



Stag Brewery, Mortlake

Socio-Economics EIA Report

For Reselton Properties

February 2018



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This document has been prepared and checked in accordance with
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Comments

Comments



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1. Introduction

This socio-economic EIA report has been prepared by Regeneris on behalf of Reselton Properties Limited ('the Applicant') in relation to three linked planning applications for the comprehensive redevelopment of the former Stag Brewery site in Mortlake and land at Chalkers Corner ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

This report presents the assessment of the likely significant socio-economic effects, within the local and wider area relevant to the Site, associated with the proposed demolition, alteration, refurbishment and construction works ('the Works'), and once the Development is completed and operational (see below for a definition of the Development). This report comprises the Environmental Statement (ES) Chapter and associated figures and appendices.

1.1 Report Context and Approach

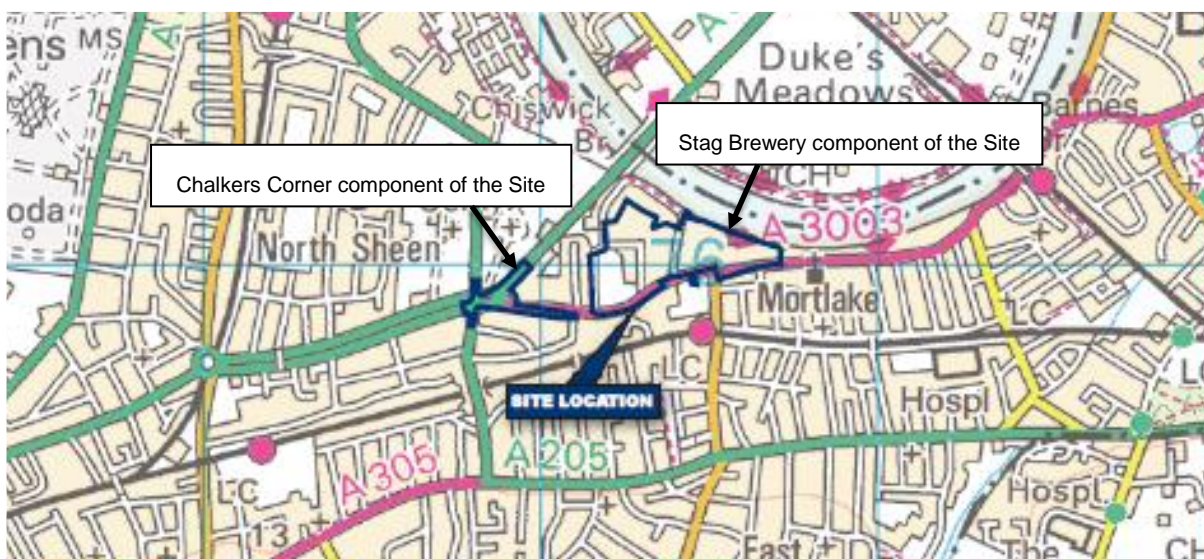
The Development is considered as EIA Development under Schedule 2, Category 10(b) (urban development projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (as amended 2015)¹.

The ES reports the key findings of the EIA process undertaken for the Development and accompanies all three Planning Applications (as described below). At the request of the LBRuT, standalone reports have been provided, but do not differ from those contained within the ES. Justification as to the scope of the ES is summarised in ES Chapter 2: EIA Methodology. Further information on the description of the existing Site and surrounds, the proposed Development, the Works, alternatives and design evolution, and cumulative effects are provided in the ES.

1.2 Site Context and Development Proposals

The location of the Site is shown in Figure 1 below and comprises two components referred to as the 'Stag Brewery component of the Site' and the 'Chalkers Corner component of the Site'.

Figure 1: Site Location



The Stag Brewery component of the Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High

¹ HMSO (2015) Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015).

Street) to the west. The Stag Brewery component of the Site is bisected by Ship Lane. The Stag Brewery component of the Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields. The Chalkers Corner component of the Site comprises highway and associated landscaping referred to as Chalkers Corner junction which includes the junction with the A316 (Clifford Avenue, A3003 (Lower Richmond Road) and A205 (South Circular). Refer to ES Chapter 3: Existing Site and land uses for further information.

The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction. The proposed floorspace of the Development (made up of the three planning applications) is provided in Table 1 below. Refer to ES Chapter 5: The Proposed Development for further information on the Development. The Works would be carried out over a period of approximately 8 years, anticipated to commence in June 2019 and complete in September 2027 (as set out in ES Chapter 6: Development Programme, Demolition, Alteration, Refurbishment and Construction).

Table 1: Proposed Floorspace of the Development

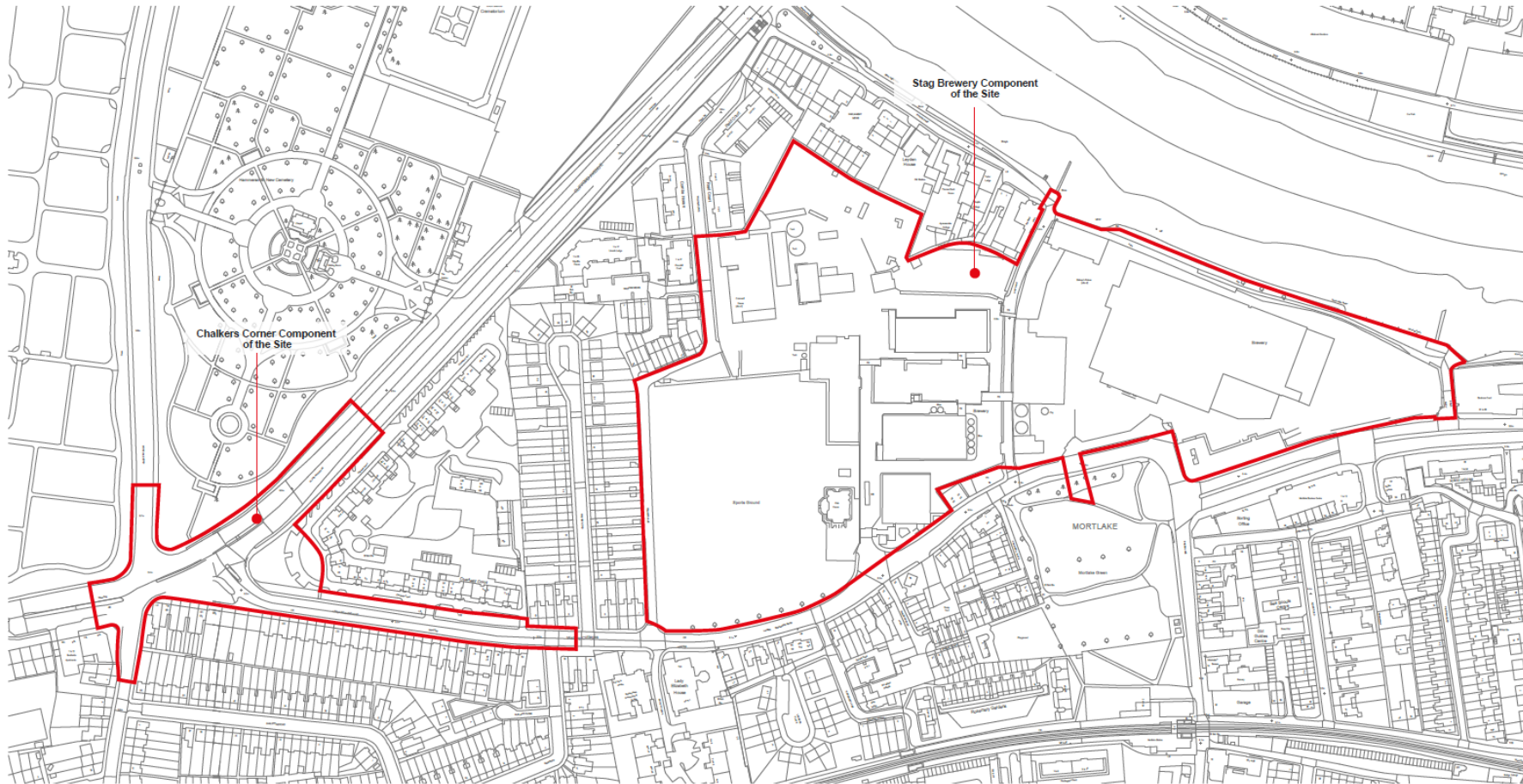
Land Use and Class	Floorspace Area (m ²)	
	Gross External Area (GEA)	Gross Internal Area (GIA)
Residential (Use Class C3, excluding assisted living)	Up to 84,639 (Up to 667 units)	Up to 75,119 (Up to 667 units)
Office (Use Class B1) (including Site management office)	2,674	2,457
Cinema (Use Class D2)	2,565	2,120
Gym (Use Class D2)	912	740
Flexible Uses - Restaurant / bar / retail / community / boathouse (Use Classes A1 / A2 / A3 / A4 / B1 / D1 / Boathouse)	5,308*	4,664*
Hotel (Use Class C1)	1,858	1,668
Assisted Living (Flexible Use Class C2 / C3)	Up to 16,246	Up to 14,738
Nursing and Care Home (Use Class C2)	Up to 10,293	Up to 9,472
School (Use Class D1)	11,430	9,319
Plant and storage.	Up to 4,536 (+ Plant and storage included in school)	Up to 4,244 (+ 249 included in school)
Car parking spaces.	Up to 708 spaces	Up to 708 spaces
Cycle parking spaces.	Up to 1,611 spaces	Up to 1,611 spaces
Basement residential access / circulation	1,868	1,810
Private amenity space.	Up to 5,912	Not applicable
Public amenity space (including external and internal play space for residents and school play space).	Up to 38,943	Not applicable
Play space (including external and internal play space for residents and school play space).	Up to 14,353	Not applicable

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the Stag Brewery component of the Site consisting of:
 - Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
 - Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as ‘Development Area 2’ throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane within the Stag Brewery component of the Site).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

The three Planning Applications are separate applications, but will be linked through a S106 agreement to ensure that the Application B (school) land is handed over at an appropriate time and that the Application C (Chalkers Corner) works are carried out at an appropriate stage in conjunction with either Application A or B. For the purposes of assessment, all three Planning applications are therefore considered together as one comprehensive redevelopment proposal. As such, for the purposes of the EIA and ES, the proposals defined by the Planning Applications are collectively referred to as the ‘Development’. Similarly, the collective parcels of land associated with the Planning Applications are referred to as the ‘Site’, as shown on Figure 2.

Figure 2: The Site for the Purposes of the EIA



2. Assessment

7. Socio-Economics

Introduction

- 7.1 This Chapter, prepared by Regeneris, presents an assessment of the likely socio-economic effects of the Development on the existing socio-economic conditions within the local and wider area relevant to the Site.
- 7.2 The Chapter provides a description of the methods used in the socio-economic assessment, a description of the relevant baseline conditions of the Site and surrounding area, and an assessment of the likely significant effects of the Development during demolition, alteration, refurbishment and construction (the 'Works') and once the Development is completed and operational.
- 7.3 Mitigation measures are identified where appropriate to avoid, reduce or offset any likely significant adverse effects and enhance any likely significant beneficial effects. The Chapter concludes by examining the nature and significance of likely residual effects.
- 7.4 This Chapter is accompanied by the following appendices:
- **Appendix 7.1:** List of Early Years provision within the local impact area;
 - **Appendix 7.2:** List of Primary Schools within 2 miles of the Site;
 - **Appendix 7.3:** List of Secondary Schools within 3 miles of the Site;
 - **Appendix 7.4:** List of GPs within 1 mile of the Site; and
 - **Appendix 7.5:** Consultation correspondence.
- 7.5 The following separate standalone reports are submitted with the Planning Applications for the Development:
- **Retail Impact Assessment** - considers the impact of the Development on neighbouring centres and shopping parades of local importance and establish whether the Development might draw trade away from centres and thus have potentially negative effects;
 - **Health Impact Assessment** - considers the impact on well-being and health as a result of the loss of or provision of open space, children's play space, playing fields, soft landscaping and trees as part of the Development;
 - **Employment Assessment** - provides details in relation to employment floorspace and the demand for both office and industrial space;
 - **Assisted Living Assessment** – presents an assessment of demand and supply for accommodation for those aged 65+ and focussing on the demand for Assisted Living units; and
 - **Culture and Communities Assessment** – presents an assessment of the community facilities provided by the Development.

Assessment Methodology and Significance Criteria

Assessment Methodology

Overview

- 7.6 There are no published standards or technical guidelines that set out a preferred methodology for assessing the likely socio-economic effects of a development. However, there are a series of commonly used methodologies for quantifying economic effects both during the construction of a development and following its completion. Other established qualitative techniques are frequently adopted to assess the social effects of a development. The following section outlines the approach used to conduct this assessment. Where possible, the likely significant socio-economic effects are quantified, but where this is not feasible, a qualitative assessment is provided using professional judgement and experience.

Establishing the Baseline Conditions

- 7.7 A baseline of existing socio-economic characteristics of the Site and its surrounds was established, and are presented later in this Chapter. Data used to establish the relevant baseline conditions for the assessment was drawn from the following sources:
- The Business Register and Employment Survey¹ (Office for National Statistics (ONS));
 - The 2011 Census of population and Annual Population Survey (APS)² (ONS);
 - ONS Family Expenditure Survey³;
 - London Borough of Richmond upon Thames (LBRuT) Revised Planning Obligations⁴ (2014);
 - National Health Service (NHS) Choices⁵ (location of health facilities);
 - NHS Richmond Clinical Care Commissioning Group (CCG);
 - Department for Education (DfE) (school locations and capacity information)⁶;
 - Achieving for Children, Community Interest Company delivering children's services on behalf of LBRuT;
 - Greater London Authority (GLA) Child Yield and Open Space Calculator; Play and Informal Recreation Supplementary Planning Guidance (SPG)⁷; and
 - The GLA's London Data Store⁸.
- 7.8 The relevant baseline conditions are typically described according to the following areas:
- the Local Impact Area (LIA) - primarily defined as Mortlake and Barnes Common Ward. In addition, community infrastructure facilities are also assessed in relation to a number of local 'catchment' spatial scales as summarised in **Table 7.1**.
 - the District Area - covering the LBRuT as the local administrative area; and
 - the London Area - where appropriate and for 'benchmarking' purposes to set the relevant baseline data in the context of London as a whole.
- 7.9 The geographical and spatial scales are shown on **Figure 7.1**.

