

6.0 POPULATION AND HUMAN HEALTH

Introduction

- 6.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of issues related to population and human health.

Policy Context

National Planning Policy

National Planning Policy Framework (NPPF)

- 6.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the centre of the 2019 NPPF is the principle of sustainable development, with three overarching objectives: economic, social and environmental. The social objective supports strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being (paragraph 8).
- 6.3 Significant adverse impacts on these objectives should be avoided and wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed or compensatory measures should be considered (paragraph 32).
- 6.4 The NPPF requires planning authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area (paragraph 38). Significant weight should be placed on the need to support sustainable economic growth (paragraph 81).
- 6.5 Planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction; are safe and accessible; and enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example, through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling (paragraph 91).

- 6.6 To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 92).
- 6.7 In respect of education, the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities, with local authorities taking a proactive, positive and collaborative approach to meeting this requirement through: giving greater weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and working with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted (paragraph 94).
- 6.8 The NPPF is supported by Planning Practice Guidance (PPG)ⁱⁱ on a range of different topics. Guidance is provided in respect of Environmental Impact Assessments, but socio-economic considerations are not specifically addressed.

Regional Planning Policy

The London Plan, 2016ⁱⁱⁱ

- 6.9 The updated London Plan (March 2016) consolidates the previous London Plan (2011) with the alterations since 2011 including the Revised Early Minor Alterations to the London Plan (October 2013), Further Alterations to the London Plan (FALP) (March 2015), Housing Standards Minor Alterations to the London Plan (March 2016) and Parking Standards Minor Alterations to the London Plan (March 2016). The updated and consolidated London Plan sets the strategic path forward for London over a 25-year period, 2011 – 2036. However, based on Strategic Housing Market Assessment (SHMA) guidance, the Plan bases its detailed housing figures on a 2015 to 2036 minimum housing requirement of 49,000 homes a year.
- 6.10 The London Plan, 2016 confirms the FALP housing targets and confirms the annual average housing supply monitoring target for the Royal Borough of Kingston upon Thames (RBKuT), over the period 2015 to 2025, as 643 dwellings per annum (total 6,434)¹.

¹ The London Plan, March 2016, Page 96, Table 3.1

Draft New London Plan (August 2018)^v

- 6.11 On 13 August 2018 the Mayor published a version of the draft London Plan that includes minor suggested changes. These have been prepared following a review of consultation and include points of clarification and correction.
- 6.12 Paragraph 1.0.7 highlights that the *"London Plan plans for growth on the basis of its potential to improve the health and quality of life of all Londoners to reduce inequalities and to make the city a better place to live, work and visit."*
- 6.13 In paragraph 5.2.6 it states that *"In assessing the need for new health and social care facilities, consideration should be given to the location, scale and timing of new residential development, and the quality, capacity and accessibility of existing health and social care facilities to meet some or all growth."*
- 6.14 Paragraph 2.3.3 states that - *"The GLA's new Strategic Housing Market Assessment shows that London has a need for approximately 66,000 additional homes a year. The new Strategic Housing Land Availability Assessment suggests that London has the capacity for around 65,000 additional homes a year and the housing targets in this Plan reflect this"*.
- 6.15 Table 4.1 summarises a 10-year target for net housing completions (2019/20 – 2028/29). The relevant figure for the RBKuT is 1,364 dwellings per annum (13,640 in total).
- 6.16 Paragraph 5.2.6 notes that in *"assessing the need for new health and social care facilities, consideration should be given to the location, scale and timing of new residential development, and the quality, capacity and accessibility of existing health and social care facilities to meet some or all growth."*
- 6.17 Paragraph 6.1.2 recognises that the office market is going through a period of restructuring with increasing numbers of micro, small and medium-sized enterprises (SMEs), changing work styles supported by advances in technology, and new forms of accommodation such as flexible and co-working space. The paragraph goes on to state that *"Office employment projections suggest an increase of 619,300 jobs, from 1.98 million in 2016 to 2.60 million in 2041, a rise of 31 per cent."* It is understood that this could translate into demand for between 4.7 and 6.1 million sqm of office floorspace over the period 2016 to 2041.
- 6.18 Policy E9 Retail, markets and hot food takeaways notes that a successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of the Plan. More

generally, paragraph 6.9.9 recognises that independent businesses, including shops, cafés and restaurants, play an important role in supporting the vitality and vibrancy of town centres and local communities, and many operate from smaller premises.

The London Plan Intend to Publish (December 2019)^v

- 6.19 In July 2019, The Draft London Plan - Consolidated Suggested Changes' version was published. This includes changes put forward by the Mayor up to the end of the Examination in Public (EiP).
- 6.20 The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October 2019. The Mayor has considered the Inspectors' recommendations and, on the 9th December 2019, issued to the Secretary of State his intention to publish the London Plan, a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept and a note that sets out a range of interventions that will help achieve the housing delivery set out in the Plan.
- 6.21 Paragraph 1.0.9 of the London Plan Intend to Publish (December 2019) highlights that the *"London Plan plans for growth on the basis of its potential to improve the health and quality of life of all Londoners, to reduce inequalities and to make the city a better place to live, work and visit."*
- 6.22 Paragraph 2.3.3 states: *"The GLA's new **Strategic Housing Market Assessment** shows that London has a need for approximately 66,000 additional homes a year. The Plan's housing target of approximately 520,000 homes over ten years is based on the findings of the new Strategic Housing Land Availability Assessment and informed by the Examination in Public process"*.
- 6.23 Table 4.1 of the Plan summarises a 10-year target for net housing completions (2019/20 – 2029/30). The relevant figure for the RBKuT is a total of 9,640 dwellings over this ten-year period.
- 6.24 Paragraph 5.2.6 notes that in *"assessing the need for new health and social care facilities, consideration should be given to the location, scale and timing of new residential development, and the quality, capacity and accessibility of existing health and social care facilities to meet some or all growth."*
- 6.25 Paragraph 6.1.2 recognises that the office market is going through a period of restructuring with increasing numbers of micro, SMEs, changing work styles supported by advances in

technology, and new forms of accommodation such as flexible and co-working space. The paragraph goes on to state that "*Office employment projections suggest an increase of 619,300 jobs, from 1.98 million in 2016 to 2.60 million in 2041, a rise of 31 per cent.*" It is understood that this could translate into demand for between 4.7 and 6.1 million sqm of office floorspace over the period 2016 to 2041.

