

9.0 SOCIO-ECONOMIC

INTRODUCTION

- 9.1 This Chapter addresses the likely significant impacts of the proposed development on the environment with regard to socio-economic impacts. It also describes the methods used to assess the impacts; the baseline conditions currently existing at the site and in the surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual impacts after these measures have been adopted.
- 9.2 For the purposes of this Chapter, socio-economic impacts are considered to be the social and economic direct and indirect impacts of the proposed development.
- 9.3 This Chapter is supported by a Health Impact Assessment provided as Appendix 9.1.

LEGISLATION AND PLANNING POLICY CONTEXT

- 9.4 The following section sets out the legislation and policy that is relevant to this Chapter.

National

National Planning Policy Framework, 2021

- 9.5 The National Planning Policy Framework (NPPF)¹ sets out how to deliver sustainable development and breaks this down into 17 chapters. Of these chapters, the following are the most relevant for the potential social and economic impacts of the proposed development:
- Delivering a sufficient supply of homes: This objective states that local planning authorities should establish a housing requirement figure for their area, understand the availability of land in the area, and ensure that the supply and delivery of housing is maintained.
 - Building a strong, competitive economy: This objective sets out the need for planning policies to identify opportunities for local investment and seek to address potential barriers to investment, including poor environments or a lack of housing. It states that local planning authorities should encourage sustainable economic growth and enable the development of accessible local services and community facilities.
 - Promoting healthy and safe communities: This objective states that planning policies need to create new places that encourage social interaction and provide

safe and accessible environments. Policies should also enable and support healthy lifestyles.

London Plan, 2021

9.6 The London Plan 2021² was adopted in March 2021 and the policies of relevance to this assessment of the ES are set out below:

- Policy GG1 'Building strong and inclusive communities' has a focus on promoting inclusive growth and minimising inequalities. This sets out a number of aims including to provide access to good quality community services and facilities, provide a wide range of economic opportunities, ensure new developments are adaptable to community needs and minimising inequalities, barriers and challenges faced by different social groups;
- Policy GG3 'Creating a Healthy City' aims to improve Londoners' health and address health inequalities;
- Policy GG4 'Delivering the Homes Londoners Need' and Policy H4 'Delivering affordable housing' set a strategic target of 50% of all new homes being genuinely affordable;
- Policy D7 'Accessible housing' sets a target for residential developments to provide at least 10% wheelchair user dwellings in accordance with M4(3) and with all other dwellings being accessible and adaptable in accordance with M4(2);
- GG5 'Growing a Good Economy' aims to 'conserve and enhance London's global economic competitiveness and ensure that economic success is shared amongst all Londoners.' This includes promoting local investment in employment and skills. This policy also emphasises the need for high quality affordable housing, affordable workspace and social infrastructure; and
- Policy S4 'Play and informal recreation' states that developments should meet a variety of requirements including:
 - '2) for residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child'.
 - '3) incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently'.

Local

LBRuT Local Plan

- 9.7 The LBRuT Local Plan was adopted in July 2018³ and sets out policies and guidance for the development of the Borough over the next 15 years. The Local Plan forms part of the overall development plan for the Borough and it identifies where the main developments will take place, and how places within the Borough will change, or be protected from change, over that period.
- 9.8 The following policies are relevant to this assessment:
- 9.9 Policy SA 15 Ham Close, states that:
- 'The Council supports the regeneration of Ham Close and will work in cooperation with Richmond Housing Partnership in order to rejuvenate Ham Close and its surrounding area.*
- A comprehensive redevelopment of this site, including demolition of the existing buildings and new build re-provision of all residential and non-residential buildings, plus the provision of additional new residential accommodation, will be supported'.*
- 9.10 Policy LP 28 Social and Community Infrastructure: This policy states that the Council will resist the loss of social and community infrastructure and includes a requirement that development proposals for 10 or more residential units should assess the potential impacts on existing social and community infrastructure.
- 9.11 Policy LP 29 Education and Training states that:
- 'The Council will promote local employment opportunities and training programmes. Where the employment opportunities generated by construction as well as the end use of the development create more than 20 (Full Time Equivalent) jobs, a Local Employment Agreement, secured through a Section 106 agreement, will be required'*
- 9.12 Policy LP 30 Health and Wellbeing includes that the Council will support developments that encourage access to green infrastructure, including river corridors, local open spaces as well as leisure, recreation and play facilities to encourage physical activity; and access to local community facilities, services and shops which encourage opportunities for social interaction and active living, as well as contributing to dementia-friendly environments.
- 9.13 Policy LP 31: Public Open Space, Play Space, Sport and Recreation: states that the Council will require all major development proposals in the borough to meet the Public Open Space, play space, and playing fields and ancillary sport facilities needs arising out of the development by assessing the need for Public Open Space, play space, and playing fields and ancillary sport facilities.

- 9.14 Policy LP 35 Housing Mix and Standards identifies that the housing mix should be appropriate to the site location and that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'.
- 9.15 Policy LP 36 Affordable Housing set a borough wide target of 50% affordable housing and this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.

Planning Obligations SPD (2020)

- 9.16 The LBRuT Planning Obligations Supplementary Planning Document (SPD)⁴ sets out the Section 106 obligations requirements for new developments. It sets out recommendations for the following topics that are relevant to this assessment:
- Public realm. Public open spaces, play space and sport and recreation facilities;
 - Employment and Skills Training;
 - Community Safety; and
 - Social Infrastructure.
- 9.17 The SPD also sets out specific requirements with regard to assessing healthcare based on the HUDU Planning Contributions Model in consultation with the local Clinical Commissioning Group (CCG), identifies service catchments for assessing different healthcare facilities and recommends that the FTE GP to patient ratio is used to assess GP capacity and the need for primary healthcare contributions based on the best practice ratio of 1,800. The service catchment for GP surgeries is recommended as 1km although this will vary based on the site location and existing patient patterns.

Draft LBRuT Local Plan (2021)

- 9.18 The LBRuT Local Plan draft for public consultation⁵ will set out policies and guidance for the development of the borough over the next 15 years, from the date of its adoption.
- 9.19 The draft Local Plan is currently out for consultation and carries limited weight. It is nonetheless a material consideration.
- 9.20 The following draft policies are relevant to this assessment:
- Policy 11. Affordable Housing (Strategic Policy) sets out a borough wide target of 50% affordable housing provision for all new housing developments and states that the Council will expect any estate regeneration to provide the equivalent amount of affordable housing by habitable room, and where possible, achieve an uplift in provision;

- Policy 13. Housing mix and Standards that the housing mix should be appropriate to the site location and that 90% of all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings' and 10% of all new build housing is required to meet Building Regulation Requirement M4 (3) 'wheelchair user dwellings'; and
- Policy 49. Social and Community Infrastructure (Strategic Policy) identifies that major developments should assess the potential impacts on existing social and community infrastructure in order to demonstrate to the Council that there is sufficient capacity within the existing infrastructure to accommodate the needs arising from the new development.

School Place Planning Strategy (2019)

- 9.21 LBRuT adopted the School Place Planning Strategy (2015-2024) in 2015 and subsequently revised the strategy in 2018⁶. The revised strategy relates to this assessment as it:
- Provides an update on the provision of new schools;
 - Analyses the demand for additional school places (particularly in secondary schools) for those children and young people with special educational needs and disabilities (SEND);
 - Considers how that demand could be met;
 - Considers whether, when and where future school places will be required; and
 - Gives options for securing local school provisions to ensure children can be educated in their home community.
- 9.22 The School Place Planning Strategy considers the redevelopment of Ham Close.
- 9.23 Ham Close is located within Area 10 (ward): Ham, Petersham and Richmond Riverside. The ward has three primary schools. The redevelopment of the site may lead to a need for a further form of entry. The report suggests that all three existing schools have the room for expansion, subject to satisfying the Section 77 guidance regarding outdoor place space.
- 9.24 Confirmation of the Ham Close regeneration unit breakdown and timeline will allow for an assessment determining whether there will be a need for more spaces and where they might be created.

Playing Pitch Strategy (2018)

- 9.25 The LBRuT Playing Pitch Strategy (2018)⁷ builds upon the Play Pitch Strategy Assessment Report to provide a clear, strategic framework for the maintenance and improvement of existing outdoor sports facilities and accompanying ancillary provision.
- 9.26 The strategy related to Section 8 of the NPPF that deals with the topic of healthy communities and the importance of high quality, open spaces and opportunities for sport and recreation.
- 9.27 The strategy relates to this assessment as it provides guidance on assessing development proposals affecting outdoor sports facilities.

Tenancy Strategy (2019)

- 9.28 The Tenancy Strategy⁸ outlines LBRuT's position with regard to the type, duration and renewal of tenancies available to registered providers in Richmond upon Thames. It also sets out the Council's policy on 'Affordable Rent'.
- 9.29 The provision of new homes at Ham Close must include genuinely affordable homes in relation to the Council's Tenancy Strategy.

Intermediate Housing Policy Statement (2018)

- 9.30 The Intermediate Housing Policy Statement⁹ outlines LBRuT's position regarding the prioritisation of applicants for intermediate housing, secondly the income eligibility range for applicants to intermediate housing schemes in the Borough and thirdly, the role of Registered Providers (RPs) in providing Intermediate Housing.

Residential Development Standards SPD (2010)

- 9.31 LBRuT Residential Development Standards SPD¹⁰ sets out the policy for residential space standards. The following policy relates to this assessment regarding garden and play space;
- Amenity space
 - This policy identifies that sufficient on site outdoor amenity space must be provided in new residential developments. To provide adequate private amenity space, the Council will encourage a minimum of 5 sqm of private outdoor space for 1-2 person dwellings plus an extra 1 sqm should be provided for each additional occupant;
 - Children's play areas

- This policy confirms that new developments should provide 10sqm of open space per child based on the Mayor of London's 'Providing children's and young people's play and informal recreation SPG';
- Private and communal gardens – sets out design standards for the provision of private and communal gardens.

ASSESSMENT METHODOLOGY

9.32 The following bullet points represent the key issues that are the focus of this Chapter:

- A desk-top review of current socio-economic conditions in the assessment area, including the prevailing baseline industry and economic conditions;
- Direct and indirect impacts due to the provision of employment during construction and operation;
- Impacts due to housing provision and affordability;
- Impacts on the local economy due to spending of new residents;
- Impacts on education capacity including early years, primary and secondary schools;
- Healthcare impacts on GP surgeries and dentists;
- Impacts on crime;
- Impacts on open space provision; and
- Impacts on community facilities.

Study Area

9.33 It is important when undertaking an assessment of the socio-economic effects that the geographical scope of the assessment is clearly understood.

