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1.1 INTRODUCTION

1.1.1 This chapter assesses the potential impacts of the proposed development in socio economics terms and has been prepared by CgMs Limited.

1.1.2 The socio economic impact assessment comprises:

- A review of the legislative context and national, regional and local planning policy consideration pertaining to socioeconomics;
- The number of construction related jobs generated throughout the construction programme;
- Increasing retail spending in the local economy and any impact on Teddington Town Centre; and
- The impacts associated with increased demand on social infrastructure, including education places, health care, open space and recreational facilities.

1.1.3 The site is located between Broom Road and the River Thames to the east of Teddington Town Centre. It is designated as suitable for residential development in the draft Site Allocations DPD.

1.2 POLICY CONTEXT

- 1.2.1 The national context is set by the NPPF. In March 2012 almost all previous national planning policy (PPS/PPG) was replaced by this document.
- 1.2.2 The NPPF states at paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states (paragraph 19) that 'planning should operate to encourage and not act as an impediment to sustainable growth'.
- 1.2.3 The NPPF advises that amongst the twelve main principles are to listen to market signals and where possible deliver what the market demands. The NPPF (para 17, in the third bullet point) requires LPAs to proactively drive and support sustainable economic development to deliver (amongst others) the homes, business and industrial units, infrastructure and thriving local places people need.
- 1.2.4 It states that "Every effort should be made to objectively identify and then meet ...the housing, business and other development needs of an area, and respond positively to wider opportunities for growth". It also states that account should be taken of market signals, such as land prices, in ensuring that sufficient land is allocated to meet these objectively assessed needs.
- 1.2.5 To meet this objective and meet the demand for new homes the NPPF supports where appropriate conversion of former employment sites for new homes. In this respect the site is identified for housing redevelopment subject to the relocation of the existing employment use elsewhere.

Regional Policy

- 1.2.6 The Mayor's London Plan (2011) is the Spatial Development Strategy for Greater London and sets out objectives for London. In this respect the plan sets out six objectives. The first two are to meet the challenges of population growth and secondly to secure an internationally competitive and successful city.

1.2.7 The plan notes the extreme pressure London experiences for new homes, caused both by natural population growth and also inward migration and aims to meet this demand where possible. The objectives of the Plan's housing policies are:

- Help deliver more high quality homes for Londoners that meet a range of needs;
- Assist with reducing health inequalities;
- Support social infrastructure provision such as health, education and sports facilities; and
- Promote genuinely sustainable neighbourhoods and higher density housing.

1.2.8 New homes, and new population, can also contribute towards the second London Plan objective to support an economically competitive city.

1.2.9 The Plan notes that with a population set to increase by 1.3 million in the 25 years to 2031, and average household size declining from 2.34 persons/household to 2.19, the number of households in London could rise by 0.9 million. This may need 34,000 additional households a year. The GLA's 2008 Strategic Housing Market Assessment (April 2009) provides more detail and includes a commitment to address the existing backlog of housing need.

1.2.10 To meet this need the Boroughs are urged to identify new capacity and particularly brownfield capacity through:

- Intensification (Policies 2.13, 3.4);
- Opportunity and Intensification Areas and Growth Corridors (Policies 2.13 and 2.3); and
- Sensitive renewal of existing residential areas (Policies 3.4, 3.5, 3.15).

1.2.11 For Outer London, which includes the London Borough of Richmond upon Thames, the aim is to: realise its potential, enhance and promote its distinct existing and emerging strategic and local economic opportunities, and transport requirements. The plan also stresses the role of Outer London as a place to live

and therefore the importance of enhancing the quality of life for present and future residents as one of its key contributions to London as a whole.

1.2.12 Key features of the strategy for the Outer London economy include:

- Enabling existing sources of growth to perform more effectively, and increasing the competitive attractiveness of Outer London for new sectors or those with the potential for step changes in output;
- Improving accessibility to competitive business locations (especially town centres) and enabling the labour market to function more efficiently in opening up wider opportunities to Londoners;
- Consolidating and developing the strengths of outer London's office market through mixed use redevelopment and encouraging new provision in competitive locations, including through the use of land use 'swaps'; and
- Identifying and addressing local pockets of deprivation, and especially the strategic priorities identified as Regeneration Areas (Policy 2.14).

1.2.13 The Mayor published his new Housing Strategy 'Homes For London' for public consultation in November 2013. This suggests the need for an additional 42,000 new homes per annum in London over the next 10 years. This will provide challenging housing targets the Boroughs.

1.2.14 The Mayor issued a 'call for sites' that closed in January 2013 to identify potential new sites for housing in London. This site was submitted into that process. In January 2014 the Mayor published Draft Further Alterations to the London Plan together with the FALP SHLAA 2013. For Richmond this proposes a revised target for the period 2015-2025 of 3,150 dwellings or an annual monitoring target of 315.

Local Policies

1.2.15 Richmond's Core Strategy was adopted in April 2009 and is one of the key constituents of the Local Development Framework. The Strategy has three inter-related themes; a 'Sustainable Future', 'Protecting Local Character' and 'Meeting People's Needs'.

1.2.16 The Core Strategy plans an “annual housing target for the Borough of 270 units during the period 2007/08 to 2016/17 and an indicative capacity range of between 150-330 units between 2017 and 2026/27”. There are proposals to increase this as indicated above. Paragraph 6.1.14 in dealing with the Teddington and Hampton areas indicates that the estimated increase in residential units by 2017 will be 700-800 units and this is supported by Policy CP14.

1.2.17 Specifically when looking to guide new development the Core Strategy states:

“Higher density and larger commercial schemes will as far as possible be concentrated in the 5 town centres, enabling people to walk to shops and services or use public transport. There will continue to be opportunities outside these centres

1.2.18 The application site whilst not within Teddington Town Centre is within easy walking distance of the centre and therefore has good access to its facilities and services.

The Local Housing Market Assessment

1.2.19 The South West London Strategic Housing Market Assessment (2010) presents a detailed evidence base regarding the current supply and characteristics of housing in the Borough.

1.2.20 The research identifies an acute shortage of affordable homes in the Borough. It states in paragraph 7.6 (iv) that:

“There are 6,858 households on the Council's waiting list as at 31 March 2009, which is the fourth highest in south west London. Of these 5,157 are in need (the fourth highest figure in the sub-region). As at 31 March 2009, the Council was providing temporary accommodation for 203 households which it had accepted as unintentionally homeless and in priority need, which is the second lowest figure in south west London.

There are also 333 approved shared ownership applicants on the waiting list for a property in Richmond upon Thames”.

- 1.2.21 It found that the Borough was one of the least affordable in London with Lower Quartile house price in Richmond upon Thames of £275,000, the highest amongst the south west London authorities. It also estimated that the number of households in the Borough is projected to increase by 24,000 in the period between 2006 and 2031. This represents a 30.4% increase, which is the third highest amongst south west London authorities.
- 1.2.22 The Councils draft Site Allocations Plan seeks to address larger housing site provision.

Policy Summary & Key Points

- 1.2.23 All levels of policy recognise a pressing demand for new homes nationally, across London and in Richmond.
- 1.2.24 Recent evidence and particularly the Housing Market Assessment clearly demonstrate this in a local context. The Borough is one of the least affordable London boroughs and has one of the higher projected population increases.

1.3 METHODOLOGY

- 1.3.1 The baseline research has included several pre-planning discussions, meetings and communications with Richmond as well as independent resources.
- 1.3.2 The socio economic impact assessment considers the potential impacts arising during the construction phases, and once the proposed development is completed, occupied and operational. The assessment considers methods of mitigating the impacts and residual impacts.

- 1.3.3 The socio-economic impact method approach is guided by HM Treasury's 'Green Book' (2003, updated in 2011) which sets out the standard approach to economic impact assessments and informed the EIA Regulations.

Baseline Data Collection

- 1.3.4 The area's socio-economic baseline is derived from the analysis of a range of statistical sources such as the Annual Business Inquiry, Annual Population Survey and VAT registrations. This is combined with research undertaken by the Borough such as the Local Economic Assessment and the Borough Retail Study and other evidence. The sectorial structure and performance of the local economy was examined; the local labour market in terms of unemployment, economic activity, skills and commuting patterns; deprivation indices and the provision of community infrastructure.
- 1.3.5 The geography for the analysis varies dependent on the availability of the data. It is however guided by that used for the recent Twickenham Station and Royal Mail Sorting Office sites redevelopment proposals so that if appropriate the cumulative impacts can be examined.

Assessing Employment Impacts

- 1.3.6 As indicated above the economic impacts of the development can be split into two broad categories: those generated by the construction phase which will tend to be temporary; and those generated by the operational phase which will tend to be permanent.
- 1.3.7 For both phases, the net direct, indirect and induced employment impacts of the proposed development are estimated in line with English Partnership's best practice.
- 1.3.8 The direct employment impacts from the construction phase are based on the estimated construction value provided by the client. A standard approach of applying a ratio of turnover per employee in the construction industry in order

to derive the number of construction jobs associated with a given investment level has been utilised.