Table 7.1: Community Infrastructure Baseline Spatial Areas

Baseline Parameter	Spatial Area ^A	Rationale for Spatial Area
Primary health care facilities.	Within one mile ⁱ for GPs not including facilities outside of LBRuT CCG.	Based on consultation within London Borough of Richmond upon Thames (LBRuT) NHS Clinical Commissioning Group (CCG) and NHS London Health Urban Development Unit (HUDU)
Early years facilities.	Within LBRuT.	Based on the consultation comments received from LBRuT in respect of the assessment.
Primary schools.	Local (within two miles of the Site) not including schools in the western half of or outside of LBRuT.	Based on the Department for Education recommendations ^C as per the consultation received from LBRuT in respect of the assessment.
Secondary schools.	Local (within three miles of the Site). Not including schools in the western half of or outside of LBRuT.	Based on DfE recommendations ^D as per the consultation received from LBRuT in respect of the assessment.
Open spaces.	Local (within 1.2km radius of the Site) and LBRuT.	GLA Open Space Strategies ⁹ , LBRuT Open Space Assessment ¹⁰ .
Play spaces.	Local (within 800m radius of the Site).	GLA London Plan 2011, GLA Supplementary Planning Guidance (SPG) 2012 (Shaping Neighbourhoods. Children and Young People's Play and Informal Recreation); LBRuT Open Space Assessment.
Other community resources services.	Local (within 1km of the Site).	Facilities located within a reasonable walking distance of the Site.

Notes:

- A. Distances are measured from the approximate centre of the Stag Brewery component of the Site as this is where the housing associated with the Development would be situated.
- B. 2 miles has been applied as a proxy catchment area for GP surgeries. In practice each surgery will operate its own catchment distance depending on the size of the local population.
- C. Section 444(5) of the Education Act 1996 suggests a maximum walking distance of 2 miles (3.2 km) for a child who is under the age of eight. This is used as the upper bound for determining eligibility for free school transport. As this guidance applies to children under the age of eight, the distance of 2 miles (3.2 km) is used to assess primary provision.
- D. Section 444(5) of the Education Act 1996 suggests a maximum walking distance of 3 miles (4.8 km) for a child older than eight years of age. This forms the basis of assessing secondary school provision.

7.10 To help inform the baseline and methodology a number of consultations were held with the following:

- Matthew Paul, Associate Director, School Place Planning, Achieving for Children - providing children's services for Kingston and Richmond;
- Yvonne Kelleher; Parks Service Manager LBRuT and Steve Marshall, Wild Outdoor Futures Ltd;

ⁱ 1 miles has been applied as a proxy catchment area for GP surgeries based on consultation with the CCG and NHS London HUDU. In practice each surgery will operate its own catchment distance depending on the size of the local population.

- Bernie McManamon; Library Service Manager, LBRuT; and
- Liz Ayres, Relationship Manager and Kathryn MacDermott, Director of Primary Care; Richmond NHS CCG.

7.11 Correspondence associated with the consultation noted above is situated within **Appendix 7.5**.

Employment Generation and Expenditure During the Works

- 7.12 To estimate employment during the Works, Homes and Communities Agency (HCA) Labour Coefficients¹¹ (person years of employment per development £1m spend) were applied to the forecast costs associated with the Works. Person years of employment are divided by the expected timescale of the Works, as set out in **ES Chapter 6: Development Programme, Demolition, Alteration, Refurbishment and Construction**, to provide the average annual number of jobs.
- 7.13 It is acknowledged that whilst some construction workers paid as a result of the construction activity may live locally and their expenditure on household goods and services would also support employment in local businesses, construction worker could be drawn from all over London depending on the construction role they can provide. On this basis, an estimate of the induced (local expenditure) effects of this construction expenditure cannot be quantified with accuracy.

Local Expenditure of the Completed and Operational Development

- 7.14 Once completed and operational, the expenditure effects of both the residents and employees of the Development are captured via the induced effects of direct employment (see paragraph 7.18) and via the effects of household expenditure from residents (see paragraph 7.20).

Employment Generation of the Completed and Operational Development

- 7.15 The assessment of the completed and operational employment effects of the Development was based on the schedule of commercial floorspace uses as set out in **Chapter 5: The Proposed Development**. Where flexible commercial floorspace uses are proposed, a ‘worst-case’ scenario of flexible floorspace provision was defined (in this case, the floorspace totals for each commercial or community use that would likely generate the lowest density of employment whilst meeting the maximum Gross Internal Area (GIA) requirements). Assumptions regarding the worst-case scenario for the flexible floorspace uses are set out in **Table 7.2**.

Table 7.2: Flexible Floorspace Assumptions

Use	Maximum GIA/NIA	Worst case scenario (GIA/NIA)
Retail	2,500	1,255
Financial and Professional Services	200	0
Restaurant	2,200	0
Bar	1,600	0

Use	Maximum GIA/NIA	Worst case scenario (GIA/NIA)
Office	2,000	1,910
Community	1,148	1,148
Boathouse	351	351
Overall Maximum Flexible	4,664	4,664
High Street Zone (within overall max flexible):		2,510
No < than 50% within high street zone to be flexible retail		1,255

- 7.16 The HCA Employment Densities Guide¹² was used to calculate the likely number of full time equivalent (FTE) jobs that would be supported by each type of floor space proposed. Where necessary conversions are made from GIA to Net Internal Area (NIA) based on ratios set out within the Employment Densities Guide. In the absence of applicable floorspace densities in the Employment Densities Guide, assumptions on employment generation have been informed by industry standards and guidance have been made. As such, the floorspace densities and assumptions used to estimate employment generation are as follows:
- Flexible Retail / Café / Restaurant: all uses 15 m² (NIA) per FTE job;
 - Finance and Professional Services: 16m² (NIA) per FTE job;
 - Bar: 20 m² (NIA) per FTE job;
 - Office / Small business / flexible space / management: 30 m² (NIA) per FTE job;
 - Hotel: 1 FTE job per 2 beds;
 - Cinema: 200 m² (GIA) per FTE job;
 - Gym: 65 m² (GIA) per FTE job;
 - Nursing Home and Assisted Living Units: Employment estimates are based on the number of residents (capacity) together with staffing guidelines for residential care homes from the Regulation and Quality Improvement Authority¹³;
 - Secondary school: two FTEs per class (maximum class size of 30 pupils) based on School Workforce Statistics¹⁴;
 - Community uses: the density for 'visitor and cultural' attractions using the lowest density of the scale set out within the Guidance. This equates to 300 m² (GIA) per FTE.
- 7.17 Indirect and induced multipliers were used to measure the indirect and induced effects on employment of the Development. A multiplier of 1.1 was used at the District level as per HCA guidance. The indirect employment effects generated by the Development include employment growth as a result of the purchase of goods and services by residents and businesses located in the Development.
- 7.18 Leakage and displacement has also been accounted for. Leakage is assumed to be 0% as the estimated direct jobs are generated by on-Site elements of the Development and would therefore be contained within the LIA and District. Displacement assumptions have been made in line with

HCA Guidance and range from 0% for community uses to 25% to commercial office and retail uses.

- 7.19 Induced employment would also be generated from the goods and services purchased by residents of the Development. Household expenditure was calculated using Regeneris' bespoke housing impact model. The impact model estimates the likely income of households in the Development based on the breakdown of house types and the likely price range of each house type. For each income group, the typical expenditure on different categories of goods and services was determined using the ONS Family Expenditure Survey.
- 7.20 For each category, assumptions are applied regarding the proportion of expenditure spent locally and the proportion spent in the district. These assumptions are based on the latest available local Retail Capacity Studies¹⁵ together with an element of professional judgement and an understanding of the retail facilities and services that currently exist in the area surrounding the Site. The model then deducts indirect taxation (i.e. netting off tax on goods, taken from the 2015 Family Expenditure Survey) and multiplier impacts of 1.15 for the LIA and 1.25 for LBRuT (taking into account knock on effects of expenditure in local goods and services, taken from the HCA Additionality Guide¹⁶) to arrive at a figure for total spend. This is then converted to jobs using an estimate of output per FTE in different sectors (obtained from the UK Business Survey¹⁷).
- 7.21 It is not considered robust to estimate the household expenditure effects derived from any residents of the Care Village as their spending profile and patterns would be different to those of mainstream households. Any household expenditure effects derived from this element of the population would be additional to those estimated in this Chapter.

Housing Supply Effects resulting from the Completed Development

- 7.22 Due to the flexible use living accommodation for either assisted living or residential use within Buildings 13, 16 and 17, and given that affordable housing provision has not yet been determined, (see **Chapter 2: EIA Methodology** and **Chapter 5: The Proposed Development** for more detail), for the purposes of this assessment, four housing scenarios have been considered, as follows:
- **Scenario 1a:** Up to 667 residential units including 35% affordable provision; up to 150 Assisted Living units and an 80-bed nursing home;
 - **Scenario 1b:** Up to 667 residential units with 0% affordable provision; up to 150 Assisted Living units and an 80-bed nursing home;
 - **Scenario 2a:** Up to 817 residential units including 35% affordable provision and an 80-bed nursing home; and
 - **Scenario 2b:** Up to 817 residential units with 0% affordable provision and an 80-bed nursing home.
- 7.23 Under scenario 2a and 2b, where no Assisted Living units are provided, it is assumed the 150 Assisted Living units will become residential units and will include an unspecified mix of 1,2 and 3 bedroom units. For the purposes of this assessment, the site wide split of 1-3 bed units has been applied to the 150 units in order derive a housing mix which can be used to determine population and child yields.

- 7.24 For the purposes of assessing scenarios 1a and 2a with 35% affordable provision, an indicative mix of units was provided by the Architects with a total provision of 35% affordable habitable rooms. This amounts to 224 affordable units. The split of social rented and intermediate units was based on the emerging Local Plan policy in relation to affordable housing which stipulates an 80:20 split. For scenario 2a, the additional 150 units were distributed using the same proportions for affordable housing as scenario 1a.
- 7.25 Further details on the proposed housing mix and scenarios can be found in **Chapter 5: The Proposed Development**.
- 7.26 A qualitative assessment of the provision of new homes for each housing mix scenario (considering number, type and tenure proposed) and the contribution to local housing targets was undertaken using professional judgement taking into consideration existing housing quality and housing requirements identified by LBRuT.

Population and Labour Market Effects of the Completed and Operational Development

- 7.27 For population and labour market effects, Regeneris' in-house model, based on the DCLG English Housing Survey, was used for each housing mix scenario to estimate the total number of people living in different size dwellings and UK Census data has been used to estimate the likely proportion that are working age and in employment (depending on whether they reside in affordable or market housing). To estimate the skill level of residents, small area (Lower Super Output Areas (LSOAs) Census data has been used to identify other LSOAs in LBRuT which have a similar mix of dwelling sizes, based on the number of rooms, to the Development. The average skill profile of these LSOAs is then applied to the new population of the Development.

Demand for Community Infrastructure of the Completed and Operational Development

- 7.28 Completed Development child yield (for education purposes) was calculated using the GLA Play Space Calculator combined with the housing and tenure mix for each scenario set out above. Schools Capacity data from LBRuT and Achieving for Children¹⁸ LBRuT School Place Strategy and GLA School Place Forecasts were used to estimate existing and future school place demand.
- 7.29 For the purposes of assessing the effect of the Development on capacity of primary healthcare facilities, Regeneris' in-house model, which is based on the DCLG English Housing Survey¹⁹, was first used to estimate the total number of residents the Development would accommodate. This level of demand for GP services by the Development was then compared with the forecast capacity of GP surgeries in the local area of the Site to determine the magnitude of effect on the capacity of local GP surgeries.
- 7.30 Open space requirements arising from the completed Development were calculated using the assessment methodology in LBRuT aforementioned Planning Obligations SPD and consultation with LBRuT.
- 7.31 Children's play space requirements were calculated using the previously referenced GLA's SPG on Play and Informal Recreation and Play Space calculator.

Community Safety and Wellbeing

- 7.32 The assessment of community safety and wellbeing is qualitative and based on professional judgement of the potential effects of the Development upon public safety.

Significance Criteria

- 7.33 Since there are no formalised technical guidance or criteria available to assess the significance of socio-economic effects, likely effects are assessed by considering the following factors, using professional judgement:
- the sensitivity of each receptor affected; and
 - the magnitude of change to the receptor brought about by the Development.
- 7.34 The sensitivity of each receptor was evaluated as being high, medium, low or negligible based on a review of the baseline position of each receptor and its performance against benchmark areas, together with consideration of the importance of the receptor in policy terms. This can be summarised as follows:
- **High:** Evidence of direct and significant socio-economic challenges relating to receptor. May be given a high priority in local, regional or national economic and regeneration policy;
 - **Medium:** Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy;
 - **Low:** Little evidence of socio-economic challenges relating to receptor. Receptor is given a low priority in local, regional and national economic and regeneration policy; and
 - **Negligible:** Very low importance and rarity with little or no priority even at local scale.
- 7.35 The magnitude of change to a receptor has been determined by considering the estimated deviation from baseline conditions, both before and, if required, after mitigation. The criteria used for the assessment of the magnitude of socio-economic effects (both beneficial and adverse) are shown in **Table 7.3**.

Table 7.3: Definition of Magnitude of Change

Magnitude	Criteria
High	Loss of resource and / or quality and integrity of resource; severe damage to key characteristics, features or elements (adverse).
	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (beneficial).
Medium	Loss of resource, but not adversely affecting the integrity; partial loss of / damage to key characteristics, features or elements (adverse).
	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality (beneficial).
Low	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (adverse).

Magnitude	Criteria
	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (beneficial).
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements (adverse).
	Very minor benefit to or positive addition of one or more characteristics, features or elements (beneficial).

- 7.36 In reporting the likely significance of the effects of the Development, in respect of the Works and once completed and operational, the assessment contextualises both the sensitivity of the receptor and the magnitude of the change relevant to the receptor as a result of the Development. The matrix used to determine significance of socio-economic effects is presented in **Table 7.4**.

Table 7.4: Matrix Used to Determine the Significance of Socio-economic Effects

Sensitivity of Receptor	Magnitude of Change			
	Negligible	Low	Medium	High
Negligible	Insignificant	Insignificant	Minor	Minor
Low	Insignificant	Minor	Minor	Moderate
Medium	Insignificant	Minor	Moderate	Major
High	Minor	Minor or moderate	Moderate or major	Major

Baseline Conditions

Population and Demographic Characteristics

- 7.37 There is no existing resident population present on the Site. Headline demographic and population data for the impact area is set out in **Table 7.5**. There are currently around 11,000 people living in the Mortlake and Barnes Common ward with growth since 2001 of around 10%. LBRuT as a whole has also experienced population growth, albeit to a lesser extent, with 8.5% between 2001 and 2011. The overall growth rate for London over the same period was 14%.
- 7.38 The profile of the population in Mortlake and Barnes Common ward (the LIA) is similar to that of LBRuT as a whole as well as London. Around 68% of the population in the ward are of working age which is slightly higher than that of LBRuT (66.7%) and slightly lower than London as a whole (69.1%).

Table 7.5: Demographics

	Dataset	Mortlake & Barnes Common	LBRuT	London
Overall Population	2011	10,920	186,990	8,173,940
	Change 2001-2011	10.0%	8.5%	14.0%
Age	% Working Age (16-64)	68.2%	66.7%	69.1%
	% 0-15	19.8%	19.8%	19.9%
	% 65+	12.0%	13.5%	11.1%

Source: Census 2001 and 2011

- 7.39 The most recently produced population projections (2014-based Sub-National Population Projections (SNPP)) are not yet available below local authority level, but indicate that for the LBRuT as a whole, the population is expected to increase by around +17% between 2016 and 2032, or 34,000 in absolute terms (refer to **Table 7.6**). The 65+ age group is expected to see the greatest percentage change with an increase of +47% compared to +13% for the working age population.