- 6.26 Policy E9 Retail, markets and hot food takeaways notes that a successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of the Plan. More generally, paragraph 6.9.9 recognises that independent businesses, including shops, cafés and restaurants, play an important role in supporting the vitality and vibrancy of town centres and local communities, and many operate from smaller premises.

Local Planning Policy

Royal Borough of Kingston upon Thames, Local Plan

- 6.27 Kingston Council is preparing a new Local Plan which will set their vision for the future development of the Borough through to the year 2041. However, the creation of the new Local Plan is at the first stage of public consultation or 'Local Plan Early Engagement' and, as such, it is considered that limited weight can be attributed to emerging policies. For the purposes of this assessment, focus will therefore be given to the existing, adopted Local Plan policies contained within the Kingston Council Core Strategy, 2012^{vi}.

Kingston Council, Core Strategy, 2012

- 6.28 The Core Strategy was adopted in April 2012 and through a number of objectives addresses three key themes: Theme 1 to create a sustainable borough by protecting and enhancing the environment; Theme 2 ensuring that the borough is prosperous and inclusive by sharing both prosperity and opportunities; and Theme 3 establishing the borough as a safe, healthy and strong place to live by preventing problems and promoting responsibility and independence.
- 6.29 The Strategy sets the vision for development of the Borough through to the year 2027 and details a series of Policies which will govern how development will be considered:
- Policy KT1 Kingston Town Neighbourhood states that, whilst the Council will accommodate the majority of new housing in Kingston Town Centre, they will also

promote the regeneration of the Cambridge Road Estate. It further references enhancing the economy and employment opportunities by working with partners in order to maximise employment opportunities for those residents who face barriers to employment, particularly in order to address disproportionately high levels of worklessness in the Norbiton area. The policy will also maintain and enhance facilities and services in the Neighbourhood's Local Centre including ensuring a range of shops and services are retained in Cambridge Road to meet local need. The policy will further seek to improve education services and facilities by implementing plans for one new secondary school and will seek to improve community services and facilities by promoting the wider use of facilities such as schools for community based activities.

- Policy KT1 Kingston Town Neighbourhood, section KT1(c) acknowledges that the Kingston Town Neighbourhood is fortunate to have various types of open space due to its proximity to the River Thames, Royal Parks and the Hogsmill Valley (identified as a Key Area of Change).
- Policy CS10 Housing Delivery states that the Council will seek to meet and exceed the Borough's annual housing target as set out in the London Plan for the period 2012/13 to 2026/27. The current target is to achieve 374 new units a year.
- Policy CS11 Economy and Employment states that the Council will ensure that land and premises are available for traditional industrial and office-based employment activities (B1, B2 and B8 uses). They will further promote key employment sectors such as retail, leisure, health and education.
- Policy CS13 Improving Community Health and Well-being states that the Council will seek to maximise opportunities to improve public health outcomes through recreation and exercise and will ensure that GP premises are sustainably located and meet NHS standards regarding registered patient list sizes, giving priority to areas with health inequalities or under-provision or where existing premises are unable to meet demand from new housing including in Kingston/Norbiton.
- Policy DM23 Schools states that the Council will require new residential development to contribute to education provision, in accordance with guidance in the Planning Obligations SPD or CIL charge.

Assessment Methodology

Scope of the Assessment

- 6.30 The Site is located in the north of RBKuT and within the ward of Norbiton. To accord with the Kingston Town Neighbourhood area of the RBKuT Core Strategy, the Study Area used for the purposes of establishing baseline demographic conditions will comprise the wards of

Norbiton, Grove, Canbury and Tudor (see Figure 6.1: Study Area Plan). To provide wider context, the Study Area will be compared to baseline conditions within RBKuT, the London region and, where relevant, England as a whole.

6.31 The proposed approach to assessment of the effects in relation to population and human health was set out in the submitted EIA Scoping Report (April 2020) (Appendix 2.1 of the ES). The Scoping Opinion received from RBKuT (June 2020) (Appendix 2.2 of the ES) agreed with the proposed approach to assessment. As the Development comprises residential and commercial use, the following factors have been included in the assessment of likely significant effects:

- Construction phase and operational phase employment generation;
- Changes in population numbers and structure once the Development is operational;
- Demands on primary healthcare and wider human health issues;
- Demands on primary and secondary education infrastructure once operational; and
- Access to public open space.

6.32 Consideration has also been given to the cumulative schemes described within Chapter 2: EIA Methodology for the potential to have likely significant cumulative effects on the environment when combined with the Development.

6.33 Construction phase effects on education and healthcare have been scoped out of the assessment as it is expected that the construction workforce and their families would not move to the area and therefore not create any additional demand. Effects are not anticipated to be significant.

6.34 The assessment comprises the following stages:

- Identification of current and future baseline conditions with respect to the above topics using information and statistics available in the public domain;
- Assessment of likely significant effects of the Development on the environment by reviewing the baseline conditions and determining the change attributable to the Development using published formulae and guidance to assess effects;
- Recommendation of mitigation or enhancement measures if necessary; and
- Assessment of residual effects assuming implementation of the mitigation/ enhancement measures; and
- Assessment of the cumulative schemes for the potential to have likely significant cumulative effects on the environment when combined with the Development.

Population

- 6.35 Existing baseline demographic conditions have been informed by the Office for National Statistics (ONS) 2011 Census statistics^{vii} and 2019 Mid-Year Population Estimates (MYPE)^{viii}. However, where appropriate to represent future baseline conditions, reference has been made to the ONS, 2018-based Sub-National Population Projections^{ix} (SNPP), which are the most up-to-date projection series at the time of writing.
- 6.36 The anticipated build completion year of the Development is 2033. The ONS 2018-based Household Projections^x have been used to identify that, by the year 2033, the average household size in RBKuT is forecast to be 2.41 people. The size of population generated by the Development has been determined by multiplying the likely average household size of 2.41 by the uplift in number of residential units proposed by the Development.

Housing

- 6.37 Existing baseline conditions have been informed by the ONS, 2011 Census. Qualitative assessment is based on the contribution that the Development will make to the identified housing needs established by planning policy or any potential shortfall in net completions identified in the RBKuT, Authority Monitoring Report (2016/17)^{xi}.

Local Expenditure

- 6.38 Qualitative assessment has been undertaken on the potential for new residents living in the Development to increase spending on goods and services in the local area.