- 1.3.9 As the proposal is for a residential scheme there is no direct operational stage employment generation as there would be with retail or office space. There will however be a need for management staff and maintenance staff associated with a scheme of this size. Quantifying that level of employment is more difficult when compared to more traditional forms of employment where there are recognised worker floorspace ratios that can be applied.
- 1.3.10 Indirect employment is the employment created amongst suppliers as a result of purchases from the new activity generated by the project. Induced impacts occur as construction and operation workers and suppliers' employees create further turnover and employment in the local economy via their spending on local goods and services.
- 1.3.11 In order to calculate these indirect and induced effects, a composite local multiplier was applied based on guidance from English Partnerships and more recent research undertaken for the Department for Business, Innovation and Skills (BIS). This is the usual approach which is taken when detailed information on the value of supplies purchased from the local supply chain and detailed information on the salaries of employees is not available. The BIS evidence suggests overall, for all types of project, a mean (average) multiplier of 1.25 and a median multiplier of 1.21 should be applied, while the mean and median local multipliers for capital projects are 1.46 and 1.38. Taking this evidence in the round, a composite local multiplier of 1.3 has been applied. Therefore, the direct employment impacts associated with the construction and operation phases are increased by 30% to allow for these indirect and induced effects in the local economy.
- 1.3.12 In considering the impacts of job creation it is necessary to consider in broad terms deadweight, displacement and leakage associated with job creation related to a particular scheme in a particular location.
- 1.3.13 According to data from the 2001 Census of Population, 49.6% of workers in Richmond also live in the Borough and 50.4% live elsewhere. Hence it has been

assumed that 50.4% of jobs generated by both the construction and operational phases leak out of the Borough to non-residents, however this will ultimately be determined by construction and operation employees operating at the site.

- 1.3.14 It should also be noted that Haymarket's linked aspirations for their business is to provide and retain some 1100 jobs in the Borough with some 450 of these being new to the Borough. This will provide for job retention and job expansion in the Borough.

1.4 BASELINE CONDITIONS

- 1.4.1 The following description of baseline conditions considers firstly the local economy, drawing on the Local Economic Assessment (2010) and Retail Study Update 2009 and secondly the social and demographic baseline.

The Economy

- 1.4.2 The economy of Richmond has a fairly diversified economic structure. The largest sectors locally include business services, creative industries and the visitor economy. They have all experienced job growth over the last 10 years. The Borough's economy has been fairly dynamic with growth in both jobs and business at above the national average rate.
- 1.4.3 Much of this growth has taken place amongst self-employed and micro-businesses and hence the growth has not been expressed to the same degree either in terms of gross value added (GVA) or of commercial premises demand.
- 1.4.4 Businesses are concentrated in the main centres of Richmond, Twickenham and Teddington. But as noted in the LEA they are also spread throughout the Borough, even in residential areas in part as a result of the presence of small shops, studios and home-based businesses.
- 1.4.5 In terms of competitiveness the LEA advised that Richmond ranked 13th out of 379 authorities in the 2010 UK Competitiveness Index, the same as the previous year. It was preceded by nine Inner London boroughs, Mole Valley,

Windsor & Maidenhead and South Bucks. Although detailed data is not available it is most likely that Richmond, the centre of the Borough's private sector employment will be driving this competitiveness.

- 1.4.6 The Council published an Employment Land Study in November 2009. In March 2013 they published a Richmond Employment Sites and Premises report. The report states:

"Richmond is in fact virtually the only borough outside CAZ where speculative office development is not only viable, but in progress.....The reasoning was simple: in terms of both business density, measured as business per 1,000 residents, and competitiveness, as measured by the UK Competitiveness Index, Richmond is the top scoring Outer London borough. Nationally it was in the top 25 local authorities on both scales.

The pattern, however, is far from uniform. Clustering of activities is quite marked. The main office centre is Richmond, with a large but much less active centre in Teddington, largely seen as "niche" and spread roughly between the National Physical Laboratory and Teddington Studios".

- 1.4.7 Further at paragraph 6.41 in relation to Teddington Studios the report states:

"The Studios are key to a significantly wider area, covering the whole of Teddington and possibly extending as far as Hampton Wick, providing a centre of gravity for a wide range of support industries. Although the studio component is far smaller than in its heyday, Haymarket's consumer media, network and photographic operations maintain the site as a vital employment location".

- 1.4.8 Teddington Town Centre is identified as a 'District' Centre with "with night time economies of more than local significance" (Retail Study Update 2009). The Study also identifies the ability for the capacity to grow significantly. The centre is vibrant and well used.

Population and Labour Market Baseline

- 1.4.9 The latest data from the 2011 Census shows that within Richmond 71.8% of the economically active residents are employed. This represents a 2.1% rise since the 2001 Census data. The 2011 Census also identified that the Borough has a population of 187,000.
- 1.4.10 However some of the published analysis uses older datasets and population estimates.
- 1.4.11 The population continues to grow by around 1,000 people per year; from 183,000 in 2005 to 187,000 in 2011. The population of Richmond is made up of 48.7% men and 51.3% women – a slightly more pronounced reflection of the higher proportion of women in England and Wales.
- 1.4.12 The population profile of the Borough is older than the average for England and also London. When compared with London, Richmond has a significantly lower percentage of people aged 20- 24 (4.9% in Richmond and 7.7% in London) and 25-29 (6.5% in Richmond compared with 10% in London). Overall, Richmond has a smaller percentage of the population in all the age quintiles between age 10 and age 34 compared with London but a higher percentage of the population in age quintiles 49 and over.
- 1.4.13 This enforces the common view that Richmond is an attractive place to live for families with children and older people. However young people, at the start of their careers find it difficult to move into the Borough.
- 1.4.14 The geographical distribution of workers are largely concentrated in the main town centres but also scattered across the Borough in residential areas and on isolated employment sites.
- 1.4.15 Modes of employment and work are changing however, with greater levels of flexibility in status, contract terms and location of work. This particularly applies to the workforce in Richmond not only because of the high levels of self-employment but also because of the rise in home-based working.

Health & Education

1.4.16 A baseline assessment of both healthcare and education capacity was undertaken to inform the Twickenham Station ES. This was checked and validated for the Royal Mail Sorting Office ES. Both of these locations are however to the north of this Teddington site. Whilst we have reviewed these submissions we have also generated fresh data for this site.

Health Surgeries

1.4.17 We have identified that there are seven GP surgeries within 1 mile of the site (1.6km). Of these four are within Richmond:

Table 1.1 GP Surgeries

Contact details	Distance from site (miles)	Number of registered patients	Accepting Patients
Childs & Partners Thameside Medical Practise, Thames House, 180 High Street, Teddington, TW11 8HU	0.26	3,949	Yes
Lock Road Surgery 55A Lock Road, Richmond, Surrey, TW10 7LJ	0.54	13,557	Yes
Dr Bradley & Partners The Park Road Surgery, 37 Park Road, Teddington, Middlesex, TW11 0AU	0.7	12,339	Yes
Noris & Partners, 212 Richmond Road, Kingston Upon Thames, Surrey, KT2 5HF	0.92	6,184	Yes
Churchill Medical Centre, 164 Tudor Drive Kingston-Upon-Thames, Surrey, KT2 5QG	0.93	16,617	Yes
Hampton Wick Surgery, 26 Upper Teddington Road, Hampton Wick, Kingston-upon-Thames, KT1 4DY	0.95	8,835	Yes

<p>Tudor Drive Surgery, 192 Tudor Drive, Kingston-upon-Thames, Surrey, KT2 5QH</p>	<p>1.05</p>	<p>2,518</p>	<p>Yes</p>
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1.4.18 All the GP surgeries are currently accepting new patients (November 2013).

1.4.19 From April 2013, Primary Care Trusts (PCTs) have been replaced across England by more than 200 GP-led organisations called Clinical Commissioning Groups (CCGs). GPs in Richmond are now working together as the Richmond Clinical Commissioning Group, which offer free primary care health services for local people. Therefore, the new partners in relation to health care infrastructure are now the Richmond Clinical Commissioning Group (CCG) and NHS England; the PCT and NHS South West London have been abolished.

1.4.20 Community-based services to the population are provided over a number of different sites. One of these sites is the Teddington Memorial Hospital, based in central Teddington. Its services include a walk-in centre for minor ailments, consultant and GP-led outpatient services, a diabetes centre, diagnostics and community care. There are clinics in Teddington, Hampton, Twickenham, Ham and East Sheen, with 28 GP practices across the borough. A total of 183,154 people were registered with GPs in the borough in April 2010 (data published February 2011). All NHS practices currently offer appointments during extended hours' sessions, providing patients with a range of early morning, evening and/or Saturday appointments.

1.4.21 The most recent premises review carried out by the CCG has "clustered" practices into smaller geographical areas. Practices that have previously benefitted from improvement grant funding to enable a) improvement to existing premises or b) relocation to new sites have been included providing a more accurate picture of the level of need across the entire primary care estate. This approach allows the CCG to fully understand the extent of current provision and enables the CCG to make informed decisions on where best to prioritise investment, addressing the current shortfalls in a targeted and measured way. It also aids the CCG in its duty to support community based initiatives such as Better Services, Better Value (BSBV).

1.4.22 The premises review indicates that Richmond, Ham and Kew is the priority cluster requiring attention, the acquisition of development opportunities and a funding commitment if the CCG accepts this approach to adopting a revised primary care estate strategy. As a result the CCG is looking to prioritise securing appropriate development opportunities for these practices and in order of priority for clusters: 1) Richmond, Ham & Kew; 2) Teddington & Hampton; 3) East Sheen & Barnes and 4) Twickenham and Whitton.

