other higher education institutions, and professional sports bodies. While primary schools have either grass pitches or synthetic multiple game areas (MUGAs), secondary schools are very well provided in terms of both indoor and outdoor facilities.

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- 7.4.96 The London Borough of Richmond has a very strong sports tradition, with Twickenham being home to both British Rugby and the Rugby Football Union. Furthermore, the River Thames at Richmond is base for several water sport clubs.
- 7.4.97 In general, the demand for leisure and outdoor sports facilities (including amenities for specialised sports like athletics, golf and water sports) within the borough is being met, but demand is likely to increase in line with a growing population and the Council's intention to treat increasing youth numbers as a priority age group for sports promotion.
- 7.4.98 In addition, the Council's *Proactive Richmond Strategy for Sport and Physical Activity 2008-2012* sets out an aspiration for all members of the local community to have equal access to the sport and physical activity of their choice and to take part in any level of sport.
- 7.4.99 There are very few areas within the LB of Richmond that fall further than 1.2 km away from any outdoor sports facilities. Furthermore, the provision of sports facilities per capita for all the main types of sports facilities (other than indoor tennis) is above the averages for the country as a whole (*Proactive Richmond Strategy for Sport and Physical Activity 2008-2012*).
- 7.4.100 Despite the fact that there appears to be adequate sports provision in quantitative terms, there are several quality improvements which can be made. For instance, some football facilities are rated as poor by the *Parks Survey 2000* and *Sport Richmond Survey 2005*, pointing that pavilions have been lost due to either vandalism or where the areas have been given lower priority.
- 7.4.101 Future demand for access to artificial turf pitches for hockey is likely to increase as demand in the borough already exceeds supply. This was further emphasised during our consultation with the Council who stressed that at present there is a strong unsatisfied demand for artificial turf pitches.
- 7.4.102 Tennis is very a popular sport, especially during the peak summer months. Nevertheless, the *Borough's Sport, Open Space and Recreation Needs Assessment* states that although there seems to be enough facilities, the main need for the future is for improvements to existing courts and associated facilities.
- 7.4.103 The ongoing use of leisure and outdoor sports amenities after it gets dark depends on whether facilities are floodlit or not (especially throughout the winter months), as well as the provision of ancillary or related facilities and supervision. The *Borough's Sport, Open Space and Recreation Needs Assessment* argues that the rise in the demand can be partially met with the installation of floodlighting (especially MUGAs).
- 7.4.104 Following our consultations, we have identified that installing floodlighting to (currently) unlit facilities within the borough may not be as easy to achieve, because of a number of constraints, including proximity to residential areas, and open areas.
- 7.4.105 When it comes to leisure facilities, sports halls and fitness centres there seems to be unmet demand in the east of the borough (East Twickenham, Richmond, Kew and Barnes areas), which yet again can be met by introducing floodlighting to facilities which are currently unlit. The Twickenham Station site lies in relatively close proximity to East Twickenham.
- 7.4.106 The use of pools in the LB of Richmond varies from competitive and swimming training, to children's lessons and casual swimming. The *Borough's Sport, Open Space and Recreation Needs Assessment* indicates that the current pool provision is adequate enough but that by 2026 there will be a shortfall of one pool for the borough's whole population. However, our consultation with the Council has indicated that at present, there is already unmet demand, and an additional 25 metre pool is currently required.
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- 7.4.107 The diagram below maps leisure and outdoor sports facilities falling within a 1.2 km radius catchment area of the proposed development at Twickenham Station. In addition, the following table lists all the key amenities found within each of the areas mapped in the diagram below.
- 7.4.108 The catchment area has a number of sports facilities including ten football pitches, several rugby pitches, sports halls, two gymnasiums, three cricket pitches and three squash courts. In addition, the catchment area also includes contains three rowing and/or sailing clubs and 2 floodlit MUGAs.

**Figure 7-17: Leisure and Outdoor Sports Facilities (1.2 km catchment)**



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**Table 7-12 Leisure and Outdoor Sports Facilities within 1.2 km radius from proposed development**

<b>Name</b>	<b>Facilities</b>	<b>Access</b>
Chase Bridge Primary School	Junior football pitch Outdoor pool	School
Archdeacon Cambridge Primary School	Outdoor pool	School
Richmond Adult and Community Centre	Gymnasium Football pitch	College
Richmond upon Thames College	Rugby pitch 3 football / rugby pitches 6 tennis / netball courts (disused) Sports hall Fitness suite	College
Heatham House Youth Centre	2 floodlit MUGAs	Youth Club
Rugby Football Union	Rugby pitch and stadium	Spectators
Harlequins Rugby Club	Rugby pitch and stadium	Spectators
Twickenham Rifle Club	Rifle range	Club Membership
Nuffield Health Club	16 metre indoor pool Fitness suite Dance studio 3 squash courts	Club Membership
Moormead Recreation Ground	Football pitch 2 7-a-side football pitches Cricket pitch 4 tennis courts	Public Access
Orleans Park School	2 rugby / football pitches Cricket pitch 3 tennis courts	School, but will become a community sports centre in September 2011

Name	Facilities	Access
	Synthetic turf pitch Sports hall Gymnasium	
Marble Hill Park	4 football pitches 2 rugby pitches 1 cricket pitch 2 tennis courts	Public Access
Twickenham Tennis Club	5 tennis courts	Club Membership
Twickenham Green	Cricket pitch	Club Membership / Schools
York House Gardens	4 tennis courts	Public Access
Twickenham Rowing Club	Rowing club	Club Membership
Twickenham Yacht Club	Sailing club	Club Membership
Busen Martial Arts & Fitness Centre	Martial arts dojo Fitness suite	Club Membership
Richmond Yacht Club	Sailing club	Club Membership
Source: LB Richmond (2008) Borough's Sport, Open Space and Recreation Needs Assessment		

7.4.109 The catchment area has a number of sports facilities including ten football pitches, several rugby pitches, sports halls, two gymnasiums, three cricket pitches and three squash courts. In addition, the catchment area also includes contains three rowing and/or sailing clubs and 2 floodlit MUGAs.

## 7.5 Site Preparation and Construction Impacts and Mitigation Measures

7.5.1 This section addresses the impacts associated with the site preparation and construction phases. In terms of the social and economic impact assessment this refers to employment resulting from construction investment.

### Construction Investment and Employment

7.5.2 The total construction costs for the scheme have been estimated by Kier Property and the costs are equivalent to £26 million (including external works).

7.5.3 Turnover per construction job is used to estimate construction jobs resulting from a given level of construction spend. At 2008 prices, turnover per FTE construction job is £87,489 per annum. The construction of the Twickenham Station development will therefore support an estimated 297 person years in employment (temporary jobs).

- 7.5.4 The accepted rule of thumb states that ten person years in employment equate to one permanent job, therefore turnover per permanent construction job is £874,890. Based on this assumption, the Twickenham Station development will therefore support 30 permanent jobs directly. These are gross, direct impacts – we have not sought to calculate additional supply chain and uplift effects or to apportion the estimates of economic impact across our impact areas.
- 7.5.5 Another method for estimating construction employment is to use Gross Value Added (GVA) per construction job. However, this often leads to an over estimate of jobs created. Turnover per job includes the costs of bought in goods and services which are excluded from Gross Value Added and is therefore considered to be a more accurate basis for calculations to be made.
- 7.5.6 The impact of the Twickenham Station development during the site preparation and construction phase is therefore identified as minor beneficial.

## 7.6 Operational Impacts and Mitigation Measures

- 7.6.4 This section identifies the social and economic impacts arising when the Twickenham Station scheme is fully operational. It includes direct, indirect and induced impacts. Where adverse impacts are identified, the mitigation response is noted.
- 7.6.5 In it is identified that particular primary education provision will experience adverse impact as a result of the new scheme due to existing strains on provision.

### Population Impacts

- 7.6.6 The Twickenham Station scheme includes 115 private units. Based on the unit size mix and data from the English Housing Survey (DCLG), the population arising from the mix of units is estimated as 199 (see Table 7-13). This is 0.1% increase on the existing Richmond population of 180,100 in 2008 (ONS).

**Table 7-13 Population Estimate**

Number of bedrooms	1	2	3	Total
Number of residents per unit	1.2	1.7	3.5	N/A
Number of units	37	66	12	115
<b>Total number of residents</b>	44.4	112.2	42	<b>198.6</b>

Source: English Housing Survey (DCLG)

### Child Population

- 7.6.7 London Borough of Richmond planning department uses a Section 106 calculator method to estimate child yield and pupil take up figures. Using this model, it is estimated that the Twickenham Station development will house 46 children between the ages of 0 and 15. This will result in additional demand for 13 primary school places and 5 secondary school places. Both child yield and take up figures are shown in the table below. This is the method used to assess additional demand for education places within this report.