Employment

- 6.39 Existing baseline employment conditions in relation to economic activity have been informed by the ONS, Annual Population Survey (APS)^{xii}, for the 12 months to March 2020. Ward level data are not available from this data source so cannot be calculated for the Study Area and therefore data from this source are only presented for RBKuT, London and England. In addition, claimants of Job Seeker Allowance (JSA)^{xiii} for the month of July 2020 have been considered to determine the number of people looking for employment and the occupations sought. Claimant count data for February 2020 has also been included to provide a comparative assessment of data pre-COVID with that for July 2020 (during COVID).
- 6.40 Baseline employment conditions in relation to occupational sectors have been sourced from the ONS, Business Register and Employment Survey (BRES) 2018^{xiv}.

- 6.41 Baseline employment conditions in relation to commuting patterns have been informed by the ONS, 2011 Census^{xv}.
- 6.42 The likely number of jobs generated during the construction phase has been assessed based on the Construction Industry Training Board (CITB), Labour Forecasting Tool (LFT)^{xvi}. The LFT is able to produce labour forecasts based on historic data. The tool focuses on forecasting labour demand on a month-by-month basis by each occupational group throughout the construction phase of the Development and is based on regionally specific historic data. The LFT calculations have been based on the indicative construction cost as provided by the Applicant. The level of construction apprenticeships and of indirect employment generated during the construction period, has been assessed qualitatively and based on professional judgement and experience of previous schemes.
- 6.43 The commercial floorspace proposed by the Development has been based on the revisions to the Use Class Order which took effect from 1st September 2020^{xvii}. The qualitative and quantitative assessment of gross additional employment during the operational period has been calculated based on the Use Class Order prior to 1st September 2020 and the guidance provided within the Homes and Communities Agency (HCA), Employment Densities Guide, 3rd Edition, 2015^{xviii}. Table 6.1 below provides a comparative assessment of the Use Class Order as from 1st September 2020 and that which preceded it.

Table 6.1: Changes to the Use Class Order (2020)

Use	Use Class up to 31 st August 2020	Use Class from 1 st September 2020
Shop less than 280 sqm mostly selling essential goods, including food & at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & Professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & Development	B1b	E
Light Industrial	B1c	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Source: The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) and HCA, Employment Density Guide (3rd Edition), November 2015

- 6.44 The assessment of existing employment uses on the Site has been based on employment numbers provided by the Applicant and professional judgement. This has been used to deduce the net effect of the Development on operational employment.
- 6.45 The level of employment generated is not anticipated to be such that the calculation of additionality factors such as leakage, displacement or composite multiplier effects will be necessary on this occasion.

Primary Healthcare

- 6.46 Since 2015, people have a legal right to register with any General Practitioner (GP) of their choice to best suit their needs. There is no requirement to reside in a specific catchment area, and the GP practice must register you unless there are reasonable grounds not to do so, for example, it has no capacity to take on new patients, it may not be accepting new patients who do not live within its practice boundary catchment area, or because an individual's circumstances may mean it is not appropriate to register with a practice that is a long distance from where you live. However, to limit the assessment, all GP provision (practices and any associated branches) within an arbitrary 3km radius of the Site has been selected for this assessment (see Figure 6.2) as the GP provision considered most likely to be impacted upon by the Development.
- 6.47 Existing baseline conditions are assessed through reference to the National Health Service (NHS) GP Workforce Statistics^{xix} which provide total patient list size for individual GP practices and the number of full time equivalent (FTE) GPs at each practice as at December 2019. It should be noted that the NHS only publishes GP and Patient data at a practice level. Data is not published for individual branches.
- 6.48 To determine whether existing GP provision is under or over-capacity, an assessment has been conducted by comparing the GP to patient ratios of local practices with the Healthy Urban Development Unit (HUDU)^{xx} standard of 1 GP to 1,800 patients to determine under- or over-capacity.
- 6.49 The number of dental practices is also investigated and those practices accepting new patients identified via a targeted telephone survey. It is not possible to determine the precise number of patient places available as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. However, analysis has been drawn as to availability of new patient registrations for both private and NHS patients, based on telephone survey results. Dental practices are also illustrated on Figure 6.2.

6.50 The number of future residents that could live within the Development that represents the uplift in dwelling numbers (which is calculated using the household size statistics explained above) is then compared to the levels of capacity within the primary healthcare system to determine whether or not the existing provision will be able to accommodate the needs of the Development.

Wider Human Health

6.51 A qualitative assessment has been made of the potential for the Development to lead to likely significant effects with respect to wider human health issues. Health is a multidisciplinary topic and many individual technical documents submitted in support of the planning application are relevant to health.

6.52 A Health Impact Assessment (HIA) has also been undertaken and is provided as Appendix 6.1 to this chapter. The HIA assessment has been undertaken using the London Health Urban Development Unit (HUDU) Healthy Urban Planning Checklist^{xxi} and the HUDU Rapid HIA Tool^{xxii}. The assessment has reviewed the potential health effects of the Development and provided recommendations to seek to maximise health gains and remove or mitigate potential adverse impacts on health.

6.53 The World Health Organisation (WHO) defines health as, "*a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity*"^{xxiii}. For this reason, a wide-ranging assessment of health effects has been undertaken.

6.54 Construction phase effects on the workforce have not been assessed in detail because safe working practices would be adhered to in accordance with the requirements of the Health and Safety Executive and relevant legislation including The Construction (Design and Management) Regulations 2015^{xxiv}, which would minimise the potential for accidents and other situations with a detrimental effect on employees' health.

6.55 Construction and operational phase effects on nearby sensitive receptors including the local population have been assessed qualitatively, cross referencing the relevant ES chapters (including Chapter 7: Air Quality), the accompanying HIA (see Appendix 6.1) and standalone technical assessments submitted in support of the planning application. These include the following:

- Transport Assessment;
- Noise Impact Assessment;

- Design and Access Statement; and
- Planning Statement.

6.56 The conclusions of the planning documents have been used to indicate whether significant health effects would be likely, without and with mitigation in place. Professional judgment and knowledge of the baseline conditions of the local area have also been used to forecast how the health of the existing and future population / Site users may be affected by the Development.

Education

6.57 To ensure robust research is conducted into pressures on existing infrastructure at the Site and surrounding area, primary and secondary schools within a 3km radius of the Site have been identified and are illustrated on Figure 6.3.

6.58 For the purposes of this assessment, Independent and Special schools have been excluded and the assumption made that all pupils generated by the Development will enter mainstream state-run schools, which is the worst case for assessment. Furthermore, it is likely that some new residents will already be enrolled at local schools.