Table 7.6: LBRuT Population Projections ('000s)

	2016	2018	2022	2027	2032	Absolute change (2016-32)	% change
Total	200	205	216	227	234	34	+17%
0-14	40	41	43	44	44	5	+12%
15-64	131	133	139	145	148	17	+13%
65+	30	31	34	38	44	14	+47%

Source: ONS, 2014-based sub-national population projection

Labour Market

- 7.40 Headline labour market information is set out in **Table 7.7**. The data indicates that LBRuT performs above the London average on a number of key labour market indicators, including economic activity rates and unemployment, as well as qualification levels.

Table 7.7: Labour Market Profile

	Dataset	LBRuT	London
Economic Activity	Economic Activity Rates	82.8%	77.7%
	Unemployment Rates	3.9%	6.1%
Occupations (% employed)	Managerial, professional and associate professionals	72.3%	52.8%
	Administrative, skilled	13.9%	17.7%

	Dataset	LBRuT	London
	trades		
	Care, leisure, sales	8.1%	14.9%
	Process, elementary	4.8%	14.1%
Qualifications	% Level 4+	69.6%	49.8%
	% No qualifications	3.2%	7.4%

Source: Annual Population Survey (APS), 2015 (data is not available below local authority level)

- 7.41 According to the data, in 2015 economic activity rates for LBRuT stood at 82.8% compared to 77.7% for London. The unemployment rate measured by the APS data was 3.9%, lower than the London average of 6.1%.
- 7.42 Skills levels on LBRuT are well above the London average with almost 70% of the working age population qualified to Level 4+ compared to around 50% for London as a whole. Furthermore, just over 72% of the population are employed in managerial and professional occupations compared to just under 53% for London as a whole.
- 7.43 Up to date labour market information is not available for the LIA as the APS does not provide data at a sub-District level. The last available data is from the Census 2011 which suggests LIA performs slightly above the LBRuT average with higher skills levels and economic activity levels.

Employment

- 7.44 The Stag Brewery ceased brewing operations in late 2015 and decommissioning of brewery infrastructure was undertaken following cessation of brewery activities. Most recently, works on-Site have been undertaken in respect of removal of brewery fixtures and fittings. . With the exception of security personnel, there is no existing economic activity present on the Site.
- 7.45 Headline data for the economic conditions are set out in **Table 7.8**. According to the most recently available data (2015) the number of jobs in the LIA was around 2,500. Over the last six years the number of jobs in the LIA has fallen by around -9% compared to an increase experienced by LBRuT (+16.5%) and London (+18%) over the same period.

Table 7.8: Jobs

Dataset	Mortlake & Barnes Common Ward	LBRuT	London
Number of Jobs (2015)	2,500	83,000	5,037,000
Absolute Change 2009-2015	-250	+11,770	+764,320
% Change 2009-2015	-9.1%	+16.5%	+17.9%

Source: Bres 2015

- 7.46 The latest BRES data shows that the construction industry accounts for around 3.6% of London's (187,000) and LBRuT's (3,000) employment and 3.0% within the LIA (500).

Housing Supply

7.47 Headline information on key housing characteristics are set out in **Table 7.9**. This demonstrates that broadly, the LIA performs in line with or slightly above the LBRuT average.

Table 7.9: Housing Characteristics

	Dataset	Mortlake & Barnes Common Ward	LBRuT	London
Home Ownership	Owned	58%	64%	48%
	Private Rented	24%	22%	25%
	Social Rented	16%	13%	24%
Household Occupancy (rooms)	of +2 or more (surplus)	38%	45%	30%
	of +1	28%	23%	21%
	of 0	23%	21%	27%
	of -1	8%	8%	14%
	of -2 or less (deficit)	2%	2%	7%
Median House Prices	Median (2015)	£685,000	£575,000	£399,950
	% Change 2005-2015	6.9%	6.7%	5.7%

Source: Census 2011

Notes: Compound Annual Growth Rate (CAGR)

- 7.48 The proportion of home ownership in the LIA is 58% which is some way below the LBRuT average (64%) but above the London average (48%). In contrast, the LIA has a higher proportion of both social rented and private rented tenure compared to the LBRuT as a whole.
- 7.49 Household occupancy ratings in the local impact area are similar to that of LBRuT with 67% reporting a surplus of rooms compared to 69% for LBRuT. This is well above the London average of 51%. Both the LIA and LBRuT as a whole have a lower incidence of deficit compared to the London average.
- 7.50 Median house prices in the LIA (£685,000) are above the average for LBRuT (£575,000) and well above the London average (£399,950). Prices have increased by an average of +6.9% per annum over the last decade, which is above the rate of increase experienced by the LBRuT and London. The LBRuT draft Local Plan²⁰ notes that the borough has one of the highest average house prices in the UK and a continuing need for affordable housing. Policy LP 36 states the affordable housing target is 50% with a tenure mix of 40% rented and 10% intermediate.
- 7.51 The Local Plan publication version sets out the overall housing target for LBRuT as 3,150 dwellings for the period 2015-2025. However, the recently published draft London Plan (2017) presents a revised housing target for LBRuT of 8,110 for the period 2019/20-2028/29 or 811 per annum. Local Plan Policy LP 35 on Housing Mix and Standards indicates developments should

provide family size housing except in areas of mixed use, where a higher proportion of smaller units is acceptable.

- 7.52 The Assisted Living Demand and Supply Assessment referred to earlier within this Chapter indicates there is a current deficit in capacity of Assisted Living units of up to 495 over the Local Plan period.

Educational Facilities

Early Years Provision

- 7.53 Pre-school education facilities for children under 5 years are provided through a range of resources including local authority children centres and private run nurseries.
- 7.54 The draft LBRuT School Place Planning Strategy²¹ and consultation with LBRuT suggests that demand for Early Years places across the District as a whole is very high. According to the Strategy, 20 of the 40 infant and primary schools in LBRuT have attached maintained nurseries, and there is one stand-alone nursery school. Between them there are a total of 1,070 places and each of the maintained nurseries is oversubscribed with applications that far exceed the number of available places.
- 7.55 Almost three quarters (3,015) of the nursery places (4,085) within the District are within the private, voluntary and independent sector and therefore not free of charge.
- 7.56 A review of data from the LBRuT website indicates there are eight maintained nurseries within the LIA providing services ranging from full-day care from age 0 to pre-school (from 3 - 5 years old). The total capacity is around 420.
- 7.57 There are also a 51 private, voluntary and independent (PVI) nurseries within the LIA. However, capacity and demand is not readily available for these facilities.

Primary School Provision

- 7.58 Summary information on primary school provision is set out in **Table 7.10**. There are a total of 14 primary schools within two milesⁱⁱ of the Site. The latest admissions dataⁱⁱⁱ and consultation with LBRuT suggests there is a +31 place surplus in capacity across all primary schools within a two mile radius.
- 7.59 The closest primary school to the Site is Thompson House School where there was no capacity in Autumn 2016. Two of the 14 schools within the 2-mile radius have capacity deficits. Further detail is provided in **Appendix 7.2**.

Table 7.10: Primary School Provision

Reception Class Enrolment within 2 miles of Site				
Type of school	No. of schools	School Places	Pupils on roll	Surplus / Deficit
Primary Schools	14	832	832	+31

Source: Education Funding Agency; School Capacity Tables 2015-16

ⁱⁱ Facilities that are located on the Western side of the Thames or outside LBRuT have been excluded from the assessment, as per consultation with the local education authority.

ⁱⁱⁱ LBRuT Autumn School Census 2016; provided by education authority.

- 7.60 The LBRuT draft School Place Planning Strategy 2017 sets out LBRuT’s strategy for meeting current and future demand for school places at primary and secondary level up to 2024, based on population projections.
- 7.61 The LIA falls within the LBRuT’s Area 9 for school places planning which comprises the wards of Mortlake and Barnes Common and Barnes. The Strategy and consultation with LBRuT’s education authority has highlighted that there is a need for at least one more form of entry (30 pupils) in Area 9. It has been recommended that it is essential to expand Barnes Primary School to meet future demand, the expansion is currently scheduled for 2019.
- 7.62 The neighbouring school planning Area 8, which comprises East Sheen, is noted to overlap with demand from Area 9. The Strategy and further consultation with LBRuT states the expansions of Sheen Mount and East Sheen Primary have met the previously forecast need for places within this area and therefore no action is needed at present, or in the foreseeable future.

Secondary School Provision

- 7.63 Summary information on secondary school provision is set out in **Table 7.11** (with further detail provided in **Appendix 7.3**). There are a total of three secondary schools within three miles^{iv} of the Site. In Autumn 2016 these schools admitted 554 Year 7 pupils, with a capacity of 540 places, which suggests a deficit of -14 places. One school is oversubscribed within the three mile catchment area of the Site. Richmond Park is the closest secondary school which had +14 places in Autumn 2016.

Table 7.11: Secondary School Provision

Year 7 Enrolment within 3 miles of developments			
Type of school	Pupils on roll	School Places	Surplus / Deficit
Richmond Park Academy	180	166	14
Christ’s Church School of England	150	148	2
Grey Court School	210	240	-30
Total	554	540	-14

Source: Education Funding Agency; School Capacity Tables 2015-16

- 7.64 The LBRuT draft School Place Planning Strategy 2017 states there were 2,002 places available in Year 7 across the District. However, these places were not diversely spread out.
- 7.65 According to the Strategy and further consultation with LBRuT, it is envisaged that the opening of Turing House in 2015 and Richmond upon Thames School in September 2017 will mean that there will be sufficient places in the western half of LBRuT for the period covered by the Strategy.
- 7.66 However, a need for additional places has grown in the eastern half of the LBRuT, at a faster rate than was previously forecast. The main reason for this is due to the fact that spare capacity at Year 7, which traditionally existed at Richmond Park Academy and its predecessor school, Sheen, has sharply and unexpectedly decreased.
- 7.67 The numbers for the other two secondary schools within the eastern half of LBRuT, Christ’s and Grey Court have also grown, particularly at Ofsted-rated ‘outstanding’ Grey Court.

^{iv} As per Primary School catchment areas; Facilities that are located on the Western side of the Thames or outside LBRuT have been excluded from the assessment, as per consultation with the local education authority.

- 7.68 The Strategy states that in the last two years, there were a significant number of children in the eastern half of the LBRuT, mostly in Barnes and Kew, for whom offers could not be made at any of the three local schools at the initial allocations stage.
- 7.69 Based on recent forecasts, LBRuT would be unable to meet its statutory duty to provide places for those children unless a new school were provided.
- 7.70 It is forecast that the children who are at most risk of not being admitted to any of the three schools in the eastern half of the LBRuT live in Kew, and east and north Barnes. The draft LBRuT School Place Planning Strategy 2017 states that the Stag Brewery Site has been identified as the only suitable location for a new school in the east of LBRuT.

Primary Health Care

GPs: Current Provision

- 7.71 Summary information on GP provision is set out in **Table 7.12**. Based on data from the Health and Social Care Information Centre (HSCIC)²² and NHS Choices there are currently 6 GP centres based within 1 mile^v of the Site providing a total of 39 GPs (31 FTEs) and with a total of 51,600 registered patients.
- 7.72 According to the NHS, there is no recommended number of patients per FTE GP per practice. This recognises the differing needs of the registered patients of GP practices. However, NHS London Healthy Urban Development Unit (HUDU) use a figure of 1,800 patients per GP FTE to benchmark capacity.
- 7.73 The average number of patients per FTE GP is 1,654 within 1 miles of the Site and 1,972 across the wider NHS LBRuT CCG area. Therefore, patient levels at both the local and wider level are slightly higher than the HUDU benchmark.
- 7.74 The two surgeries that are closest to the Site (Jeziarski & Partners and Johnson & Partners) both fall below the HUDU benchmark.
- 7.75 All 6 surgeries within 1 mile of the Site are accepting new patients indicating there may be spare capacity.

Table 7.12: GP Provision

	Within 2 miles of Site	LBRuT CCG average
No of GPs (FTEs^{vi})	39 (31)	-
Registered patients	51,600	-
Patients per GP	1,323	1,498
Patients per FTE GP	1,654	1,972

Source: NHS Choices. Date Accessed: August 2017.

^v A number of sites that are located north of the river have been discounted as the actual distance from the Site exceeds 1 mile.

^{vi} Multiplier of 0.8 used to reflect GP FTEs for all GP surgeries based on average hours worked per week for Medical Practitioners; ONS ASHE, 2017

Open Space Provision

- 7.76 LBRuT is renowned for its green spaces and large parks such as Richmond Park, Old Deer Park, The Royal Botanic Gardens at Kew and its highly accessible green space alongside the River Thames.
- 7.77 There are several publicly accessible open spaces within proximity to the Site, including those that have play areas and other community uses such as sports fields. **Table 7.13** summarises the open space categories defined by the GLA. Although Watney's Sports Ground playing fields are greater than 2ha and are located within the Stag Brewery component of the Site, it has private access only. In addition, part of the tow path is located within the redline but is currently not accessible from the Site. As such, there is currently no publicly open green space as defined by the GLA on the Site.

Table 7.13: GLA Open Categorisation and Benchmarks

Open Space categorisation	Size Guideline	Distances from Homes
Regional Parks	400 ha	3.2 to 8 km
Metropolitan Parks	60 ha	3.2 km
District Parks	20 ha	1.2 km
Local Parks / Open Spaces / Small Open Spaces / Pocket Parks	2 ha	<=400 metres

Source: GLA, 2011

- 7.78 There are several open spaces within proximity to the Site, including those that have play areas and other community uses such as sports fields. The **Table 7.14** summarises the open space provision within 1.2km of the Site.

Table 7.14: Open Space Provision Within 1.2km of the Site

Type	Distance and Direction from the Stag Brewery Component of the Site (km)	Typology as Defined By the GLA	Additional Amenities
Mortlake Green	0.2 km to the south	Open space	Play for 7-14 and under 7's, basketball court.
Barnes Common	1.5 km to the east	Open Space	Football pitch.
Barnes Green	1.5 km to the east	Open space	Play for under 7's.
Jubilee Gardens	0.6 km to the east	Open space	Boat race viewing point.

Type	Distance and Direction from the Stag Brewery Component of the Site (km)	Typology as Defined By the GLA	Additional Amenities
Tapestry Court	0.5 km to the east	Open Space	Boat race viewing point.
Thames Bank	0.2 km to the north	Open Space	Boat race viewing point.
Vine Road Recreation Ground	1.5 km to the east	Local park	Children's play areas, paddling pool and informal space.