1.4.23 The table below shows the present position in the Teddington and Hampton cluster.

Table 1.2 Premises Review Teddington and Hampton Cluster

	List Size	Current GIA m ²	Target GIA m ² min	% below Target min	Target GIA m ² max	% below Target max	Scope for expansion	Possible Relocation
Park Road	12,275	292	784	63%	876	67%	N	Y
Thameside Medical Practice	3,919	282	313	10%	362	22%	Y	N
Hampton MC	12,611	478	797	40%	891	46%	Y	Y
Broad Lane	4,497	175	350	50%	403	57%	N	Y
Hampton Wick Surgery	8,629	819	605	-35%	684	-20%	N	Y
Hampton Hill MC	8,657	632	605	-4%	684	8%	N	Y
Total	50,588	2678	3454	22%	3900	32%		

1.4.24 Whilst the CCG has not identified any specific projects or site needs for health care facilities, there will be a need to provide additional capacity on a borough-wide level for health care (including Hospitals and GPs) to support growth, new housing development and an increasing population, with particular focus on the Richmond, Ham & Kew cluster, followed (in order of priority) by Teddington & Hampton, and then East Sheen & Barnes cluster.

Hospitals

- 1.4.25 The Core Strategy advises that "The Borough is served by the West Middlesex Hospital and Kingston Hospital, both located outside the borough. Within the borough there are clinics and 9 day centres. Teddington Memorial Hospital also provides in-patient and out patient services and has a walk in centre for minor injuries".
- 1.4.26 The nearest major acute hospital to the site is Kingston Hospital at about 3km (1.86 miles). This provides a full range of clinical services including an accident and emergency service and approximately 520 beds.
- 1.4.27 A state of the art Accident and Emergency department was opened in 2001, with the Kingston Surgical centre in 2007 and the Sir William Rous Unit providing for cancer patients in 2008.
- 1.4.28 The Dr Foster 2009 Hospital Guide rated Kingston Hospital as the leading district general hospital in London and 15th in the country.
- 1.4.29 The major acute hospital at Isleworth in the Borough of Hounslow and is located about 5km (3.1miles) to the north. The West Middlesex provides the full range of services including an accident and emergency centre together with 400 beds. In common with other major London hospitals some services are shared with other nearby hospitals.
- 1.4.30 The buildings were extensively modernised around 2003 with the opening of a new main hospital building.
- 1.4.31 The site is also within the catchment of the Teddington Memorial Hospital that operates a NHS walk in centre for minor treatment. This allows local residents to avoid the larger A&E departments at West Middlesex and Kingston. It also offers some diagnostics and a pharmacy.

Dentists

1.4.32 We have identified that there are eight dentist surgeries within 1 mile of the site.

1.4.33 In increasing distance from the site these are:

Table 1.3 Dentists

Contact details	Distance from site (miles)	Accepting <i>fee paying</i> patients (NHS/private)	Accepting <i>fee exempt</i> patients (NHS)
Mrs K L Clarke, St Marks Orthodontic, 47 St Marks Road, Teddington, TW11 9DE	0.5	No/Yes	No
Robert Nathaniel Silverstone, Ham Dental Practice 8 Dukes Avenue Kingston-upon-Thames KT2 5QY	0.53	Yes/No	Yes
Ralph Harold Baylis, Park Road Dental Care, 35 Park Road, Teddington, TW11 0AB	0.67	Yes(children only)/Yes	No
Perfect Smile Surgery Limited, Perfect Smile Dental Surgery, 50 Ashburnham Road, Ham, Richmond, TW10 7NF	0.73	Yes/Yes	Yes
Paul Banner, Dental Care Surgery, 1 Church Road, Teddington TW11 8PF,	0.76	Yes(children only)/Yes	No
Richmond & Twickenham PCT Teddington H & S C Centre, 18 Queens Road, Teddington, TW11 0LR,	0.9	Yes(special needs only)/No	Yes(special needs only)
MR J A Carter Dental Surgery, 206 Richmond Road, Kingston-upon-Thames, KT2 5HE,	0.95	No/No	No
Shahrazad Radpour Tudor Lodge Dental Practice, 239 Petersham Road, Ham, TW10 7DA,	1.01	Yes/Yes	Yes

1.4.34 Three of the eight are currently accepting new NHS patents (adults and children), two are accepting only children as NHS patients and a sixth is only accepting NHS patients on a special needs basis.

Education

Childcare

- 1.4.35 The government funds pre-school nursery education for up to 15 hours a week via Richmond. This funding is known as the Early Education Grant.
- 1.4.36 If parents choose a private nursery school, sessional play group or independent school, the Early Education Grant will act as a contribution to any fees due.
- 1.4.37 There are seven full care nurseries within one mile of the site. All are eligible for Early Education Grant and five presently have immediate vacancies. In increasing distance they are:

Table 1.4 Nursery Provision

Name	Address	Distance from Site (miles)	Number on roll	Vacancy
Buttons Day Nursery	Langham Road, Teddington, TW11 9HQ	0.2	47	Has immediate vacancies, Eligible for Education Grant
Asquith Teddington Day Nursery	Cedar Road, Teddington, TW11 9AL	0.4	105	Education Grant
Meadowview Nursery	Asburnham Road, Ham, TW10 7NN	0.5	N/K	Has immediate vacancies, Eligible for Education Grant
Treetops Nursery	Church Road, Teddington, TW11 8PB	0.6	45	Has immediate vacancies, Eligible for Education Grant
Kidsunlimited Nurseries (NPL Bushy Tails)	Hampton Road, Teddington, TW11 0LW	0.8	97	Education Grant
Kidsunlimited Nurseries (Teddington)	Southcott Road, Teddington, TW11 0BU	0.9	78	Has immediate vacancies, Eligible for Education Grant
Playwam	St Mary's Langham Road, Teddington, TW11 9HF	0.1	41	Has immediate vacancies, Eligible for Education Grant

1.4.38 There are also eight pre-school nurseries within one of which four have immediate vacancies.

Table 1.5 Pre-School Provision

Name	Address	Distance from Site (miles)	Number on roll	Vacancy
Sacred Heart Kindergarten	St Marks Road, Teddington, TW11 9DD	0.6	25	Has immediate vacancies, Eligible for Education Grant
The Children's House Montessori	Bychurch End, Teddington, TW11 8PS	0.6	31	Has immediate vacancies, Eligible for Education Grant
Acorns Playgroup,	Ashburnham Road, Ham, TW10 7NL	0.6	37	Eligible for Education Grant
Ham Nursery School	Woodville Road, Ham, TW10 7QW	0.6	27	Has immediate vacancies, Eligible for Education Grant
Treasured Times Pre school	Park Road, Teddington, TW11 0AQ	0.7	6	Has immediate vacancies, Eligible for Education Grant
The Pavilion Montessori School	Trowlock Way, Teddington, TW11 9QY	0.7	55	Eligible for Education Grant
Teddington Methodist Playgroup	Stanley Road, Teddington, TW11 8TP	0.8	40	Eligible for Education Grant

1.4.39 In addition to the above there are seven public sector providers of childcare (Archdeacon (52), Collis (50), Hampton Hill (26), Hampton Wick (52), Meadlands (26), Orleans (52) and Stanley (78) schools). Combined these accommodate 336 children. These are currently at capacity although the Borough is working to provide more spaces because whilst private spaces are available many parents choose spaces at local schools.

1.4.40 In January 2011 the Borough produced a draft gap analysis of childcare provision in the Borough and a Childcare sufficiency action plan 2011-2014. The action plan included amongst other actions an action point to "Develop a picture of potential pinch-points in supply as a result of increases in demand over time as reported in the parent/carer demand questionnaire".

1.4.41 The analysis found that overall the evidence suggests that the number of places across age-groups is well-matched to demand. In respect of the quality of provision the report states that “only 1% of those who do not use childcare say that this is because there is nothing of sufficient quality”.

1.4.42 In respect of future childcare needs the report states that:

“Consultation with parents/carers suggests that the future demand for childcare is likely to fall over the next three years, except for those parents/carers with children aged 0-2 years. For all respondents, 46% report that they will want less childcare, whilst 18% report that they will want more childcare within the next three years (see Figure 11). This is an overall net reduction”.

1.4.43 In respect of the geographical spread of childcare in the Borough the report states:

“The evidence suggests that there are few geographical gaps across

LBRuT. For instance:

- Only 1% of those who do not use childcare report that this is because there is no childcare in the right area”

Education Overview

1.4.44 In November 2013 the Councils Head of School Place Commissioning provided a paper on the potential effect of the proposed development upon school place planning. This advised that by September 2014 Richmond Council will, since 2000, have arranged the provision of an extra 27 forms of entry on a permanent basis, 18 of which have been provided since 2010. However, demand for places in Reception (and, increasingly, Key Stage 1 as a whole) remains high in nearly all areas of the borough, due to a combination of factors:

- a 25.5% rise in the 'live birth' rate between 2000 and 2010;
- the schools' position at the top of the national league tables throughout the last decade;
- the economic downturn: in Richmond the percentage of children whose parents opt for state school places has traditionally been 67-70%, but that figure has risen to 71-73% in the last few years. Whilst other LAs have naturally also experienced this phenomenon, it is arguable that its impact in Richmond has been greater than elsewhere as they had always relied upon not having to provide state school places for a fairly constant percentage of children, and had been operating at the fine margins of that percentage for some years;
- Housing and home development: although the borough has not had any especially large housing developments, it has seen many small-scale developments, the 'pupil yield' from which has been difficult to factor into their pupil forecasts. Even one-bedroom properties have been yielding pupils in numbers that would have been considered improbable a few years ago. Instead of moving out of the area to larger, more affordable properties as their families grow, many parents are instead staying put and adding loft extensions to their homes.