6.59 Baseline conditions in respect of the existing numbers of pupils on each individual school roll, along with current school capacities, has been informed by the Department for Education (DfE) Get Information about Schools Service^{xxv}. This data has been used to determine baseline surplus or deficit school places.

6.60 To establish future baseline capacity, reference is made to the RBKuT, School Place Planning Strategy, June 2017^{xxvi} and to the Greater London Authority (GLA), 2018 Projected Demand for School Places database^{xxvii}.

6.61 As is typical when assessing regeneration projects, existing education infrastructure is already in place to accommodate pupils from the number of dwellings existing on site, necessitating an assessment focussed on the uplift in dwellings. The calculation of the number of pupils likely to be generated has been undertaken by the RBKuT, School Place Planning department 'Achieving for Children' and is based on the proposed dwelling mix detailed in Chapter 3: Site and Development Description. The formula by which these calculations are undertaken, factors in the type, size and tenure of accommodation and, in respect of social housing, applies a discount to account for pupils anticipated to be registered already at local schools.

- 6.62 Assessment is quantitatively based on the level of surplus or deficit school places identified versus the number of pupils generated by the uplift in dwellings.

Public Open Space

- 6.63 Following reference to the Ordnance Survey (OS), database of GB Greenspaces^{xxviii}, baseline conditions in relation to the access and range of public open spaces within a 1km, 2km and 3km radius of the Site are presented at Figure 6.4 and, in accordance with London Plan, Policy 7.18: Protecting open space and addressing deficiency^{xxix}, assessment will be based on the proximity of the Site to an appropriate number and mix of public open spaces. In addition, reference is made to the RBKuT, Green Spaces Strategy, 2015 - 2021^{xxx} and accompanying Annexes.

Limitations and Assumptions

- 6.64 Whilst the Development proposes up to 2,170 new dwellings, there are currently 832 dwellings on the Site which will be demolished. This chapter assesses the net uplift which equates to up to 1,338 dwellings.
- 6.65 In relation to the open space assessment, focus has not been directed to the Kingston Open Space Assessment, May 2006 as this is now out of date and the OS databases and Green Spaces Strategy 2015 - 2021 are able to provide findings which more accurately reflect baseline conditions.
- 6.66 Given the impact of the COVID 19 pandemic, certain data has been included both for the period immediately before and also during the pandemic. For example, claimant count data for the Study Area, the RBKuT area, London and England has been assessed both in February 2020 (pre-COVID) and July 2020 (during COVID). This provides a more informed context to reviewing this data.
- 6.67 There are no further limitations or assumptions made other than those covered in the topic specific paragraphs above.

Determining the Significance of Effects

- 6.68 There are no technical significance criteria relating to assessment of population and human health effects other than those that relate specifically to other technical areas such as pollution, noise etc. and these are dealt with in detail in separate ES chapters, and if

necessary, summarised as wider human health issues within the Population and Human Health chapter. The significance of effects is therefore assessed using professional judgement in line with the outline methodology for determining sensitivity of receptors and magnitude of impacts and significance of effects within Chapter 2 EIA Methodology.

- 6.69 Quantitative calculations have been undertaken where possible e.g. surplus or deficit of pupil places and comparative GP to patient ratios, and the level of significance determined by the effect at either local, district or regional level. Where it is not possible to measure effects on a quantitative basis, a qualitative assessment is provided. Those effects which are considered to have a minor, moderate or major beneficial or adverse effect have been considered as significant and where effects have been established as significant adverse, appropriate mitigation measures have been identified to inform the assessment of residual effects.

Baseline Conditions

Population

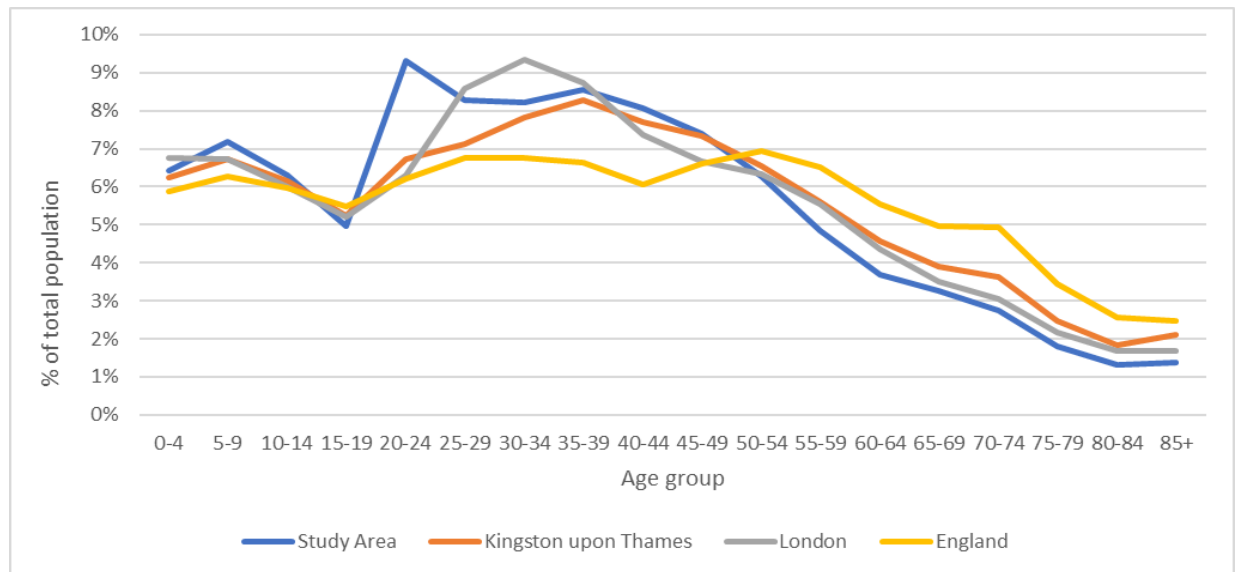
- 6.70 Based on the ONS, 2018-based household population projections, the average household size in the RBKuT area in 2020 is 2.53 persons per household. Therefore, the existing 832 dwellings on the Site is likely to support approximately 2,105 people.
- 6.71 The ONS, 2019 MYPE estimate that the Study Area has a population of 51,395 people, accounting for 29% of the total population of RBKuT (177,507 people). Since 2011, the Study Area's population has increased by 19% (by 8,382 people). The increase in the Study Area population between 2011 and 2019 has been notably higher than the increases across RBKuT (11%), the Region (10%) and of England overall (6%).