Source: LBRuT

- 7.79 The aforementioned LBRuT Open Space Assessment Report identifies around 200 open space sites in the District equating to a total provision of 527ha. The assessment divides LBRuT into three areas for the purposes of analysis, Mortlake and Barnes Common is located within the Richmond assessment area. The area performs well above the LBRuT average on all typologies of space in terms of provision per 1,000 population.
- 7.80 **Table 7.15** summarises the play space provision in proximity to the Site. Based on consultation with LBRuT^{vii} the closest space for children and young people is Mortlake Green Play Area, which is of sufficient size and within 400m of the Site. However, the play area does require reinvestment in some of the play equipment which is now old and of poor quality. This facility also provides limited play space for people aged 15+ years.
- 7.81 Mullins Path is also less than 800m from the Site. The Open Space Assessment Report suggest that the location is of sufficient quality for its size and purpose. However, it is very small in size and would only serve the population within its immediate vicinity.

Table 7.15: Play Space Provision in Proximity to the Site

Play Area Name	Size (ha)	Distance and Direction from the Stag Brewery Component of the Site (km)	Facilities
Mortlake Green	1.54	0.2 km to the south	Play area, Natural play, Fitness, Half basketball
Mullins Path Open Space	0.05	0.3 to the southeast	Play area
North Sheen Recreation Ground	3.30	1.6 to the west	Senior play area, Toddler play area, Fitness, Paddling pool,
Palewell Common	15.38	1.6 to the southeast	Play area, Fitness, Paddling pool,
Vine Road Recreation Ground	2.32	1.7 to the east	Play area, Natural play, Paddling pool
Old Deer Park	28.62	3.4 to the west	Senior play area, Toddler play area, Fitness,

Source: Wild Futures and LBRuT

- 7.82 The District contains a high proportion of Locally Equipped Area for Play (LEAP) and Neighbourhood Equipped Area for Play (NEAP) sized play areas, many of which score high for quality and value. The majority of play sites (95%) across LBRuT are assessed as being above the threshold for quality.

^{vii} LBRuT/Wild Futures, Parks and Open Space Team

- 7.83 According to the LBRuT Open Space Assessment Report, the Richmond assessment area has the highest amount of play space provision per 1,000 population compared to the other assessment areas in the District and has the greatest number of play sites in LBRuT. **Table 7.16** sets out the provision of open space per 1,000 population in the Richmond Assessment Area compared to LBRuT as a whole. It demonstrates that area is relatively well provided across all typologies of open space. However, consultation has suggested that local play space could be improved in terms of its quality and provision for older children (i.e. 15+).
- 7.84 In addition, LBRuT's Playing Pitch Assessment Report, includes an assessment of education provision of playing pitches, concluded a shortfall in football provision, capacity for cricket, a potential shortfall in rugby provision, only one tennis court, one full sized hockey all weather pitch and a need for three full sized 3G (synthetic) pitches.

Table 7.16: Open Space Summary, Richmond Assessment Area

Typology	Number	Total Provision (ha)	Richmond Provision per 1,000 Pop	LBRuT Provision per 1,000 Pop
Parks and gardens (urban parks and formal)	4	47.25	0.61	0.39
Natural & semi-natural green space	19	237.78	3.08	1.44
Amenity space	31	57.62	0.75	0.52
Provision for children and young people	17	3.49	0.05	0.03
Allotments	13	12.48	0.16	0.15

Source: LBRuT Open Space Assessment Report, April 2015, Knight Kavanagh Page

- 7.85 In addition to the above, the Site is located adjacent to the River Thames. This provides a significant amount of usable open space. The tow path alongside the River Thames and within the Site also links together open space sites, which would otherwise be isolated from one another.
- 7.86 The Development is located between a number of larger parks with more facilities for weekend or occasional visits. The Thames towpath gives access to nature and links to smaller passive parks such as Thames Bank and Jubilee Gardens, but only Mortlake Green provides access to open space facilities such as playground and informal recreation within 400m.
- 7.87 The other locations within 400m are Thames Bank (small grassy area, two benches), Tapestry Court (a narrow cut through between the towpath and Mortlake High Street) and Mullins Path (a small site with 1 bench and 4-5 pieces of play equipment). These are very small, low on features and unlikely to attract visitors away from Mortlake Green.

Other Community Facilities

- 7.88 There are a number of existing community uses within a 1km of the Site (a reasonable walking distance). These are summarised in **Table 7.17**.

Table 7.17: Community Facilities Provision

Name	Services
Power Station Youth Centre.	Youth club, multi-purpose sports hall, music production and rehearsal studios.
East Sheen Library.	Library facilities.
Shene Sports Centre.	Fitness centre, multi-use sports hall, all weather pitches.
St Mary's Church (including St. Mary's Rooms).	Community groups and church services.
Guide Hall.	Guides and Scouts.
Mortlake Community Garden.	Communal Garden.
The Old Bakery.	Mortlake Community Association.

Source: LBRuT

- 7.89 The community facilities situated close to the Site such as Sheen Sports Centre, East Sheen Library and Power Station Youth Centre are of good quality. Consultation with the local library has suggested that East Sheen Library is well used by local families. However, there is sufficient capacity at the library. The Sheen Sports Centre provides a range of facilities such as floodlit outdoor pitches, indoor sports hall, fitness suite and spin studios. The Power Station Youth Centre, provides music rehearsal space, an indoor gym and IT suite. Barnes Children's Centre is also located at the same facility as the Youth Centre.

Crime, Community Safety and Wellbeing

- 7.90 **Table 7.18** provides a summary of the crime rates in the LIA and LBRuT over the period of June 2016 to May 2017.

Table 7.18: Crime Rates, per 1,000 Population (June 2016-May 2017)

Offences per 1,000 Population	June 2016-May 2017	
	Mortlake and Barnes Common	LBRuT
Total offences	69.75	80.54
Anti-social behaviour	12.52	19.39
Burglary	9.45	8.15
Robbery	1.58	0.75
Vehicle	11.38	10.37
Violent	12.43	14.15
Shoplifting	1.14	3.51
CD&A	4.11	6.11
Other Theft	5.86	7.00

Offences per 1,000 Population	June 2016-May 2017	
	Mortlake and Barnes Common	LBRuT
Drugs	0.79	1.47
Bike theft	5.16	3.92
Theft from the person	0.96	1.04
Weapons	0.09	0.21
Public order	4.03	3.77
Other	0.26	0.69

Source: UKCrimeStats, Date Accessed 15/08/2017

- 7.91 The latest statistics show that the crime rate in Mortlake and Barnes Common ward (LIA) is lower than in the LBRuT. Anti-social behaviour was much lower in the LIA compared with LBRuT. There is also less violent crime and shoplifting in the ward. Conversely, there is a greater rate of bike theft and burglary offences in the ward compared with LBRuT.
- 7.92 Mortlake and Barnes Common ward (the LIA) ranks thirteenth out of the 18 wards in LBRuT terms of total offences per 1,000 residents. The LIA had 69.75 offences per 1,000 residents in the year between June 2016 and May 2017, compared with the rate of 80.54 in across the District as a whole.

Table 7.19: Yearly Crime Rates (January-December)

Year	Mortlake & Barnes Common Ward			LBRuT		
	Total crimes per year	Total crimes per year per 1,000 population	%Change	Total crimes per year	Total crimes per year per 1,000 population	% Change
2011	974	85.24		20,051	102.97	
2012	1,039	90.93	7%	18,967	97.40	-5%
2013	1,002	87.69	-4%	17,164	88.14	-10%
2014	893	78.16	-11%	16,352	83.97	-5%
2015	809	70.80	-9%	16,041	82.38	-2%
2016	757	66.25	-6%	17,076	87.69	6%

Source: UKCrimeStats, Date Accessed 15/08/2017

- 7.93 **Table 7.19** shows crime data for the LIA and LBRuT. It shows total crimes per year in both absolute and per head terms and the yearly percentage change. Total offences in the LIA have fallen over the last four years. While total offences have generally fallen in LBRuT, over the last few years, offences have fallen at a faster rate in LIA.

Summary of Baseline Receptors and Their Sensitivity

7.94 **Table 7.20** provides a summary of the identified baseline receptors and their relative sensitivity to change that may be brought about by the Development.

Table 7.20: Summary of Baseline Assessment and Receptors

Receptor	Summary	Sensitivity of Receptor
Population and labour market.	Labour market challenges relate to the need to accommodate the growing population across the impact area as well as London and this is a driver of housing and economic growth. Overall, the LIA and District as a whole perform well relative to London averages.	Low.
Housing Supply.	There are existing pressures in terms of overall housing affordability, availability and below average levels of home ownership. The delivery of housing is a strategic objective of the Local Plan and London Plan.	High.
Employment.	Local economic challenges within the LIA include underperformance in terms of overall employment growth and a reliance on lower-value employment sectors. However, there is evidence of growth in employment and relative strengths in a number of higher value sectors such as ICT and finance and insurance.	Medium.
Education provision: Primary	Any net increase in the number of children within a given area implies additional demand for school places. There is evidence of some existing capacity within local primary schools as well as expansion plans.	Medium.
Education provision: Secondary	Any net increase in the number of children within a given area implies additional demand for school places. Capacity within Secondary schools is more limited and the need for an additional school has been identified.	High.
Primary Health Facilities.	Any net increase in the population implies additional demand for health services. There is evidence of capacity amongst local GPs within 1 mile of the Site accepting new patients. The average number of patients per FTE GP is lower than the NHS HUDU benchmark.	Medium.
Open Space.	An increase in the resident population of the Site would increase pressure on existing provision of open space. However, the Site is well catered for with above average levels of open space relative to other parts of the District.	Low.
Other Community Facilities.	The provision of community centres in the LIA is diverse. The Development would increase the demand for local amenities. However, the current supply does not appear to be over capacity. It is also anticipated there would be some community provision as part of the Development, which would help absorb some of the additional demand.	Low.
Crime.	Crime rates in the LIA are generally lower than the District as a whole and for the both LIA and borough crime rates have been falling over the last few years.	Low.

Source: Regeneris Consulting 2016

Likely Significant Effects

The Works

Loss of Existing Employment Floorspace

- 7.95 Existing floorspace on the Site comprises buildings associated with the operations of the former Stag Brewery including Brew House, Grains Handling and Energy Centre. Collectively, this floorspace amounts to 35,402m² (GIA).
- 7.96 Whilst the amount of existing floorspace on the Site is substantial, the Stag Brewery ceased brewery operations in 2015. Most recently, works on-Site have been undertaken in respect of removal of brewery fixtures and fittings. Security personal currently work at the Site. The LBRuT Planning Brief for the Site²³ acknowledges that the Site was a low-density employment generating site and that on-Site employment levels typically averaged 185 staff whilst the Brewery was in operation.
- 7.97 During the Works, all of the existing space on Site would be lost to other uses either through demolition or in the case of the Maltings, the façade of the (former) Bottling Hall and façade of the (former) Hotel, alterations to provide other uses. As part of the Development a range of employment uses are expected, which would be of a higher employment density than the previous brewery usage. The likely effects of this employment is considered later within this Chapter.
- 7.98 The receptor is existing employment floorspace (not the number of jobs) and magnitude of change has been assessed as follows:
- the sensitivity of the receptor is **low**. The emerging Local Plan notes that additional employment floorspace is required throughout the borough. However, it is recognised the floorspace in its existing format is not suitable for employment generating uses and there is currently no employment on Site.
 - the loss of 35,402m² (GIA) of existing employment floorspace would not materially alter LBRuT's stock of useable / fit for purpose employment generating floorspace and the Development would generate operational employment in the future. The magnitude of change is therefore assessed as **negligible**.
- 7.99 Considering the above, the effect of the Works on existing employment floorspace is considered to be **insignificant**.

Employment Generation and Local Spend During the Works

- 7.100 Employment associated with the Works is relatively mobile. Based on the estimated costs of the Works and using the approach presented earlier in this Chapter, it is estimated that 8,870 person years of employment associated by the Works would be created by the Development over the eight-year build period (2019 to 2027).
- 7.101 Due to the varied nature of construction projects, these jobs would not necessarily be FTEs. However, to provide an indication of the number of FTEs the Works could support, the number of

jobs have been split over the eight-year build period. Based on this assumption, this would equate to an average of up to 1,110 FTEs per annum over the period of the Works.

- 7.102 Given the scale of the construction works, jobs and workers would likely be drawn from all over London. A Local Employment Agreement, as required by the emerging Local Plan would assist in ensuring that residents have access to the employment opportunities arising from the Development. The measures to target local employment during Site preparation and construction would be secured through a Section 106 agreement.
- 7.103 The estimated construction effect represents jobs directly linked to the Development. It would therefore include on-Site and off-Site jobs including jobs in the suppliers of materials and services to the Development. There may be employment benefits further down the supply chain which are not captured in this estimate, although these effects are likely to be relatively small. Some workers paid as a result of the construction activity may live locally, and their expenditure on household goods and services would also support employment in local businesses.
- 7.104 As such and as previously indicated, an estimate of the induced (local expenditure) effects of construction expenditure cannot be quantified. It is not possible to quantify this effect with any accuracy therefore this has been excluded from this assessment.
- 7.105 The receptor is employment and magnitude of change has been assessed as follows:
- the latest BRES data shows that the construction industry accounts for around 3.6% of London's and LBRuT's employment and 3% within the LIA. Construction jobs would likely be generated all over London and similarly workers would be drawn from across the region. Supporting economic growth is a key policy within the LBRuT Local Plan and this Site supports this. The Local Plan also requires Local Employment Agreements (LEA) to be in place for large scale developments which would assist in ensuring that local residents have access to the employment opportunities arising from the Development. Based on this the sensitivity of this receptor is deemed as **medium**.
 - as noted, the Development could generate construction jobs both on site and off site. An average of 1,110 construction jobs per annum would represents a small increase within London's construction employment levels (1%). Therefore, the magnitude of change brought about by the development is **low** at the regional level. At the district level it is reasonable to expect a proportion of the construction jobs would be secured locally, however, it is not possible to quantify the likely number of jobs that will be captured within the borough, therefore the magnitude of change is also assumed to be **low**.
- 7.106 Considering the predicted employment generation detailed above, the likely effects on employment is anticipated to be **short-medium term, beneficial**, and of **minor** significance at both the **regional** and **district** level.

Completed Development

Population and Labour Market

- 7.107 Under the Scenario 1 housing mix, up to 667 residential units are proposed, together with up to 150 Assisted Living units and up to 80 nursing home units are proposed. Regeneris estimates this would generate a total population of around 1,750. This is based on the average number of

residents by size of property drawn from national research²⁴ applied to the assumed housing mix of the Development under each Scenario as summarised in **Table 7.21**.