9.34 The proposed development is located at Ham Close and is located within LBRuT.

9.35 For comparison purposes and to understand the wider context of the baseline conditions reviewed, the following additional geographic scopes have been considered where appropriate:

- The site: Ham Close;
- Lower Layer Super Output Area (LSOA): Richmond upon Thames 017B;
- Site ward: Ham, Petersham and Richmond Riverside ward;
- Borough: LBRuT;
- Regional: Greater London; and

- National: averages for England, Great Britain or the United Kingdom dependent upon data availability to provide context.

Method of Baseline Data Assessment

- 9.36 The assessment of socio-economic effects has consisted of the following key steps:
- A policy review to provide an outline of the relevant local and regional, social and economic objectives for the area;
 - A desk-top review of all available information on current socio-economic conditions in the assessment area, including the prevailing baseline conditions to establish the base case;
 - A desk top survey of the existing facilities; and
 - Appraisal of the additional benefits resulting from the new residential accommodation and community space that will be provided within the site.

Assessment Modelling

- 9.37 No specific comprehensive quantitative, socio-economic assessment methodology exists, and as such a quantitative analysis of the potential social and economic benefits has been undertaken using the 'Additionality Guide', a standard method of assessing the effects of projects published by the Homes and Communities Agency¹¹. 'Additionality' is considered to be the difference between the reference case position (what would happen anyway) and the position if the project (the proposed development) were implemented.
- 9.38 The Homes and Communities Agency guidance recommends accounting for the following factors when assessing additionality:
- Leakage: The number or proportion of outputs that benefit those outside of the project's target area;
 - Displacement: The number or proportion of project outputs accounted for by reduced outputs elsewhere in the target area; and
 - Economic Multiplier Effects: Further economic activity (jobs, expenditure or income) associated with additional local income, local supplier purchases and longer-term development effects that should be accounted for within project's benefits.
- 9.39 Further details regarding the application of additionality assessments are provided in the assessment section.
- 9.40 The significance of these effects has then been evaluated in a qualitative manner, using professional judgement and applying the criteria below as a standard.

Assessment Criteria

- 9.41 The assessment of potential socio-economic effects as a result of the proposed development, has taken into account both the construction and operational phases. The significance level attributed to each effect has been assessed based on the magnitude of change due to the proposed development, and the sensitivity of the affected receptor/receiving environment to change. Magnitude of change and the sensitivity of the affected receptor/receiving environment are both assessed on a scale of major, moderate, and minor.

Significance of Impacts

- 9.42 The definition and terms used to describe the significance of impacts accords with those set out in Chapter 3.0: EIA Methodology.
- 9.43 A distinction between temporary, short, medium and long term; positive and negative; and cumulative impacts; has been made, where applicable. The geographical extent of impacts has been defined where applicable.

ASSUMPTIONS AND LIMITATIONS

- 9.44 The assessment of effects is carried out against the latest available socio-economic baseline data in Q4 2021/ Q1 2022.
- 9.45 As with any dataset, these may be subject to change, either since being recorded or in the future during the planning determination process, which may influence the findings of the assessment.

BASELINE CONDITIONS

Existing Site

- 9.46 The existing comprises 192 residential units including affordable rented and market flats and houses.
- 9.47 The accommodation mix of the existing site is set out below:
- 48 x studio (25%)
 - 60 x 1 bed (31.3%)
 - 63 x 2 bed (32.8%)
 - 21 x 3 bed (10.9%)
- 9.48 There are 143 existing affordable units including 132 RHP Affordable tenanted and 11 on short term lets for the LBRuT for temporary accommodation.

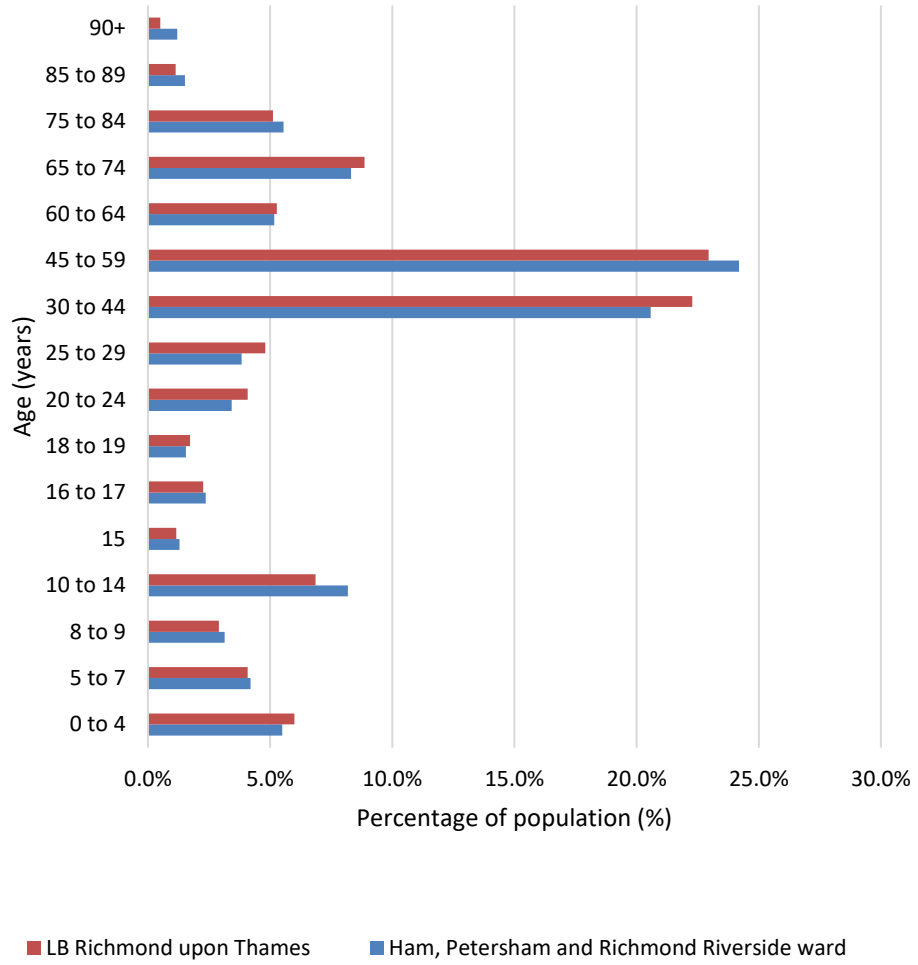
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- 9.49 The existing homes are occupied by 350 residents based on a survey undertaken by the Applicant. Of the 350 existing residents, there are 40 children under 10 years old and 42 children aged 10-15 years old.
- 9.50 Based on the GLA population yield calculator, the number of predicted existing residents is slightly higher (383 residents) and the predicted existing child yield is 43 children 0-4 years old, 31 children 5-11 years old and 18 children 12-18 years old.
- 9.51 There is also an existing Youth Centre (576sqm) and Makers Lab (57sqm) on-site. The youth centre is currently well-used but only provides youth services and does not offer a multi-functional community space serving the wider community.

Population

Age

- 9.52 According to the ONS 2020 mid-year population estimates¹², LBRuT has a total population of 196,935 residents and within Ham, Petersham and Richmond Riverside ward, there are 11,271 residents.
- 9.53 Within LBRuT, the majority of residents are aged 45 to 59 years, equating to 23.0% of residents, followed by those aged 30 to 44 years, equating to 22.3% of residents. This is similar to the ward, within which 24.2% of residents are aged 45 to 59 years, followed by those aged 30 to 44 years, equating to 20.6% of residents. Figure 9.1 below illustrates the age structure at both ward and borough level.

Figure 9.1 Age Structure by Area



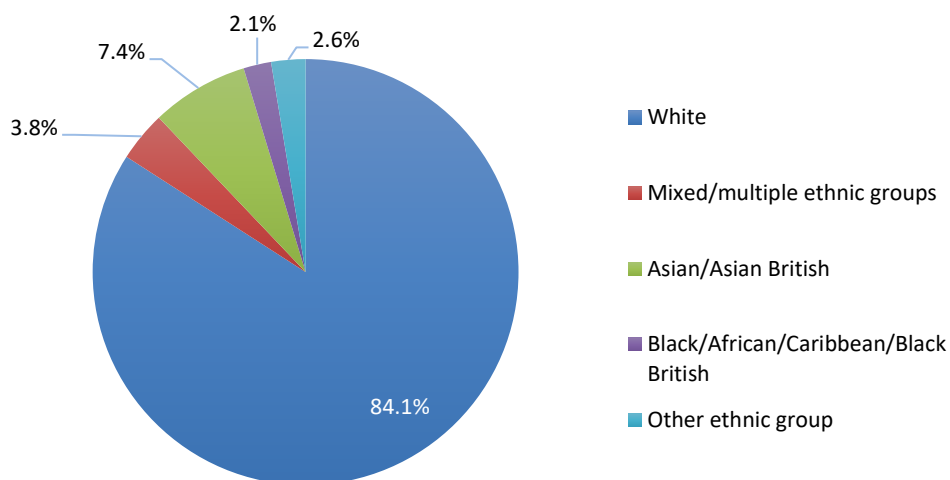
Source: ONS mid-year population estimates 2020

Ethnicity

9.54 Within Ham, Petersham and Richmond Riverside ward 84.1% of residents are White, 7.4% are Asian/ Asian British, 3.8% are mixed/ multiple ethnic groups and 2.1% have Black/African/Caribbean/Black British ethnicity¹³.

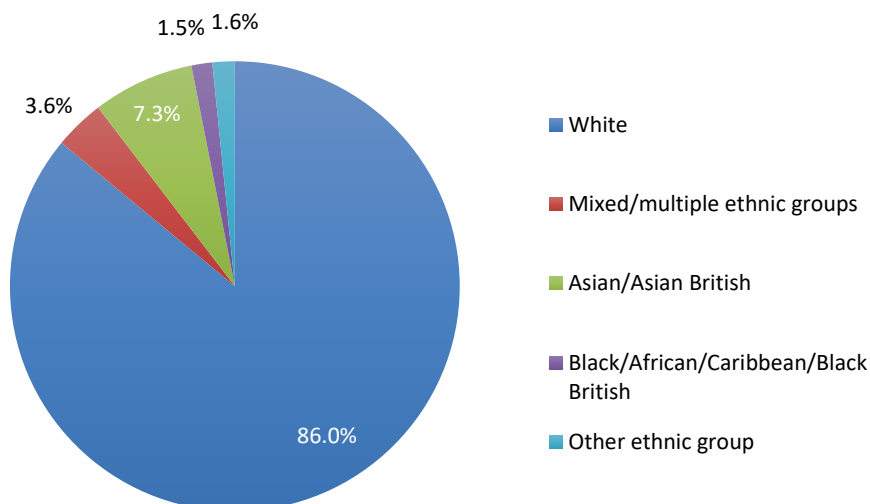
9.55 This is similar to LBRuT where 86.0% of residents are White and 7.3% of residents are Asian/ Asian British. The two figures illustrate these ethnicities.