Table 6.2: Age Profile (rounded)

Age (years)	Study Area	RBKuT	London	England
0 to 15	21%	20%	21%	19%
16 to 64	69%	66%	67%	62%
65+	11%	14%	12%	18%

Source: ONS, 2019 Mid-Year Population Estimates

Figures may not sum due to rounding

Graph 6.1: Age profile by 5-year age groups (2019)

6.72 Table 6.2 and Graph 6.1 demonstrate that the Study Area displays a particularly young age profile with higher percentages of children and young to middle-aged adults than are found across the Borough overall and reflects an age profile closer to that of London in general. Whilst RBKuT has a higher percentage of older population than is the norm for the Region, the percentage of older residents living in the Study Area is particularly low.

Population – Projections

6.73 It is anticipated that the construction of the Development will commence in June 2021 and be completed by April 2033. The ONS, 2018-based SNPP indicate that, by the year 2021 there will be 178,700 people living in the RBKuT area and that by the year 2033, this will have increased to 184,700 people (the SNPP are not published for geographies below local authority level). An increase of 6,000 people represents a 3% growth in population (2021-2033) which is lower than the national rate of growth over the same period (6%).

6.74 By 2033, 65% of the RBKuT area's population will be aged 16-64 years (working age) which is a slight decrease from 66% in 2021. In contrast, the population aged 65+ years is projected to increase to 18% in 2033 (an increase from 14% in 2021).

6.75 According to the ONS, 2018-based household population projections, the average household size in the RBKuT area in 2021 will be 2.53 persons per household. By the Development's anticipated year of completion (2033), the average household size is projected to have fallen to 2.41 persons per household.

Housing

- 6.76 The Cambridge Road Estate is a council estate containing 832 properties, 757 of which are currently occupied by social tenants, private tenants, or homeowners. The Estate is urban in character with high rise tower blocks and is of poor architectural quality. The 832 homes on the Site are distributed within:
- 4 multi-storey high rise blocks (Madingley, Brinkley, Graveley and Childerley) of 15 storeys;
 - low-rise, deck access blocks of 5 storeys in height and within maisonette blocks; and
 - 2 storey terraced housing.
- 6.77 As part of the Development, these 832 dwellings on the Site will be demolished and will be replaced by up to 2,170 dwellings, which equates to a net uplift of up to 1,338 dwellings.
- 6.78 A decant and phasing strategy^{xxxi} has been prepared to allow secure tenants and resident homeowners to remain on site and only move once. Data from RBK (June 2020) indicates a total of 1,642 residents in 710 households will require rehousing as a result of the regeneration process. This will take place in 5 phases over a period of 10-15 years.
- 6.79 The phasing plan means that all the secure tenants and resident homeowners that wish to, will be able to move once into a new home either on one of the decant sites within the wider Kingston area or within the new affordable homes constructed.
- 6.80 The 2011 Census recorded approximately 63,639 households in RBKuT, 28% of which (17,731) are within the Study Area. Key highlights from Table 6.3 below illustrate that the Study Area comprises predominantly flatted development with few detached properties, consistent with the regional profile. The profile for the Study Area does, however, reveal a notably lower level of terraced dwellings within the local housing stock.
- 6.81 Whilst there is a predominance of home ownership within the Study Area, levels are still low when compared to the Borough overall. 44% of households within the Study Area live in rented accommodation, notably higher than 34% in the Borough as a whole, with the majority (28%) living in private rented accommodation.

Table 6.3: Household Accommodation Type and Tenure (2011 Census)

Type	Study Area	RBKuT	London	England
Detached	11%	13%	6%	22%
Semi-detached	26%	32%	19%	31%
Terraced	15%	18%	23%	25%
Flats	49%	38%	53%	22%
Tenure	Study Area	RBKuT	London	England
Owned	55%	64%	48%	63%
Shared Ownership	1%	1%	1%	1%
Social Rent	16%	12%	24%	18%
Private Rent	28%	22%	25%	17%
Living Rent Free	1%	1%	1%	1%

Source: ONS, 2011 Census, Tables KS401EW and KS402EW

Notes: Figures may not sum to 100% due to rounding.

NB: Caravan/mobile or temp structures are excluded as results are negligible

- 6.82 Reference to the RBKuT Authority Monitoring Report (AMR), 2016/17 establishes a pattern of historic, cumulative shortfall in housing delivery since 2015. By the monitoring year of 2016/17 the cumulative shortfall had reached 565 units below target.² The Report indicates that the shortfall is expected to continue through to 2020 and further establishes that the reversal in trend to housing delivery above target would include reliance on the delivery of the Cambridge Road Estate regeneration scheme.

Employment

- 6.83 The Site currently includes a range of uses, including a hotel, community centre and housing management office, which will be demolished as part of the Development. The number of people currently employed in these uses is estimated by the Applicant to be approximately 43 (see Table 6.14).
- 6.84 The phasing plan set out in the Decant Strategy referred to above has been designed to allow community service providers the opportunity for continuity of service during the regeneration works. The existing community space will be demolished, and a new community centre will be constructed as part of the phase 1 works. A temporary facility on or adjacent to the estate will be provided for the period between demolition of the existing community hall and the completion of the new community centre to enable service providers to continue to operate with minimum disruption.
- 6.85 In the year ending March 2020 there were 97,300 residents in the RBKuT area aged between 16 and 64 years who were classified as economically active^{xxxii}, which means they

² RBKuT, Annual Monitoring Report 2016/2017, Table 2 - 2017 Housing Trajectory (page 17)

were either working or available to work. This is equivalent to 82% of all 16 to 64 year olds, which is above the average for England (79%).

- 6.86 Of those economically active, 93,600 residents were in employment with 3,700 people being unemployed. This is equivalent to 79% of all working age residents in the RBKuT area in employment, which is again is above the national average (76%).
- 6.87 The unemployment rate (among the population aged 16 to 64 years) in the RBKuT area was 3.8% in the year to March 2020, which is lower than the average for London (4.8%) and England (4.0%).
- 6.88 As stated in the Assessment Methodology section of this chapter, economic activity data from the APS is not available for the Study Area. However, Claimant Count data is available for the Study Area. Whilst not a measure of total unemployment, Claimant Count data provides a count of the number of people claiming unemployment related benefits including Jobseeker's Allowance (JSA) and Universal Credit (UC). Table 6.4 presents claimant count data for the Study Area, the RBKuT area, London and England in February 2020 (pre-COVID) and July 2020 (during COVID).