**Table 7-14 Child Yield and Pupil Take Up**

Child Yield				Pupil Take Up		
Nursery	Primary	Secondary	Total	Primary	Secondary	Total
16	17	12	46	13	5	18

Source: LB Richmond S106 Calculator; Regeneris Consulting

- 7.6.8 The GLA also produces guidance on estimating demand for play and informal recreation amongst children and young people
- 7.6.9 The GLA also produces guidance on estimating demand for play and informal recreation amongst children and young people. The GLAs child yield ratios are detailed in Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation (2008), and are based on Wandsworth child occupancy data for private housing. A total of 17 children are estimated using this approach.

**Table 7-15 GLA Child Yield**

	No. Units	Child Yield	No. Children
Private and Intermediate			
1 bed	37	0.11	4.07
2 bed	66	0.11	7.26
3 bed	12	0.48	5.76
Total Number of Children			17.09

Source: SPG Providing for Children and Young People's Play and Informal Recreation, GLA 2008

- 7.6.10 Based on the GLA breakdown by age the Twickenham Station development will result in 10 children aged 0 to four, five children aged five to ten and two children aged 11 to 15.

**7-16 GLA Child Yield Age Groups**

	% of Total Children	Total Children
Private and Intermediate		
0 to 4	59%	10.08
5 to 10	27%	4.61
11 to 15	14%	2.39
Total Number of Children		17.09

Source: SPG Providing for Children and Young People's Play and Informal Recreation, GLA 2008

### Impacts Associated with Increased Spending

- 7.6.11 This section details both the spending impacts and the fiscal impacts arising from the scheme.

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**Spending Impacts**

- 7.6.12 Increasing the size of the residential population can have an impact on the total volume of economic activity in local and regional economies. This increased spending becomes output for local and regional businesses and supports employment. The full effect of all subsequent rounds of spend can be estimated using multipliers.
- 7.6.13 In generating estimates of the impact of additional spend, a number of simplifying assumptions have been made:
- All units are fully occupied and developed
  - Patterns and levels of household expenditure mirror the national average as reported in Family Spending (2009). This found that average household expenditure is £469.7 per week or £24,424 per annum.
  - Leakage: not all household spending will fall within our impact areas. Instead a proportion of spending (varying by type of purchase) is likely to leak out to surrounding areas. We have made a number of assumptions, taking into account the type of purchase and expected impact on local and regional economies. We have excluded all spend on housing, fuel and power since these tend to be paid to major companies and financial institutions with indiscernible direct impact on the local and regional economy.
  - Indirect Taxation. We have taken account of the proportion of spending which would be taken by the Exchequer through indirect taxation.
  - Turnover per employee: we have estimated that turnover per employee would be £153,236. This is in line with turnover per employee for retail and food/drink services sectors in London.
  - Multiplier: a medium multiplier is assumed, as recommended in EP Additionality Guidance.
  - GVA per employee: we have estimated that GVA per employee is £39,616 which is equivalent to levels for London average in the retail and food/drink service sectors.
- 7.6.14 Under these assumptions, total household expenditure (before indirect taxation and discounting any leakage) from occupants of the 115 dwellings would be £2.8 million per annum at 2008 prices. Our estimates of the total spending impact and the associated employment that this would support are shown in Table 7-17.



**Table 7-17 Total Spending Impact - Direct, Indirect and Induced**

	Local Impact Area	Richmond	London
<b>Direct Impact</b>			
Additional Spend	1,126,797	1,510,735	1,761,469
Turnover per employee (£)	153,236	153,236	153,236
Direct Jobs Supported (B)	7.35	9.86	11.50
Direct GVA Supported (£m)	0.3	0.4	0.5
<b>Indirect and Induced Impact</b>			
Multiplier (C)	1.1	1.3	1.5
Total Jobs Supported D (B x C)	8.1	12.8	17.2
Total GVA Supported (£m)	0.32	0.51	0.68

Source: Regeneris Consulting; English Partnerships, Additionality Guide; Annual Business Inquiry (2008); Nomis (2008); Family Spending Survey (2009).

Note: Average Turnover and GVA per Worker in retail and food/drink service sectors in London; GVA per employee is assumed to be £39,616 based on Annual Business Inquiry and Nomis data (both 2008); Turnover per employee is assumed to be £153,236 based on Annual Business Inquiry and Nomis data (both 2008)

- 7.6.15 These estimates refer to the gross impacts. In order to generate estimates of the net value of additional spending that may be generated as a result of the development and take up of these new residential units we would need to make a set of additional assumptions about displacement – that is the proportion of output which can be accounted for by reduced outputs elsewhere. Due to the remit and time restrictions this aspect has not been covered in this Chapter review.
- 7.6.16 The spend impact of the Twickenham Station development is therefore identified as moderate beneficial.

#### **Fiscal Impacts**

- 7.6.17 Additional residential development within Richmond will also increase local authority Council Tax revenues. In estimating Council Tax revenue impact we make a number of simplifying assumptions as follows:
- All units are fully occupied
  - No rebates or discounts given (e.g. single occupier discount)
  - All properties fall within Council Tax E (Ref. 7-18) (£1,952.15)
- 7.6.18 Using these assumptions, we estimate that the Council Tax revenue from these units would be £224,500 annually in 2010/11 based on 115 units. The council will also be eligible for the New Homes Bonus for the first 6 years after the development is complete.
- 7.6.19 The fiscal impact of the Twickenham Station development is therefore identified as minor beneficial.

### Impact on Housing

- 7.6.20 The Twickenham Station development provides 115 private residential units. In terms of the unit mix, 37 (32%) are one-bed, 66 (57%) are two-bed and 12 (10%) are three-bed. Table 7-18 provides detail on the housing mix.

**Table 7-18 Twickenham Station Development Housing Mix**

Housing Type		1 bed	2 bed	3 bed	Total
Housing	No.	37	66	12	115
	Percentage	32%	57%	10%	100%

Source: Rolfe Judd

- 7.6.21 As identified within the section on local policy, provision of housing in Twickenham is welcomed. In particular, the Core Strategy identifies that, in Twickenham, emphasis should be given to maximising redevelopment opportunities such as Twickenham Station. The Strategy states the need for higher density residential development in Twickenham including small units as well as car free development, in the town centre and tall buildings around the station area only.

### Small Units

- 7.6.22 Consultation with representatives at the Council identified that one bed units would help meet the predicted growth in single person households as well as provide a more affordable option to enable people to get on the housing ladder. The adopted policy identifies that new developments should comprise around 25% of small units (studios and one bed) but it is noted that more sustainable locations, such as Twickenham Station, could support up to 75% small units. Due to the need for housing, discussions with Richmond Council representatives has highlighted that any provision will be considered.
- 7.6.23 The Solum Regeneration proposal will provide 37(32%) one bed units and 66(57%) two bed units (as well as 12 three bed units) within a high density development, offers limited car parking, and is located at the station. In light of the findings in relation to housing, the Twickenham Station development will help respond to housing need identified in the Borough.

### Family Housing

- 7.6.24 The Richmond upon Thames Housing Strategy 2008-2012 sets out a number of objectives. Of particular relevance is the need to promote more affordable family sized accommodation, promote good quality sustainable design which is inclusive, helps lower crime and promotes greener homes. Again, the Solum Regeneration development will help meet some of these objectives through provision 12 three bed units (family homes), good design which will help to 'design out' crime, and inclusion of solar panels and green roofs.

### Contributing to Local Targets

- 7.6.25 The Core Strategy sets the housing target of a net increase of 700-1100 residential units in Twickenham to 2017 with a target of around 270 per annum across Richmond as a whole. The Twickenham Station development contributes 12-16% of this target to 2017 and 43% of Richmond's annual housing target during the year of completion.

**Affordable Housing**

- 7.6.26 There is a recognised need for affordable housing in Richmond. The Richmond upon Thames Local Housing Assessment identifies a shortfall of affordable housing of around 2,723 units per annum across the Borough. However, due to the nature of the Twickenham station site and the characteristics of the development (flats without gardens and above a station) the residential scheme is not considered appropriate for affordable homes. The scheme is likely to attract singles or couples without children who commute to other parts of London for employment, due to the immediate access to the rail network provided by the station, and will be less suitable as an affordable housing location. As a result, and to ensure deliverability, the Solum Regeneration plans for the redevelopment of Twickenham Station do not include affordable residential units.
- 7.6.27 The impact of the Twickenham Station development on housing is therefore identified as **minor beneficial**.

**Impact on Social and Community Infrastructure**

- 7.6.28 This section identifies the impact of the additional residential population arising from the Twickenham Station development. This assessment has been informed through consultation with key public sector representatives (details provided in the appendix) as well as desk-based quantitative analysis drawing on capacity data and demand calculations.
- 7.6.29 LBRuT S106 calculator method, detailed previously within the Chapter, has been used to ascertain demand levels.