1.4.45 Whilst other local authorities have experienced higher percentage increases, the problems caused can be absorbed by the much larger number of schools that they have as options for expansion, either permanent or temporary. Richmond, by contrast, has just 37 Reception-intake schools, which means that, having already expanded many of the schools with sites large enough for permanent expansion, the number of further feasible options is now limited; and whilst schools do experience some drop-off to the private sector in Key Stage 2, the bottleneck at Reception remains and is becoming even more of a challenge. This year (2013), the Council has had to provide an additional five Reception classes across the borough to meet demand. It is not sustainable to continue to do that year on year without much more Basic Need funding to enable permanent expansions of those schools that do still have some physical space and without the enabling of new free schools.

- 1.4.46 The number (2470) of children who started Reception in the Borough in September 2013 is 37% higher than the comparable number (1801) in 2000, and the Council is now planning for an expected 4.5% rise in the number of pupils for 2014/2015. The Local Authority has invested a considerable amount of its own resources in order to meet demand, but cannot continue to do so. A considerable allocation of school capital will therefore be required to meet the rising and continuing demand for additional places in primary and secondary schools in the coming years. But however much the Department for Education allocates will not on its own suffice, and any permanent expansions that future allocations enables, the Council's plans will need to be augmented by free school proposals, the success of which is outside the Council's control, in spite of the assistance that the Council will provide to high-quality proposers.
- 1.4.47 The latest Reception class forecasts may well be conservative in that the source for the prediction of live births is the GLA, whose latest estimates indicate a year-on-year decline henceforth, on the basis of just one year's slight decrease. The Council believe that the GLA may be underestimating birth numbers, as they were before 2008, and that the overall upward trend of the last decade will not plateau completely for some years yet. Nevertheless, as the GLA are the demographic experts in assessing fertility rates, etc., the Council have no alternative source of birth forecasts on which they can rely, so they are therefore planning for further increased demand for school places.
- 1.4.48 Within the Teddington and Hampton Wick area, all but one school (Sacred Heart Catholic Primary) which has had the space and capacity to expand has been permanently expanded: Collis Primary was (in 2006) converted from two- to three-form entry primary school and is again being considered for expansion to four-form entry, having agreed to accommodate a 'bulge' class for September 2014 entry; St Mary's and St Peter's Church of England Primary has (in 2000 and 2011) twice been expanded, from one- to two-form, then to three-form entry; Stanley Primary was (in 2010) converted from three- to four-form entry; and Hampton Wick Infant and St John the Baptist were/will (in 2012 and 2014 respectively) expanded from two- to three-form entry.
- 1.4.49 In nearby South and West Twickenham, Trafalgar Infant and Junior were (in 2000) converted from three- to four-form entry; and St James' Catholic

primary (in 2000) was expanded from two- to three-form entry. In addition, a new one-form Catholic primary school – St Richard Reynolds – was established in September 2013.

1.4.50 In the Teddington and Hampton Wick electoral wards, there will be a consistent shortfall of one to two forms of entry in the short-to medium-term, i.e. up to 2020. That forecast takes no account of the proposed Teddington Studios redevelopment.

1.4.51 It is possible that Collis will be permanently expanded again and Hampton Wick Infant and St John the Baptist Junior could, perhaps, be converted into all-through two-form entry primary schools to create a fourth Reception class between them.

1.4.52 In the secondary phase, Teddington School is heavily oversubscribed – for 2013 it received 1,095 on-time applications, including 295 first preferences, for its 240 Year 7 places – and it is anticipated that its ‘catchment’ area will shrink as the expansions of local primary schools feed into the secondary phase. For 2014 entry, there have been 1,195 applications, including 328 first preferences. That means that some Teddington-resident children may have to attend schools further afield in higher numbers than at present.

1.4.53 Turing House, a five-form entry secondary free school, was pre-approved for September 2014 opening in the Twickenham/Teddington area, but no site has as yet been identified for it. In partnership with Richmond upon Thames College (RuTC), Waldegrave School and other local organisations, the Council has plans to submit its own six-form entry secondary free school proposal, to be established at the RuTC site in 2017.

Primary Education

1.4.54 There are 29 state primary schools within two miles of the site, see Table 1.6. Only 19 of these schools are in Richmond with the rest, being mainly within Kingston and Ivybridge in Hounslow.

Table 1.6 Primary Schools within 2 Miles:

Name	Address	Distance (miles)	Comments
Archdeacon Cambridge's Church of England Primary School	The Green, Twickenham, Richmond-upon-Thames, TW2 5TU	1.22	Ofsted: 2 – Good, 490 pupils, 4-11 years, Voluntary aided, Mixed gender
Chase Bridge Primary School	Kneller Road, Twickenham, Richmond-upon-Thames, TW2 7DE	1.97	Ofsted: 2 – Good, 550 pupils, 3-11 years, State funded, Mixed gender
Carlisle Infant School	Broad Lane, Hampton, Richmond-upon-Thames, TW12 3AJ	1.83	Ofsted: 2 – Good, 270 pupils, 5-7 years, State funded, Mixed gender
Collis Primary School	Fairfax Road, Richmond-upon-Thames Teddington, TW11 9BS	0.49	Ofsted: 1 – Outstanding, 700 pupils, 3-11 years, State funded, Mixed gender
Fern Hill Primary School	Richmond Road, Kingston-upon-Thames, KT2 5PE	0.9	Ofsted: 1 – Outstanding, 580 pupils, 3-11 years, State funded, Mixed gender
Hampton Hill Junior School,	St James's Avenue, Hampton, TW12 1HW	1.7	Ofsted: 1 – Outstanding, 349 pupils, 7-11 years, State funded, Mixed gender
Hampton Wick Infant School,	Normansfield Avenue, Teddington, Richmond-upon-Thames, TW11 9RP	0.8	Ofsted: 1 – Outstanding, 285 pupils, 3-7 years, State funded, Mixed gender
Ivybridge Primary School,	Summerwood Road, Isleworth, Hounslow, TW7 7QB	2	Ofsted: 2 – Good, 345 pupils, 3-11 years, State funded, Mixed gender
Latchmere School,	Latchmere Road, Kingston-upon-Thames, KT2 5TT	1.29	Ofsted: 1 – Outstanding, 719 pupils, 3-11 years, Academy, Mixed gender
Meadlands Primary School,	Broughton Avenue Ham, Richmond-upon-Thames, TW10 7TS	0.5	Ofsted: 2 – Good, 225 pupils, 3-11 years, State funded, Mixed gender
The Russell Primary School	Petersham Road, Petersham, Richmond-upon-Thames, TW10 7AH	1.36	Ofsted: 2 – Good, 265 pupils, 3-11 years, State funded, Mixed gender
Sacred Heart Roman Catholic Primary School	St Mark's Road, Teddington, Richmond-upon-Thames, TW11 9DD	0.61	Ofsted: 2 – Good, 225 pupils, 5-11 years, Voluntary aided, Mixed gender
St Agatha's Catholic Primary School	St Agatha's Drive, Kingston-upon-Thames KT2 5TY	1.35	Ofsted: 1 – Outstanding, 485 pupils, 3-11 years, Academy, Mixed gender

St James's Roman Catholic Primary School	Stanley Road, Twickenham, Richmond-upon-Thames, TW2 5NP	1.18	Ofsted: 1 – Outstanding, 685 pupils, 3-11 years, Voluntary aided, Mixed gender
St John's Church of England Primary School	Portland Road, Kingston-upon-Thames, KT1 2SG	1.099	Ofsted: 2 – Good, 255 pupils, 3-11, Voluntary aided, Mixed gender
St John the Baptist Church of England Junior School,	Lower Teddington Road, Hampton Wick, Kingston-upon-Thames, KT1 4HQ	0.97	Ofsted: 1 – Outstanding, 235 pupils, 7-11 years, Voluntary aided, Mixed gender
St Joseph's Catholic Primary School	The Fairfield, Kingston-upon-Thames, KT1 2UP	1.85	Ofsted: 2 – Good, 310 pupils, 3-11 years, Voluntary aided, Mixed gender
St Luke's Church of England Primary School	Acre Road, Kingston-upon-Thames, KT2 6EN	1.44	Ofsted: 1 – Outstanding, 290 pupils, 3-11 years, Voluntary aided, Mixed gender
St Mary's Church of England Primary School	Amyand Park Road, Twickenham, Richmond-upon-Thames TW1 3HE	1.42	Ofsted: 1 – Outstanding, 505 pupils, 4-11 years, Voluntary aided, Mixed gender
St Paul's Church of England Junior School	Princes Road, Kingston-upon-Thames, KT2 6AZ	1.75	Ofsted: 2 – Good, 295 pupils, 7-11 years, Voluntary aided, Mixed gender
Orleans Primary School	Hartington Road, Twickenham Road, Richmond-upon-Thames, TW1 3EN	1.7	Ofsted: 1 – Outstanding, 357 pupils, 3-11 years, State funded, Mixed gender
St Richard Reynolds Catholic Primary School	Clifden Road, Twickenham, Richmond-upon-Thames, TW1 4LT	1.38	Ofsted: 1 – Outstanding, 4-11 years, Voluntary aided, Mixed gender
St Stephen's Church of England Primary School	Winchester Road, Twickenham, TW1 1LF	1.91	Ofsted: 2 – Good, 351 pupils, 4-11 years, Voluntary aided, Mixed gender
Stanley Primary School	Strathmore Road, Teddington, TW11 8UH	1.04	Ofsted: 2 – Good, 748 pupils, 3-11 years, State funded, Mixed gender
St Mary's and St Peter's Church of England Primary School	Somerset Road, Teddington, Ofsted: 1 – Outstanding, Richmond-upon-Thames, TW11 8RX	0.7	Ofsted: 1 – Outstanding, 535 pupils, 4-11 years, Voluntary aided, Mixed gender
St Richard's Church of England Primary School	Ashburnham Road, Richmond-upon-Thames, TW10 7NL	0.6	Ofsted: 2 – Good, 198 pupils, 3-11, Voluntary aided, Mixed gender
Trafalgar Infant School	Gothic Road, Twickenham, Richmond-upon-Thames, TW2 5RH	1.62	Ofsted: 1 – Outstanding, 269 pupils, 5-7 years, State funded, Mixed gender

Trafalgar Junior School	Elmsleigh Road, Twickenham, Richmond-upon- Thames TW2 5EG	1.42	Ofsted: 2 – Good, 337 pupils, 7-11 years, State funded, Mixed gender
Alexandra Infant School	Alexandra Road, Kingston-upon- Thames, KT2 6SE	1.7	Ofsted: 1 – Excellent, 315 pupils, 3-7 years, State funded, Mixed gender

1.4.55 A two mile catchment is used by the Department of Education as a benchmark catchment for primary schools but in practice this is much reduced. This is because walking distances can be much further than a 'as the crow flies' measurement, so a school two miles away not be a practical solution. Also in practice many schools operate much reduced catchments because they are heavily oversubscribed.