Figure 9.2 Ethnicity in Ham, Petersham and Richmond Riverside ward



Source: 2011 Census

Figure 9.3 Ethnicity in LBRuT



Source: 2011 Census

Migration

9.56 According to the 2011 Census, 69.5% of residents in Ham, Petersham and Richmond Riverside ward were born in the UK¹⁴. This is lower than in LBRuT (75.7%) but a larger proportion than when compared to London (63.3%). At ward level, 3.7% of residents have lived in the UK for less than 2 years which is slightly higher than LBRuT. Table 9.1 shows a full breakdown of levels of migration to the UK.

Table 9.1 Length of Residence in UK

Residence in the UK	Ham, Petersham and Richmond Riverside Ward	LBRuT	London	England
Born in the UK	69.5%	75.7%	63.3%	86.2%
Less than 2 years	3.7%	3.0%	4.5%	1.8%
2 years or more but less than 5 years	4.3%	3.4%	5.6%	2.2%
5 years or more but less than 10 years	6.5%	4.6%	7.6%	2.9%
10 years or more	16.0%	13.2%	19.0%	7.0%

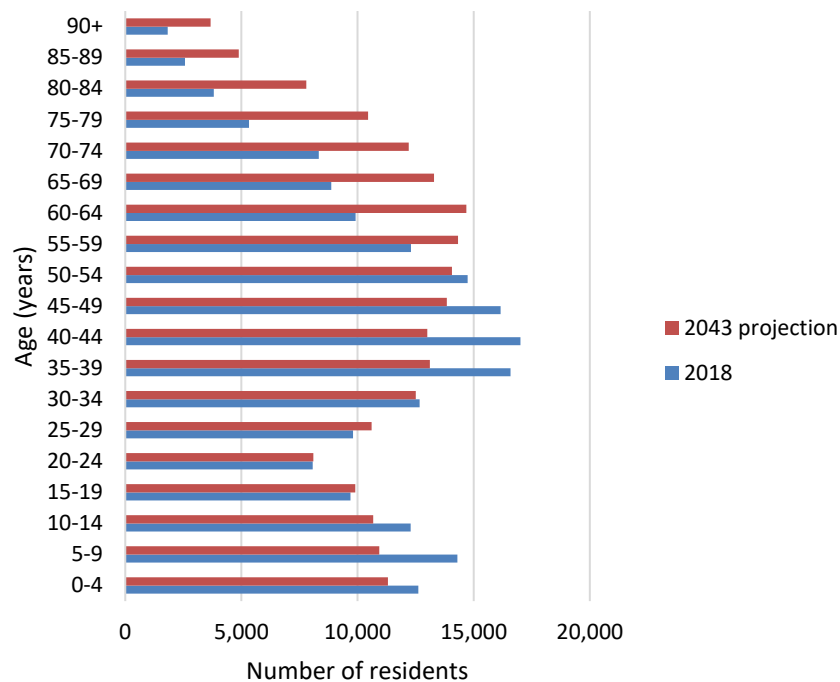
Source: 2011 Census

Population Forecasts

9.57 Population change comprises the difference between birth rates and death rates, and the effects of internal and international migration.

9.58 Population forecasts for LBRuT show that the population is expected to increase from 196,900 to 209,400 persons (by 6.3%) between 2018 and 2043¹⁵. The largest driver of this population increase is anticipated to be the increase in residents over 65, resulting in an ageing population due to increased life expectancy. The proportion of residents over the age of 65 was 15.6% in 2018, this is expected to increase to a proportion of 25.0% by 2043. Figure 6.4 demonstrates how the age profile is projected to change in LBRuT.

Figure 9.4 Population forecast for LBRuT, 2018-2043



Source: ONS Population projections, 2018-based

Households

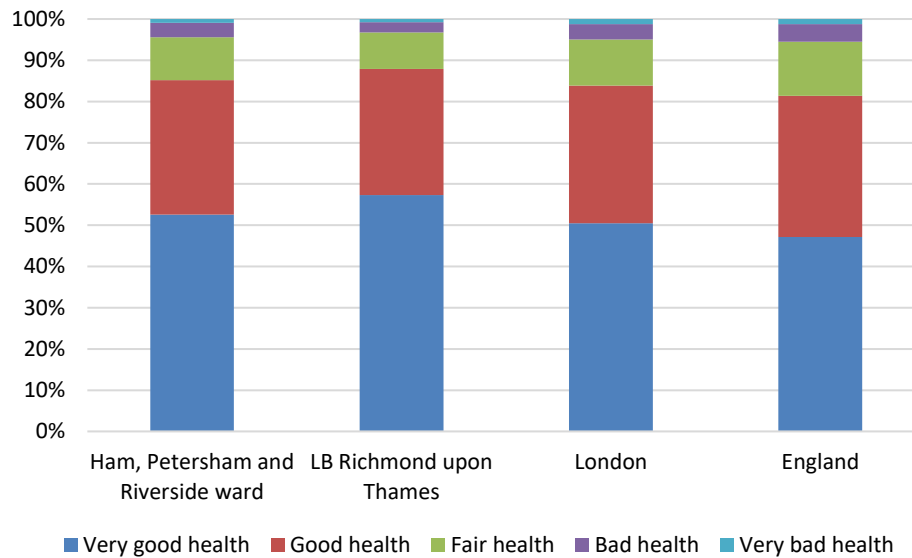
9.59 According to the 2011 Census, 59.7% of households in Ham, Petersham and Richmond Riverside ward are owned, 19.0% are private rented and 18.5% socially rented¹⁶. Within LBRuT, 63.6% of households are owned, 21.8% are private rented and 12.0% socially rented.

Health

9.60 According to the most recent published census data (2011 Census), 52.6% of residents in Ham, Petersham and Richmond Riverside ward are in 'Very Good Health' and 32.6% of residents are in 'Good Health'¹⁷. This is slightly lower than in LBRuT where 57.3% of residents are in 'Very Good Health' and 30.5% are in 'Good Health'. Only 0.9% of the ward's population are in 'Very Bad Health' which is similar to the LBRuT average (0.9%).

9.61 The figure below demonstrates the health profile in these areas compared to London and England.

Figure 9.5 General Health by Area



Source: 2011 Census

Local Healthcare Provision

Primary Healthcare

9.62 Using the NHS search tool¹⁸, it was identified that there is 1 GP surgery within a 1km walking distance of the site using the postcode TW10 7PG. This is the distance recommended in the LBRuT Planning Obligations SPD. This is summarised in the table below.

Table 9.2 GP Surgeries within a 1km walking distance of the site

GP Surgery	Walking Distance (km)	No. of GPs (FTE)	No. of Patients	GP to Patient Ratio	Accepting New Patients?
Lock Road Surgery (branch of Seymour House Surgery)	0.3	7.1	13,703	1,930	Yes

Source: NHS Service search and NHS Digital

9.63 It is considered best practice by the General Medical Council (GMC) used by the Department of Health (DoH) and Primary Care Trusts that GP surgeries have a GP to patient ratio of 1,800 patients per GP.

9.64 At this GP surgery, the average GP to patient ratio is 1 GP to 1,930 patients. This suggests a lack of capacity at this GP surgery although it is accepting new patients.

9.65 Richmond Clinical Commissioning Group (CCG) have identified that by looking at the residence of patients by Lower Super Output Area (LSOA) it is estimated that 44% of

registered patients attend the Lock Road branch surgery. Currently 71% patients living in Ham Close (as defined by the LSOA E01003819) are registered with Seymour House practice and it is assumed that all these patients attend the Lock Road branch surgery.

- 9.66 Seymour House is part of the Richmond Partners Primary Care Network and there is the expectation that the network of practices will accommodate a wider range of services in addition to core GP services. Richmond CCG have identified that the Lock Road site is constrained and operating at 100% room occupancy.
- 9.67 While Ham Clinic is located to the south of the site, this does not provide GP services as it functions as a community healthcare centre providing podiatry and school health.

Dentists

- 9.68 Within a 2km walk of the site, there are 4 dentists. Of these, only one has been confirmed to be accepting new NHS patients. This is summarised in the table below. Given that no new patient data was available for one of these dentists, their precise capacity is uncertain.

Table 9.3 Dentists within a 2km walk

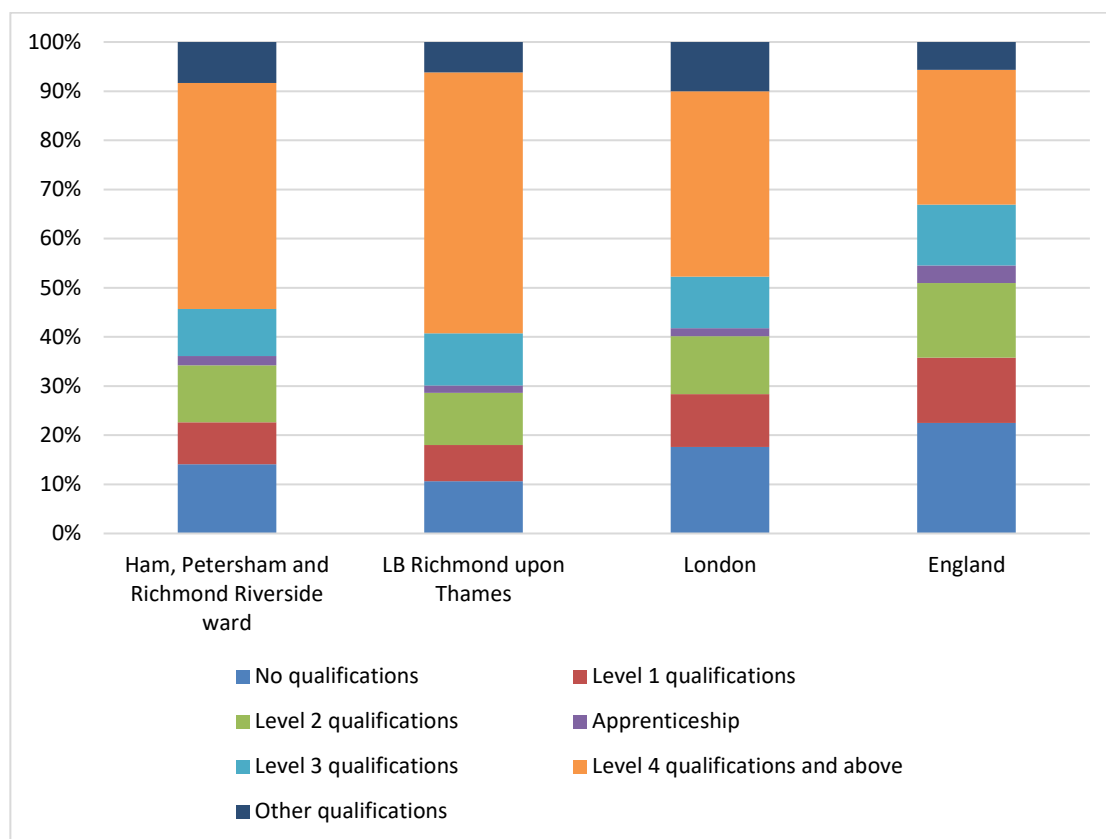
Dentists	Walking distance (km)	Accepting new NHS patients?
Perfect Smile Surgery Limited	0.2	Yes
Tudor Lodge Dental Practice	1.1	No
Ham Dental Practice	1.2	No data available
Richmond Hill Orthodontics Ltd	2.0	Only by referral

Education

Qualifications

- 9.69 Within LBRuT¹⁹, 53.0% of its residents aged 16 and over have Level 4 qualifications and above, the highest level of qualification in this category encompassing different types of university degrees. This is slightly higher than at ward level (46.0%) and London (37.7%).
- 9.70 Additionally, the proportion of residents with no qualifications in LBRuT is 10.6%, which is lower than the ward, London and England levels, which equate to 14.1%, 17.6% and 22.5% of the population, respectively. Figure 9.6 demonstrates the levels of qualifications across the different scales.