**Education**

**Childcare**

- 7.6.30 The Twickenham Station development is estimated to result in 16 children between the ages of 0 and 5 years (S106 calculator).

Table 7-19 Population Profile Pupil – Nursery Age Residents

Private	Total Aged 0 to 5
16	16

Source: Solum Regeneration; Census 2001; S106 Calculator, LBRuT; Regeneris Consulting.

- 7.6.31 Within 1.5km of the Twickenham Station development there is currently no capacity within the three primary school providers of state nursery provision identified earlier in the Chapter. However, these relate only to state nursery provision (ages 3 to 4) available through schools; private sector providers also provide state nursery education for three and four year olds. LB Richmond upon Thames Education, Children’s and Cultural Services report that pre-school and fully day care provision is at around 70% occupancy so there is space to absorb additional demand. Similarly, according to Richmond’s *Childcare Sufficiency Assessment* there is sufficient supply within all childcare (covering ages 0-16) within the area.
- 7.6.32 While Richmond’s *Childcare Sufficiency Assessment* identifies that future housing development may additionally impact on the demand for childcare (ages 0-16) over the next five to ten years, this level of demand is unlikely to cause any major adverse impact in itself.

- 7.6.33 The impact of the Twickenham Station development on childcare is therefore identified as **negligible**. When the Twickenham Stadium development is also taken into account (28 additional children aged 0 to 5) a total of 44 additional children of nursery age are projected. It is not possible to make assertions with regards to the Royal Mail Sorting Office site as the proposals are not yet known. Given existing local capacity, the cumulative impact is identified as **minor adverse**.

**Primary**

- 7.6.34 The new development is expected to generate a pupil take up of 13 children at primary school age.
- 7.6.35 Table 7-20 illustrates these calculations from LBRuT S106 calculator.

**Table 7-20 Population Profile Pupil – Primary Take Up**

Child Yield	Take Up
17	13

Source: LBRuT, S106 Calculator; Regeneris Consulting.

- 7.6.36 All primary schools in Richmond are over-subscribed and are forecast to continue to be, despite the Council's Primary Expansion Strategy which will increase provision of primary places. The estimated 13 children at primary level arising from the Twickenham Station development will further exacerbate this problem, despite being a small number of additional pupils in itself. While only a small proportion of these 13 estimated pupils will be at reception level the following table highlights the lack of capacity to accommodate reception age pupils (the capacity figures do not include additional provision planned as outlined within the supply side assessment previously in the Chapter nor do they take into account the most recent birth data or pupil take up rates).

**Table 7-1 Impact on Primary School Provision**

Area	2015/16 Reception Projections		
	Demand	Capacity	Shortfall
St Margaret's and North Twickenham/Twickenham Riverside (Orleans Infant and St Mary's)	251	180	71
Twickenham Side of Thames	1602	1380	222
Richmond Total	2,414	2,113	301

Sources: LBRuT Estimate of Potential Demand for School Reception Places (March 2010)

- 7.6.37 The impact of the Twickenham Station development on primary school provision is identified as **moderate adverse** despite the small number of pupils anticipated. The developer will make a contribution towards necessary education provision.

- 7.6.38 It is recognised that there are a number of forthcoming developments in the Borough which will create a larger cumulative impact on the demand for primary school places to the extent that additional Forms of Entry may be necessary. The Twickenham Stadium development is projected to result in demand for an additional 8 primary school places. There is likely to also be demand from the Royal Mail Sorting Office development though the detail of these proposals is not yet known in order to allow a quantitative assessment. However, overall it is likely that there will be a further negative impact on the borough's ability to meet demand for primary places. The cumulative impact on primary education provision is therefore identified as **moderate adverse**.

#### Secondary

- 7.6.39 The new development is expected to generate a pupil take up of 5 children at secondary school age. Table 7-22 illustrates these calculations from the LBRuT S106 calculator.

**Table 7-22 Population Profile Pupil – Secondary Take Up**

Child Yield	Take Up
12	5

Source: LBRuT, S106 Calculator; Regeneris Consulting

- 7.6.40 As identified in the supply side assessment earlier within this Chapter, there are current pressures on secondary provision. While the 7 additional secondary pupils will contribute to the pressure on school places it must be acknowledged that the number in itself is low and the provision of two additional secondary schools is already being considered by the Council to meet growing demand in the Borough. As such, the impact of the Twickenham Station development on secondary school provision is identified as **minor adverse**.
- 7.6.41 It is recognised, however, that there are a number of forthcoming developments in the Borough which will create a larger cumulative impact on the demand for secondary school places. The Twickenham Stadium development is expected to result in an additional 5 children of secondary age. The Royal Mail Sorting Office development is also likely to increase demand for secondary education though details of the proposal are not known to allow a quantitative analysis. The cumulative impact is identified as **minor adverse**.

#### Further Education

- 7.6.42 The level of demand for further education is likely to be low (below 5 based on the number of secondary school children). As well as the existing three colleges within 1.5km of Twickenham Station, the sixth form provision planned to be delivered within the Borough's secondary schools from September 2013 is likely to be able to accommodate any demand arising from the development. The impact of the Twickenham Station development on further education provision is identified as **negligible**. The numbers of residents from the Twickenham Stadium and Royal Mail Sorting Office developments requiring further education are also estimated to be minimal. The cumulative impact is therefore identified as **negligible**.

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## Health

### *GPs and Health Centres*

- 7.6.43 Consultation with NHS Richmond and the South West Support Services Partnership (SWSSP) identified that there is no existing capacity within the six GPs and health centres in proximity to Twickenham Station. Current provision within 1.5km of Twickenham Station covers around 41,000 residents. The PCT feel that the additional 199 residents could not be easily accommodated within existing provision which is already around 33% below the target GIA to meet local demand. Several of these surgeries are also below the benchmark for physical condition.
- 7.6.44 The impact of the Twickenham Station development on GP and health centre provision is therefore identified as **moderate adverse**.
- 7.6.45 The development will not take place in isolation and residents arising from the proposed developments at Twickenham Stadium and the Royal Mail Sorting Office will also have an impact on local GP delivery. While it is not possible to quantify the additional future residents of the Royal Mail Sorting Office site, the Twickenham Stadium development may result in 141 additional residents. The cumulative impact is identified as **moderate adverse**.

### *Hospitals*

- 7.6.46 Teddington Memorial Hospital and West Middlesex University Hospital, both of which are within two miles of the Twickenham Station development, are large acute care providers serving Richmond and the wider area. It is understood that there will be sufficient capacity to cater for an additional 199 residents within existing provision. This is a small number of residents compared with the catchment area of the hospitals. The largest area of impact may be on the walk in centre in Teddington.
- 7.6.47 The impact of the Twickenham Station development on hospital provision is therefore identified as **negligible**. The cumulative impact is identified as **minor adverse** due to the potential increase in local population from the Twickenham Stadium development (141 residents) and the Royal Mail Sorting Office site.

### *Dentist*

- 7.6.48 There are four dentists operating within 1.5km of the Twickenham Station development. Consultation with NHS Richmond identified that dental provision will not be as problematic as GP provision. However, some dental provision in the Borough has been reduced as practices have not met their patient targets; as a result meeting additional demand may be less easy than previously.
- 7.6.49 The 199 additional residents of the development will generate the need for an additional dentist based on 1,300 to 1,500 patients per dentist. The impact of the Twickenham Station development on dentist provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.