1.4.56 In the Boroughs 2008 document 'Primary Strategy for Change' they identified:

- To meet demand for reception class places in the borough's schools each year, with sufficient surplus for in-year arrivals to the area; and
- By 2023, 50% of all schools to be rebuilt, refurbished or remodeled

1.4.57 The report identifies that "Demand has been, and continues to be, highest in three areas: Richmond/East Sheen; St Margaret's/East Twickenham; and Teddington. We have traditionally been reliant upon a considerable percentage of local parents opting for private sector education for their children, but as that percentage has decreased from 35% to 30% in the last decade, pressure for places has accordingly increased in those areas where schools are universally perceived to offer the best education. The most oversubscribed schools – St Mary's, Stanley Infant and The Vineyard – receive three applications for every available place".

1.4.58 In 2009 the Council consulted on its Primary School Expansions Strategy (2009-13) to provide additional school places, on a permanent basis, to help meet forecast demand. This Expansions Strategy specified the Authority's preferred options for expansion, both temporary and permanent, and stated reasons for those preferences. In selecting those preferences, the Council was mindful of the need to consider: the condition and suitability of schools; the

requirements of the Authority's proposed SEN Strategy; and, above all, the patterns of demand for reception class places. The Council's Cabinet approved the Strategy at its meeting on 23 February 2009.

- 1.4.59 In December 2010, the Council revised its strategy to take account of demographic changes and admissions patterns, and Cabinet approved a ten-year strategy for providing additional primary school places. The report identified that by 2017/18 there might be a shortfall of places, without expansions, However "If the birth rate does remain high, then demand, which is likely to be exacerbated by the economic downturn, will require a second phase of expansions which is largely outside the scope of the proposals in this document".
- 1.4.60 Since 2000, a total of 21 additional permanent forms of entry (FE) have been created, or are in the process of being created, across the borough.
- 1.4.61 Most recently in 2011 this has included Six forms of entry: Buckingham Primary, 2FE to 3; Chase Bridge Primary, 2FE to 3; Lowther Primary, 1FE to 2; St Mary's Church of England Primary, 2FE to 3; St Mary's and St Peter's Church of England Primary, 2FE to 3; The Vineyard Primary, Marshgate Primary and Sheen Mount Primary (1FE - 'shared form of entry'). In 2012 Two forms of entry: Hampton Wick Infant, 2FE to 3 (St John the Baptist Church of England Junior will be likewise expanded in September 2014); conversion of Orleans Infant and St Stephen's Church of England Junior from 3FE schools into 2FE all-through primary schools, thereby creating an extra 1FE. In 2013 One form of entry: Heathfield Infant and Heathfield Junior, 3FE to 4.
- 1.4.62 Consultation on the expansion of two schools – Nelson and The Vineyard was undertaken in early 2013. These were allowed for expansion from September 2014.
- 1.4.63 A large number of the schools are classed as 'Outstanding' by Ofsted with four of the closest six schools in this category. This will be a contributing reason for their popularity.

1.4.64 There are two Free Schools in the Borough. The Councils School Admissions Forum in September 2012 reported that “To accommodate the two free schools St Mary’s Hampton Church of England Primary and Thomson House Primary that were due to open in September 2013, it was being proposed that the Council would lease the Old Courthouse site in Mortlake and the Oldfield Road site respectively. St Mary’s Hampton would provide 30 places and Thomson House would provide 48 places.

1.4.65 St Marys Hampton opened in September 2013 with an initial intake of 30 children. Thomson House also opened in September 2013 with an initial intake of 48 children.

1.4.66 Officers at the Borough stress that although they are actively working on plans increase capacity this remains challenging. The most recent position is set out in paragraphs 1.4.45-1.4.51 above.

Secondary Education

1.4.67 There are 16 secondary schools within three miles of the site. Three miles is the suggested secondary school area catchment, however similar caveats apply as discussed above. This count includes the academies and church/faith schools. Another scheme is planned to open in Kingston in September 2015.

1.4.68 Nine of these schools are within Richmond with the majority of the remainder in Kingston and one in Hounslow. Combined these suggest a total capacity of 14,267 with less on roll (July 2012).

Table 1.7 Secondary Schools within 3 Miles

Name	Borough	Distance	Capacity	Number on Roll	Comments
Teddington Academy	Richmond, TW11 9PJ	0.63	1200	1153	11-16 years, Academy, Mixed gender
Grey Court School	Richmond, TW10 7HN	0.8	1066	1073	Ofsted: 1 – Outstanding, 11-16 years,

					Academy, Mixed gender
Orleans Park School	Richmond, TW1 3BB	1.4	1017	1002	Ofsted: 1 – Outstanding, 11-16 years, Academy, Mixed gender
Waldegrave School for Girls,	Richmond, TW2 5LH	1.42	1015	999	Ofsted: 1 – Outstanding, 11-16 years, Academy, Girls school
Twickenham Academy	Richmond, TW2 6JW	2.04	1050	730	Ofsted: 1 – Outstanding, 11-16 years, Academy, Mixed gender
New Foundation Secondary School	Kingston, KT2 5PE	0.96	1680	N/A	Opens 01/09/2015, Capacity for 11-19 years, Foundation, Mixed gender
St Richard Reynolds Catholic High School	Richmond, TW1 4LT	1.38	750	No info	Ofsted: 1 – Outstanding, 11-18 years, Voluntary aided, Mixed gender
The Tiffin Girls' School	Kinston, KT2 5PL	0.88	883	892	11-18 years, Academy, Girls school
The Tiffin School	Kingston, KT2 6RL	1.67	1048	1078	11-18, Academy, Boys school
Clarendon School	Richmond, TW12 3DH	1.85	120	115	Ofsted: 2 – Good, 7-16, State funded, Mixed gender
Hampton Academy	Richmond, TW12 3HB	2.23	No info	832	Ofsted: 3 – Requires Improvement, 11-16 years, Academy, Mixed gender
Hollyfield School and Sixth Form Centre	Kingston, KT6 4TU	2.45	1052	1112	Ofsted: 2 – Good, 11-18 years, Academy, Mixed gender
Christ's Church of England Comprehensive Secondary School	Richmond, TW10 6HW	2.51	623	591	Ofsted: 2 – Good, 11-16 years, Voluntary aided, Mixed gender

Gumley House Roman Catholic Convent School	Hounslow, TW7 6XF	2.77	1292	1129	Ofsted: 1 – Outstanding, 11-18 years, Academy, Girls school
Coombe Girls' School	Kingston, KT3 3TU	2.87	1471	1377	Ofsted: 1 – Outstanding, 11-18 years, Academy, Girls school

1.4.69 Over time the pressures now being faced by the primary schools will move up to the secondary level. With this in mind the Borough has been considering new secondary schools, including a new Catholic school in Twickenham. The St Richard Reynolds Catholic High School opened in September 2013. It is proposed that the school will admit up to 150 pupils to the High School in September 2014 and each year thereafter, with a capacity of 750 pupils.

1.4.70 A report to the Education and Children's Overview and Scrutiny Committee on 21 November 2011 advised that "Despite the 25% increase in live births per year between 2000 and 2010, there has traditionally been, and still is, considerable spare capacity in the secondary school provision within the borough, with, as at 17 October 2011, 209 spare places in Year 7 across the borough. Appendix 1 of that report forecasts that by 2018 there will be 105 spare places in the Borough with 30 of these being at the Twickenham Academy and 30 at a new Community School".

1.4.71 The most recent position is set out in paragraphs 1.4.52 and 1.4.53 above.

Further Education

1.4.72 Richmond Schools did not offer post 16 (sixth form) education but this will now change. In December 2010, the Council published a report, Choice and Diversity: a policy paper for Education and Children's Services 2010, which set out the intention to create high-quality sixth forms within the Borough's schools and academies.

1.4.73 In conjunction with The Richmond upon Thames Post 16 Partnership they will be delivering post-16 education in Richmond from September 2014. The Partnership includes all eight of the Boroughs secondary schools and both of the colleges. This will provide this opportunity at:

- Christ's;
- Grey Court;
- Hampton Academy;
- Orleans Park;
- Richmond Park Academy;
- Teddington;
- Twickenham Academy; and
- Waldegrave

Public Open Space and Sports Provision

1.4.74 The occupiers of the proposed development will have differing needs for access to open space and sports provision. Some may be local residents relocating locally and so they may be no change in the demand for such facilities. Whilst others may be new to the area and therefore new users of such provision.