Figure 9.6 Qualifications by Area



Source: 2011 Census

Local Education Provision

9.71 The Department of Education states that statutory walking distances are 2 miles for children under 8 years and 3 miles for children aged 8 and over and further elaborates that *'Best practice suggests that the maximum each way length of journey for a child of primary school age to be 45 minutes and for secondary school age 75 minutes, but these should be regarded as the maximum²⁰.*' Therefore, in order to assess the current state of local education provision for the proposed development, this assessment has used a conservative walking distance as being 1 mile for nurseries, 1 mile for primary schools and 2 miles for secondary schools, measured from the centre of the proposed development, TW10 7PG.

Early Years

9.72 In England, all 3 to 4-year olds are entitled to 15 hours of free early years childcare education for 38 weeks of the year²¹. Children between 3 to 4-years old of working parents are entitled to 30 hours of free childcare for 38 weeks of the year as of 2017. In addition, 2-year old children of parents receiving income support are entitled to 15 hours of free childcare for 38 weeks of the year. Therefore, as well as paid childcare, it

is likely that the proposed development will create a demand on childcare as a result of the entitlement for free childcare.

- 9.73 The report has identified 4 nurseries and pre-schools within a 1-mile walking distance from the centre of the proposed development, TW10 7PG. The data was aggregated from the websites childcare.co.uk, daynurseries.co.uk and google maps.

Table 9.4 Nurseries within 1 mile of the Site

Nursery	Walking distance (miles)	Age range	Number of places
The Children's Garden	0.1	3 to 7 years	20
Meadowview Nursery	0.3	1 to 4 years	56
Meadlands Primary School	0.4	3 to 5 years	52
Kateys Nursery and Pre-School Ham	0.4	1 to 4 years	47
Total			175

- 9.74 As shown in the table above, the 4 nurseries have a total of 175 places.

Primary

- 9.75 Using the government's search tool for schools²², primary schools within a 1-mile walking distance of the proposed development are listed below. This search identified 3 primary schools. The surplus capacity of each school has also been identified using data from the Education Funding Agency and the Department for Education²³ from the 2020/ 2021 academic year.

Table 9.5 Primary schools within a 1-mile walking distance

Primary school	Walking distance (miles)	School places	Number on roll	Net capacity	Surplus capacity (%)
St Richard's Church of England Primary School	0.2	210	186	24	11.4%
Meadlands Primary School	0.4	210	211	-1	-0.5%
The Russell Primary School	0.9	240	240	0	0%

Primary school	Walking distance (miles)	School places	Number on roll	Net capacity	Surplus capacity (%)
Total		660	637	23	3.5%

Source: Department for Education (2022) School capacity: academic year 2020 to 2021

- 9.76 The table above demonstrates that there is the currently capacity for 23 primary school pupils across the 3 primary schools. The Government recommends that for surplus capacity, in mainly urban areas, a reasonable target is 5%, a figure that both enables accommodation of unanticipated in migration, and minimises the expenditure on running oversized premises. Of the primary schools identified, only one meets this target and the average surplus capacity is 3.5%.
- 9.77 The LBRuT School Place Planning Strategy identifies that the current primary school capacity in Ham, Petersham and Richmond Riverside ward will suffice until the proposed redevelopment of Ham Close (the proposed development), which may lead to a need for a further form of entry in due course²⁴.

Secondary

- 9.78 Using the government's search tool for schools²², secondary schools within a 2-mile walking distance of the proposed development are listed below. This search identified 6 secondary schools. The surplus capacity of each school is also identified using data from the Education Funding Agency and the Department for Education²³ from the 2020/ 2021 academic year.

Table 9.6 Secondary schools within a 2-mile walking distance

Secondary school	Walking distance (miles)	School places	Number on roll	Net capacity	Surplus capacity (%)
Grey Court School	0.1	1398	1393	5	0.4%
The Tiffin Girls School	1.0	1113	1112	1	0.1%
Teddington School	1.2	1200	1283	-83	-6.9%
Orleans Park School	1.4	1275	1220	55	4.3%
The Kingston Academy	1.4	1188	324	864	72.7%
Turing House School	1.6	1050	225	825	78.6%

Secondary school	Walking distance (miles)	School places	Number on roll	Net capacity	Surplus capacity (%)
Total		7,224	5,557	1,667	23.1%

Source: Department for Education (2022) School capacity: academic year 2020 to 2021

- 9.79 There is currently the capacity for 1,667 children across these six secondary schools. Three of these schools meet the government's 5% capacity target and the average surplus capacity is 23.1%.
- 9.80 However, LBRuT have identified that all children living in the Ham Close development would be living within the catchment of Grey Court School which, based on the Department for Education data set out above, only has capacity for 5 pupils and a 0.4% surplus capacity.
- 9.81 The LBRuT School Place Planning Strategy identifies that there is a large and increasing forecast shortfall of Year 7 secondary school places in the eastern half of the borough, within which the site is located. Teddington School, Orleans Park School and Turing House School are located in the western half of the borough (west of the Thames) where a smaller fluctuating deficit is predicted in future Year 7 secondary capacity.

Employment and Economy

- 9.82 The employment and unemployment figures from the ONS for 2020-2021 show that 78.0% of residents in LBRuT are economically active, compared to 79.5% in London and 78.7% in Great Britain²⁵. The proportion of residents aged 16-64 years who are unemployed is lower in LBRuT (3.2%) compared to London (6.4%).
- 9.83 Of those who are economically inactive residents aged 16-64 years in LBRuT, the largest proportion are students (38.6%), followed by those who are looking after family/ home (24.1%) and retired residents (15.6%).
- 9.84 Within LBRuT, the greatest proportion of jobs are within the '*Wholesale and retail trade*' industry (14.3%) and '*Professional Scientific and Technical Activities*' (14.3%)²⁶. This also corresponds relatively well to the regional and national averages. The proportion of jobs in construction is 2.9% in LBRuT which is similar to London (3.2%) but lower than Great Britain (4.8%). The table below demonstrates the full range of industries and their equivalent proportions at borough, regional and national level.

Table 9.7 Industry type by area

Industry	LBRuT	London	Great Britain
Mining and quarrying	0.0%	0.0%	0.2%

Industry	LBRuT	London	Great Britain
Manufacturing	1.3%	2.2%	7.9%
Electricity gas, steam and air conditioning supply	0.0%	0.3%	0.5%
Water supply; sewerage, waste management and remediation activities	0.4%	0.4%	0.7%
Construction	2.9%	3.3%	4.8%
Wholesale and retail trade; repair of motor vehicles and motor cycles	14.3%	12.3%	14.9%
Transport and storage	2.9%	5.0%	5.1%
Accommodation and food service activities	9.1%	7.5%	7.2%
Information and communication	7.8%	7.8%	4.5%
Financial and insurance activities	1.6%	7.5%	3.5%
Real estate activities	2.9%	2.5%	1.8%
Professional, scientific and technical activities	14.3%	13.2%	8.7%
Administrative and support service activities	6.5%	9.8%	8.8%
Public administration and defence; compulsory social security	2.3%	4.7%	4.6%
Education	13.0%	7.6%	9.0%
Human health and social work activities	11.7%	11.3%	13.6%
Arts, Entertainment and Recreation	5.8%	2.3%	2.2%
Other	2.6%	2.3%	1.9%

Source: ONS Business Register and Employment Survey, 2020

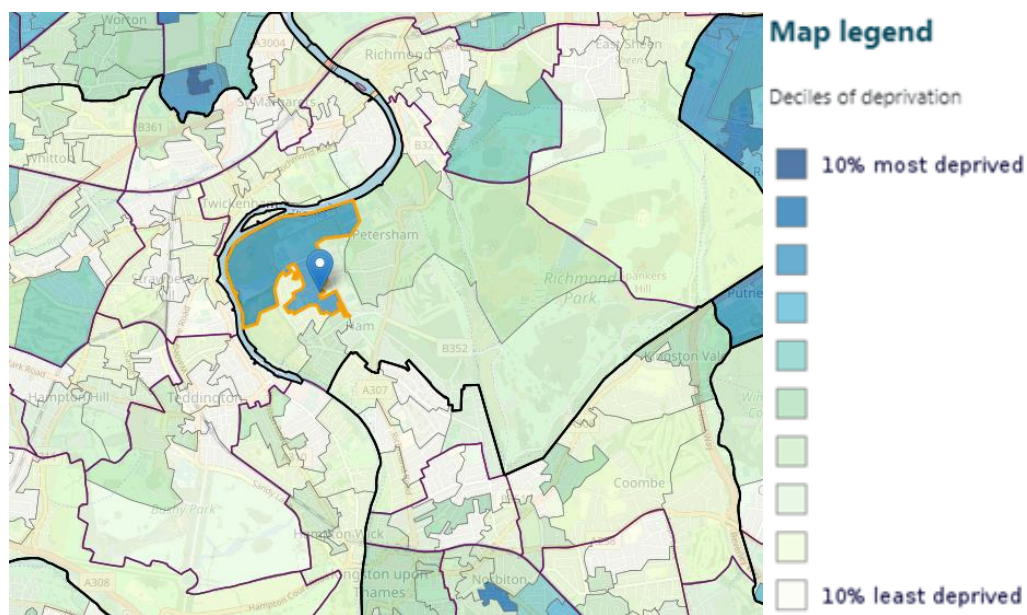
Note: Data excludes farm based agriculture

Deprivation

- 9.85 The Indices of Deprivation²⁷ measure the relative deprivation of small areas of England called Lower Layer Super Output Areas (LSOAs) according to a range of variables including wealth, health and quality of life.