- 7.108 Under Scenario 2, up to 817 residential units together with up to 80 nursing home units are proposed. Regeneris estimate this will generate an overall population of around 1,850. Given that population is calculated using Regeneris' model and the child yield is calculated using the GLA calculator (as required by policy), there is no difference in population between Scenarios a and b (35% and 0% affordable housing).
- 7.109 For the purposes of this assessment, it is assumed all of this population would be net additional, and so would increase the existing population in the LIA by 16-17% and the District by around 1%.
- 7.110 Under Scenario 1, the working age of the Developments resident population is expected to amount to around 930-1,000 people and around 1,100-1,200 under Scenario 2. Under both scenarios Economic activity rates are expected to be broadly in line with those of the LIA and District and the number of highly skilled residents could increase by around 500 (Scenario 1) to 700 Scenario 2.
- 7.111 The receptor is population and labour market and the significance of effects has been assessed as follows:
- the sensitivity of the receptor is assessed as **low**; and
 - an additional 1,750 - 1,850 population equates to an increase of 16-17% for the LIA and 1% for the District and economic activity rates and skills profile are expected to remain in line with the area. The magnitude of change is therefore assessed as **medium** for the LIA and **low** for the District.
- 7.112 In view of the above, the likely effect of the Development on population and labour market under both Scenario 1 and 2 is considered **long-term, beneficial, and of minor** significance at both the **local** and **district** level.

Housing Supply

- 7.113 Under Scenario 1, the provision of up to 667 new dwellings built at an average rate of up to 83 per year would contribute up to 10% towards meeting the draft London Plan (2017) revised housing target for LBRuT (811 dpa).
- 7.114 Under Scenario 2, the provision of up to 817 new dwellings built at an average rate of up to 102 per year would contribute up to 12.5% towards meeting the draft London Plan (2017) revised housing target for LBRuT.
- 7.115 **Table 7.21** sets out the indicative mix of dwellings under Scenario 1 and 2. Under both Scenarios, around 85% of the proposed dwellings are 2 bedrooms or more, therefore contributing towards LBRuT's policy objective of providing family housing.
- 7.116 Under Scenario 1, the provision of up to 150 Assisted Living units and up to 80 nursing home units would provide choice and flexibility of accommodation for older residents of LBRuT and help meet the levels of demand that have been identified in the Assisted Living Assessment which have been submitted as standalone documents in support of the Planning Application. Under

Scenario 2, the provision of up to 80 nursing home units would also make a contribution towards meeting the housing needs of older residents.

Table 7.21: Indicative Dwelling Mix for Scenario 1 and 2

	Flats				House		Total
	1 bed	2 bed	3 bed	4 bed	3 bed	4 bed	
Scenario 1							
Resi Units	97	319	212	15	12	12	667
Assisted Living							150
Nursing Home							80
Scenario 2							
Resi Units	120	395	263	15	12	12	817
Nursing Home							80

7.117 For the purposes of this assessment, 0% and 35% affordable housing provision has also been considered under both Scenario 1 and Scenario 2. Under Scenario 1a and 2a, the provision of affordable housing units could be in the region of 224 to 277 (see paragraph 7.25) therefore making a contribution to local affordable housing policies.

7.118 The receptor is housing supply and the significance of effect has been assessed as follows:

- the sensitivity of the receptor is assessed as **high**. New housing development is a strategic objective in the Local Plan and London Plan and it must respond to pressure from household growth; and
- Under both Scenario 1 and 2, the provision of new residential units from the Development would represent an increase in the LIA's housing stock of around 1%, and less than 1% of that of the District. The contribution to the draft London Plan revising housing target would range between 10% (Scenario 1) and 12.5% (Scenario 2). The mix of housing under both Scenario 1 and 2 would make a positive contribution to local policy objectives including the provision of family units. Under Scenario 1a and 2a the Development would also contribute to the provision of affordable housing units. The magnitude of the change is therefore assessed as **medium** at the LIA level and **low** at the District level.

7.119 In view of the above, the likely effect of the Development under Scenario 1 and 2 on housing supply is considered to be:

- **long-term, local, beneficial** and of **moderate significance**; and
- **long-term, district, beneficial** and of **minor significance**.

Employment

- 7.120 The likely FTE job creation derived from the Development under both Scenario 1 and 2 is set out in **Table 7.22**. It should be noted that under Scenario 2, the 150 Assisted Living units which generate direct employment are excluded (see paragraph 7.23).
- 7.121 Under Scenario 1, the total gross direct FTEs are estimated to be 503 and 373 under Scenario 2. These are likely to be minimum figures given that a worst-case scenario is assumed for the flexible floorspace element of the Development.
- 7.122 Once leakage, displacement and multiplier effects have been considered the total net effects for LBRuT are likely to be 491 FTEs under Scenario 1 and 347 FTEs under Scenario 2.

Table 7.22: Employment Effects

Type	Floorspace (m ² GIA)	Gross Direct FTEs	Leakage	Displacement	Net local Direct FTEs	Multiplier	Total Net FTEs LBRuT
Small business space	2,424	69	0%	25%	52	1.1	57
Hotel (16 bedrooms)	1,668	8	0%	25%	6	1.1	7
Cinema	2,120	11	0%	25%	8	1.1	9
Gym	740	11	0%	25%	9	1.1	9
Secondary school (6FE, 1,200 pupils)	n/a	80	0%	0%	80	1.1	88
Assisted Living and Care Home	n/a	200	0%	0%	200	1.1	220
Flexible Uses (Assumed Worst Case Scenario)							
Retail	1255	75	0%	25%	56	1.1	62
Professional Services	0	0	0%	25%	0	1.1	0
Restaurant / Cafe	0	0	0%	25%	0	1.1	0
Pub	0	0	0%	25%	0	1.1	0
Office	1,910	54	0%	25%	41	1.1	45
Cinema / Gym	1,148	4	0%	0%	4	1.1	4
Boathouse	351	1	0%	0%	1	1.1	1
Scenario 1 Total		513			456		502
Scenario 2 (exc Assisted Living) Total		383			326		359

Source: Regeneris

- 7.123 In addition to the likely direct on-Site employment effects associated with the Development, the provision of new households under both Scenario 1 and 2 would generate additional retail and other spend that would support the local economy of the LIA, LBRuT and the wider area. This increased expenditure would support employment in retailers and other service providers.
- 7.124 The level of the employment generated locally would be determined by the types of goods and services the new residents consume and where they choose to spend their income. Table 7.23 sets out the estimated annual expenditure generated by the new households together with the likely number of jobs supported by this expenditure under each of the housing scenarios.
- 7.125 When the Development is complete and fully occupied, it is estimated that the total annual expenditure generated by the new households would be between £2.79 million and £4.17 million in the LIA, and £8.5 million and £12.76 million in the District.
- 7.126 The expenditure of residents would support a number of jobs in the local area. Taking into account indirect taxes (i.e. netting off tax on goods, taken from the 2015 Family Expenditure Survey) and multiplier impacts (taking into account knock on impacts of expenditure in local goods and services, taken from the HCA Additionality Guide²⁵), the aforementioned expenditure would support around 38 to 57 FTE jobs in the LIA, 115 to 174 FTE jobs in LBRuT, as shown in **Table 7.23**.
- 7.127 It is not possible to estimate the likely household expenditure effects derived from any residents of the Assisted Living and Nursing Home units as their spending profile and patterns would be different to those of mainstream households. Any household expenditure effects derived from this element of the population would be additional to those set out in **Table 7.23**.

Table 7.23: Local Household Expenditure Effects

	Total Expenditure after indirect tax (£m) per annum		Jobs supported locally (FTEs) inc. induced	
	LIA	LBRuT	LIA	LBRuT
Scenario 1a	£2.79	£8.52	38	115
Scenario 1b	£3.52	£10.78	48	147
Scenario 2a	£3.40	£10.39	46	140
Scenario 2b	£4.17	£12.76	57	174

Source: Regeneris

- 7.128 Table 7.24 sets out the total FTEs supported locally (combined effect of direct, on-site employment and indirect and induced employment) under each scenario. These range from 429 to 561 at the LIA level and 499 to 649 at the District level.

Table 7.24: Total FTEs

	Total FTEs	
	LIA	District
Scenario 1a	551	617
Scenario 1b	561	649

	Total FTEs	
	LIA	District
Scenario 2a	429	499
Scenario 2b	440	533

Source: Regeneris

7.129 The receptor is employment and magnitude of change has been assessed as follows:

- the sensitivity of the employment receptor is assessed as **medium**. Local economic challenges within the LIA include underperformance in terms of overall employment growth and a reliance on lower-value employment sectors. However, there is evidence of growth in employment and relative strengths in a number of higher value sectors such as ICT and finance and insurance; and
- the total increase in jobs supported locally would increase overall employment levels in the LIA by between 17% (scenario 2a) and 22% (scenario 1b) and the wider District by less than 1% (for all Scenarios). The magnitude of the change is considered to be **medium** at the LIA level and **low** at the District level.

7.130 In view of the above, the significance of the likely effects of the Development across all scenarios on employment is:

- **long-term, local, beneficial** and of **moderate significance**; and
- **long-term, district, beneficial** and of **minor significance**.

Capacity of Education Facilities

7.131 **Table 7.25** below provides a summary of the child yield under each of the residential scenarios being assessed and is based on the GLA's SPG Play Space Requirement Calculator. Each stage of education is then assessed in turn in terms of significance of effects.

Table 7.25: Child Yield

	Under 5	5-11	12+
Scenario 1a	149	134	87
Scenario 1b	70	36	15
Scenario 2a	183	157	100
Scenario 2b	84	50	22

Source: Regeneris; GLA SPG Play Space Calculator

Early Years Education

7.132 It is estimated that the Development would result in an Early Years child yield (children aged under 5) of between 70 (scenario 1b) and 183 (scenario 2a). In each scenario, not all of these children would require an Early Years education place. However, it is prudent to assume the Development would yield this worst-case demand.

7.133 Whilst there are some vacancies in the LIA, LBRuT's School Place Planning Strategy suggests early years providers across LBRuT tend to be over subscribed. Therefore, it is unlikely the number of additional Early Years children could be accommodated within existing provision.

7.134 The receptor is Early Years education provision and the **sensitivity of the receptor** is assessed as **high**. Demand for additional Early Years places would place greater pressures upon nursery / day care centres and impose additional costs upon individual education providers.

7.135 The significance of effects for each housing mix scenario is assessed as follows:

Table 7.26: Early Years Significance of Effects

	Magnitude of Change	Significance of Effect
Scenario 1a	An additional 149 children aged under 5 would be generated from the Development which represents 35% of the registered child care places in the LIA and 3.7% of child care places in LBRuT. The magnitude of change is therefore assessed as medium at the LIA level and low at the District level	The likely effect of the Development on Early Years education provision is considered to be; <ul style="list-style-type: none"> • long-term, local, adverse and of major significance; and • long-term, district, adverse and of minor significance.
Scenario 1b	An additional 70 children aged under 5 would be generated from the Development which represents 17% of the registered child care places in the LIA and 1.7% of child care places in LBRuT. The magnitude of change is therefore assessed as medium at the LIA level and low at the District level	The likely effect of the Development on Early Years education provision is considered to be; <ul style="list-style-type: none"> • long-term, local, adverse and of moderate significance; and • long-term, district, adverse and of minor significance.
Scenario 2a	An additional 183 children aged under 5 would be generated from the Development which represents 44% of the registered child care places in the LIA and 4.5% of child care places in LBRuT. The magnitude of change is therefore assessed as high at the LIA level and low at the District level	The likely effect of the Development on Early Years education provision is considered to be; <ul style="list-style-type: none"> • long-term, local, adverse and of major significance; and • long-term, district, adverse and of minor significance.
Scenario 2b	An additional 84 children aged under 5 would be generated from the Development which represents 20% of the registered child care places in the LIA and 2% of child care places in LBRuT. The magnitude of change is therefore assessed as medium at the LIA level and low at the District level	The likely effect of the Development on Early Years education provision is considered to be; <ul style="list-style-type: none"> • long-term, local, adverse and of moderate significance; and • long-term, district, adverse and of minor significance.

Source: Regeneris; GLA SPG Play Space Calculator

Primary School Education

- 7.136 It is estimated that the Development would result in a primary school aged child yield of between 36 (scenario 1b) and 157 (scenario 2a). In each scenario it is possible that some of the children in the Development would already be residing in the area and attending local schools, however, for the purposes of this assessment it is assumed all children would be additional.
- 7.137 There is a current surplus in capacity of primary school places within two miles of the Site. Consultation with the local education authority and the LBRuT School Place Planning Strategy suggests that due to recent expansions at East Sheen and Sheen Mount primary schools, along with the planned expansion at Barnes Primary School in 2019 no further action is needed at present or in the foreseeable future.
- 7.138 The receptor is primary school education provision and the significance of effects has been assessed as follows:
- any net increase in the number of children implies additional demand for school places. Sufficient school places are a key priority for LBRuT however consultation has indicated that capacity is currently sufficient and therefore the sensitivity of the receptor is assessed as **medium**; and
 - an additional 36 (scenario 1b) to 158 (scenario 2a) children would be generated from the Development which is unlikely to exceed any surplus in capacity within the local catchment areas once expansion plans have been considered. However, it would nonetheless generate a net increase in children and increase pressure on local school places. The magnitude of change is therefore assessed as **low**.
- 7.139 As such, the likely effect of the Development on primary school education provision is considered to be **direct, long-term**, and of **minor** significance at both the **local** and **district** level.

Secondary School Education

- 7.140 It is estimated that the Development would result in a secondary school aged child yield of between 15 (scenario 1b) and 100 (scenario 2a). In each scenario it is possible that some of the children in the Development would already be residing in the area and attending local schools, however, for the purposes of this assessment it is assumed all children would be additional.
- 7.141 The Development includes provision of a six form entry Secondary School with a sixth form with capacity for up to 1,200 pupils. It is therefore considered the additional demand arising from the Development could be absorbed by the existing surpluses together with the new on-Site provision.
- 7.142 The receptor is secondary school education provision and significance of effects has been assessed as follows:
- the sensitivity of the receptor is assessed as **high**. Capacity data shows there are some existing surpluses across secondary schools in the catchment area but LBRuT has identified the need for an additional secondary school going forward.
 - an additional 15 (scenario 1b) to 101 (scenario 2a) children would be generated from the Development which exceeds capacity. However, the provision of a six form entry Secondary School with a sixth form as part of the Development would substantially increase the capacity

for secondary school aged children residing within three miles of the Development. The magnitude of change is therefore assessed as **negligible**.

7.143 In view of the above, the likely effect of the Development on secondary school education provision is considered to be **insignificant** at both **local** and **district level**.

Primary Health Care Capacity

7.144 As previously stated, the Development would likely generate a total population of 1,750 (scenario 1) to 1,850 (scenario 2). As a worst-case scenario, it is expected that all of these residents of the Development would register with a local GP.

7.145 There are six GP surgeries within one mile of the Site. These surgeries have a list size averaging 1,654 patients per FTE GP, which is below the HUDU average (1,800) and the CCG average of 1,972. If the maximum number of residents (Scenario 2: 1,850) of the Development were to register with a local GP within 1 mile of the Site, the average list size would increase to 1,713.