1.4.75 We have considered the level of open space within 4.8km (3 miles) of the application site. These are set out in the table below:

Table 1.8 Public Open Spaces and Sports Provision

Name	Location	Distance	Facilities
Manor Road Recreation Ground	Manor Road, Teddington, TW11 8BF	0.251	Riverside green space for picnics and informal games
Burnell Avenue Open Space	Burnell Avenue, Richmond, TW10 7YE	0.294	Play area
Ham Lands	Kingfisher Drive, Richmond, TW10 7UE	0.378	- Horse riding - Walking
Ham Riverside Pitches	Kingfisher Drive, Richmond, TW10 7UE	0.379	Full size football pitch
Vicarage Road	Wades Lane, Teddington, TW11 8HF	0.407	- Play for under 7 - Play for 7-13

Grove Gardens	The Grove, Teddington, TW11 8AS	0.431	<ul style="list-style-type: none"> - Changing rooms - Play for 7-13 - Play for under 7 - Sculptures / Monuments
Langdon Park	Broom Road, Teddington, TW11 9PQ	0.504	Enclosed grass area for picnics and ball games
Teddington Sports Centre	Teddington School, Teddington, TW11 9PJ	0.510	<ul style="list-style-type: none"> - 2 dance studios - Multi-purpose sports hall - All weather sports pitches - Tennis courts - Squash courts - Outdoor netball courts
Normansfield Play Park	Langdon Park, Teddington, TW11 9NZ	0.619	<ul style="list-style-type: none"> - Play for under 7 - Play for 7-13
Broom Road Recreation Ground	Trowlock Way, Teddington, TW11 9QY	0.630	<ul style="list-style-type: none"> - Changing rooms - Cricket pitch - Football Pitch - Play for under 7 - Play for 7-13 - Play for over 13 - Tennis court
Ham Common	Upper Ham Road, Richmond, TW10 5LA	0.707	<ul style="list-style-type: none"> - Open green for cricket matches, picnics and ball games - Pond with ducks - Purpose built horse track - Woodland with wildlife and walking paths
Church Road Play Area	Church Road, Teddington, TW11 8PY	0.743	Play equipment suitable for all ages
School House Lane Orchard	School House Lane, Teddington, TW11 9DP	0.744	Grass land and seating for picnics
Ham Village Green	Ham Street, Richmond, TW10 7HW	0.775	<ul style="list-style-type: none"> - Play for under 7 - Play for 7-13 - Play for over 13
Ham Common	Upper Ham Road, Richmond, TW10 5LA	0.707	<ul style="list-style-type: none"> - Open green for cricket matches, picnics and ball games - Pond with ducks - Purpose built horse track - Woodland with wildlife and walking paths
Church Road Play Area	Church Road, Teddington, TW11 8PY	0.743	Play equipment suitable for all ages
School House Lane Orchard	School House Lane, Teddington, TW11 9DP	0.744	Grass land and seating for picnics
Riverside Drive Playground	Riverside Drive, Richmond, TW10 7QA	0.917	<ul style="list-style-type: none"> - Open grass land for ball games - Play for under 7 - Play for 7-13

Sandy Lane Recreation Ground	Sandy Lane, Richmond, TW10 7EJ	0.959	- Play for under 7 - Play for 7-13
Ham Avenues	Sandy Lane, Ham, TW10 7EJ	0.959	- Horse riding - Walking - Picnics
Radnor Gardens	Cross Deep, Twickenham, TW1 4RB	0.969	- Changing rooms - Historic features - Play for 7-13 - Play for under 7 - Sculptures / monuments - Fishing
King Georges Field	Ham Street, Richmond, TW10 7RS	1.089	- Car parking - Changing rooms - Cricket pitch - Full sized football pitch - Tennis court
Twickenham Embankment	Embankment, Twickenham, TW1 3NP	1.277	Soft and hard landscaping good for picnics and walking
Champions Wharf Play Beach	Champions Wharf, Twickenham, TW1 3DT	1.309	- Suitable for all ages - Play 7m Viking Boat and 5.5m Victorian water taxi - Play archaeological dig
Holly Road Garden Of Rest	Queens Road, Twickenham, TW1 4EU	1.311	- Historic monuments and sculptures - Play for 7-13 - Play for over 13
Alpha Road Gardens	Alpha Road, Teddington, TW1 10QG	1.350	- Play for 7-13 - Play for under 7
Bridge House Gardens	Bridge Street, Richmond, TW9 1TQ	1.360	- Grassed area - Sculptures and Monuments
York House Gardens	Sion Road, Twickenham, TW1 3DD	1.385	- Historic features - Nature Trails - Good for picnics - Tennis courts
Orleans Gardens	Lebanon Park, Twickenham, TW1 3DG	1.398	- Play for under 7 - Play for 7-13 - Refreshments
Twickenham Green	First Cross Road, Twickenham, TW2 5AQ	1.525	- Changing rooms - Cricket pitches - Refreshments
Holly Road Recreation Ground	School Road Avenue, Hampton, TW12 1QJ	1.726	- Junior football pitch - Play for 7-13 - Play for under 7
Mill Road Open Space	Mill Road, Twickenham, TW2 5HA	1.750	Informal grass land with trees and seating
Grimwood Road Recreation Ground	Grimwood Road, Twickenham, TW1 1BY	1.759	- Play for under 7 - Play for 7-13 - Play for over 13
Moormead and Bandy Recreation Ground	Moor Mead Road, Twickenham, TW1 1JS	1.771	- Full size football pitch - Play for under 7 - Play for 7-13

			<ul style="list-style-type: none"> - Play for over 13 - Tennis court - Cricket pitch with pavilion
Kneller Gardens	Meadway, Twickenham, TW2 6PH	1.838	<ul style="list-style-type: none"> - Changing rooms - Football Pitch (full) - Play for under 7 - Play for 7-13 - Play for over 13 - Refreshments - Tennis court - River access
St Albans Riverside	Hampton Court Road, Hampton, TW12 2EN	1.885	Seating and grassland along the river good with walkers
Bushy Park	Hampton Court Road, Hampton, TW12 2EJ	1.955	<ul style="list-style-type: none"> - Play area - Managed by Royal Parks
Cambridge Gardens	Clevedon Road, Twickenham, TW1 2TA	1.983	<ul style="list-style-type: none"> - Play for under 7 - Play for 7-13 - Refreshments - Tennis court
Chase Green	Redway Drive, Twickenham, TW2 7NN	2.071	<ul style="list-style-type: none"> - Enclosed hard standing for ball games - Grassy area
Beveree Wildlife Site	Beaver Close, Hampton, TW12 2BZ	2.079	<ul style="list-style-type: none"> - Trees and shrubbery - 2 football pitches
Rotary Gardens	Northumberland Place, Richmond, TW10 6TS	2.127	Informal grass land for games and picnics
Mears Walk	Northumberland Place, Richmond, TW10 6TS	2.128	Informal grass land with trees and seating overlooking the river
Carlisle Park	Wensleydale Road, Hampton, TW12 2LP	2.150	<ul style="list-style-type: none"> - Car parking - Changing rooms - Cricket pitch - Junior football Pitch - Play for under 7 - Play for 7-13 - Play for over 13 - Tennis court
Hampton Village Green	Station Road, Hampton, TW12 2AS	2.223	<ul style="list-style-type: none"> - Large grass area for picnics and games - Play for 7-13 - Play for over 13
Hampton Common	Buckingham Road, Hampton, TW12 3JA	2.236	<ul style="list-style-type: none"> - Youth unit - A play unit - BMX track - Play for under 7 - Play for 7-13 - Play for over 13
Worple Way Recreation Ground	Albert Road, Richmond, TW10 6DP	2.499	<ul style="list-style-type: none"> - Play for under 7 - Play for 7-13
Murray Park	Colonial Avenue, Twickenham, TW2 7ED	2.565	<ul style="list-style-type: none"> - Play for under 7 - Play for 7-13 - Play for over 13 - Informal grass land for ball games

Heathfield Recreation Ground	Powder Mill Lane, Twickenham, TW2 6EG	2.574	<ul style="list-style-type: none"> - A tree house - Climbing frame - Changing rooms - Full size football pitch - Play for under 7 - Play for 7-13 - Play for over 13
Hatherop Park	Hatherop Road, Hampton, TW12 2RQ	2.667	<ul style="list-style-type: none"> - Changing rooms - Play for under 7 - Play for 7-13 - Play for over 13 - Refreshments
Sheen Common	Fife Road, East Sheen, SW14 7EL	2.902	<ul style="list-style-type: none"> - Changing rooms - Cricket pitch - 2 full sized football pitches - Play for under 7 - Play for 7-13 - Play for over 13 - Tennis court - Bowling club

1.4.76 This demonstrates that there is a very wide range of facilities available to the new residents of the development. This includes playspace for different age ranges together with formal and informal recreation.

1.4.77 The proposed development itself will also provide for a large area of new open space directly fronting the River Thames, by opening up the riverside for the first time here. Also as part of the development for the residents play facilities will be provided on site for toddlers, meeting those direct needs.

Council Managed Leisure Centres

1.4.78 Also within 4.8km (3miles) of the site are a number of Council managed leisure facilities. Two of these are located within Teddington itself and these provide swimming, fitness facilities and outdoor recreational.