9.86 The west of the site, including all existing residential buildings, is located in Richmond upon Thames 017B LSOA. According to the Indices of Deprivation Multiple Deprivation Domain (2019)²⁸, the west of the site is within the 30% most deprived neighbourhoods in the country. This domain combines indicators under seven different domains of deprivation: Income Deprivation; Employment Deprivation; Education Skills and Training Deprivation; Health Deprivation and Disability; Crime; Barriers to Housing and Services and Living Environment Deprivation. The deprivation levels in the local area based on this domain are illustrated in the figure below.

Figure 9.7 Indices of Multiple Deprivation



Source: Indices of Deprivation 2019

9.87 Richmond upon Thames 017B LSOA also ranks within the 20% most deprived neighbourhoods in the country under the Income Deprivation Domain, Income Deprivation affecting Children Domain and Employment Deprivation Domain. Under the Income Deprivation affecting older people domain, the site is within the 30% most deprived areas in the country.

9.88 Richmond upon Thames 017B LSOA is also one of the 50% most deprived LSOAs nationally, based on the Health Deprivation and disability domain.

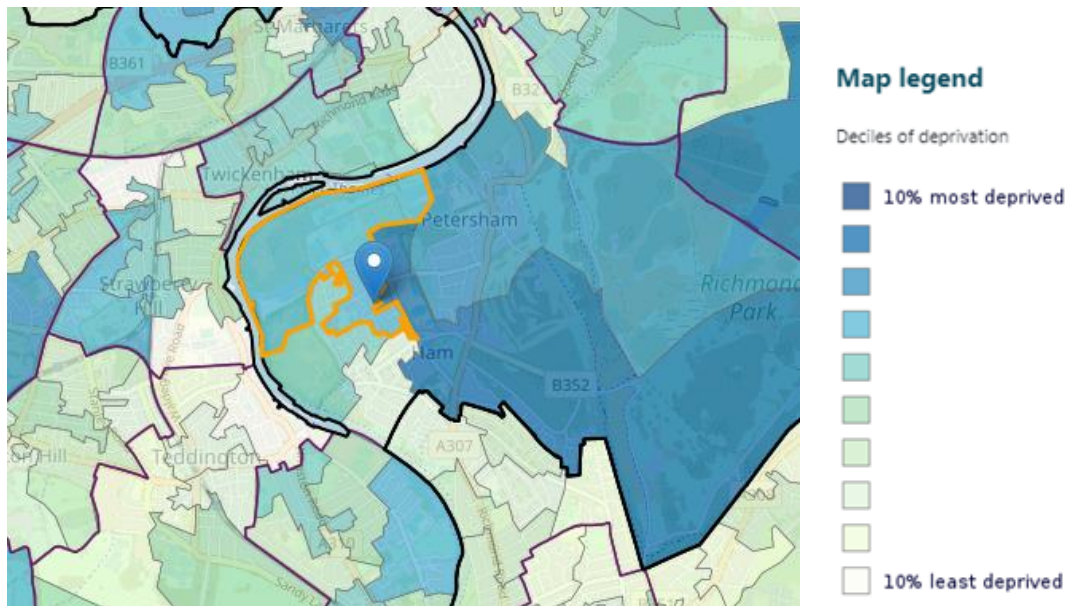
Crime

9.89 Crime imposes economic costs, reinforces social exclusion and can hasten the environmental decline of neighbourhoods. Fear of crime can make people reluctant to walk, use public transport, or go out after dark. It can also be a cause of mental distress and social exclusion. In particular, women and older people tend to worry more about becoming victims and this may prevent them from engaging in social activities.

9.90 The Indices of Deprivation Crime Domain measures the risk of personal and material victimisation at local level. The indicators used are Burglaries, Thefts, Criminal damage and Violence.

9.91 The LSOA in which the site is located, is one of the 40% most deprived areas in the country based on the Indices of Deprivation Crime domain. This is shown in Figure 9.8.

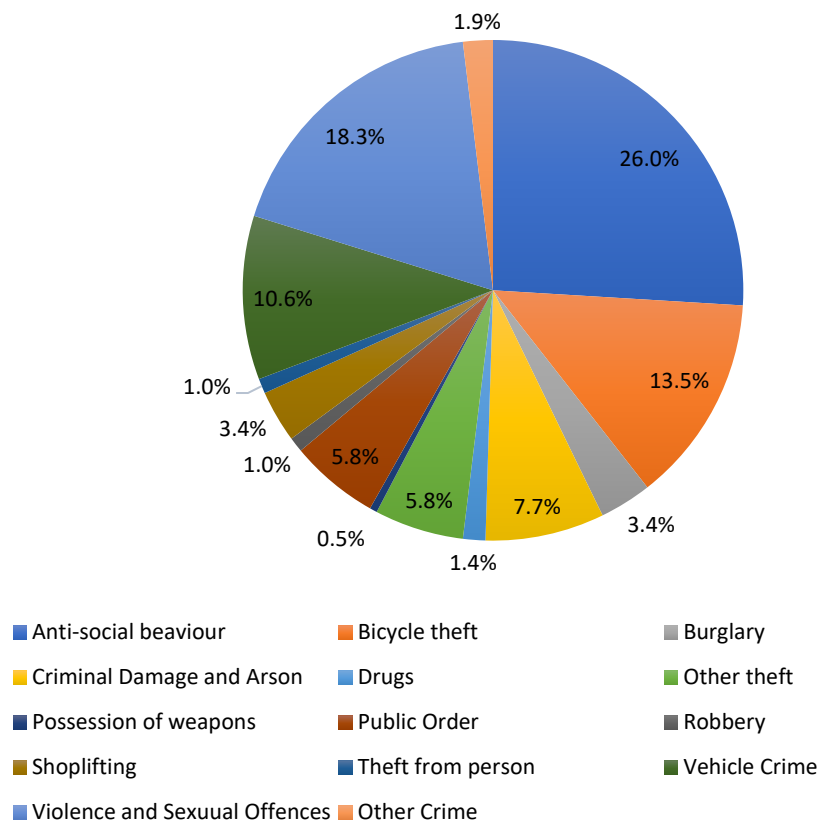
Figure 9.8 Indices of Deprivation, Crime Domain



Source: Indices of Deprivation 2019

9.92 According to UK Crime Statistics²⁹, in September 2021 there were a total of 208 acts of crime within a 1-mile radius of the site (TW10 7PG). 54 (26.0%) of these crimes were anti-social behaviour and 38 (18.3%) were violence and sexual offences. The figure below demonstrates the breakdown of acts of crime.

Figure 9.9 Acts of Crime within 1-mile of the site



Source: UK Crime Statistics 2021

Open, Play Space and Sports Provision

9.93 LBRuT Open Space Assessment Report (2015) divides the Borough into three separate analysis areas. Ham Close falls within the 'Richmond' analysis area, within the ward of Ham, Petersham and Richmond Riverside.

9.94 As set out in the Open Space Assessment Report, the Richmond analysis area has a surplus of the following open space typologies:

- Parks and Gardens: The current standard for LBRuT is 0.39ha per 1,000 population. Within the Richmond analysis area, there is 0.61ha per 1,000 population, which is above standard.
- Natural and Semi-Natural Greenspace: The current standard for LBRuT is 1.44ha per 1,000 population. Within the Richmond analysis area, there is 3.08ha per 1,000 population, which is above standard.
- Amenity Greenspace: The current standard for LBRuT is 0.52ha per 1,000 population. Within the Richmond analysis area, there is 0.75ha per 1,000 population, which is above standard.

- Provision for Children and Young People: The current standard for LBRuT is 0.03ha per 1,000 population. Within the Richmond analysis area, there is 0.05ha per 1,000 population, which is above standard.
- 9.95 The LBRuT Open Space Assessment Report is structured by open space typology and there is a map for each typology and its accessibility catchment. The site falls within the accessibility catchment for parks and gardens, natural and semi-natural greenspace, amenity greenspace and provision for children and young people. Therefore, redevelopment of the site would not result in any residents falling outside of the accessibility catchments of each of the open space typologies. This means that all residents would still be within walking distance of the different types of open space. This is in line with Policy LP 31 of the Local Plan.
- 9.96 Ham Green is located on the existing site which includes Ham Green playground and provides amenity greenspace. Ham Village Green, due to its proximity to the site is a key open space for existing and future residents, especially in terms of play provision. This space includes an equipped play space which is suitable for children under the age of 12 and an outdoor gym is provided on the eastern boundary of the Village Green.
- 9.97 A description of local open space and facilities is set out in the table below:

Table 9.8 Local Open Space and Facilities

Open Space Typology	Council's Accessibility Standard	Existing Open spaces in local area
Parks and Gardens	15 minute walk time (1200m)	Grove Gardens Radnor Gardens Secret Garden Holly Road Garden of Rest York House Gardens Orleans House Gardens Orleans Gardens
Natural and Semi Natural Greenspaces	15 minute walk time (1200m)	Ham Lands The Copse Ham Common Ham Common Woods Petersham Lodge Woods Petersham Meadows

Open Space Typology	Council's Accessibility Standard	Existing Open spaces in local area
Amenity Greenspace	5 minute walk time (400m)	Ham Village Green Sandy Lane Recreational Ground
Provision for Children and Young People	10 minute walk time (800m)	Ham Village Green (under 5's and 5-11yr) Riverside Drive Playground Sandy Lane Recreational Ground Ham Playing Fields King Georges Playing Field

9.98 The nearest allotment is 400m north of the site at Ham Street.

On-site Existing Provision

9.99 The open space within Ham Close consists predominantly of areas of amenity lawn between the residential blocks. Under the LBRuT open space quantity standards, these spaces would be classified as Amenity Greenspace. However, the existing open space has a fragmented nature due to the large extent of hardstanding which surrounds the residential blocks, 37% of the external landscape in the Estate is hardstanding consisting of car parking and footpaths. This Amenity Greenspace has a total area of 11,292 sqm.

9.100 In the east of the site is Ham Village Green, a well-used and important area of Public Open Space (POS) measuring 11,817m² which is within the application boundary. The Green is crossed by linear footpaths providing direct routes along principal desire lines. Areas of close-cut amenity grass create opportunities for formal and informal recreation with a small natural play area and fitness equipment providing formal recreation opportunities.

9.101 In the west of the site is an area of Other Open Land of Townscape Importance. This is a strip of land with an area of 1630m² which runs within the western edge of the development site. The northern section is within the grounds of Woodville Day Centre and the southern section is within the grounds of St Richards Church of England Primary School.

9.102 The northern section currently encompasses a section of the Woodville Day Centre car park and service yard (460 m² of hard standing), and a section of the Day Centre's Garden space which is accessed directly from the adjacent Day Centre building (500 m² of soft landscaping).