7.146 The receptor is primary health care and the significance of the effects are assessed as follows:

- the sensitivity of the receptor is assessed as **medium**. The requirement for health services would impose additional demands and costs upon the existing provision. The baseline assessment demonstrates a below average list size within 1 mile of the Development and local surgeries continue to accept new patients; and
- if the likely maximum number of residents (scenario 2: 1,850 residents) registered with a surgery within 1 miles of the Site, the average patient list size per FTE GP would increase by less than 0.5%. The magnitude of the change is therefore assessed as **low**.

7.147 In view of the above, the likely effect of the Development on GP facilities for scenarios 1 and 2 would be **direct, long term, adverse and of minor significance at both the local and district level**.

Demand for Open Space and Play Space

7.148 In line with the GLA's Play Space Calculator, the requirement for children's play space has been calculated for each of the housing mix scenarios. On this basis, Table 7.27 sets out the expected requirement for play space using the GLA's benchmark standard of 10m² per child and using the child yields set out in Table 7.25. This suggests a resulting play space requirement of between 1,210 m² (scenario 1b) and 4,400 m² (scenario 2a).

Table 7.27: Play Space Requirements (m²)

	Under 5	5-11	12+	Total
Scenario 1a	1,490	1,340	870	3,700
Scenario 1b	700	360	150	1,210
Scenario 2a	1,830	1,570	1,000	4,400
Scenario 2b	840	500	220	1,560

Source: Regeneris; GLA SPG Play Space Calculator

- 7.149 The Development includes provision of up to 4,084m² GEA of children's play space with a further 10,305m² GEA of play space provided as part of the 6FE Secondary School bringing total on-Site provision of up to 14,353m². This is more than sufficient to accommodate additional demand arising from the Development.
- 7.150 As indicated within **Chapter 5: The Proposed Development**, play facilities for different age groups would be positioned within residential courtyards, parks, plazas and open space areas throughout the Development, to achieve the required areas of play and the distribution related to residential units, as follows:
- Up to 1,846m² of Doorstep Play (0-4yrs) within 100 m of residential units;
 - Up to 1,612m² of Local Play space (5-11yrs) within 400 m of residential units;
 - Up to 626 m² of Neighbourhood Space (12+yrs) within 800 m of residential units; and
 - Play on the way (all ages).
- 7.151 Play elements and facilities would be provided in a range of forms within the public and private realms of the Development, including designated and fenced playgrounds, unfenced but contained play spaces with a range of play elements and carer seating, topographic variation and play opportunities in the landscape (within planting areas) and 'play on the way' elements within circulation spaces and public realm areas. This provision and distribution of play facilities within the Development has been developed in line with the GLA (Play and Informal Recreation SPG 2012) and the LBRuT (Planning Obligations SPD 2014).
- 7.152 The 10,305m² of playspace associated with the school would comprise a semi-enclosed play space at roof level, an indoor sports hall and activity studio, an external Multi Use Games Area (MUGA) to the south of the school building and a full sized artificial all weather playing pitch with spectator facilities to the west of the school building. The Applicant (and the Education Schools Funding Authority (ESFA) who would deliver the Planning Application C as referred to within **Chapter 1: The Introduction**) have committed to a Community Use Agreement which would enable local groups, teams, clubs, organisations and bodies the opportunity to use the external play pitch, indoor sports hall, activity studio and MUGA of the school out of school hours.
- 7.153 In terms of open space, the baseline analysis has indicated the local area already has above average levels of provision per head of population when compared to the LBRuT average. The Development would result in the loss of 2.06 ha of privately open space (Watney's Sports Ground playing fields) but would provide a total of 3.06 new green space and a total of 3.89 ha of total publicly accessible amenity space. When considering the additional population arising from the Development (up to 1,850) this level of provision (3.89 ha) amounts to around 2.0 ha per 1,000 population which is above average levels of provision for the majority of types of space set out in Table 7.16.
- 7.154 The receptor is open space and play space and magnitude of change has been assessed as follows:
- the sensitivity of the receptor is assessed as **low**. The Site is in an area which is already well provided for in terms of open space and play space with above average levels of provision per population; and

- the Development includes provision of 14.353m² of children's play space and a total of 3.89 ha of total publicly accessible amenity space. This is sufficient to cater for demand arising from the on-Site population, and taking the loss of Watney's Sports Ground playing fields into account provides a net increase in overall provision. The magnitude of the change is therefore assessed as **low**.

7.155 In view of the above, the likely effect of the Development on open space and play space provision is considered to be **direct, long term, beneficial, and of minor significance at both the local and district level**.

Demand for Community Facilities

7.156 The local area is well provisioned in terms of community facilities, with a range of amenities within 1km of the Site. The quality of these facilities is also of a good standard

7.157 In respect of community facilities, the Development would provide a school (with community facilities via a Community Use Agreement), cinema, gym, and an area for flexible community uses which could include a community boathouse. In addition, the Development would provide up to 5,912m² private amenity space and up to 38,943m² public amenity space (Including external and internal play space for residence and school play space) and includes provision of Public Community Park.

7.158 The receptor is community facilities and magnitude of change has been assessed as follows:

- the additional resident population would increase demand for these types of amenities however, there is no evidence to suggest these facilities are over capacity, therefore the sensitivity of this receptor is deemed as **low**.
- the provision of school facilities, cinema, gym, and an area for flexible community uses on-site would help meet some of the additional demand generated by the Development. Based on this the magnitude of change is therefore assessed as **low**.

7.159 In view of the above, the likely effect of the Development on community facility provision is considered to be:

- **direct, long-term, beneficial, local and of minor significance;** and
- **insignificant** at the **district** level.

Community Safety and Wellbeing

7.160 It is expected the profile of the additional population derived from the Development would be similar to that of the surrounding area and LBRuT as a whole. As such, therefore incidents of crime per head of population are unlikely to materially change from the existing situation.

7.161 Nevertheless, designed in line with designing out crime features, the Development would animate and activate the Site and the mix of uses would mean there would be a new residential population as well as employees and visitors to the Site. The proposed mix and layout of land uses, high street and publicly accessible spaces would provide active frontages at ground floor level and encourage activity at all times throughout the day. This would maximise natural surveillance, thereby reducing the opportunity for crime and improving perceptions of safety.

7.162 Furthermore, the Development would include pedestrian routes through the Site which would open up the Site improving access and permeability in and around the Site. This would help to ensure a safe environment for pedestrians. Specific measures to design out crime include:

- Ground floor level private garden areas provided with railings in order to clearly define private space and to provide a more secure threshold to ground floor level dwellings;
- The publicly accessible landscaped areas will be designed to avoid areas that are hidden from view;
- Main entrances to residential buildings will be from well lit main streets and or pedestrian routes through the site;
- Basement level car parking will have a management strategy that limits access to the basement level during evening hours;
- Further security measures include CCTV and access control.

7.163 In view of the above, the likely effect of the Development on community safety and wellbeing is considered to be:

- **direct, long-term, beneficial, local** and of **minor significance**; and
- **insignificant** at the **district level**.

Mitigation Measures and Likely Residual Effects

The Works

Loss of Existing Employment Floorspace

7.164 Due to employment floorspace being provided on-Site as part of the Development no mitigation is required. Therefore, the likely residual effect to the loss of existing employment floorspace would remain **insignificant**.

Employment Generation

7.165 The Works could support an average of up to 1,110 FTEs per annum over the 8 year period of the Works. Jobs and workers would likely be drawn from all over London. However, measures to target local employment during Site preparation and construction would be secured through a Section 106 agreement which would help to ensure workers would also be drawn from the borough. The likely residual effects on employment during the works remain as **short-medium term, beneficial, effects of minor** significance at the **regional** and **district level**.

Completed Development

Population and Labour Market

7.166 No mitigation measures are required and the likely residual effects of the Development on population and labour market would remain **direct, long term, beneficial** and of **minor significance** at the **local** and **district level**.

Housing Supply

7.167 The Development would provide new dwellings contributing towards LBRuT's annual housing target and the annual housing target for East Sheen, as set out in the emerging Local Plan. As such, no mitigation measures are required and the likely residual effects of the Development on housing supply would remain as:

- **long-term, local, beneficial** and of **moderate significance**; and
- **long-term, district, beneficial** and of **minor significance**.

Employment and Local Spend

7.168 On account of the generation of jobs as a result of the Development and expenditure of the new resident population and visitors to the Development, no mitigation measures are required and the likely residual effects of the Development remain as:

- **long-term, local, beneficial** and of **moderate significance**; and
- **long-term, district, beneficial** and of **minor significance**.

Early Years Education Capacity

7.169 Owing to the existing pressures on Early Years capacity within the LIA and District, mitigation in via a Section 106 agreement or Community Infrastructure Levy receipts may be a matter for negotiation to off-set the potential pressures faced by existing providers in accommodating the additional demand arising from the Development. With mitigation, the residual effect from the Development on Early Years providers would be **insignificant** at both the **local** and **district** level.

Primary Education Capacity

7.170 Owing to the existing pressures on primary school capacity within 2 miles of the Site and the within the District, mitigation via a Section 106 agreement or Community Infrastructure Levy receipts may be a matter for negotiation to off-set the potential pressures faced by existing schools in accommodating the additional demand arising from the Development. With mitigation, the residual effect from the Development on primary school capacity would be would be **insignificant** at both the **local** and **district** level.

Secondary Education Capacity

7.171 The Development includes provision of a six form entry Secondary School with sixth form with capacity for up to 1,200 pupils. It is therefore considered the additional demand arising from the Development could be absorbed by the existing surpluses together with the new on-Site provision and the likely residual effect remains as **insignificant**.

Primary Health Care Capacity

7.172 Owing to the existing pressures on the capacity of primary healthcare facilities within the LIA and District, mitigation via a Section 106 agreement or Community Infrastructure Levy receipts from the Development may be a matter for negotiation to off-set the potential pressures faced by existing providers in accommodating the additional demand arising from the Development. With

mitigation, the likely residual effect from the Development on primary healthcare providers would be **insignificant** at both the **local** and **District level**.

Demand for Open Space and Play Space

7.173 Owing to the provision of 14,353m² of children’s play space and a total of 3.89 ha of publicly accessible amenity space on Site, there is more than sufficient play space to accommodate additional demand arising from the Development. As such, the likely residual effects of the Development on open space and play space capacity are considered to remain **direct, long-term, beneficial** at **local** to **district** level and of **minor significance**.

Demand for Community Facilities

7.174 Owing to the provision of school facilities for multi-use via a Community Use Agreement, as well as provision of a cinema, gym and an area for flexible community uses on-site, the likely residual effects of the Development on community facilities would remain as:

- **direct, long-term, beneficial, local** and of **minor significance**; and
- **insignificant** at the **district** level.

Community Safety and Wellbeing

7.175 On account of the consideration of designing out crime features and the that Development would animate and activate the Site, the likely residual effects of the Development on community safety and wellbeing would remain as:

- **direct, long-term, beneficial, local** and of **minor significance**; and
- **insignificant** at the **district** level.

Summary

7.176 **Table 7.28** provides a summary of the likely significant effects together with mitigation measures and likely residual effects. Unless otherwise stated in the table, the summary information is inclusive of all housing mix scenarios (Scenarios 1a, 1b, 2a and 2b) that have been assessed.

Table 7.28: Summary of Likely Significant Effects, Mitigation Measures and Likely Residual Effects

Description of Effect	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
The Works			
Loss of 35,402m ² GIA of employment floorspace.	Insignificant.	No mitigation required – employment floorspace and employment generating uses being provided as part of the Development.	Insignificant.

Description of Effect	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
Generation of an average of up to 1,110 FTEs per annum over 8 years.	Short-medium term, beneficial, district to regional and of minor significance.	S106 Agreement to target local employment during Site preparation and construction.	Short-medium term, beneficial, district to regional and of minor significance.
Completed Development			
Population and Labour Market.	Long-term, beneficial, local to district and of minor significance.	No mitigation required.	Long-term, beneficial, local to district and of minor significance.
Provision of housing contributing to LBRuT targets.	Long-term, local, beneficial and of moderate significance. Long-term, district, beneficial and of minor significance.	No mitigation required.	Long-term, local, beneficial and of moderate significance. Long-term, district, beneficial and of minor significance.
Generation of employment as a result of the Development and expenditure of the new resident population and visitors to the Development.	Long-term, local, beneficial and of moderate significance. Long-term, district, beneficial and of minor significance.	No mitigation required.	Long-term, local, beneficial and of moderate significance. Long-term, district, beneficial and of minor significance.
An additional population of children under the age of 5 and demand for early years places.	Scenarios 1b, 2b: Long-term, adverse and moderate at the local level and minor at the district level. Scenario 1a and 2a: Long-term, adverse and major at the local level and minor at the district level.	Section 106 / Community Infrastructure Levy receipts to mitigate.	Insignificant.
An additional population primary school aged children and demand for primary school places.	Direct, long-term, adverse, local to district, adverse and of minor significance.	Section 106 / Community Infrastructure Levy receipts to mitigate.	Insignificant.
The additional demand for secondary school places arising from the Development would be accommodated by proposed Secondary School and existing surpluses.	Insignificant.	No mitigation required - Secondary school provided as part of the Development.	Insignificant.
Additional demand by the new population of the	Direct, long-term, local to district	Section 106 / Community	Insignificant.