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### Public Open Space

- 7.6.50 There are a number of parks and spaces in proximity to the development site (Grimwood Road open space, Moormead and Bandy Recreational Grounds and Playground, Holly Road Garden of Rest and Playground, Jubilee Gardens, Craneford Way Recreation Ground and Playground). The additional residents of the Twickenham Station development may place additional pressure on children's play areas but otherwise, due to the relatively open capacity of parks and open spaces, the Twickenham Station development will not have a direct impact on the capacity of such facilities. However, the additional levels of use as a result of the development may result in the need to upgrade provision to allow for wear and tear. While all parks in the local area meet LEAP standards, consultation has identified the need for upgrade/improvements in design of the following parks which could be a consideration for developer contributions. In particular:
- Holly Road and Garfield Road Recreational Grounds would benefit from improvements to the open space and additional funding for playground facilities (within Holly Road). Grimwood Road open space is also in need of re-landscaping. Additional residents would put a greater strain on Holly Road Recreational Ground and Garfield Road Recreational Ground unless they are redesigned.
  - All three parks noted above are in need of re-design/landscaping to improve aesthetics, security and seating for residents and businesses (as they are used as lunch-time venues).
  - Opening up links with the River Crane and improving its natural habitats and biodiversity.
  - Linking Kneller Gardens to the West with Moormead Recreation Ground in the East.
  - Adjoining green space on both sides of the River Crane through joint working with the Sorting Office development.
- 7.6.51 The Solum Regeneration development will provide considerable linkage to the River Crane and Moormead Recreation Ground. This will increase the level of demand on Moormead Recreation Ground, not only from residents of the development but also other local users, such as College students. The Council may wish to enter into discussion with Solum Regeneration with regards to possible developer contributions towards the upgrade of parks and open spaces in the local area.
- 7.6.52 Given the 17 (Ref. 7-14) to 46 (Ref. 7-13) additional children aged 0 to 15, which the Twickenham Station development is estimated to attract to the area, there is likely to be some increase in demand for parks and open spaces within the local area. It is anticipated that, due to the improved links, the Moormeads Recreational Park (and playground) will accommodate the majority of the increase.
- 7.6.53 In response to the original scoping report, the Friends of the River Crane Environment (FORCE) welcomed the principle of a new pedestrian footpath proposed along the River Crane linking to the River Crane walk and identified that the development provides a unique opportunity to provide pedestrian and cycle links upstream and downstream to Moormead Park.
- 7.6.54 In addition to the consultation response, there are some local considerations identified within Richmond Parks and Open Spaces Strategy which should be taken into consideration with regards to the Twickenham Station development. These are: the need to ensure local people have access to a substantial sized park or open space; addressing the shortage of equipped playgrounds; and, improving local knowledge of the network of parks and open spaces opportunities. The opportunities to address these issues include creating pleasant walking and cycling routes as well as signage improvements.

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- 7.6.55 The Twickenham Station development proposed by Solum Regeneration addresses these considerations. It includes a connecting path from the Station to Moormead Recreation Ground and Playground with appropriate signage. While the park is located just beyond the ideal 400 metres catchment area (see Figure 7-), the path will increase the connectivity to this amenity. The path itself is to include natural play facilities such as a nature interpretation trail.
- 7.6.56 The impact of the Twickenham Station development on parks and public open space provision is therefore identified as **moderate adverse**. The developer will provide a riverside walkway and public open space with subsequent permissive access rights. A management plan will be devised to secure the maintenance of both amenities.
- 7.6.57 The cumulative impact of the additional developments taking place in the area are likely to be felt in parks and open spaces elsewhere. For example, any future residents on the Royal Mail Sorting Office site are likely to access the Crane Valley park. The development will open up access to this park and help relieve cumulative pressure. Residents of the Twickenham Stadium development are also likely to access Crane Valley. As a result, the cumulative impacts of these developments are identified as **moderate adverse**.

#### **Leisure, Sports and Outdoor Facilities**

- 7.6.58 The following table looks at the standards of provision as seen in the *Borough's Sport, Open Space and Recreation Needs Assessment*, and compares them with estimated population for the 1.2 km catchment area. In addition, this table discusses whether current supply is enough to cater for demand present (while taking the standards of provision into consideration).
- 7.6.59 The assessment takes into account the demand which results from the following:
- 7.6.60 The Twickenham Station development itself: 115 units with an additional population with 199 residents
- 7.6.61 The cumulative impact: development at Twickenham Stadium will result in 115 units with 141 residents. Development at the Royal Mail Sorting Office (RMSO) could also create additional residential development, however at this stage it is too early to quantify this development.

#### **Table 7-23 Leisure, Sports and Outdoor Facilities Demand Assessment**



Type	Standard	Supply in the 1.2km catchment area	Demand Assessment
Organised outdoor sports Football Rugby Cricket Hockey Tennis Bowls Netball	One multiple pitch location either side of the borough + Facilities within 1.2km catchment area	Public Access (inc Orleans Park School) 7 football pitches 2 7-a-side football pitches 2 rugby pitches 3 cricket pitches 13 Tennis Courts	Twickenham Station Impact The 1.2 km catchment area includes a variety of outdoor facilities (though there is no hockey/bowls area). In our view, provision will be sufficient to meet the needs resulting from the development. Cumulative Impact At this stage we do not feel that there will be a significant cumulative impact. However, this will be dependent on the exact details of the RMSO development.
Organised outdoor sports requiring specialised facilities Athletics Golf Water sports	Athletics – Each borough secondary school/community sports facility to have a range of athletics facilities. Golf – publicly accessible facilities within 1.2km catchment.	3 rowing / sailing clubs (Membership Only)	Twickenham Station Impact We understand that secondary schools are well served in the area. Although there are no golf facilities within the 1.2 km catchment, the area is very well served with a number of golf courses (including Richmond Golf Club, Strawberry Hill Golf Club, Fulwell Golf Club, and the Royal Mid-Surrey Golf Club). The councils needs assessment confirms that priority should be given to improving existing facilities and that no new facilities are required. No water sports requirement identified. We conclude that the Twickenham Station development will not have a negative impact on provision.



Type	Standard	Supply in the 1.2km catchment area	Demand Assessment
	Water sports – a range of facilities where possible along the Thames.		<p>Cumulative Impact</p> <p>It is unlikely that there will be a negative impact on provision and no additional provision required. However, this depends on the details of the RMSO development.</p>
Artificial multi-use pitches (MUGAs)	1 floodlit multi-use pitch per 25,000 population	2 floodlit MUGA at Heatham House Youth Centre	<p>Twickenham Station Impact</p> <p>We estimate that there is a population of 24,000 people within the 1.2km catchment<sup>1</sup>. As such current provision is sufficient and would meet the needs of the additional population resulting from the development (199 residents). Current provision is focused on youths and it may be that access could be widened to allow all members of the community to access facilities.</p>
			<p>Cumulative Impact</p> <p>We do not feel that an increase in population of 141 people at Twickenham Stadium (340 in total) would warrant additional provision. Further detail on the RMSO development is required.</p>

<sup>1</sup> Population estimates were calculated using ONS Resident Population Estimates by Broad Age for June 2009. Population estimates were calculated using best-fit SOAs falling within a 1.2km catchment area. These include the following SOAs: Hounslow: 020D, 020E, Richmond upon Thames: 007A, 007B, 009C, 009D, 011A, 011B, 011C, 014A, 014B, 014C, 014D, 016A, 016C



Type	Standard	Supply in the 1.2km catchment area	Demand Assessment
Health and fitness	1 sports centre per 30,000 population	<p>None of the 5 council owned sports centres fall within the study area.</p> <p>3 fitness suites (membership/college)</p> <p>2 sports halls (one at the community sports centre)</p> <p>1 martial arts dojo (membership)</p>	<p><b>Twickenham Station Impact</b></p> <p>The Council’s needs assessment suggests that an additional council owned sports centre is required to meet the needs of the current population (180,000) and that this should be located in the Ham and Petersham area (outside of this study area). The Orleans Park School and other facilities which are located in the study area should meet the needs of the current population (24,000) within the 1.2km.</p> <p>The development which will increase the population by 199 residents will not result in a requirement for a sports centre and their needs can be met through current provision.</p> <hr/> <p><b>Cumulative Impact</b></p> <p>We do not feel that an increase in population of 141 people (340 in total) at Twickenham Stadium would warrant additional provision. Further detail on the RMSO development is required.</p>
Swimming	1 pool per 60,000 population	<p>2 outdoor pools within school premises</p> <p>16 meter indoor pool at the Nuffield Health Club</p>	<p><b>Twickenham Station Impact</b></p> <p>The Council’s needs assessment suggests that with 2 public indoor pools within the borough, there is an under-provision of one pool. However, it recognises that due to the cost and lack of sites, it is unlikely that this will be provided.</p> <p>The development will result in an increase of 199 residents which is insufficient to warrant additional provision and their needs can be met through existing provision.</p> <hr/> <p><b>Cumulative Impact</b></p> <p>We do not feel that an increase in the population of 141 people (340 in total) at Twickenham</p>




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Type	Standard	Supply in the 1.2km catchment area	Demand Assessment
			Stadium would warrant additional provision. Further detail on the RMSO development is required.
Source: LB Richmond (2008) Borough’s Sport, Open Space and Recreation Needs Assessment			



7.6.62 In conclusion, we do not feel that that the Twickenham Station development will result in a negative impact on leisure, sports and outdoor facilities and require additional provision. The key area of concern for the council is in the provision of swimming facilities. Although the catchment area has three swimming pools, two of these are found within school premises, thus not being accessible to the public in general. Furthermore, the swimming pool at the Nuffield Health Club is very small (16m in length), and at present the Borough requires (at least) one 25m pool to meet its current demand.

7.6.63 In light of these conclusions the following levels of impact are identified:

- The impact of the Twickenham Station development on organised **outdoor pitch** sports provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.
- The impact of the Twickenham Station development on organised **outdoor sports** requiring specialised facilities provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.
- The impact of the Twickenham Station development on **MUGAs** provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.
- The impact of the Twickenham Station development on **health and fitness** provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.
- The impact of the Twickenham Station development on **swimming** provision is therefore identified as **negligible**. The cumulative impact as a result of potential additional demand from the Twickenham Stadium development (141 residents) and Royal Mail Sorting Office is identified as **negligible**.