- 9.103 The southern section of this strip encompasses an underused section of the St Richards Church of England Primary School Playing field (670 m²). The land is not publicly accessible and its inclusion within the development area will not reduce the extent of public open space within the area.
- 9.104 This area of land in question, whilst designated as playing field, effectively comprises a perimeter strip to the school's outdoor space. The northern element of the strip of land is hardstanding, whilst the southern segment is not part of the functioning playing field space. Furthermore, the school does not refer to the strip of land as playing fields; instead, it uses the area for the delivery of their science and ecology curriculum as part of it was planted with fruit trees approximately six years ago. The immediate area around the fruit trees is also left unmown rather than contributing to the playing field space.
- 9.105 This area is not therefore part of the school's functional playing field space and is not occupied by any the school's marked out sports pitches or their run-off areas.

Community Facilities

- 9.106 In addition to the existing Ham Youth Centre on-site, the nearest other community centre is YMCA Hawker (1.3km south).
- 9.107 In terms of libraries, the nearest library is Ham Library is located less than 100m southeast of the site.
- 9.108 The nearest leisure centre is Teddington Pool and Fitness Centre 1.5km west of the site on the western side of the Thames. This provides 2 indoor swimming pools, a fitness suite and group exercise classes.

POTENTIAL IMPACTS

During Construction

Employment and Economy

Direct Construction Employment Generation

- 9.109 Construction employment is important as it represents part of the continual supply of work that construction firms and local tradesmen rely upon. Without such schemes, construction and related employment opportunities are significantly reduced.
- 9.110 The scale of employment is a direct function of the scale and type of construction project being undertaken, which in turn is reflected in the overall capital construction costs. Thus, the scale of employment is a direct function of the overall capital construction costs.

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- 9.111 A calculation based upon ONS construction sector data has been made to estimate the likely impact on the local area in terms of construction employment.
- 9.112 The average amount of construction expenditure required to support a construction job for a year has been derived from the ONS data, on the turnover of construction businesses in Great Britain for 2019 (£290.3 billion), divided by the number of construction workers for that year (1,278,800)³⁰.
- 9.113 The resulting figure of £227,068 is the approximate amount of capital construction expenditure that supports one-person year of employment. Based upon a ratio of the capital construction cost of the proposed development provided by the applicant, it is estimated that approximately 542 gross person years of employment (PYE) will be generated over the life of the construction period of the proposed development.
- 9.114 This is equivalent to some 78 FTE jobs in the economy during the assumed 7 year construction period.

Additionality Assessment of Construction Employment Generation

- 9.115 Further to the direct employment generated from the construction of the proposed development, other effects and additional benefits will result from the construction phase. These secondary impacts will arise from the need to purchase supplies for the proposed development (indirect employment), and from the increased expenditure in the locality by the construction workers (induced employment). Together this beneficial economic multiplier effect will sustain and generate further economic activity in the area, boosting the local economy.
- 9.116 The concept of 'additionality' combines the direct and indirect employment impacts of a proposal against the reference baseline position (known as the 'deadweight') to identify the overall net impact.
- 9.117 By undertaking an appraisal of the additional benefits using the adjustment factors from the Additionality Guide¹¹, estimations of indirect and induced employment levels can be calculated. Three adjustment factors have been applied to understand the employment arising from the construction stage: leakage, multipliers and displacement, all of which are significantly affected by the scale and significance of the proposed development.

Leakage

- 9.118 First, a leakage factor is applied; this estimates the proportion of outputs that benefit those outside the target area.
- 9.119 Therefore, in accordance with guidance provided by the Homes and Communities Agency¹¹ a high level of leakage has been assumed at 50%, i.e. 50% of benefits will be retained within the local area, with leakage of 50% occurring due to the significance of the proposed development attracting wider interest.

Displacement

- 9.120 The second adjustment factor is a displacement adjustment factor. Displacement takes into account the proportion of development outputs accounted for by reduced outputs elsewhere. In respect to construction employment, this may result from competition for construction staff that could result in delays and increased costs etc. However, considering that there are a number of individuals seeking jobs in the area it is unlikely to be a shortage of construction labour. Nevertheless, for the purposes of this assessment a low level of displacement has been accounted for. This has been estimated to be at 25% in accordance with the Homes and Communities Agency Additionality guide where there is anticipated to be '*some displacement effects, although only to a limited extent.*' Thus, the assessment of additional benefits should be considered conservative.

Multiplier

- 9.121 The final adjustment factor is a multiplier; this calculates the secondary (indirect and induced) benefits as a result of the construction phase, as discussed above. The multiplier adjustment factor varies according to the project size and geographic area. The larger the project and geographic area under consideration, the greater the multiplier factor. LBRuT is a relatively small market from which to source supplies and there is a much wider market in the rest of London and beyond. Thus, using the composite multipliers developed by the Homes and Communities Agency for the neighbourhood level, a medium composite multiplier of 1.1 at the neighbourhood level has been applied.

Deadweight

- 9.122 Further to the 'leakage', 'displacement' and 'multiplier' adjustment factors, the Homes and Communities Agency stated that it is also necessary to take account of 'deadweight'. Deadweight can be defined as the output that would have occurred in the event that the proposed development was not brought forward.
- 9.123 As alternate proposals for the site are not in evidence, it is considered that the deadweight cannot be considered at this time. Whilst an alternative scheme could be

drawn up it would effectively sit within the parameters of the policy requirements that the site is currently subject to. Therefore, such a notional scheme would result in similar levels of construction employment generation as the proposed development. Therefore, for the purposes of assessing construction employment, a deadweight reference case has not been applied.

9.124 Thus, as set out in the table below, the leakage, displacement, and multiplier factors have been applied and the net additional employment generated during the 4-year construction period arising as a consequence of the proposed development is an estimated total of 32 FTE jobs in the local economy. This is considered to be a temporary, local **Minor Positive (not significant)** impact.

Table 9.9 Construction Employment Additionality Assessment

Additionality Steps	Result
Gross direct construction employment	77.5
Estimated leakage	38.8
Gross direct construction employment to target area	38.8
Less displacement	9.7
Net direct construction employment to target area	29.1
Plus multiplier effects	2.9
Total Jobs	32.0

Housing

9.125 In 2017, RHP carried out a housing needs assessment, which led to the production of a plan of units required to rehouse current residents. The commitment to the community is to a “one move where possible” solution. The exception being Hatch House, which will need to be demolished in the first phase of development.

9.126 This assessment informed the re-provision of homes and was formally agreed with the Council prior to the selection of Hill Residential. The one-move solution was also included in all tender documentation as a key development requirement.

9.127 At the time of this report there are 9 RHP tenanted households at Hatch House. 4 have been offered a temporary home at Ham Close. These 4 households will have to move twice. Once to move from Hatch House to another existing block on the Estate prior to development, and then a second time into their final home on the estate.

9.128 5 have been offered a home off-site, beyond Ham Close. These 5 households will have a Right to Return to choose to return to Ham Close once their home has been built but may choose to remain off-site should they wish to. Therefore, a minimum of 4 and a

maximum of 9 households will be subject to two moves as a result of the estate regeneration.

- 9.129 Therefore, there will be **Negligible (not significant)** impact for housing provision on existing residents during construction.

During Operation

Population & Demography

Total Population

- 9.130 The proposed development will bring forward 452 residential units which is an increase on 260 residential units compared to the existing site. Based on the accommodation schedule and GLA population yield calculator³¹, this will result in an increase in the population of the site from 383 to 934 persons, which is a net increase of 551 persons.

Child Yield

- 9.131 Child yield for developments is based on multipliers applied to the proposed numbers of units adjusted according to the unit size (number of beds) and tenure. To calculate child yield, the GLA population yield calculator has been used (Appendix 9.2). This is shown in the below table.

Table 9.10 Child Yield

Age (years)	Existing Child yield	Proposed Child Yield	Net Child Yield
0 to 4	43	93	50
5 to 11 (Primary)	31	66	35
12 to 18 (Secondary)	18	35	17
Total	92	194	102

- 9.132 It is estimated that the proposed development will generate a net additional 50 children aged 0 to 4 years (nursery age), 35 children aged 5 to 11 years (primary school age) and 17 children aged 12 to 18 years (secondary school age).

- 9.133 The socio-economic effects of the incoming children and adult residents due to the proposed development is assessed further below.

Housing

- 9.134 The proposed development will bring forward 452 homes which will be a mix of flats of varying sizes and tenure. This will include re-provision of all 192 existing homes on-site

including the 143 affordable homes. The proposed development will result in the provision of 260 additional homes. Of these additional units, 78 units will be affordable (30%) including London Affordable Rent, London Living Rent and London Shared Ownership.

9.135 Of these 452 units, 10% of homes are M4(3) Wheelchair dwellings. The remaining 90% are accessible and adaptable in accordance with M4(2).

9.136 The table below shows a tenure breakdown of these homes.

Table 9.11 Proposed Accommodation Schedule

Accommodation size	Market/ Leaseholder	Affordable Rent Reprovision	Affordable Rent Additional	London Living Rent	Shared Ownership	Total
Studio	4	0	0	0	0	4
1 bed flat	90	93	8	7	22	220
2 bed flat	91	37	10	3	24	165
3 bed flat	4	13	3	0	1	21
3 bed house	12	0	0	0	0	12
4 bed house	14	0	0	0	0	14
5 bed house	16	0	0	0	0	16
Total	231	143	21	10	47	452

Note: * Includes reprovision of 143 affordable homes.

9.137 Due to the provision of new housing of a range of sizes and tenures including the reprovision of high-quality homes for existing Ham Close Estate residents, this is considered to be a long term, local **Moderate Positive (significant)** impact.

Employment and Economy

Generation of Employment

9.138 The scale of the opportunities arising from the commercial space can be forecast through the application of 'employment densities'. The term 'employment density' refers to the average floor space per person in an occupied building. It is a measure of intensity of use and indicates how much space each person occupies within the workplace.

9.139 The Homes and Communities Agency (HCA) have produced the third edition of the Employment Density Guide³² (hereafter, 'The Guide'), which provides advice to appraisers of regeneration and economic development projects on the employment densities associated with different types of property use.

9.140 To forecast the number of 'workspaces' associated with the proposed development and to quantify the benefits, the recommended employment densities have been applied for the Makers Lab. No equivalent employment densities are available for the community centre and therefore this has been excluded from the calculations.

9.141 As shown in Table 9.12, it is projected that the proposed development will provide 3-7 FTE jobs during the operational phase.

Table 9.12 Operational Employment Generation

Area	Net Internal Area (NIA) per FTE	GIA (sqm)	NIA (sqm)	Minimum FTE employees	Maximum FTE employees
Makers Lab	15-40	130	111	2.8	7.4
Total				2.8	7.4

Source: Homes & Community Agency (2015)

Indirect and Induced Employment

9.142 Further to the direct employment generated during the operation of the proposed development, additional benefits will result. These secondary impacts will arise from the need to purchase supplies for the businesses operating within the proposed development (indirect employment), and, for example, from the increased expenditure in the locality by the workers (induced employment). Together this beneficial economic multiplier effect will sustain and generate further economic activity in the area, boosting the local economy.