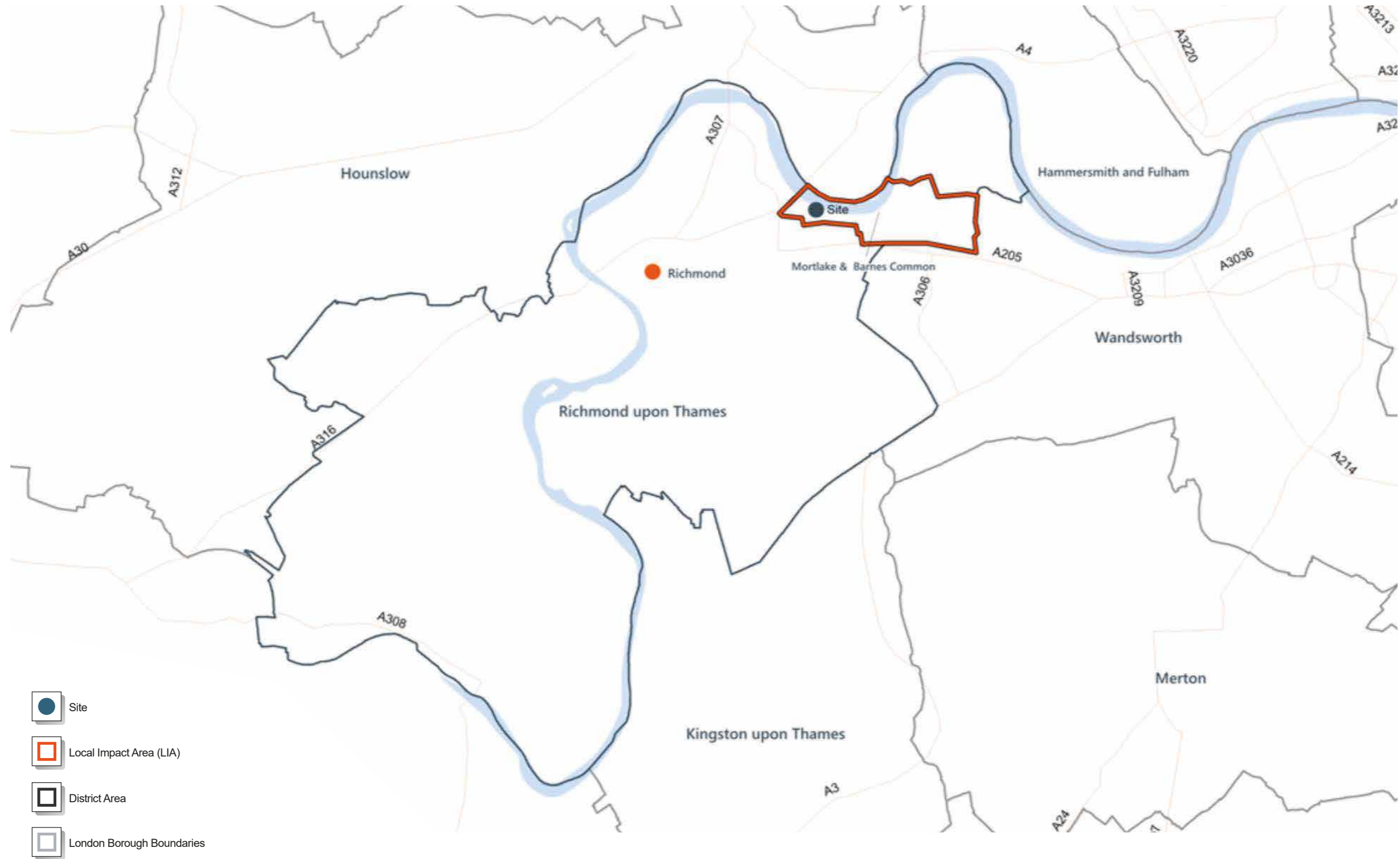
Description of Effect	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
Development for primary health care.	adverse and of minor significance .	Infrastructure Levy receipts to mitigate.	
Provision of 14,353m ² of children's play space and a total of 3.89 ha of publicly accessible amenity space on Site as part of the Development to accommodate additional demand.	Direct, long-term, beneficial at local to district and of minor significance .	No mitigation required – Provision of children's play space and amenity space provided as part of the Development.	Direct, long-term, beneficial at local to district and of minor significance .
Provision of a school (with shared sports facilities via a Community Use Agreement), cinema, gym, and an area for flexible community uses which could include a community boathouse, together with up to private amenity space, public amenity space and Public Community Park.	Direct, long-term, beneficial, local and of minor significance . Insignificant at the district level.	No mitigation required – community facilities and inclusion of Community Use Agreement as part of the Development.	Direct, long-term, beneficial, local and of minor significance . Insignificant at the district level.
The Development would seek to design out crime features and would animate and activate the Site.	Direct, long-term, beneficial, local and of minor significance . Insignificant at the district level.	No mitigation required.	Direct, long-term, beneficial, local and of minor significance . Insignificant at the district level.

Note: where the level of significance of effects varies between scenario tested this has been outline in the table.

References

- ¹ Office for National Statistics (2016), Business Register and Employment Survey, ONS, London
- ² Office for National Statistics (2016), '2011 Census of Population' and 'The Annual Population Survey', ONS, London
- ³ Office for National Statistics (2015), 'Family Expenditure Survey', ONS, England
- ⁴ LBRUT (2014), Planning Obligations Supplementary Planning Document (SPD), LBRUT
- ⁵ www.nhs.uk/Service-Search
- ⁶ www.gov.uk/government/collections/statistics-school-capacity
- ⁷ Greater London Authority – SPG Child Yield and Play Space Calculator; <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/play-and-informal>
- ⁸ <https://data.london.gov.uk/>
- ⁹ GLA (2008) Open Space Strategies: Best Practice Guidance
- ¹⁰ LBRuT Open Space Assessment Report, April 2015, Knight Kavanagh and Page; Table 2.3
- ¹¹ Homes and Communities Agency Calculating Cost Per Job, Best Practice Note 2015 (3rd Edition)
- ¹² HCA Employment Densities Guide, 3rd Edition, November 2015
- ¹³ Regulation and Quality Improvement Authority, January 2009, Staffing Guidelines for Residential Care Homes, SCIE Social Care Online
- ¹⁴ Department for Education, School Workforce England, 2013; <https://www.gov.uk/government/statistics/school-workforce-in-england-november-2013>
- ¹⁵ Nathaniel Lichfield and Partners (2014), Richmond Retail Study, LBRUT
- ¹⁶ Homes and Community Agency (2014), 'Additionality Guide', HCA, England
- ¹⁷ Office for National Statistics (2015), Annual Business Survey, UK
- ¹⁸ Community Interest Company who deliver children's services for Kingston and Richmond Councils
- ¹⁹ www.gov.uk/government/collections/english-housing-survey
- ²⁰ London Borough Richmond Upon Thames (2017) Local Plan Publication Version, February 2017
- ²¹ London Borough Richmond Upon Thames (2017) draft LBRuT School Place Planning Strategy.
- ²² General and Personal Medical Services in England 2005-2015
- ²³ LBRuT, Supplementary Planning Document (SPD) Stag Brewery, Mortlake SW14 Planning Brief, Adopted July 2014, LBRuT
- ²⁴ English Housing Survey (2008)
- ²⁵ Homes and Community Agency (2014), 'Additionality Guide', HCA, England

FIGURES



Project Details	WIE10667-101: Stag Brewery, Mortlake
Figure Title	Figure 7.1: 'Areas' for the Purpose of the Socio-economic Assessment
Figure Ref	WIE10667-101_GR_ES_7.1A
Date	2018
File Location	\\s-inc\wie\projects\wie10667\101\graphics\es\issued figures

APPENDICES

A. Appendix 7.1: List of Early Years provision within the local impact area

Appendix 7.1 List of Early Years Provision within the Local Impact Area

Table A7.1 provides a list of the Early Years provision within the Local Impact Area.

Table A7.1 Early Years Provision within Local Impact Area

Name	Postcode	Type	Age Range	Capacity	Vacancies
New Stepping Stones Playgroup	SW14 8ER	Pre-school	3-5	30	No
The Little School	SW14 8JA	Pre-school	2-4	n/a	Yes
St Mary Magdalen Montessori	SW14 8PR	Pre-school	2-5	42	Yes
Parkway Nursery	SW14 7NQ	Pre-school	2-4	44	Yes
Vicarage Nursery	SW14 8LA	Pre-school	3-5	18	Yes
The New Spring Nursery	SW14 8AU	Pre-school	2-4	35	Yes
St Michael's Nursery	SW13 0NX	Pre-school	2-5	44	No
Little Paradise Nursery	SW14 7EZ	Day care nursery and pre-school	0-5	n/a	Yes
Working mum's daycare and pre-school Centre at Mortlake	SW14 7HJ	Day care nursery and pre-school	0-5	54	Yes
Top of the class nursery and pre-school	SW14 7JR	Day care nursery and pre-school	0-5	50	Yes
Kids inc day nursery	SW14 7PR	Day care nursery and pre-school	0-5	36	Yes
Kew day nursery	TW9 4ES	Day care nursery and pre-school	0-5	66	Yes

Source: LBRuT n/a – information not available. Capacity data is not always available and in this instance n/a has been used.



B. Appendix 7.2: List of Primary Schools within 2 miles of the Site

Appendix 7.2 List of Primary Schools within 2 miles of the Site

Table A7.2 provides a list of Primary Schools within a 2-mile catchment of the Site excluding schools that are located outside of within the western half of LBRuT.

Table A7. Primary Schools within 2-mile catchment – Reception Enrolment Autumn 2016

Name	Postcode	Type	Enrolment	Capacity	Surplus
Thomson House School	SW14 8HY	Academy	52	52	0
St Mary Magdalen's Catholic Primary School	SW14 8HE	Maintained	30	30	0
Kew Riverside Primary School	TW9 4ES	Maintained	30	29	1
East Sheen Primary School	SW14 8ED	Maintained	60	90	-30
Barnes Primary School	SW13 0QQ	Maintained	60	60	0
Sheen Mount Primary School	SW14 7RT	Maintained	90	91	-1
Darell Primary and Nursery School	TW9 4LH	Maintained	60	43	17
Holy Trinity Church of England Primary School	TW10 5AA	Maintained	60	59	1
St Osmund's Catholic Primary School	SW13 9HQ	Maintained	30	28	2
The Queen's Church of England Primary School	TW9 3HJ	Maintained	60	60	0
Marshgate Primary School	TW10 6HY	Maintained	90	59	31
St Elizabeth's Catholic Primary School	TW10 6HN	Maintained	60	57	3
Lowther Primary School	SW13 9AE	Maintained	60	53	7
The Vineyard School	TW10 6NE	Maintained	90	90	0
		Total	832	801	+31



C. Appendix 7.3: List of Secondary Schools within 3 miles of the Site

Appendix 7.3 List of Secondary Schools within 3 miles of the Site

Table A7.3 provides a list of Secondary schools within a 3-mile catchment of the Site, excluding schools that are located outside of within the western half of LBRuT.

Table A7.3 Secondary Schools Within 3-mile Catchment – Year 7 Enrolment

Name	Postcode	Type	Enrolment	Capacity	Surplus
Richmond Park Academy	SW148RG	Academy	180	166	14
Christ's Church of England Comprehensive Secondary School	TW10 6HW	Maintained	150	148	2
Grey Court School	TW10 7HN	Academy	210	240	-30
		Total	540	554	-14



D. Appendix 7.4: GPs within 2 miles of the Site

Appendix 7.4 GPs within 1 miles of the Site

Table A7.4 provides a list of GPs within 1 miles of the Site.

Table A7.4 GPs within 1-mile catchment

Surgery	GPs	GPs FTE	Patients per GP FTE
Jeziarski (Sheen Lane)	9	7.2	1,391
Johnson (Sheen Lane)	8	6.4	1,793
Fitzmaurice (Kew)	2	1.6	3,033
Essex House Surgery	9	7.2	1,280
North Road Surgery - Crowley	5	4.0	1,703
Glebe Road Surgery - Botting	6	4.8	1,922

APPENDICES 7.5

SOCIO-ECONOMIC CONSULTATION CORRESPONDENCE

Appendix 7.5 – Consultation Transcripts

Primary and Secondary Education – School Place Planning, Achieving for Children

Hi Matthew,

Okay great.

Thanks again for all your help, it has been greatly appreciated.

Kind regards,

Jay

Jay Gamble

07964 397 620

www.regeneris.co.uk

On 27 Sep 2017, at 07:32, Matthew Paul <matthew.paul@achievingforchildren.org.uk> wrote:

Hi Jay,

Looks much better, thanks, except a few things which I've marked up in the attached.

All the best,

Matthew

Matthew Paul

Associate Director, School Place Planning

Achieving for Children - providing children's services for Kingston and Richmond

Phone: 020 8547 6246 / 07951 506867

Email: matthew.paul@achievingforchildren.org.uk

Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 26 September 2017 at 16:47, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Hi Matthew,

That's great, thank you.

I have now updated our baseline assessment following our discussion and the extra information you provided.

I've attached the updated summary for your perusal, please let me know if I've missed anything.

Many thanks for all you help,



Jay

JAY GAMBLE

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]

Sent: 26 September 2017 07:34

To: Jay Gamble <j.gamble@regeneris.co.uk>

Subject: Re: Community & Cultural Assessment - Stag Brewery

Hi Jay,

Sixth forms' capacities are always fairly fluid! I suspect that with the numbers which have come, and are still coming, through primary into secondary, the sixth forms will only grow in numbers, but there aren't any plans to increase the accommodation available for them or the overall provision except at the three schools which have opened in the last five years (St Richard Reynolds, Turing House and The Richmond upon Thames School) and at the proposed Brewery school in due course.

I hope that helps.

Best wishes,

Matthew

Matthew Paul

Associate Director, School Place Planning

Achieving for Children - providing children's services for Kingston and Richmond

Phone: 020 8547 6246 / 07951 506867

Email: matthew.paul@achievingforchildren.org.uk

Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 22 September 2017 at 16:01, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Hi Matthew,

Sorry to bother you again.

I have one quick question relating to sixth form/adult education. I understand there is currently capacity in all sixth forms in LBRuT, is this expected to be the case over the next few years? Are there any plans to expand any sixth forms or provide new facilities for sixth form/adult education in the near future?

I've not come across anything to suggest there will be thought I'd double check with you.

Apologies for pestering you again! Hopefully this will be my last question!

Many thanks,



Jay

JAY GAMBLE

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]
Sent: 21 September 2017 15:43
To: Jay Gamble <j.gamble@regeneris.co.uk>
Subject: Re: Community & Cultural Assessment - Stag Brewery

Hi Jay,

Capacities are in the attached table.

Regards,

Matthew

Matthew Paul
Associate Director, School Place Planning
Achieving for Children - providing children's services for Kingston and Richmond
Phone: 020 8547 6246 / 07951 506867
Email: matthew.paul@achievingforchildren.org.uk
Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 21 September 2017 at 15:29, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Hi Matthew,

Sorry to bother you again, however do you also have the capacity data to match the roll data you sent earlier? I can obtain this via EduBase, however I wanted to check if you had this information in the first instance to ensure consistency.

Many thanks in advance,

Jay

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]
Sent: 21 September 2017 14:27
To: Jay Gamble <j.gamble@regeneris.co.uk>
Subject: Re: Community & Cultural Assessment - Stag Brewery

Hi Jay,



As discussed, here is the draft revised school place planning strategy, plus the autumn pupil census data for last year (and the preceding five years).

Best wishes,

Matthew

Matthew Paul
Associate Director, School Place Planning
Achieving for Children - providing children's services for Kingston and Richmond
Phone: 020 8547 6246 / 07951 506867
Email: matthew.paul@achievingforchildren.org.uk
Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 19 September 2017 at 16:38, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Hi Matthew,

As promised, please find our initial summary of education attached.

This will feed into our impact analysis, therefore we want to ensure our baseline assessment accurately reflects current education provision and local demand for education the area. We have estimated current capacity based on DfE EduBase data, which is the latest data we have access to. Based on experience I know that the DfE data can somewhat differ from what the education authority holds, therefore if you are able to provide more accurate information, it would be greatly appreciated.

We have used DfE maximum walking distances (stipulated at the beginning) to assess existing provision, however if there are more appropriate benchmarks/impact areas we should be using please let me know. We have used LBRuT school place planning papers to inform our future supply/demand assessment which I assume are the latest forecasts available.

The attached is a draft and subject to change based on consultation with yourselves so any comments or information you have would be greatly appreciated.

I look forward to catching up with you on Thursday, however if you have any questions in the meantime please do not hesitate to contact me.