1.4.79 There are also a number of private facilities, including the adjoining Lensbury Club. This includes a gym, swimming pool, watersports centre and racquets sports.

Table 1.9 Council Managed Provision

Name	Address	Distance from site (miles)	Facilities
TEDDINGTON POOLS & FITNESS CENTRE	Vicarage Road, Teddington, TW11 8EZ	0.48	<ul style="list-style-type: none"> - Large swimming pool - Junior swimming pool - Gymnasium - Adult fitness classes
TEDDINGTON SPORTS CENTRE	Teddington School, Teddington, TW11 9PJ	0.51	<ul style="list-style-type: none"> - 2 dance studios - Multi-purpose sports hall - All weather sports pitches - Tennis courts - Squash courts - Outdoor netball courts
ORLEANS PARK SPORTS CENTRE	Orleans Park School, Twickenham, TW1 3BB	1.97	<ul style="list-style-type: none"> - Multi purpose sports hall - Gymnasium - Multi use outdoor games area
Hampton Sport & Fitness Centre	Hanworth Road, Hampton, TW12 3HB	2.29	<ul style="list-style-type: none"> - Astro pitch - Gymnasium - Adult and junior fitness classes - 5-a-side football pitch - Indoor netball courts - Multi-purpose sports hall - Tennis courts - Indoor volleyball court - Indoor futsal pitch

1.4.80 The proposal includes a gym facility in the basement for use by residents of the development

1.5 ASSESSMENT OF EFFECTS

Economic Impacts

1.5.1 The cost of constructing the development is estimated to be around £73.4million.

- 1.5.2 The key Government strategy paper on the construction industry is *Construction 2025*, published in July 2013. This together with the Governments March 2011 *Plan for Growth* highlighted the construction industry. These documents are summarised in a House of Commons Library Note on the Construction Industry (SN/EP/1432) provide information on the value of the construction industry sector to the economy.
- 1.5.3 The table of page 3 of the Note based upon various sources indicates that following a peak in 2007 of £102.5 billion (2012 prices) this had slowed to £87.2 billion in 2010 and £83.0 billion in 2012. With an improvement in the economy in 2013 and forecasts of growth we would expect to see some improvement in this figure.
- 1.5.4 Data from the Annual Business Survey (ABS) produced by the Office for National Statistics (ONS) released in June 2013 shows that in 2011 the turnover in the construction industry related to buildings was £71,308 millions. In respect of the construction of domestic buildings this equates to £38,707 millions and that in that year the total employment average during the year was 245,000. This equates to just over £157,987 per job. On the proposed development this equates to around 464 jobs.
- 1.5.5 Provisional figures for 2012 released in November 2013 show that the value of the construction of buildings has grown from £71,308 millions to £73,540 millions, a 3.5% growth on the previous year. Although the provisional figures suggest that the total employment average in construction jobs during 2012 has decreased. In respect of the construction of residential and non-residential buildings the provisional figures indicate a turnover of £55,408 billions in 2011 to £57,011 billions in 2012. However provisional figures for employment levels in this part of the industry are not available.
- 1.5.6 With a two year construction period based upon the 2011 figures this gives an average number of construction jobs of 232 per annum, assuming each job is full-time and lasts for a year.
- 1.5.7 In addition, to the above gross direct construction jobs as detailed in the methodology section it is necessary to take account of the induced and indirect

jobs generated. Using the composite local multiplier of 1.3 this produces an estimate of the total gross jobs of 302.

- 1.5.8 However not all these jobs are net or additional and taking accounts of deadweight, displacement and leakage gives an estimate of a net increase in jobs taken by Richmond residents of 86.

Increased Retail Spending in the Local Economy

- 1.5.9 The current employment levels associated with the site are likely to result in at least some 'top up' shopping occurring in the shops within Teddington Town Centre. The transference of the existing office workers to another location within the Borough is likely to have some impact on the Town Centre in the short term. However the spend is likely to be relatively small when compared to that from permanent local residents and to be more convenience related shopping for lunch meals and food purchases on the way home.
- 1.5.10 This will be replaced by spending both convenience and comparison associated with the new residential development. Assuming a similar pattern of spending as residents in Zone 3 at the time of the 2009 Update it can be expected that around 41% of new convenience spend and 7% of new comparison spend will occur in Teddington Town Centre.
- 1.5.11 The first step in estimating the additional retail spend that the proposed development could support is to estimate the number of people who are expected to live in the development once it is fully occupied. This is done by combining the number of dwellings of the different sizes that are proposed with occupancy factors (the number of people who are expected to live in dwellings of different sizes). Table 1.10 below shows the results. These indicate that it is expected that the 219 dwellings at the proposed development to contain 380 residents.

Table 1.10 Projected Resident Population

	One Bed	Two Bed	Three Bed	Four Bed
Units	45	103	65	6
Residents/Unit	1.39	1.66	2.14	2.93
New Residents	62.55	170.98	139.1	17.58

Source: CgMs and S106 Obligations Strategy

1.5.12 It is then necessary to estimate how much spending these 390 people would be expected to undertake. The 2009 Update to the Richmond Retail Study provides per capita spend on convenience and comparison goods in different parts or zones of the Borough. The proposed development lies within Zone 3 of the retail study. Table 1.11 below shows the 2011 figures for per capita spend in 2007 prices as taken from the 2009 Retail Update study and these figures adjusted to 2012 prices, which are derived by applying Experian figures between 2007 and 2013, to the 2007 price based figures.

Table 1.11 Per Capita Retail Spending 2011

Goods Type	2007 Prices (£)	2013 prices (£)
Convenience Goods	3,379	4,541
Comparison Goods	3,120	3,044

Source: CgMs, 2009 Retail Study Update and Experian

1.5.13 These per capita spending figures in 2013 prices have then been multiplied by the expected number of residents in the proposed development to derive the total expected level of retail spending from the development and our results are shown in Table 1.12. Clearly a part of this spending will leak out of the Borough. The 2009 Retail Update study suggests that residents of Zone 3 undertake 70% of their convenience good spending and 11% of their comparison good spending in the Borough. Therefore these figures have been used to estimate the total amount of retail spending from the residents of the proposed development that will flow into the economy in Richmond. These are shown in Table 1.12.

1.5.14 It is estimated that overall the residents of the proposed development would generate around £3.0m million of retail spending per annum and that around £1.12m of this would be expected to be spent in the Richmond Council area.

Table 1.12 Retail Spend arising from the Development

Goods Type	In all locations	In Richmond
Convenience	1,770,990	1,239,693
Comparison	1,216,800	133,848
Total	2,987,790	1,373,541

Source: CgMs

1.5.15 Whilst there will be some loss of spending associated with the relocation of the existing office jobs and this is considered to be minor adverse impact the potential spending associated with the new residents will represent a moderate beneficial effect on Teddington Town Centre and the wider area.

More People, More Jobs

1.5.16 The estimate of local retail spend has then been used to estimate the number of additional local retail jobs that this spending might support.

1.5.17 The 2012 Provisional results from the ABS indicate for retail a turnover of £348,825 millions, an increase of 2.2% on 2011 figures. These show that the employment average during the year in this sector has also grown slightly to 3,062 (000's) equating to a value of £113,920. Applying this figure to the estimated total retail spend in Richmond gives an estimate of 12 additional retail jobs.

1.5.18 This is a small number of jobs. However, retail jobs are not the only type of jobs that can be generated by the presence of more people in a local area. Other activities where local demand may be expected to be stimulated by more local residents include leisure, educational service, health services and local transport. Research by GLA Economics concluded that on average an increase of 1,000 in local residents would lead to an increase in local jobs of 230. This

suggests that the 390 residents at the proposed development could lead to an increase in local jobs of around 90.

Overall Local Jobs Impact

1.5.19 It has been estimated that the presence of 390 residents in the development could generate almost 90 jobs, which is a minor beneficial effect.

1.5.20 As for the construction phase it is necessary to add on to this estimate of gross direct jobs to allow for induced and indirect jobs in order to produce an estimate of total gross jobs. Using the composite local multiplier of 1.3 gives figure for gross jobs of 117 jobs per annum. Again this is likely to only have a minor beneficial effect.

1.5.21 Again not all of these jobs will be net or additional and taking account of deadweight, displacement and leakage gives a range for net additional jobs filled by Richmond residents of 18 per annum.

Other Fiscal Benefits

1.5.22 At present any new development within the Borough will increase the local tax base and may also trigger other payments for example the New Homes Bonus. Total payments to Richmond under the New Homes Bonus for 2014/15 are £2,439,813.

1.5.23 The CLG New homes bonus calculator suggests the 219 new units may provide over £1.91m of 'Bonus' for the Borough over six years including the affordable premium and assuming all of the properties are at least band D. This is in addition to the increase in Council tax receipts.

1.5.24 It is the Governments stated intention that fiscal rewards for delivering new homes should be a major consideration in planning. This underpins the rationale behind the New Homes Bonus scheme. Therefore this effect is considered to be a minor beneficial effect.

Population Impacts

- 1.5.25 The proposed development scheme includes 219 dwellings. Based upon the occupancy data used in the Borough's S106 calculator the population arising from the mix of units is estimated as 390.
- 1.5.26 This is 0.21% increase on the existing Richmond population as recorded in the 2011 Census (187,000).