#### Impact on Business

7.6.64 The impact on businesses in the local area has been informed by consultation with Twickenham Town Centre Manager, information from the baseline analysis set out earlier in the Chapter, and selected documents pertaining to the business base in Twickenham and Richmond such as the Richmond Retail Study Update (GVA Grimley, 2009). The scope of Regeneris Consulting's commission does not allow for a detailed analysis providing depth of analysis of local issues (such as a retail impact assessment).

7.6.65 As explored in the statistical baseline section of the Chapter, Twickenham's business base is characterised by public administration (14.8%), education (14.5%) and 'other business activities' (12.4%).

7.6.66 Twickenham town centre suffers from a perceived lack of accessibility, accentuated by the peripheral location of Twickenham Station. There is a potential concern amongst business owners that the upgrade of the station, and provision of shops at the station site, will accentuate the spatial divide between the Station and the Town Centre as individuals will be able to access some retail and leisure services at the Station. Conversely, it is recognised that an aesthetic upgrade to the station is a huge positive and is likely to attract more customers and

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- raise the profile of the area. In addition, if the redevelopment also improves visitor flows during match days and concerts, businesses would possibly benefit from a more manageable and consistent footfall.
- 7.6.67 Supermarkets in proximity to the Station (Waitrose) are likely to welcome the new development due to an increase in residents, while the provision of a supermarket within the development would not be seen as positive by other food retailers (such as Waitrose). However, the opening of a small supermarket (Tesco) at the opposite end of Twickenham on Heath Road did not lead to a backlash from local supermarkets suggesting that there may be some spare capacity for additional retail provision.
- 7.6.68 Anecdotally, Marks and Spencer's Simply Food outlet in Twickenham Town Centre is looking to expand their operation while another premium pre-prepared food company is seeking 1,000m<sup>2</sup> of floorspace in the area. The commercial space within the Twickenham Station development may provide an appropriate opportunity for one or both of these businesses. Indeed, the Richmond Retail Study Update (GVA Grimley, 2009) notes that Twickenham has negative convenience goods floor space until after 2021 which suggests there is a requirement for additional space.
- 7.6.69 According to the Town Centre Manager, in terms of needs within Twickenham's retail provision, there are currently gaps in clothing retail and the town is looking to attract a multiple clothing retailer. Other types of store which are needed are homewares and a butchers. The Richmond Retail Study Update (GVA Grimley, 2009) notes that the Borough could support an additional 153 m<sup>2</sup> net comparison goods floorspace by 2011 rising to 16,470 m<sup>2</sup> by 2026. The identified need is primarily in the East of the Borough in Richmond. However, Twickenham Town Centre (based on eight LSOAs) has an under-representation of retail with a Location Quotient of 0.7 (where provision above 1 equals over-representation).
- 7.6.70 The Town Centre Manager hopes that Twickenham's tourism offer could also be promoted through the development. Facilities such as a tourist information point and improved signage to local attractions (including the river, museums, the theatre, Orleans House Gallery as well as seasonal events) could be included to raise the profile and visitor numbers of the areas attractions.
- 7.6.71 Richmond's Core Strategy (April 2009) identifies the vision for local business which includes:
- Encouraging provision of small units (under 250 m<sup>2</sup>) with an LDF target for 75% of all employment floorspace completions to be below 250m<sup>2</sup> – the Twickenham Station development includes six commercial units, all of which are under 250m<sup>2</sup> (24m<sup>2</sup>, 31m<sup>2</sup>, 133m<sup>2</sup>, 144m<sup>2</sup>, 158m<sup>2</sup> and 244 m<sup>2</sup>).
  - Supporting a strong sustainable economy through sufficient well-located employment land suitable for modern business needs – the development is well-located given its immediate proximity to Twickenham Station.
  - Provision of a range of employment opportunities including those which do not require considerable travel – the location and mixed-use nature of the scheme means that some residents in the local area may access jobs within the Twickenham Station development to which they are able to walk or cycle.
- 7.6.72 The impact of the Twickenham Station development on local businesses is identified as both **minor beneficial** (additional residents spending in local area and improved retail and leisure offer) and **minor adverse** (increased competition with existing food retailers) and is therefore ultimately identified as negligible.
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### Gross Direct Employment

- 7.6.73 As well as new residential units, the Twickenham Station development includes proposals to develop new employment space. It will create a total of 734 m<sup>2</sup> employment space (based on Gross Internal Areas).
- 7.6.74 In order to inform our assessment of the volume of employment associated with this employment floorspace, we have used 'Employment Densities: A Full Guide' by English Partnerships. This provides recommended employment densities (i.e. the amount of floorspace per worker) based on median variables derived from surveys of a wide range of employment developments.
- 7.6.75 A summary of the employment element of the scheme together with our assumptions on employment densities is provided below:
- Retail (A1) –We have assumed an employment density 20m<sup>2</sup> for shop units and 19 m<sup>2</sup> for supermarket uses, which is in line with EP Guidance for the respective uses. This gives an average of 19.5 for A1 uses.
  - Restaurant / Cafe (A3) –We have assumed an employment density of 13 m<sup>2</sup> for any A3 uses which is in line with EP Guidance for restaurants.
- 7.6.76 Based on these employment densities detailed above, an average employment density of 16.3m<sup>2</sup> is applied to the floorspace of 734m<sup>2</sup>. The results are illustrated in Table 7-24. This suggests that the scheme would result in 45 gross direct jobs.

**Table 7-24 Direct Employment**

Total Area (Gross Internal Areas for all except retail which uses net internal areas) (m <sup>2</sup> )	734
Employment Density (m <sup>2</sup> per workspace)	16.3
Direct Employment (A)	45.2

Source: Rolfe Judd; English Partnerships; Regeneris Consulting

- 7.6.77 The impact of the Twickenham Station development on employment is therefore identified as **moderate beneficial**.

### Gross Value Added

- 7.6.78 Gross Value Added (GVA) measures productivity according to the sum of incomes generated by the process of production of goods and services. It is a headline measure used to monitor economic performance. By identifying the average GVA per employee in the sectors which will occupy the commercial space within the development and applying this to the direct number of employees associated with the scheme once it is operational, it is possible to provide an estimate of the total GVA associated with the scheme. This provides an indication of the additional economic benefit arising from the new development which can be extrapolated, using standard multipliers, to local and regional scales.
- 7.6.79 Table 7-25 demonstrates that, based on this calculation, the Twickenham Station redevelopment will result in additional £1.8m GVA in the local economy.

**Table 7-25 Direct Gross Value Added**

Direct Employment (A)	45.2
GVA per employee	£39,616
<b>Direct GVA Supported (£m)</b>	<b>£1.8</b>

Source: Regeneris Consulting

Note: GVA per employee figures are the average for employees in the retail and restaurants/cafes sectors in London sourced from Annual Business Inquiry, 2008.

- 7.6.80 The impact of the Twickenham Station development on gross value added is therefore identified as moderate beneficial.

#### Indirect and Induced Impacts

- 7.6.81 Any injection of economic activity into local and regional economies generates multiplier effects, both indirect multiplier effects that are the result of supply chain effects and induced multiplier effects that are the result of a general uplift in spending in the area associated with increased employment income. The larger and more diverse an economy is, the larger these multiplier effects tend to be, since less spending leaks out. These effects can be broadly estimated using combined indirect and induced multipliers as shown in Table 7-26. In addition to the direct GVA supported by the development (£1.8m) the development will support a further £0.2m in the Local Impact Area, £0.5m in Richmond and £0.9m in London in any one year.

**Table 7-26 Indirect and Induced Employment and GVA**

<b>Direct Employment Supported (A)</b>	<b>45</b>		
<b>Direct GVA Supported (£m)</b>	<b>£1.8</b>		
	<b>Local Impact Area</b>	<b>Richmond</b>	<b>London</b>
Assumed Indirect and Induced Multiplier (B)	1.1	1.3	1.5
Total Employment (A x B)	50	59	68
<b>Total Additional Employment Supported per annum</b>	<b>5</b>	<b>14</b>	<b>23</b>
Total GVA Supported per annum (£m)	£2.0	£2.3	£2.7
<b>Total Additional GVA Supported per annum (£m)</b>	<b>£0.2</b>	<b>£0.5</b>	<b>£0.9</b>

Source: Regeneris Consulting

- 7.6.82 A full assessment of the net economic impacts would need to take account of possible displacement effects, in which a proportion of the employment generated by occupiers of the employment space displaces employment that could have been generated elsewhere. Due to the remit and timescales for this study we have not been able to look in detail at this.
- 7.6.83 The impact of the Twickenham Station development on indirect and induced employment and GVA is therefore identified as **moderate beneficial**.