Many thanks in advance,

Jay

JAY GAMBLE

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]

Sent: 18 September 2017 15:36



To: Jay Gamble <j.gamble@regeneris.co.uk>

Subject: Re: Community & Cultural Assessment - Stag Brewery

Excellent - my landline is more reliable so please try that in the first instance.

Thanks,

Matthew

Matthew Paul
Associate Director, School Place Planning
Achieving for Children - providing children's services for Kingston and Richmond
Phone: 020 8547 6246 / 07951 506867
Email: matthew.paul@achievingforchildren.org.uk
Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 18 September 2017 at 15:33, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Perfect, that's great, 2pm on Thursday it is.

I'll call you on one of the numbers below.

Many thanks,

Jay

JAY GAMBLE

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]

Sent: 18 September 2017 15:27

To: Jay Gamble <j.gamble@regeneris.co.uk>

Subject: Re: Community & Cultural Assessment - Stag Brewery

Fine for me, Jay.

Thanks,

Matthew

Matthew Paul
Associate Director, School Place Planning
Achieving for Children - providing children's services for Kingston and Richmond
Phone: 020 8547 6246 / 07951 506867
Email: matthew.paul@achievingforchildren.org.uk
Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

On 18 September 2017 at 15:25, Jay Gamble <j.gamble@regeneris.co.uk> wrote:



Hi Paul,

Thank you for the swift response, it is greatly appreciated.

How about Thursday afternoon at 2pm? Does that work for you? I will send over our initial findings/assessment beforehand so we can discuss in more detail on Thursday.

Many thanks in advance,

Jay

JAY GAMBLE

Senior Consultant

From: Matthew Paul [mailto:matthew.paul@achievingforchildren.org.uk]

Sent: 18 September 2017 15:22

To: Jay Gamble <j.gamble@regeneris.co.uk>

Subject: Re: Community & Cultural Assessment - Stag Brewery

Dear Jay,

Thursday, either late morning or in the afternoon would be fine - any good?

Regards,

Matthew

Matthew Paul

Associate Director, School Place Planning

Achieving for Children - providing children's services for Kingston and Richmond

Phone: 020 8547 6246 / 07951 506867

Email: matthew.paul@achievingforchildren.org.uk

Guildhall 2, High Street, Kingston upon Thames, KT1 1

On 18 September 2017 at 11:55, Jay Gamble <j.gamble@regeneris.co.uk> wrote:

Dear Matthew,

My name is Jay Gamble from Regeneris Consulting who is responsible for writing the Community & Cultural Assessment, as part of a planning application for a proposed mixed-use development at Stag Brewery. The assessment looks at the impact that the future development could have on the local and wider area.

Lucy Thatcher at LBRuT has kindly provided your details because as part of the assessment, we are looking at current and future provision of schools and education in the area. We have done some initial research around existing and future provision locally and would like to test our



findings with you. It would also be useful to ensure we have used the correct benchmarks to assess demand and capacity.

Would it be possible to hold a brief telephone consultation with you to discuss our initial findings? If so, please let me know when is a convenient time for you.

If you have any questions about the work we are doing, please do not hesitate to contact me.

Many thanks in advance,

Jay

JAY GAMBLE

Senior Consultant

Parks and Openspace – LBRuT and Wild Future

From: Jay Gamble

Sent: 22 September 2017 15:26

To: 'Steve Marshall' <steve.marshall@wildfuture.co.uk>

Cc: 'Lucy Thatcher' <L.Thatcher@richmond.gov.uk>; 'Kelleher Yvonne' <Yvonne.Kelleher@richmondandwandsworth.gov.uk>

Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Steve,

That's great, much appreciated. It was good to catch up earlier it was very useful.

Thank you for all your help with this, I'll be in touch if I have any further questions.

Have a great weekend.

Thanks again.

Jay

JAY GAMBLE

Senior Consultant

From: Steve Marshall [mailto:steve.marshall@wildfuture.co.uk]

Sent: 22 September 2017 14:50

To: Jay Gamble <mailto:j.gamble@regeneris.co.uk>

Cc: 'Lucy Thatcher' <mailto:L.Thatcher@richmond.gov.uk>; 'Kelleher Yvonne' <mailto:Yvonne.Kelleher@richmondandwandsworth.gov.uk>

Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Jay,

Good to speak to you this morning.

- I've attached an extract from an APSE parks categorisation tool report for the parks in this area, dating from 2014-15. It shows a different way of categorising them according to the facilities they contain (ranked from no category to A, see notes tab) which gives a catchment area for each site. The hierarchy results and catchments differ slightly from the traditional typology but it adds background info. I have added a rough distance from the development (please check these if useful – quick estimates!) and colour coded whether the development is within the park catchment.
- I think my conclusion is that the development is between a number of larger parks with more facilities for those weekend or occasional visits, but slightly outside the 1.2km radius. The Thames towpath gives some access to nature and links to smaller passive parks such as Thames Bank and Jubilee Gardens, but only Mortlake Green really provides off-site local access to open space facilities such as playground and informal recreation within 400m. The other sites within 400m are Thames Bank (small grassy area, two benches), Tapestry Court (a narrow cut through between the towpath and Mortlake High Street) and Mullins Path (a pleasant but small site with 1 bench and 4-5 pieces of play equipment); these are very small, low on features and unlikely to attract visitors away from Mortlake Green.
- Here is a link to the most <https://consultation.richmond.gov.uk/environment/mortlake-green-final/> on Mortlake Green play area improvement – I understand LBRuT are close to awarding a contract for works. The proposals do include improvements for all age groups. Analysis has identified a potential future opportunity for equipment for older children and an outdoor fitness area. An <https://consultation.richmond.gov.uk/environment/mortlake-green/> showed there was not enough provision for older children and the new plans partially rectify this.
- We discussed the possibility of adding https://www.richmond.gov.uk/services/parks_and_open_spaces/find_a_park/north_sheen_recreation_ground to the wider picture; it's about 1.6km distance and is a large recreation ground with playing pitches, two large playgrounds, paddling pool and a six-year old large <http://pavilionclubhouse.co.uk/> with café. There are barriers to travel on foot (A316).
- https://www.richmond.gov.uk/services/parks_and_open_spaces/find_a_park/palewell_common_and_fields (1.5km) adds some District Park provision;
https://www.richmond.gov.uk/services/parks_and_open_spaces/find_a_park/old_deer_park is further away (2.9km).
- I've attached a list of play equipment for the sites in question; it may not be up-to-date but gives an idea of scale.

I will see if I can get the raw data that sits behind the Open Space Assessment quality scoring and will hopefully send on to you.

Thanks,
Steve

From: Jay Gamble [mailto:j.gamble@regeneris.co.uk]
Sent: 21 September 2017 16:30
To: Steve Marshall
Subject: FW: Community & Cultural Assessment - Stag Brewery



Hi Steve,

As promised, here are our initial observations and summary for open space across LBRuT. The summary is in a draft state and is subject to change based on our discussion.

I look forward to our call tomorrow.

Many thanks in advance,

Jay

JAY GAMBLE
Senior Consultant
mailto:j.gamble@regeneris.co.uk
T: 07964397620

From: Jay Gamble
Sent: 20 September 2017 14:00
To: 'Steve Marshall' <mailto:steve.marshall@wildfuture.co.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

Perfect, that's great.

Many thanks,

Jay

JAY GAMBLE
Senior Consultant

From: Steve Marshall [mailto:steve.marshall@wildfuture.co.uk]
Sent: 20 September 2017 13:59
To: Jay Gamble <mailto:j.gamble@regeneris.co.uk>
Cc: 'Lucy Thatcher' <mailto:L.Thatcher@richmond.gov.uk>; 'Kelleher Yvonne' <mailto:Yvonne.Kelleher@richmondandwandsworth.gov.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

That's fine, Jay.

Regards,

Steve

From: Jay Gamble [mailto:j.gamble@regeneris.co.uk]
Sent: 20 September 2017 13:35
To: Steve Marshall
Cc: 'Lucy Thatcher'; 'Kelleher Yvonne'



Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Steve,

Thank you for the swift response.

Unfortunately, I'm tied up this afternoon however could we arrange for Friday morning? How does 11am suit you?

Many thanks,

Jay

JAY GAMBLE
Senior Consultant
mailto:j.gamble@regeneris.co.uk
T: 07964397620

From: Steve Marshall [mailto:steve.marshall@wildfuture.co.uk]
Sent: 20 September 2017 13:31
To: Jay Gamble <mailto:j.gamble@regeneris.co.uk>
Cc: 'Lucy Thatcher' <mailto:L.Thatcher@richmond.gov.uk>; 'Kelleher Yvonne'
<mailto:Yvonne.Kelleher@richmondandwandsworth.gov.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Jay,

Anytime this afternoon after 2.30pm would be fine or Friday morning – telephone is 01483 811609.

Thanks,

Steve

Steve Marshall

Wild Future Outdoors Ltd.

From: Jay Gamble [mailto:j.gamble@regeneris.co.uk]
Sent: 20 September 2017 13:26
To: Steve Marshall
Cc: Lucy Thatcher; Kelleher Yvonne
Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Steve,

I hope you are well.



Following on from Yvonne's email, are you able to assist with my query below? It would probably involve a quick 10-15 minute phone call.

I can send over our initial observations beforehand in which we can discuss.

If you are able to help, please let me know when would be a convenient time to contact you.

Many thanks in advance,

Jay

JAY GAMBLE
Senior Consultant

From: Kelleher Yvonne [mailto:Yvonne.Kelleher@richmondandwandsworth.gov.uk]
Sent: 19 September 2017 18:45
To: Jay Gamble <mailto:j.gamble@regeneris.co.uk>
Cc: Lucy Thatcher <mailto:L.Thatcher@richmond.gov.uk>; Steve Marshall <mailto:steve.marshall@wildfuture.co.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

Dear Jay,

Thank you for your email. I am going on leave from this evening for a week but if it cannot wait I've cc'd in my colleague Steve who can assist in the matter.

Regards

Yvonne Kelleher
Parks Service Manager
Serving Richmond and Wandsworth Councils

Dear Yvonne,

My name is Jay Gamble from Regeneris Consulting who is responsible for writing the Community & Cultural Assessment, as part of a planning application for a proposed mixed-use development at Stag Brewery. The assessment looks at the impact that the future development could have on the local and wider area.

Lucy Thatcher at LBRuT has kindly provided your details because as part of the assessment, we are looking at current and future provision of open space in the area. We have done some initial research around existing and future provision locally and would like to test our findings with you.

Would it be possible to hold a brief telephone consultation with you to discuss our initial findings? If so, please let me know when is a convenient time for you.

If you have any questions about the work we are doing, please do not hesitate to contact me.



Many thanks in advance,

Jay

JAY GAMBLE
Senior Consultant

JAY GAMBLE
Senior Consultant
mailto:j.gamble@regeneris.co.uk
T: 07964397620

From: Jay Gamble
Sent: 02 November 2017 10:10
To: Liz Ayres <Liz.Ayres@richmond.gov.uk>
Cc: MacDermott, Kathryn (Kathryn.Macdermott@kingstonccg.nhs.uk)
<Kathryn.Macdermott@kingstonccg.nhs.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

Hi Liz/Kathryn,

Thank you very much for your time last Friday, it was extremely helpful and your input was very much appreciated.

Apologies, for the delayed response I have been off work sick until today.

I have contacted the NHS HUDU Team for further information regarding drive times however, any information you have regarding the appropriate times would be greatly appreciated. The HUDU models are only available to local authority bodies and NHS organisations, therefore we cannot access these tools.

I have also taken onboard the comments made in the document and will make sure these are reflected in our report.

If you are able to send over more up-to-date information regarding GP/Patient ratios that would be great.

If you have any questions or you need any further information from me in the meantime, please do not hesitate to contact me.

Many thanks,

Jay

JAY GAMBLE
Senior Consultant
mailto:j.gamble@regeneris.co.uk

T: 07964397620

From: Liz Ayres [mailto:Liz.Ayres@richmond.gov.uk]
Sent: 27 October 2017 14:35
To: Jay Gamble <mailto:j.gamble@regeneris.co.uk>
Cc: MacDermott, Kathryn (mailto:Kathryn.Macdermott@kingstonccg.nhs.uk)
<mailto:Kathryn.Macdermott@kingstonccg.nhs.uk>
Subject: RE: Community & Cultural Assessment - Stag Brewery

Hello Jay

Following on from our earlier conversation please see attached your document with some tracked changes?

As discussed we would like to see public transport /drive times to the various locations included in the paper. In addition for acute hospital please include Charing Cross, Imperial and Kingston?

Once I have further information on the more accurate GP : patient ratios I will share this with you.

Please let me know if you require anything further?

Thanks
Liz

From: Jay Gamble [mailto:j.gamble@regeneris.co.uk]
Sent: 27 September 2017 13:37
To: Liz Ayres
Subject: FW: Community & Cultural Assessment - Stag Brewery

Hi Liz,

Thank you for your call earlier, it was good to speak to you.

As discussed, please find our baseline assessment of healthcare attached.

As mentioned, we have not been privy to the discussions between the CCG and the developer and we will not be involved in the masterplanning process or negotiations around future provision. We are carrying out an objective assessment of current provision in the area to inform the Cultural & Community Assessment and Socio-Economic Assessment, with the view of estimating the potential impact the Proposed Development could have on the existing provision.

I must stress the assessment attached is subject to change based on any additional information we receive. We have based this on publicly available data and understand this can sometimes be out-of-date or inaccurate. Therefore, any comments you have regarding both the supply and demand assessment we have carried out, along with the benchmarks and impact areas used, would be greatly appreciated.



If you have any questions or you need any further information, please do not hesitate to contact me.

Many thanks,

Jay

JAY GAMBLE
Senior Consultant
mailto:j.gamble@regeneris.co.uk
T: 07964397620

From: Jay Gamble
Sent: 25 September 2017 10:58
To: 'ccgcomms@richmond.gov.uk' <mailto:ccgcomms@richmond.gov.uk>;
'ricccg.richmondpals@nhs.net' <mailto:ricccg.richmondpals@nhs.net>
Subject: Community & Cultural Assessment - Stag Brewery

Hi,

My name is Jay Gamble from Regeneris Consulting who is responsible for writing the Community & Cultural Assessment, as part of a planning application for the proposed mixed-use development at Stag Brewery. The assessment looks at the impact that the future development could have on the local and wider area.

We are looking at current and future provision of health care in the area, including; GPs Surgeries, Health Centres, Dentists and Hospitals. We have done some initial research around existing and future provision locally and would like to test our findings with you. It would also be useful to ensure we have used the correct benchmarks to assess demand and capacity.

Would it be possible to hold a brief telephone consultation with someone within the CCG to discuss our initial findings? If so, please could you let me know who would be the best person to speak.

If you have any questions about the work we are doing, please do not hesitate to contact me.

Many thanks in advance,

Jay

JAY GAMBLE
Senior Consultant

UK and Ireland Office Locations