Table 6.4: Claimant Count

Claimant Count	Study Area	RBKuT	London	England
February 2020 (Pre-COVID)	2.1%	2.0%	3.1%	3.0%
July 2020 (During-COVID)	5.2%	5.2%	7.8%	6.5%

Source: NOMIS

- 6.89 In February 2020, 715 residents of the Study Area were claiming unemployment related benefits, which is equivalent to 2.1% of all residents aged 16 years and over. The claimant count in the Study Area (2.1%) was marginally higher than the RBKuT average (2.0%) but lower than the regional (3.1%) and national (3.0%) averages.
- 6.90 As a result of the current COVID-19 pandemic, unemployment has increased. In July 2020, 1,755 residents of the Study Area were claiming unemployment related benefits. This is equivalent to 5.2% of all residents aged 16 years and over and is comparable to the RBKuT average and lower than the average for London (7.8%) and England (6.5%).
- 6.91 In February 2020 there were 70 residents in the Study Area claiming JSA but by July 2020 the number claiming JSA had increased to 215. Table 6.5 provides a comparison with RBKuT, London and England. Of those claiming JSA in the Study Area, the majority (56%) are seeking employment in the elementary trades, as is the case for RBKuT and London

claimants in general. 28% of JSA claimants in the Study Area are seeking employment in sales occupations. It is also relevant to note that, across London there are a total of 205 (February 2020) residents seeking work in the skilled construction and building trades.

Table 6.5: Claimants of JSA

	Study Area	RBKuT	London	England
February 2020 (Pre-COVID)	70	270	23,150	137,315
July 2020 (During-COVID)	215	800	51,980	265,835

Source: NOMIS

6.92 According to the ONS, 2018 BRES, there were 30,000 people working in the Study Area which represents 37% of people working in the RBKuT area. Table 6.6 provides a breakdown of the industries people are working within in the Study Area, the RBKuT area, London and England.

Table 6.6: Percentage of the Workforce (workplace-based) by Industrial Structure

Industry	Study Area	RBKuT	London	England
Retail	19%	12%	8%	9%
Education	15%	10%	7%	9%
Public administration & defence	10%	4%	4%	4%
Accommodation & food services	10%	7%	8%	7%
Business administration & support services	9%	20%	11%	9%
Professional, scientific & technical	9%	9%	14%	9%
Health	7%	12%	10%	13%
Information & communication	6%	5%	8%	4%
Arts, entertainment, recreation & other services	5%	6%	5%	4%
Wholesale	2%	4%	3%	4%
Construction	2%	3%	4%	5%
Financial & insurance	2%	2%	7%	3%
Property	1%	2%	3%	2%
Transport & storage (inc postal)	1%	2%	4%	5%
Manufacturing	1%	2%	2%	8%
Motor trades	1%	1%	1%	2%
Mining, quarrying & utilities	0%	0%	1%	1%
Agriculture, forestry & fishing	0%	0%	0%	1%

Source: Business Register and Employment Survey, 2018

All figures have been rounded and may not sum

6.93 Table 6.6, shows that the Study Area has a comparatively high proportion of employees working in the retail sector (19%); education sector (15%); public administration & defence (10%); and accommodation & food services (10%) in comparison to the RBKuT area, London and England.

6.94 The data also identifies that there is a construction workforce, significant in size, already working within close proximity of the Site, with the number of people working in the construction industry totalling 2,500 in the RBKuT area of which 625 are located within the Study Area.

- 6.95 Data from the 2011 Census reveals that residents of the Study Area who are in employment mainly commute (29%) between 10km and 20km for employment, a trend which is mirrored across the Borough. However, 19% of residents in the Study Area work less than 2km from home, the proportion of which is higher than for the RBKuT area (14%) and London (12%).

Table 6.7: Distance Travelled to Work

	Study Area	RBKuT	London
Less than 2km	19%	14%	12%
2km to less than 5km	11%	16%	18%
5km to less than 10km	14%	14%	23%
10km to less than 20km	29%	27%	20%
20km to less than 30km	5%	6%	4%
30km to less than 40km	1%	1%	1%
40km to less than 60km	1%	1%	1%
60km and over	1%	1%	1%
Work mainly at or from home	11%	11%	10%
Other	8%	9%	11%

Source: ONS, 2011 Census (Table QS702EW)

Figures may not sum due to rounding

Primary Healthcare

- 6.96 A total of 17 GP practices, and a further four GP branches associated with two of the 17 GP practices, are located within a 3km radius of the Site. Figure 6.2 shows the physical location of the GP practices and branches in relation to the Site. It should be noted that four individual practices operate from the Surbiton Health Centre, on Well Road, Surbiton (all shown as No. 8 on Fig 6.2). Details of the 21 GP facilities are shown in Table 6.8 including the number of registered patients and the number of FTE GPs. As stated in the Assessment Methodology section, data for GP branches are not available but are included within the figures for the associated GP practice.
- 6.97 Table 6.8 establishes that 6 of the GP Practices assessed are currently operating below the HUDU standard of 1 GP per 1,800 patients and collectively demonstrate capacity to accommodate a further 16,638 patients.

Table 6.8: Existing GP Provision and Capacities (December 2019)

No. on Fig 6.2	GP Practice	GP (FTE)	Patients	Ratio	Capacity
1	Churchill Medical Centre	10.1	19,377	1:1,919	-1,197
1a	Evesham Terrace	Data included with Churchill Medical Centre			
1b	Churchill Medical Centre				
2	Canbury Medical Centre	7.3	10,111	1:1,385	3,029
3	Fairhill Medical Practice	6.9	23,995	1:3,478	-11,575