#### Summary of Total Quantitative Economic Impacts

- 7.6.84 Once operational, Solum Regeneration's Twickenham Station development will contribute the following economic benefits directly as well as the Local Impact Area, Richmond and London:

**Table 7-27 Total Quantitative Economic Impacts**

<i>Spend and Fiscal Impacts (Associated with new residents)</i>				
	Direct, Indirect and Induced			
	Local Impact Area	Richmond	London	
Spend	£1.6m	£2.2m	£2.5m	
Jobs Supported	12	18	25	
GVA Supported (per annum)	£0.5m	£0.7m	£1m	
Fiscal (per annum)	-	£0.3m	-	
<i>Gross Direct Employment and GVA (Associated with commercial units)</i>				
	Direct	Direct, Indirect and Induced (Including 29 Direct Jobs)		
		Local Impact Area	Richmond	London
Jobs	45	50	59	68
GVA (per annum)	£1.8m	£2.0m	£2.3m	£2.7m

Source: Regeneris Consulting

Note: The jobs referenced here are in addition to the 30 permanent construction jobs as a result of the construction phase. All figures are cumulative.

- 7.6.85 In total, it is estimated that the scheme will support 62 jobs and £2.5m GVA per annum within the Local Impact Area and 93 jobs and £3.7m GVA per annum across London.



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### Wider and Catalytic Impacts

- 7.6.86 As well as the quantitative assessment provided above, it is also important to acknowledge the wider and catalytic qualitative impacts. The following have been identified with this regard:
- Creating a vibrant and prosperous Richmond upon Thames - Investing in improvements to Twickenham Station and the provision of housing and commercial services in the vicinity will support Richmond upon Thames in competing with other boroughs. Twickenham is identified in Richmond's Core Strategy as being the second largest centre in the borough, the development will also enhance Twickenham's profile in the Borough and London as a whole.
  - Labour market - Twickenham Town Centre has a strongly performing labour market, though the number of people claiming Job Seekers Allowance more than doubled during the recession. The area has a daily net outflow of 1000 commuters, typically to Central London and neighbouring areas. The provision of commercial units at Twickenham Station will provide local retail and leisure employment opportunities, particularly for the cohorts of the community who do not have higher qualification levels and may reduce some out-commuting. The location and visibility of the station will ensure that the job opportunities are both transparent and easy to access.
  - Physical Environment and Accessibility – The facilities at Twickenham Station will be improved while signage and pedestrian areas, cycle storage and taxi areas will also be provided to ensure easy access and navigation to further destinations. The proximity of residential provision to the station supports the Core Strategy's identification of the need to support an increase in non-car based travel. The physical environment will also be improved by landscaping and the station facade upgrade provided by the scheme.
  - Improved Image and Perceptions – The Twickenham Station scheme will significantly improve the visual image of the site. As Twickenham Station acts as a 'gateway' to Twickenham for leisure, business and residential use, there is likely to be an improved perception of the area. This could, in turn, help to attract investment. In addition, the scheme has been designed with 'designing out crime' principles. The residential use will mean 24 hour usage of the site which adds to the safety of the area as a point of arrival.
  - Other Impacts Identified – The redevelopment of Twickenham Station will bring an underutilised site into employment and residential use as well as providing much needed housing in the area. The development also reflects Richmond Core Strategy requirements for sustainable builds and communities due to environmental considerations and proximity to an existing town centre offering local services and facilities.

## 7.7 Residual Impact Assessment and Conclusions

- 7.7.1 This assessment draws on information from the previous impact sections and indicates the net social and economic impact of the Twickenham Station development. That is, those impacts which cannot be eliminated through design change or the application of standard mitigation measures.

Table 7-28 Residual Impact Assessment

Socio-economic Element	Detail	Classification	Significance (Extreme, Major, Moderate, Minor)	Short / Medium / Long term
Construction Jobs	Construction investment is anticipated to support 30 permanent jobs directly.	Beneficial	Minor	Short Term
Spend	The new population is estimated to spend £2.8m per annum. Spend would be accumulated within the Local Impact Area (£1.1m), Richmond (£1.5m) and London (£1.7m).	Beneficial	Moderate	Long Term
Fiscal	£224.5k per annum Council Tax revenue from 115 additional units.	Beneficial	Minor	Long Term
Housing	The scheme will provide 115 units. Housing need in Richmond and the Twickenham area is high and the Council welcomes housing provision.	Beneficial	Minor	Long Term
Business	There is need for additional small retail units in the area (which the development provides). This provision will also increase competition to other providers.	Beneficial	Minor	Long Term
Jobs	The scheme will provide 45 direct jobs once operational. With the inclusion of multiplier effects, an additional 5 jobs will be supported within the Local Impact Area, 14 in Richmond and 23 in London.	Beneficial	Moderate	Long Term
GVA (related to commercial units)	The scheme will support £1.8m per annum once operational. With the inclusion of multiplier effects, an additional £0.2m will be supported within the Local Impact Area, £0.5m in Richmond and £0.9m in London per annum.	Beneficial	Moderate	Long Term
Childcare	State nursery provision (covering ages 3 and 4) provided by local primary schools is currently at capacity and will not be able to accommodate additional children. However, there is currently around 70% occupancy amongst private sector providers which will	Negligible	Minor	Long Term

Socio-economic Element	Detail	Classification	Significance (Extreme, Major, Moderate, Minor)	Short / Medium / Long term
	be able to take up demand.			
Primary School	Provision is currently over-capacity and additional residents of primary school age who will take up state primary education (estimated to be 13 pupils) will add to the increasing levels of demand. The developer will make a contribution towards necessary education provision.	Adverse	Moderate	Long Term
Secondary School	In quantitative terms current provision has capacity to absorb the additional 5 pupils estimated to take up state education as a result from the scheme. The Council reports growing pressures in secondary provision and as such at least one additional secondary school is planned.	Adverse	Minor	Long Term
Further Education	There are three Colleges in the area and from 2013 there is likely to be sixth form provision in all of the Borough's secondary schools which will be able to meet any demand from the development.	Negligible	Minor	Long Term
GPs/Health Centres	An additional 199 residents will not be easily accommodated within existing provision, which is already around 33% below the target GIA to meet local demand.	Adverse	Moderate	Long Term
Hospitals	The two hospitals within two miles of the development have sufficient capacity to absorb an additional 199 residents.	Negligible	Minor	Long Term
Dentists	There is some capacity within local dentist provision to accommodate an additional 199 residents, however capacity is likely to decrease.	Negligible	Minor	Long Term
Public Open Space	Quality of provision is not currently at the level needed to support additional demand. However, quantity of provision is suitable, particularly given the	Adverse	Moderate	Long Term

Socio-economic Element	Detail	Classification	Significance (Extreme, Major, Moderate, Minor)	Short / Medium / Long term
	developers links to Moorhead Recreational Ground and playground, as well as play spaces along the river path, provided by the scheme.			
Outdoor Sports Pitch	The 1.2 km catchment area includes a variety of outdoor facilities (though there is no hockey/bowls area) which will be sufficient to meet the needs resulting from the development.	Negligible	Minor	Long Term
Organised Outdoor Sports	Secondary schools are well served in the area. The area is very well served with a number of golf courses (including Richmond Golf Club, Strawberry Hill Golf Club, Fulwell Golf Club, and the Royal Mid-Surrey Golf Club). The councils needs assessment confirms that priority should be given to improving existing facilities and that no new facilities are required. No water sports requirement identified.	Negligible	Minor	Long Term
MUGAs	Current provision is sufficient and would meet the needs of the additional population resulting from the development (199 residents).	Negligible	Minor	Long Term
Health and Fitness Provision	The development will not result in a requirement for a sports centre and their needs can be met through current provision.	Negligible	Minor	Long Term
Swimming Pools	The development will result in an increase of 199 residents which is insufficient to warrant additional provision and their needs can be met through existing provision.	Negligible	Minor	Long Term

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## 7.8 Cumulative Impact Assessment

7.8.1 The Twickenham Station development will not occur in isolation. Two planning applications have been submitted for additional developments in the local area:

- 115 unit residential development at Twickenham Stadium submitted by Rugby Football Union
- 111 bed Travelodge Hotel development with associated bar and restaurant at Regal House.

7.8.2 There is also a forthcoming proposal for the development of the Royal Mail Sorting Office Site. At the time of writing, detail of this proposal was unknown and therefore cannot be included within a quantitative assessment. The impact of the development on the local educational, childcare, healthcare facilities, public open space and sports facilities would need to be assessed through the planning application for the Royal Mail Sorting Office Site and associated S106 contributions agreed for that site. However, the likely impact of the scheme is taken into account where possible within the cumulative impact assessment.