Housing

- 1.5.27 The proposed mix of new homes is set out in Table 1.13 below reflecting the large demand for new homes and the NPPF states that planners should do all they can to meet the demand for new homes.
- 1.5.28 The development scheme will add 219 new dwellings to the Council stock of 82,000 dwellings. For the Borough this is an insignificant addition but it is significant in the context of the Core Strategy housing target for Teddington. The type of dwellings has been designed to meet the Council's objective to meet the demand for family homes as expressed in the Housing Strategy (Richmond upon Thames Housing Strategy 2008-2012). The smaller units will meet the growing demand for small households identified by the ONS and CLG in their household projections as one of the key drivers of household growth. It is therefore considered that the provision of a new housing is a minor beneficial effect.

Education

- 1.5.29 The number of children requiring new school places is also calculated from the Borough's S106 calculator. This is based upon the proposed mix that includes for 12 affordable units.
- 1.5.30 The S106 calculator makes a different assumption depending on whether the development is north or south of the river. The development site is located to the north of the river.

Table 1.13 Housing Mix

Beds	Accommodation			
	1	2	3	4
Private	41	95	65	6
Social	4	8	0	0
Total	45	103	65	6

Source: TPB Accommodation Schedule

Childcare

- 1.5.31 In the baseline assessment it was that identified that there is no capacity at local schools nursery provision although the Borough is planning to expand this provision.
- 1.5.32 There is some provision available in the private sector. The Borough has previously estimated that private provision is at around 70% occupancy and the 2011 gap analysis finds no gaps in provision. Also our analysis has shown that most of the providers in proximity to the site currently have vacancies (as recorded by the Borough).
- 1.5.33 Of the new homes 12 will be affordable and therefore the S106 calculator suggests the development will yield 51 nursery age children although the demand for places maybe less as not all children may take up a place. Given the availability of places at the moment the impact on childcare is not significant.
- 1.5.34 When combined with the nearby station site, where 79 new nursery age children are expected the cumulative impact is identified as minor and adverse.

Primary

- 1.5.35 The new development is likely to generate pupil take-up of 40 primary places. As identified in the baseline all the Boroughs primary provision is oversubscribed and the Council is working to identify additional capacity to accommodate forecast demand.

1.5.36 However the ability to expand existing provision is almost exhausted and some reliance is now being placed on the provision of free schools in the Borough but the rate of delivery of these is uncertain.

1.5.37 Although both the Station and the RMSO sites are located to the north of the Teddington site there will be some potential overlapping catchments. Cumulatively these three developments may generate up to 73 primary aged children. The combined impact is moderate and adverse.

1.5.38 The Council had suggested that combined the two Twickenham schemes may generate a need for a new FE in one of the local schools. With the addition of this proposal that may increase to 2.5 new forms of entry. This is a factor to be considered in the mitigation.

Secondary

1.5.39 The new development may generate 17 secondary age pupils. The baseline assessment has identified stress in the supply of secondary spaces in the Borough although this is less severe than primary places.

1.5.40 The pupils arising from the development scheme is very small in the context of the Boroughs demand for places and the plans being put into place to expand the Boroughs provision overall, particularly through the new Catholic School that will increase the supply of spaces. In addition to this the Council is also seeking to provide a further community school to release capacity across the Borough.

1.5.41 Even with the new school places demand for places at the immediate schools to the site will remain high. But the additional 17 places from this development together with the 16 from the two Twickenham schemes are not significant. As such the impact is considered to be minor and adverse for the scheme individually and also combined. Notwithstanding this also requires mitigation.

Further Education

- 1.5.42 The S106 calculator does not estimate demand for FE provision. To date no specific provision has been made for this type of education in schools, but this will change from 2014.
- 1.5.43 It is understood that around 70% of leavers currently continue in education, most in the local FE colleges. The two Twickenham schemes estimated that there may be demand for 15 additional places. So even if this increased to around 37 spaces, with this development, it is unlikely to be significant, individually or cumulatively because, as discussed in the baseline the Council is planning a very large expansion of sixth form provision in its schools and also the academies from 2014.
- 1.5.44 The impact on Further Education is considered to be Not Significant for both the site and cumulatively with the two other schemes.

Health

GPs and Health Centres

- 1.5.45 All the GP's within the locality are accepting new patients with that closest to the site having the potential for expansion. However the majority of the practices are below the target floorspace and would need to relocate to expand.
- 1.5.46 There are about 64,000 registered patients in the seven practices identified. With this in mind any additional new residents will create an adverse impact. However when compared to the total number the impact will be small.
- 1.5.47 None of the practices overlap with those for the Twickenham sites so there is no adverse cumulative impact. The impact is therefore moderate and adverse.

1.5.48 The Councils S106 calculator suggests 390 new residents will require access to healthcare. In this respect the calculator suggests a contribution of around £57,360.

Hospitals

1.5.49 The site is well located to access major hospitals with the West Middlesex (acute) hospital, Kingston Hospital and the more local Teddington Memorial Hospital being around 2 miles away. The small additional burden the 390 additional residents will place on these facilities is not significant.

1.5.50 Combined with other nearby schemes the impact may have some significance. The 865 new residents from the Station and Royal Mail sites and this development may create a minor adverse impact.

1.5.51 Although given the very large catchments of the hospitals, this will be very minor.

Dentist

1.5.52 Eight dentist surgeries have been identified in close to the development site. All but one are currently accepting new patients (except the PCT walk in centre which does not have a list). Three of the eight are currently accepting new NHS patients (adults and children), two are accepting only children and a sixth is only accepting patients on a special needs basis.

1.5.53 There is therefore capacity to accommodate additional local residents in the area. For the 390 new residents from the scheme the impact is likely to be not significant and the combined (with the Station and Royal Mail redevelopment) minor adverse.

Public Open Space, Recreational Space and Leisure Facilities

- 1.5.54 The development makes provision for local residents with the new landscaped public realm fronting onto the River Thames. In addition provision is made for children's play for the residents of the development with a play area for toddlers. Further a gym is provided for in the basement.
- 1.5.55 Therefore a degree of provision is made on the site itself. There are local indoor recreational facilities both public and private in a reasonable distance of the application site. These provide a wide range of facilities for leisure and recreation.
- 1.5.56 The provision of access to the riverside for the first time is considered to be a major beneficial effect on access to open space and public realm.
- 1.5.57 The development will generate some demand for increased local play provision for older children, although each flat and the houses have dedicated amenity space. There may be some demand for access to informal and formal recreational facilities, although this will depend to a degree on the proportion of new residents who are entirely new to the area.
- 1.5.58 The development is therefore expected to have a minor adverse impact on such facilities.

Summary

- 1.5.59 The table below (Table 1.14) provides a summary of the socio-economic effects of the proposed development.

Table 1.14 Summary

	Summary	Classification	Significance	Term	Mitigation
Economic Impacts					
Construction Jobs	464 (232 pa)	Beneficial	Minor	Short	Local labour
Retail Spend	£2.91m	Beneficial	Minor	Permanent	
Fiscal	New Homes Bonus and tax receipts	Beneficial	Minor	Permanent	
Population Impacts					
New Homes	219 New Homes	Beneficial	Moderate	Permanent	
GP Surgeries	390 New Residents. Some capacity	Adverse	Minor	Permanent	
Dentists	390 New Residents. Some capacity	Adverse	Minor	Permanent	
Hospitals	390 New Residents. Increase unlikely to be significant	Not Significant	Not significant	Permanent	
Childcare	Limited capacity	Not significant	Not significant	Permanent	
Primary Education	40 new places	Adverse	Moderate	Permanent	Contributions to provision
Secondary Education	17 new places	Adverse	Minor	Permanent	Contributions to provision
Playspace	On site provision so unlikely to be significant	Not Significant	Not significant	Permanent	
Wider Community	New publically accessible riverside walk and landscaped space	Beneficial	Moderate	Permanent	

1.6 MITIGATION

1.6.1 The main adverse socio-economic effect associated with the redevelopment relates to the potential demand placed on education and health services in the area, especially primary education and GP provision. It is expected these will be mitigated through contributions determined through the mix of the proposed development.

1.7 SUMMARY

- 1.7.1 An assessment has been made of the social and economic effects of the proposed development. This has considered the extent to which the proposed development is expected to meet local economic development policy and its potential impacts on employment, population, the local community and social and community infrastructure.
- 1.7.2 Consideration has been given the effects of the proposed development in isolation and in combination with the redevelopment of the Station and Royal Mail sites.
- 1.7.3 Key policies considered include the London Plan, the Core Strategy and the potential site designation. These documents show that there is a need to improve the overall economic performance of the Borough. As part of this, and to meet the social objectives of the plans new housing is proposed to meet identified needs and also provide additional people in the local area.
- 1.7.4 The economy of the Borough remains relatively strong, although as with everywhere will have been dampened to a degree by the recession. There will be no net loss of employment through the retention of Haymarket within the Borough. On the contrary there will be a significant increase and retention of jobs.
- 1.7.5 The proposed development will deliver benefits in terms of jobs, linked both to the construction and operation phases of the development. Alongside this, new development will result in increased population, which will in turn lead to more expenditure becoming available to local businesses, in the town centre and wider area generally. These economic effects of the proposed development are generally considered to be a minor beneficial effect.
- 1.7.6 The increased population however will place more demand on existing local service provision. Richmond will need to plan future social and community infrastructure provision, particularly education facilities, to allow for this growth which will also need to be considered in the context of other developments proposed in the local area. Primary education and to a more limited extent

healthcare (GP surgery capacity) are key issues to be addressed. The increased demand on local services is generally considered to be a minor adverse effect of the proposed development.

- 1.7.7 The provision of the regeneration of the area, visual benefits and the opening of the River Thames waterfront to the public, are considered to provide a major beneficial effect for the local community and future residents of the development.