3a	Fairfield South	Data included with Fairhill Medical Practice			
3b	Health Centre Kingston University				
4	Kingston Health Centre	5.5	15,138	1:2,752	-5,238
5	The Groves Medical Centre	12.8	15,923	1:1,244	7,117
6	St Albans Medical Centre	2.7	6,929	1:2,566	-2,069
7	O'Flynn (Hampton Wick)	4.0	9,769	1:2,442	-2,569
8	Langley Medical Practice	4.4	8,048	1:1,829	-128
8	Berrylands Surgery	4.3	4,556	1:1,060	3,184
8	Central Surgery	6.9	15,174	1:2,199	-2,754
8	Brunswick Surgery	3.6	8,213	1:2,281	-1,733
9	Claremont Medical Centre	4.4	11,199	1:2,545	-3,279
10	Village Surgery	2.9	5,522	1:1,904	-302
11	Roselawn	3.6	6,085	1:1,690	395
12	Holmwood Corner Surgery	8.1	12,786	1:1,579	1,794
13	Sunray Surgery	2.5	4,968	1:1,987	-468
14	Red Lion Road Surgery	2.4	3,201	1:1,334	1,119
		92.4	180,994	1:1,959	-14,674

Source: NHS, Digital, Annual GP Census / NHS Patient Lists, December 2019

6.98 A total of 29 dental practices are located within a 3km radius of the Site. Figure 6.2 shows the physical location of the dental practices in relation to the Site and Table 6.9 provides details of each practice, including whether they are accepting new NHS and/or private patients. Due to the current COVID-19 pandemic, it was not possible to obtain data for 19 of the 29 dental practices. Of the 10 dental practices for which data was available, five are accepting new patients on a fee paying (private) basis and two of which are accepting new NHS patients.

Table 6.9: Existing Dental Practice Provision

No	Name	Postcode	Accepting NHS Patients	Accepting Private Patients
1	SNS Dental Practice	KT1 3NX	-	-
2	Kingston Community Dental Service	KT2 7QB	-	-
3	Richmond & Twickenham PCT	KT2 7QB	-	-
4	Kingston Hill Dental Practice	KT2 7PW	-	-
5	The Dental Practice	KT3 3RX	-	-
6	Triangle Dental Clinic	KT1 3RU	Yes	Yes
7	Bupa Dental Care	KT1 1EE	-	-
8	Brightsmile Dental Care Limited	KT1 2BZ	-	-
9	Thames Street Dental	KT1 1PE	-	-
10	Bupa Dental Care	KT1 2LY	Referral by	Dentist Only
11	Kingston Orthodontics	KT2 5DA	Referral by	Dentist Only
12	John Carter & Partners	KT2 5HE	-	-
13	Steadham House Dental Surgery	KT6 6HX	-	-
14	Dental Surgery (Mr M J Pritchard)	KT3 3NB	-	-
15	Westbury Dental Care	KT3 3PB	No	No
16	The Hampton Wick Dental Centre	KT1 4DY	Referral by	Dentist Only
17	Groves Dental Care	KT3 4QS	-	-
18	The Dentist @ KT3	KT3 3LX	-	-
19	Surbiton Dental	KT6 5NF	-	-
20	The Fountain Dental Practice	KT3 6AA	No	Yes
21	Tolworth Rise Practice	KT5 9ET	-	-
22	The Ivy Clinic	TW11 9JD	No	Yes
23	St Marks Orthodontic	TW11 9DE	-	-

No	Name	Postcode	Accepting NHS Patients	Accepting Private Patients
24	Confidential Clinic	KT6 7BZ	No	No
25	Mydentist, Ewell Road	KT6 7DG	Yes	Yes
26	BIP Dental Ltd	KT6 7DJ	-	-
27	Aura Dental Excellence	SW20 0RJ	No	Yes
28	Ham Dental Practice	KT2 5QY	-	-
29	Malden Dental Care	KT3 6AH	-	-

Source: NHS Choices (as of 27 August 2020)

Wider Human Health

- 6.99 A review of the Health Profile for the RBKuT, available from Public Health England^{xxxiii}, has been undertaken as part of this assessment. The Health Profile includes information on various health features and provides a comparison with data for London and England. Table 6.10 below presents the data recorded by Public Health England for RBKuT. An extensive overview of the health baseline conditions at the Site are included within the HIA (Appendix 6.1).

Table 6.10: Summary of the Health Profile for RBKuT

Recorded Health Features for RBKuT	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
Life expectancy at birth (Male)	Better		Could not be calculated
Life expectancy at birth (Female)	Similar	Better	Could not be calculated
Under 75 mortality rate from all causes	Better		Could not be calculated
Under 75 mortality rate from all cardiovascular diseases	Better		Could not be calculated
Under 75 mortality rate from cancer	Similar	Better	Could not be calculated
Suicide rate	Similar		Could not be calculated
Killed and seriously injured (KSI) casualties on England's roads	Better		Could not be calculated
Emergency Hospital Admissions for Intentional Self-Harm	Worse	Better	Increasing/Getting Worse
Hip fractures in people aged 65 and over	Similar		No significant change
Cancer diagnosed at early stage (experimental statistics)	Not Compared		Could not be calculated
Estimated diabetes diagnosis rate	Better	Similar	Could not be calculated
Estimated dementia diagnosis rate (aged 65 and over)	Similar		Could not be calculated
Admission episodes for alcohol-specific conditions – Under 18s	Similar	Better	Could not be calculated
Admission episodes for	Better		No significant change

Recorded Health Features for RBKuT	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
alcohol-specific conditions			
Smoking Prevalence in adults (18+) – current smokers	Better		Could not be calculated
Percentage of physically active adults	Better	Similar	Could not be calculated
Percentage of adults (aged 18+) classified as overweight or obese	Similar	Better	Could not be calculated
Under 18s conception rate/1,000	Better		No significant change
Smoking status at time of delivery	Better		No significant change
Breastfeeding initiation	N/A	Better	No significant change
Infant mortality rate	Worse	Similar	Could not be calculated
Year 6: Prevalence of obesity (including severe obesity)	Better		No significant change
Deprivation score (IMD 2015)	N/A		Could not be calculated
Smoking Prevalence in adults in routine and manual occupations (18-64)-current smokers	Similar		Could not be calculated
Inequality in life expectancy at birth (Male)	N/A		Could not be calculated
Inequality in life expectancy at birth (Female)	N/A		Could not be calculated
Children in low income families (under 16s)	Better		Decreasing/Getting Better
Average Attainment 8 score	Better		Could not be calculated
Percentage of people aged 16-64 in employment	Similar		No significant change
Statutory homelessness – Eligible homeless people not in priority need	Better	N/A	Decreasing/Getting Better
Violent crime – hospital admissions (including sexual violence)	Better		Could not be calculated
Excess winter deaths index	Similar		Could not be calculated
New STI diagnoses (exc chlamydia aged <25/100,000)	Better	Worse	No significant change
TB incidence (three year average)	Better		Could not be calculated

6.100 The table above identifies that the list of recorded health features of RBKuT are generally better or similar to those recorded for England or the London Region.