9.143 As per the construction employment consideration, three adjustment factors will be applied based on the Additionality Guide to understand the employment arising from the operational phase.

Leakage

9.144 First, a leakage factor is applied; this estimates the proportion of outputs that benefit those outside the target area.

9.145 A low level of leakage has been assumed at 25%, i.e. 75% of benefits will be retained within the target area of LBRuT.

Displacement

9.146 The second adjustment factor is displacement. Displacement takes into account the proportion of the proposed development's outputs accounted for by reduced outputs elsewhere. The retail and leisure space in the development is predominately aimed at the local community and the office space will not result in significant displacement. Therefore, it is likely that there will be some displacement effects, but to a limited extent. For the purpose of this assessment this has been estimated at 25%.

Multiplier

9.147 Finally, the last adjustment factor is the multiplier; this calculates the secondary (indirect and induced) benefits as a result of the operational phase employment. The multiplier relates to two aspects:

- A supply linkage multiplier: purchases made as a result of the proposed development and further purchases associated with linked firms further along the supply chain; and
- An income multiplier: associated with local expenditure as a result of those who derive incomes from the direct and supply chain linkages.

9.148 Therefore, the multiplier effect is considerably influenced by how local in nature the businesses are, as this will affect the number of linkages, both supply and income related, which are likely to take place. For the purpose of this assessment a moderate composite neighbourhood multiplier of 1.1 has been applied to account for medium linkages.

9.149 Further to the 'leakage', 'multiplier' and 'displacement' adjustment factors, it is also necessary to take account of the reference case. The reference case can be defined as the output that would have occurred in the event that the proposed development was not brought forward. Consequently, it is necessary to subtract the reference case additional benefits from the proposed development additional benefits, to leave the net additional benefits.

Reference Case

9.150 The reference case is considered to be the existing state of the site and is considered to be the 1-3 FTE employees currently employed in the existing 57sqm Makers Lab based on the Employment Density Guide.

Table 9.13 Operational Employment (FTE) Additionality Assessment

Additionality Steps	Reference Case	Average Operational Employment
Gross direct operational employment	1.2 - 3.2	2.8 - 7.9
Estimated leakage	0.3 - 0.8	0.7 - 1.9
Gross direct operational employment to target area	0.9 - 2.4	2.1 - 5.6
Less displacement	0.2 - 0.6	0.5 - 1.4
Net direct operational employment to target area	0.6 - 1.8	1.6 - 4.2
Plus multiplier effects	0.1 - 0.2	0.2 - 0.4
Sub-Total	0.7 - 2.0	1.8 - 4.6
Minus reference case		-0.7 to -2.0
Total		1.0 - 2.6

9.151 The additionality analysis is summarised in Table 9.13 above and it shows that overall net operational employment following displacement, leakage, and multiplier effects, and the deduction of the reference case is an average of 1 to 3 FTE additional employment opportunities to the target area of LBRuT. Therefore, the operational phase employment benefits are considered to be a local **Minor Positive (not significant)** impact over the long term.

Additional Local Expenditure

9.152 The proposed development will bring forward a net additional 260 residential units which are estimated to be occupied by some 551 residents. The flats, their residents and their spending can be regarded as additional within LBRuT; even if residents previously lived in the borough, it can reasonably be assumed that their previous accommodation will be readily re-occupied.

9.153 According to the ONS statistics on family spending in the financial year ending March 2021, the average weekly household spending was £587.90³³. Considering the 260 additional residential units, it is estimated that the gross annual expenditure of the residential development will be £8.0 million. It is estimated that 50% of this total expenditure will be spent within the borough, thus resulting in an additional £4.0 million spent in the local economy.

- 9.154 Therefore, it is anticipated that the additional local expenditure would have a local, long term **Moderate Positive (significant)** impact.

Local Education Provision

Early Years

- 9.155 The child yield of the proposed development estimates that the proposals will result in a child yield of 50 children aged 0 to 4 years. According to the Department of Education's Childcare and Early Years Survey of Parents in England (2018)³⁴, a total of 52% of pre-school children (aged 0 to 4) were likely to receive formal childcare. This includes day nurseries, nursery schools, nursery classes and playgroups or pre-schools. Therefore, the proposed development will bring forward 26 children who will require formal childcare places.
- 9.156 The baseline assessment identified 4 nurseries within a 1-mile radius of the proposed development. Assuming an average of 10% capacity at each nursery, it is anticipated that the 10 nurseries and preschools within 1-mile of the site could have capacity for 17 children.
- 9.157 Therefore, based on consideration of the data available, it is unlikely that these facilities will have capacity for the 26 children aged 0 to 4 years who would require formal childcare.
- 9.158 It is considered that there would be a long term **Minor Negative (not significant)** impact.

Primary

- 9.159 Primary school children are those within the 5 to 11 years age bracket, thus it is predicted that the proposed development will result in a child yield of 35 primary school children.
- 9.160 The baseline assessment identified that there is currently the capacity for 23 primary school pupils across the 3 primary schools identified and the School Place Planning Strategy identifies that the current primary school capacity in Ham, Petersham and Richmond Riverside ward will suffice until the proposed development.
- 9.161 The LBRuT have identified that all three local state-funded primary schools have space for expansion, temporary or permanent, from one to two forms of entry should additional places be required. However, at present, there is some spare capacity which would first need to be filled before expansion (either temporary or permanent) of any of the three schools could be justified.

9.162 As the proposed development will bring forward 35 children to the area of primary school age, it is considered that there is unlikely to be sufficient capacity to accommodate these children at the existing primary schools.

9.163 It is considered that there would be a long term **Minor Negative (not significant)** impact.

Secondary

9.164 Secondary school children are those within the 12 to 18 years age bracket, thus it is predicted that the proposed development will result in a child yield of 17 secondary school children.

9.165 The baseline assessment identified that there is the capacity for 1,667 secondary school pupils across the six secondary schools within a 2-mile walking distance of the site. As the proposed development will bring forward 17 children to the area of secondary school age, it is considered that there is likely to be sufficient capacity to accommodate these children at existing secondary schools. However, there is only capacity for 5 pupils at the nearest school, Grey Court School.

9.166 Therefore, it is considered that there would be a long term **Minor Negative (not significant)** impact.

Local Healthcare Provision

Primary Healthcare

9.167 The baseline conditions identified that the nearest GP surgery is Locke Road GP surgery with an average GP to patient ratio of 1 GP to 1,930 patients. This is above the best practice ratio of 1 GP to 1,800 patients.

9.168 The proposed development is estimated to create a net additional population of 551 persons of which 71% are anticipated to register at Locke Road Surgery resulting in 391 additional patients. Combined with the current total of registered patients at Locke Road GP surgery, this would increase the average GP to patient ratio to 1,985 patients per GP. This is a 3% increase in the number of registered patients.

9.169 The current building and practice staffing levels are sufficient to support this population increase, subject to operational changes such as amended opening hours and a continued shift towards telephone and online consultations.

9.170 Seymour House is part of the Richmond Partners Primary Care Network and there is the expectation that the network of practices will accommodate a wider range of services in addition to core GP services. As the Lock Road site is constrained and operating at 100% room occupancy, the additional demand on these additional services will need to be kept under review.

9.171 Hounslow and Richmond Community Healthcare NHS Trust provide services from Ham Clinic but see no need to increase their current presence as part of the Ham Close redevelopment.

9.172 Given the need for Seymour House to provide a wider range of services beyond core GP services, it is considered that there would be a local **Minor Negative (not significant)** impact in the long term.

Dentists

9.173 The baseline assessment identified within a 1-mile radius of the site, that there are four dentists. Of these, one is confirmed to be currently accepting new NHS patients.

9.174 It is predicted that these dentists will have sufficient capacity to accommodate the 551 new residents for routine and urgent care.

9.175 Therefore, it is considered that there would be a long term **Negligible (not significant)** impact.

Crime

9.176 The principles of secure by design underpin the layout and have informed the approach for street and public realm design. The following measures are embedded into the design to reduce crime:

- Throughout the masterplan sight lines are maximised to provide visual security.
- Buildings are orientated so that primary frontages and secondary entrances overlook either streets, courtyards or the Linear Park for passive surveillance.
- Across the scheme there is a hierarchy of boundary treatments including a 1.8m brick wall on external boundary of the western edge neighbouring the school and day centre. 1.8m railings and fences are proposed for individual gardens for houses. Lower 1.2m railing/hedge are proposed to demarcate communal gardens.
- End of terrace houses have windows overlooking the adjacent public realm.
- Buildings are orientated to maximise surveillance opportunities on all streets with houses/apartment blocks on corner locations having windows/ balconies on all facades facing the public realm.
- The majority of parking is located within the basement. This will be secured with roller shutters on entrance ramps, activated by key fobs. Key fobs will also be required to access lifts and stairs into the basement. For houses the majority of parking is located on plot, within driveways.

- Ample street lighting is proposed providing a consistent level of lighting along streets and throughout the Linear Park with considerations to ecology. Each home will have sufficient lighting illuminating all external doors.
- Communal entrance doors are clearly visible from the public realm and located on the street front.
- Bicycle parking has been provided within the scheme. Each dwelling is provided with access to safely lock away their bicycle. For houses secure storage is located in the rear garden and for apartment's a communal bike store with individual lockable stands are proposed.

9.177 Therefore, it is considered that there would be a long term **Minor Positive (not significant)** impact at the site level on crime.

Open, Play Space and Sports Provision

9.178 The loss of the 670m² area of designated playing field is assessed below based on the Playing Field Assessment prepared by LUC.

9.179 Based on DfT standards the minimum need for playing fields for the primary school would be 9,686m². The current fields measure 15,377m². Therefore, even with the removal of the area in question, an area of 670m², the retained playing field area would vastly exceed the minimum recommended area.

9.180 The Playing Fields Assessment has identified that this area is surplus to requirements, not currently used as a playing field and the removal of the land as playing field would be considered acceptable when considered against Sport England's policy tests.

9.181 The 670m² would effectively be re-provided within the development scheme as a publicly accessible open space within a linear park. Therefore, a currently underused piece of land, would effectively be replaced with a new area of publicly accessible land of far greater value in the context of open space and green infrastructure in the area.

9.182 The proposals will see a net loss in Amenity Greenspace of 5,925m². However, the proposals include two additional types of open space not currently provided within Ham Close: Communal Courtyards (2,772m²) and Private Amenity Space (6,568m²), together providing 9,340m² of open space. The inclusion of these spaces provides a clear hierarchy of private and public space required by Policy 31 of the Local Plan. Overall, therefore, the proposal will result in an increase of 1,753m² of open space.