7.8.3 If these three applications are successful, they will result in the following cumulative impacts together with the Twickenham Station development:

### Jobs

7.8.4 The hotel development will result in increased employment space and therefore jobs (35 positions in the hotel and associated bar and restaurant (Ref. 7-20)) in the Local Impact Area – in addition to the 45 jobs identified in this analysis with regards to direct employment in the commercial units on the Twickenham Station site. This gives a total of 80 direct jobs from both developments.

### Spend

7.8.5 There will be a subsequent increase in local spend (from both visitors and employees) above that identified in this analysis.

### Multiplier Effects

7.8.6 Multiplier effects will in turn increase the number of jobs and GVA supported in the area above that identified in this analysis.

### Education

7.8.7 The Twickenham Stadium residential development is estimated to result in 26 children between 0 and 5 who may require childcare, 8 additional primary school children and 5 additional secondary school children (LBRuT S106 calculator). When added to the Twickenham Station development figures this gives a total of 44 children of childcare age, 21 primary school children and 10 secondary school children. The cumulative impact on: **nursery level provision is identified as minor adverse; primary level is identified as moderate adverse; secondary level is identified as minor adverse and further education as negligible.**



- 7.8.8 The *Primary Expansions Strategy (December 2010)* estimates that there could be a shortfall of 541 primary school places as a result of cumulative impacts on top of existing deficits in provision. This figure does not include the additional planned provision though it is expected that this provision will not accommodate all demand. The cumulative impacts on primary education are considered to be **moderate adverse** as above.

#### Health

- 7.8.9 The Twickenham Stadium development is expected to lead to an additional 141 residents. Together with any additional residents from the Royal Mail Sorting Office development this will put additional pressures on local GP and dentist provision. The cumulative impact on GP provision is therefore identified as **moderate adverse** while the impact on dentist provision is identified as **negligible**. The cumulative impact on hospital provision is identified as **negligible** due to the large catchment area covered and additional residents only forming a small proportion of total residents covered.

#### Parks and Open Spaces

- 7.8.10 Future residents of the Twickenham Stadium and Royal Mail Sorting Office sites are likely to access the Crane Valley park as opposed to those which are likely to be used by Twickenham Station residents. Therefore the cumulative impact on parks and open spaces will remain as **moderate adverse**.

#### Leisure, Sports and Outdoor Facilities

- 7.6.87 The key area of concern for the council with regards to leisure, sports and outdoor facilities is the provision of swimming facilities. Although the catchment area has three swimming pools, two of these are found within school premises, thus not being accessible to the public in general. Furthermore, the swimming pool at the Nuffield Health Club is very small (16m in length), and that at present the borough requires (at least) one 25m pool to meet its current demand. Aside from this issue there is generally sufficient provision to cater for additional levels of demand across different types in provision. A fuller exploration of each type of provision is provided previously within the chapter and is summarised below:

- The cumulative impact on organised **outdoor pitch** sports provision is identified as **negligible**.
- The cumulative impact on organised **outdoor sports** requiring specialised facilities provision is identified as **negligible**.
- The cumulative impact on **MUGAs** provision is identified as **negligible**.
- The cumulative impact on **health and fitness** provision is identified as **negligible**.
- The cumulative impact on **swimming** provision is identified as **negligible**.

#### Catalytic

- 7.8.11 All of the developments will further contribute to the regeneration of Twickenham. The area's image will also be promoted further and the 'gateway' aspect to Twickenham from the station towards the town centre will be reinforced.

- 7.8.12 Given the locations and uses of the four sites there is likely to be an enhancing relationship as opposed to a competing relationship. In addition, the Travelodge will add to the beneficial economic impacts as opposed to increased demand for local social and community infrastructure.
- 7.8.13 As noted in Section 2 of this report, the proposed use for the Royal Mail Sorting Office has not been determined and the cumulative impact cannot be accurately assessed. If the site were to be developed for residential use the cumulative impacts are likely to be beneficial in the provision of private and affordable housing to contribute to meeting the Core Strategy Housing target of a net increase of 700-1100 residential units.
- 7.8.14 The Twickenham Station development would have a beneficial impact on any proposals for the Royal Mail site through the provision of improved transport interchange for future users.

## 7.9 References

- Ref. 7-1: Communities and Local Government (2008) 'PPS4: Planning for Sustainable Economic Development'
- Ref. 7-2: Mayor of London (2010) 'The Mayors London Plan'
- Ref. 7-3: Mayor of London (2010) 'The Mayors Economic Development Strategy'
- Ref. 7-4: Mayor of London (2010) 'The Mayor of London's Transport Strategy'
- Ref. 7-5: Mayor of London (2009) 'The Mayor of London's Housing Strategy'
- Ref. 7-6: London Borough of Richmond upon Thames (2009) 'Richmond Local Development Framework Core Strategy'
- Ref. 7-7: London Borough of Richmond upon Thames (2007) 'The Richmond Community Plan, 2007-2017'
- Ref. 7-8: Fordham Research (2007) 'Richmond upon Thames Local Housing Assessment'
- Ref. 7-9: London Borough of Richmond upon Thames (2008) 'Richmond upon Thames Housing Strategy 2008-2012'
- Ref. 7-10: LBRuT, 'Richmond Parks and Open Spaces Strategy'
- Ref. 7-12: English Partnerships (2008), 'Additionality Guide: A Standard Approach to Assessing the Additional Impact of Interventions', 3rd edition, English Partnerships.
- Ref. 7-13: Office for National Statistics (2009), 'Family Spending: A Report on the 2008 Living Costs and Food Survey', Palgrave Macmillan.
- Ref.7-14: English Partnerships (2001), 'Employment Densities: A Full Guide, Final Report', Arup for English Partnerships.
- Ref.7-15: Annual Business Inquiry, accessed from NOMIS, <https://www.nomisweb.co.uk/Default.asp>, accessed July 2010

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- Ref.7-17: Communities and Local Government, Indices of Multiple Deprivation, accessed from <http://www.imd.communities.gov.uk/>, accessed July 2010
- Ref.7-18: Annual Population Survey, accessed from NOMIS, <https://www.nomisweb.co.uk/Default.asp>, accessed July 2010
- Ref.7-19: Claimant Count, accessed from NOMIS, <https://www.nomisweb.co.uk/Default.asp>, accessed July 2010
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- Ref.7-21: London Datastore, accessed from <http://data.london.gov.uk/>, accessed July 2010
- Ref.7-22: LBRuT, 'Children and Young People's Plan, 2009-2013'
- Ref.7-23: Directgov, '<http://schoolsfinder.direct.gov.uk>', accessed July 2010
- Ref.7-24: LBRuT, Education and Children's Services (2007), 'Childcare Sufficiency Assessment'
- Ref.7-25: LBRuT, Education and Children's Services (2008), 'Primary Strategy for Change'
- Ref.7-26: LBRuT (2005), 'Planning Obligations Strategy'
- Ref.7-27: LBRuT (2010), 'Reception Roll Estimates'
- Ref.7-28: Edubase2, <http://www.edubase.gov.uk/home.xhtml> , accessed September 2010
- Ref.7-29: LBRuT (2010), 'School Rolls'
- Ref.7-30: Department for Education, <http://www.dcsf.gov.uk/inyourraea/> , DfE, accessed July 2010
- Ref.7-31: LBRuT, [http://www.richmond.gov.uk/home/education\\_and\\_learning/adult\\_and\\_community\\_education.htm](http://www.richmond.gov.uk/home/education_and_learning/adult_and_community_education.htm) , accessed July 2010
- Ref.7-32: Department for Business, Innovation and Skills (2010), 'Renewal and Enhanced Renewal Grant'
- Ref.7-33: NHS Choices, <http://www.nhs.uk/Pages/HomePage.aspx> , accessed July 2010
- Ref.7-34: LBRuT, [http://www.richmond.gov.uk/home/leisure\\_and\\_culture/parks\\_and\\_open\\_spaces](http://www.richmond.gov.uk/home/leisure_and_culture/parks_and_open_spaces) , accessed July 2010
- Ref.7-35: Department for Community and Local Government, 'English Housing Survey'
- Ref.7-36: Greater London Authority (2008), 'Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation'
- Ref.7-37: Valuations Office, <http://www.voa.gov.uk> , accessed September 2010
- Ref.7-38: LBRuT (2009), 'Local Development Scheme'
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- Ref.7-40: GVA Grimley (2009), 'Richmond Retail Study Update'
- Ref.7-41: LBRuT, 'Regal House Committee Report'

**Chapter 7: Socio economic impact**

	<b>Council Comment</b>	<b>165 Unit Report</b>	<b>115 Unit Report</b>
1	With regard to local employment during construction little information is supplied on this and how it will be secured. Table 7-35 sets out that construction investment is anticipated to support 37 permanent jobs directly. Elaboration of this statement is required.	Local Job Agreement has been drawn up and sent to Bryan Staff for review. The Local Job Agreement indicates the commitment that the developer will make to providing jobs locally.	Local Job Agreement has been drawn up and sent to Bryan Staff for review. The Local Job Agreement indicates the commitment that the developer will make to providing jobs locally.
2	Confirmation of a local job agreement is required to support the argument of benefits towards the local economy	In terms of the 37 permanent jobs, these are based on the total construction spend and the number of permanent jobs (10 years) this could theoretically support (through application of average turnover of construction employees). The amount of developer costs suggests that the development could support the equivalent of 37 people in a construction related job (including consultants etc) for 10 years. In practice, the development will take less time to complete and so is unlikely to <i>provide</i> permanent jobs by this definition though may <i>support</i> existing permanent jobs (e.g. consultants/engineering firms etc). You can find this section in the report at paragraph 7.5.3.	In terms of the 37 permanent jobs, these are based on the total construction spend and the number of permanent jobs (10 years) this could theoretically support (through application of average turnover of construction employees). The amount of developer costs suggests that the development could support the equivalent of 37 people in a construction related job (including consultants etc) for 10 years. In practice, the development will take less time to complete and so is unlikely to <i>provide</i> permanent jobs by this definition though may <i>support</i> existing permanent jobs (e.g. consultants/engineering firms etc). You can find this section in the report at paragraph 7.5.2.

3	Table 7-35 under the classification of 'negligible' there is no significance or time frame attributed to this.	Table updated (now labelled Table 7-28)	Table updated (now labelled Table 7-28)
4	Paragraph 7.6.59 is based upon an impact in 2011 and not 2015 when the development is completed. Education advises that. Regeneris have apparently chosen to ignore the data, comments and links sent to Amy Gilham on 21 July, and have instead used out-of-date and irrelevant sources, e.g. 2001 Census data, the Planning Obligations Strategy (POS) 2005 and the Primary Strategy for Change 2008. The use of census data for school place planning has been repeatedly discredited as it provides a decade-out-of-date snapshot that is no longer relevant. The POS was updated by the January 2007 Cabinet Member decision that was made following the Sandy Lane planning inquiry. The Primary Strategy for Change has twice since been superseded by public documents (see below).	Additional consultation carried out with Matthew Paul.  Chapter updated to reflect documents. See Primary, Secondary and Further Education sections from 7.4.60 onwards (supply) and from 7.6.38 onwards (demand)	Additional consultation carried out with Matthew Paul.  Chapter updated to reflect documents. See Primary, Secondary and Further Education sections from 7.4.65 onwards (supply) and from 7.6.34 onwards (demand)
5	What Regeneris <i>should</i> have used are: the S106 education calculator on the Council website, which reflects the <a href="#">Cabinet Member decision</a> amendments made in January 2007; the <a href="#">Consultation on School Expansions Strategy 2009-2013</a> ; the St Margarets school place planning leaflets (both available at: <a href="http://www.richmond.gov.uk/home/education_and_learning/schools_and_colleges/primary_schools/consultation_on_primary_school_expansions.htm">http://www.richmond.gov.uk/home/education_and_learning/schools_and_colleges/primary_schools/consultation_on_primary_school_expansions.htm</a> ); and the numbers on roll that I sent to them. If they had contacted me again, they would also have discovered that the Council revised its <a href="#">Primary School Expansions Strategy</a> in December 2010.		
6	The tables at 7.6.53 and 7.6.58 take no account of admissions patterns, re whether children in TW1 in general, and in the proposed development specifically, would stand any chance of admission to schools within the arbitrary two- and three-mile catchment areas that Regeneris have used. For example, the cut-off distance this year for admission to the closest community primary school (Orleans Infant) to the Station was just 466 metres. Demand for that school and for St Mary's, the only other primary		



	<p>school in Central Twickenham/St Margarets, has risen to the extent that this year Orleans received 376 applications for its 90 places and St Mary's received 324 applications for its 60 places. As a result, there are currently 50 children in TW1 for whom we have so far been unable to find Reception class places for September.</p>		
7	<p>The closest secondary schools – Orleans Park and Waldegrave School for Girls – are equally oversubscribed: this year, Orleans Park received 1,005 applications for its 200 places and Waldegrave received 787 for its 200 places. Whilst we currently have spare capacity at three schools outside TW1 – i.e. Hampton Academy, Twickenham Academy and Richmond Park Academy – the Council's forecasts are that, unless new schools are established in the interim, it will not be able to meet demand from in-borough residents. Please see Section 5 at: <a href="http://cabnet.richmond.gov.uk/mgConvert2PDF.aspx?ID=23720">http://cabnet.richmond.gov.uk/mgConvert2PDF.aspx?ID=23720</a>.</p>		
8	<p>For Regeneris to conclude that the development would have 'moderate adverse' or 'negligible' impact on the Council's ability to provide school places for its residents is wholly erroneous. Taken in conjunction with the development at the RFU, and the proposed development of the Royal Mail sorting office, it would compound the Council's difficulties to the extent that demand for places could not be met within existing resources.</p>	<p>See table 7-28</p> <p>Primary education impact has been maintained as 'moderate adverse' due to the small numbers arising from the development.</p> <p>Secondary education impact has been increased to 'minor adverse' following consultation which indicated growing local demand.</p>	<p>See table 7-28</p> <p>Primary education impact has been maintained as 'moderate adverse' due to the small numbers arising from the development.</p> <p>Secondary education impact has been increased to 'minor adverse' following consultation which indicated growing local demand.</p>
9	<p>Mitigation measures in terms of full Planning Obligation Strategy contribution towards both primary and secondary needs to be agreed.</p>	<p>To be discussed as part of the s106 negotiation.</p>	<p>To be discussed as part of the s106 negotiation.</p>
10	<p>With regard to the impact on health services, the PCT advises that the statement in 7.4.78 that practices close to Twickenham Station are operating under capacity does not fit with the PCT's perception.</p>	<p>N/A</p>	<p>N/A</p>

11	Two of the surgeries listed under 7.4.79 (Dr Kooner and the St Margarets Medical practice) are connected to the Hounslow PCT and if these are to be included the list sizes in Table 7-10 requires updating.	These surgeries have been removed from the table and analysis following consultation with NHS Richmond and SWSSP	These surgeries have been removed from the table and analysis following consultation with NHS Richmond and SWSSP
12	The PCT does not agree that with the conclusion that there are no problems with the GP estate with particular regard to the availability of space and physical condition where there is a significant shortfall where current space availability is compared with target space need based on list size and number of GPs.	Consultation with NHS Richmond and SWLSSP. Health sections from 7.4.86 (supply) and 7.6.47 (demand) have been updated.	Consultation with NHS Richmond and SWLSSP. Health sections from 7.4.85 (supply) and 7.6.42 (demand) have been updated.
13	Under paragraphs 7.4.78 and 7.6.60, the PCT advise that they have no record of consultation with Solum or Regeneris and remains unclear as to where this information and assertions are derived.	N/A	N/A
14	Paragraph 7.6.60 states that provision within 1.5km of the site covers over 46,200 residents whereas the PCT advise that the total number of patients served by Twickenham based contractors is closer to 41,000.	Updated following consultation with NHS Richmond and SWSSP. See 7.6.2.	Updated following consultation with NHS Richmond and SWSSP. See 7.6.1.
15	It is not accepted that the assessment that the impact of this proposed development is 'minor adverse' on parks and Public open space and the rationale behind this classification lacks substance	Following consultation with David Allister this has been increased to 'moderate adverse'. See Table 7-28.	Following consultation with David Allister this has been increased to 'moderate adverse'. See Table 7-28.
16	Jubilee gardens not identified within paragraph 7.4.88 and there is reference to figure 7-16 which cannot be found.	Map and report updated.	Map and report updated.
17	Furthermore there is no appraisal of other public facilities such as sports grounds, indoor facilities and adult recreation in general.	Consultation (with Colin Sinclair) and research has been carried out and new sections added on Leisure, Sports and Outdoor Facilities from 7.4.95 (supply) and from 7.6.62 (demand).	Consultation (with Colin Sinclair) and research has been carried out and new sections added on Leisure, Sports and Outdoor Facilities from 7.4.96 (supply) and from 7.6.57 (demand).

18	In terms of cumulative impact it is noted that the housing development to the north of Twickenham Stadium has not been considered or assessed particularly in terms of the impact on education (primary and secondary).	Cumulative impact on community facilities has been added. See 7.8	Cumulative impact on community facilities has been added. See 7.8
19	Given that it is not agreed that the impact on secondary school places is negligible Table 17.1 would require a section on mitigation for such.	To be discussed as part of the s106 negotiation.	To be discussed as part of the s106 negotiation.