9.183 The quality of the proposed open space will be of a greater quality in comparison to the existing network of amenity lawns. Therefore, the quality and variety of open spaces provided is greater than the current situation and will benefit Ham Close residents and the local community.

- 9.184 The proposed redevelopment of Ham Close Estate would result in no net loss of the OOLTI and POS adjacent to the site.
- 9.185 The western OOLTI incorporated into the development site would be re-provided in the form of a new publicly accessible Linear Park located at the centre of the application site, which would enhance access to Ham Village Green. The new Linear Park would be a significant improvement on the existing OOLTI and help promote use of Ham Village Green through improved access to the space.
- 9.186 With regard to Ham Village Green OOLTI and POS, the proposed Ham Close Estate proposals will have no impact on the Village Green. The new Community Centre sits outside of the Ham Green POS/OOLTI boundary and therefore will have no negative impact on this space.
- 9.187 The proposed play provision comprises:
- Under 5yrs: 1,232m² doorstep play provision provided within the Communal Gardens and Linear Park
 - 5-11yrs: 868m², provision split between new on-site facilities and existing off-site facilities.
 - 512 m2 equipped play space included within the Linear Park
 - 356 m2 utilises the existing play space within Ham Village Green
 - 12-15yrs: 292m² utilises the existing play space within Ham Village Green
 - 16-17yrs: 154m² utilises the existing provision on Ham Village Green. This could extend to facilities in Riverside Drive, Ham Playing Fields and King George's Field.
- 9.188 Overall, the proposed development will have a long term **Minor Positive (not significant)** impact for Ham Close residents and the local community through the provision of new and enhanced open space and play space.

Community Facilities

- 9.189 The additional population of 551 persons estimated to be brought forward by the proposed development has the potential to place additional pressure on existing community facilities and infrastructure.
- 9.190 The proposed development will include full re-provision of the existing community facilities on-site including a new 3-storey community centre (716 sqm GIA) which will contain the majority of the existing youth facilities while also providing a space for wider community use.
- 9.191 The Maker's Lab is the second community facility, to be located on the western boundary of the development site. The Maker's Lab will contain a series of workshops currently located in the existing Youth Club.

9.192 Ham Library is also located 100m southeast of the site. However, it is uncertain whether local library services are currently at their capacity given this information is not publicly available and whether they would be able to provide for new residents.

9.193 Overall, it is considered that the proposed development would have a long term **Minor Positive (not significant)** impact for Ham Close residents and the local community through the provision of community facilities.

MITIGATION

During Construction

Employment & Economy

9.194 The local net additional employment is considered to be a temporary, local **Minor Positive (not significant)** impact. The applicant is committed to ensuring that local employment opportunities are provided for local residents in the LBRuT during construction and will enter into a Local Employment Agreement with LBRuT through the Section 106 Agreement. Based on the Planning Obligations SPD, the following targets are recommended:

- Provision of 40 jobs for local residents; and
- Provision of 24 local apprenticeships.

9.195 Contractors will be required to provide the Council with regular monitoring data to demonstrate progress towards meeting the targets set out the in agreement.

Housing

9.196 No mitigation is required for housing given the proposed phasing.

During Operation

9.197 No mitigation is required for housing, employment additional residential expenditure and crime.

Local Education Provision

9.198 The child yield estimated to be generated by the proposed development will have a long term **Minor Negative (not significant)** impact on nurseries, primary schools and secondary schools considering their current and projected capacity. Mitigation will also be provided for primary and secondary schools in the form of local Community Infrastructure Levy (CIL) payments and LBRT is committed to applying receipt from CIL towards provision of education necessitated by development in the borough.

9.199 The LBRuT have identified that all three local state-funded primary schools have space for expansion, temporary or permanent, from one to two forms of entry should additional places be required.

Local Healthcare Provision

9.200 As a result of the additional population it is considered that there will be a long term, local **Minor Negative (not significant)** impact on primary healthcare. No mitigation is required.

Open, Play Space and Sports Provision

9.201 The proposed development will include new green open space and this is considered to create a long term, local **Minor Positive (not significant)** impact. Mitigation will also be provided in the form of CIL payments to maintain local outdoor sports facilities, play space, allotments.

Community Facilities

9.202 The impact on local community facilities is considered to be a long term **Minor Positive (not significant)** impact and the provision of local CIL payments will also help to maintain existing capacity at local libraries.

RESIDUAL IMPACTS

During Construction

9.203 Following the implementation of a Local Employment Agreement secured through Section 106 Agreement, the residual construction employment impact is considered to be **Moderate Positive (significant)**.

9.204 The residual impact on housing provision for existing residents remains **Negligible (not significant)** during construction.

During Operation

9.205 The residual impacts are as followings:

- **Moderate Positive (significant)** for housing
- **Minor Positive (not significant)** for operational employment;
- **Moderate Positive (significant)** for local expenditure;
- **Minor Negative (not significant)** for primary healthcare;
- **Negligible (not significant)** for dentists;

- **Minor Negative (not significant)** for nurseries;
- **Negligible (not significant)** for primary schools and secondary schools following CIL contributions;
- **Minor Positive (not significant)** for crime and open space; and
- **Minor Positive (not significant)** for community facilities.

Summary

Table 9.14 Summary of Residual Impacts and Mitigation

Description of Impact/Receptor	Significance of Impact	Mitigation Measure	Residual Impact
During Construction			
Employment and economy	Minor Positive (not significant)	Local Employment Agreement secured through Section 106 Agreement	Moderate Positive (significant)
Housing provision	Negligible (not significant)	None required given proposed construction phasing	Negligible (not significant)
During Operation			
Housing	Moderate Positive (significant)	None required	Moderate Positive (significant)
Operational employment	Minor Positive (not significant)	None required	Minor Positive (not significant)
Additional local expenditure from residents	Moderate Positive (significant)	None required	Moderate Positive (significant)
Impact on healthcare facilities: Primary Healthcare	Minor Negative (not significant)	None required	Minor Negative (not significant)
Impact on healthcare facilities: Dentists	Negligible (not significant)	None required	Negligible (not significant)
Impact on Local Education Provision: Nurseries	Minor Negative (not significant)	None required	Minor Negative (not significant)
Impact on Local Education Provision: Primary Schools	Minor Negative (not significant)	Local CIL payments	Negligible (not significant)
Impact on Local Education Provision: Secondary Schools	Minor Negative (not significant)	Local CIL payments	Negligible (not significant)

Crime	Minor Positive (not significant)	None required	Minor Positive (not significant)
Open space	Minor Positive (not significant)	Local CIL payments	Minor Positive (not significant)
Community facilities	Minor Positive (not significant)	Local CIL payments	Minor Positive (not significant)

CUMULATIVE IMPACTS

9.206 With regard to cumulative impacts, it is considered unlikely that the proposed development would generate any cumulative impacts that would warrant mitigation with regard to those aspects identified above that result in a Positive impact. As such, only those areas where the potential residual impacts were considered to be of Negative or Negligible significance, is there potential for a cumulative effect to occur that could result in a Negative impact.

9.207 Further, certain aspects are considered unlikely to result in cumulative effects, such as housing. Therefore, the following aspects have been considered with regard to cumulative effects:

- Healthcare facilities (primary healthcare); and
- Local education provision (early years', primary and secondary).

9.208 Based on the list identified in Chapter 11.0: Cumulative Impacts, the following schemes have been considered as cumulative to the proposed development for the purposes of this Chapter:

- 1-1C King Street, 2-4 Water Lane, The Embankment And River Wall (21/2758/FUL);
- St Johns And Amyand House (18/4266/FUL);
- Old Station Forecourt (19/3616/FUL);
- Land At Junction Of A316 And Langhorn Drive And Richmond College Site (15/3038/OUT);
- Ryde House (16/2777/FUL);
- Lockcorp House (17/1033/FUL); and
- SA 17 St Michaels Convent (16/3553/LBC).

9.209 Given that no planning applications has been submitted for the other allocated sites, it is not possible to provide a precise assessment of the likely significant socio-economic impacts given that the quantum of residential development is unknown.

- 9.210 SA 16 Cassel Hospital has the potential to provide additional residential units and increase demand for existing education and healthcare infrastructure although local CIL payments will be provided towards primary and secondary schools.
- 9.211 Out of the 6 listed cumulative developments, as shown in Figure 11.1 Cumulatives Plan, 6 of these developments are to the north or northwest of the site on the north of side of the River Thames. Therefore, given the population from the proposed development are unlikely to visit the same nurseries, primary schools, secondary schools and GP surgeries as the cumulative schemes, no cumulative impacts are predicted for 1-1C King Street, St Johns and Amyand House, Old Station Forecourt and Land At Junction Of A316 And Langhorn Drive, Ryde House and Lockcorp House.
- 9.212 Site allocations SA 8 St Mary’s University, SA 5 Telephone Exchange, SA6 Teddington Delivery Office and SA 7 Strathmore Centre are also located to the north or northwest of the site on the north of side of the River Thames and will not be in the same catchment for nurseries, primary schools, secondary schools and GP surgeries.
- 9.213 St Michael’s Convent will bring forward 23 residential retirement units which will result in a small increase in the number of patients using existing primary healthcare services including Lock Road GP surgery which is currently above the best practice ratio. The 23 new residents from St Michael’s Convent development will increase the GP: patient ratio at Lock Road to 1,988 patients per FTE GP. This is a **Minor Negative (not significant)** cumulative impact given that there is a need to also provide a range of primary healthcare services beyond traditional GP surgeries.

SUMMARY AND CONCLUSION

- 9.214 The proposed development has been assessed across all relevant aspects of socio-economic consideration as identified in national, regional and local policy. This Chapter has considered and assessed a variety of topics including the following:
- Local Healthcare Provision;
 - Local Education Provision;
 - Open Space; and
 - Community Facilities.
- 9.215 The assessment identified that during construction, job opportunities will be generated for local people and a Local Employment Agreement will be secured through the Section 106 Agreement to enhance local skills and reduce unemployment, resulting in a temporary **Moderate Positive (significant)** residual impact.
- 9.216 During operation, there will be **Minor to Moderate Positive** residual impacts through the provision of housing for existing and new residents, provision of new community

facilities, additional local expenditure and open space. The residual impact on crime will also be **Minor Positive (not significant)**.

9.217 Residual impacts on dentists were determined to be **Negligible (not significant)**. The residual impacts on local education were also determined to be **Negligible (not significant)** although a **Minor Negative (not significant)** impact is predicted on primary healthcare.

9.218 It can therefore be concluded that for Socio-Economic impacts, the proposed development will have an overall **Positive** impact through improving homes for existing Ham Close residents, helping to meet LBRuT housing targets, stimulating the local economy, provision of new community facilities and a new linear park.

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