Primary Education

6.101 A total of 29 primary schools have been identified within a 3km radius of the Site. Figure 6.3 identifies the physical location of these primary schools in relation to the Site and Table 6.11 details the primary schools along with the number of pupils on roll and current capacity figures.

Table 6.11: Existing Primary Schools within 3km of the Site and Capacities

No	Name	Pupils	Capacity	Surplus/ Deficit
1	St Joseph's Catholic Primary School	234	209	-25
2	King Athelstan Primary School	464	420	-44
3	St John's C of E Primary School	243	262	19
4	King's Oak Primary School	496	736	240
5	St Luke's CofE Primary School	307	No data*	0
6	Alexandra School	491	420	-71
7	St Paul's CofE Primary School, Kingston Hill	345	360	15
8	Corpus Christi Catholic Primary School	455	472	17
9	Christ Church New Malden CofE Primary School	450	420	-30
10	Coombe Hill Infant School	299	300	1
10	Coombe Hill Junior School	418	420	2
11	St Agatha's Catholic Primary School	427	420	-7
12	Latchmere School	942	918	-24
13	Christ Church CofE Primary School	521	570	49
14	St John the Baptist Church of England Junior School	253	360	107
15	Hampton Wick Infant and Nursery School	276	270	-6
16	Maple Infants' School	315	322	7
17	St Andrew's and St Mark's CofE Junior School	327	360	33
18	Lime Tree Primary School	405	450	45
19	Fern Hill Primary School	703	709	6
20	Grand Avenue Primary and Nursery School	664	670	6
21	St Matthew's CofE Primary School	396	420	24
22	Sacred Heart Roman Catholic Primary School	201	266	65
23	Our Lady Immaculate Catholic Primary School	399	420	21
24	Tolworth Junior School	366	360	-6
24	Tolworth Infant and Nursery School	369	364	-5
25	Burlington Infant and Nursery School	478	360	-118
25	Burlington Junior School	477	480	3
26	Collis Primary School	782	802	20
27	Robin Hood Primary and Nursery School	212	208	-4
28	Malden Manor Primary and Nursery School	458	472	14
29	St Matthew's CofE Primary School	213	204	-9
		13,386	13,731	345

Source: <https://get-information-schools.service.gov.uk> (downloaded 28th August 2020)

* As the school's capacity is unknown, it has been assumed that the school is at full capacity and therefore has a capacity of 307 places

6.102 Table 6.11 reveals that there are currently 345 surplus primary school places within 3km of the Site.

6.103 Reference to the RBKuT, School Place Planning Strategy, June 2017 establishes that the Borough is forecast to experience an 11.4% increase in primary aged children between 2016/17 and 2021/22 and that an additional 1,609 primary pupil places will be required. The Strategy concludes that more state-funded school places will be required to meet longer-term forecast demand, particularly in the primary phase³. In providing recommendations for future action, the Strategy identifies that within close proximity to the Site (less than 1km radius), the St John's C of E primary and the St Joseph's Catholic

³ RBKuT, School Place Planning Strategy, June 2017, Page 5

primary have no room for expansion however the King Athelstan Primary has room for expansion from a 2FE to a 3FE schools (which could provide an additional 210 pupil places).

6.104 In respect of primary provision, the Strategy recommends that no action is required in the short to medium term but that more work is needed to assess the additional demand which will be caused by the re-development of the Site which could, in the long term, be met by the expansion of King Athelstan Primary, or through enabling a 2FE free school which could service both Norbiton and New Maldon⁴.

6.105 Data provided by the GLA enables a longer projection period to be examined and identifies that, within RBKuT, the demand for state-run primary places will steadily decrease from 12,899 places in 2019/20 to 12,465 places by 2027/28. Similarly, demand for non-state primary places will decrease from 3,005 places in 2019/20 to 2,915 places by 2027/28.

Secondary Education

6.106 A total of nine secondary schools are located within a 3km radius of the Site. Figure 6.3 identifies the physical location of these secondary schools in relation to the Site and Table 6.12 details the secondary schools along with the number of pupils on roll and current capacity figures.

Table 6.12: Secondary School Baseline

No	Name	Pupils @ Jan 2018	Capacity @ May 2018	Surplus/ Deficit
1	Tiffin School	1,334	1,048	-286
2	The Hollyfield School and Sixth Form Centre	1,076	1,052	-24
3	Coombe Girls' School	1,375	1,528	153
4	The Kingston Academy	901	1,180	279
5	The Holy Cross School	981	827	-154
6	The Tiffin Girls' School	1,190	1,001	-189
7	Teddington School	1,209	1,350	141
8	Richard Challoner School	1,057	966	-91
9	Coombe Boys' School	869	857	-12
		9,992	9,809	-183

Source: <https://get-information-schools.service.gov.uk> (downloaded 28th August 2020)

6.107 Table 6.12 reveals that there is currently a deficit of secondary school places within 3km of the Site, equivalent to 183 places.

6.108 The RBKuT, School Place Planning Strategy identifies a potential growth of 10% in secondary school aged children, resulting in a need for an additional 1,005 pupil places. The Strategy identifies a growth in secondary pupil place demand from 1,838 in 2019 to

⁴ RBKuT, School Place Planning Strategy, June 2017, Page 9

1,963 in 2023 (125 places). Consultation with RBKuT, School Place Planning 'Achieving for Children' (02 August 2019) (Appendix 6.2) established that The Diocese of Southwark had submitted an application for a 6FE (180 places per year) Church of England secondary school which the Council believed had potential to reach approval in the Autumn of 2019 and with an opening date of either 2022 or 2023. The Strategy identified that, should the school be delivered, there would not be a need for another additional secondary school until around 2030. The application was approved in April 2020 and the secondary school is expected to open for its first Year 7 cohort in 2023^{xxxiv}.

6.109 Reference to GLA school demand projections indicates that minor increases in demand should be expected at secondary school phase with a rise from 8,645 places in 2019/20 increasing by 470 places to 9,155 by 2027/28 at state schools, and from 2,286 to 2,381 at non-state schools, an increase of 95 places.

Public Open Space

6.110 Government guidance^{xxxv} establishes that London's residents should have access to:

- Regional Parks - within 3.2 – 8.0km from home;
- Metropolitan Parks - within 3.2km from home;
- District Parks - within 1.2km from home;
- Local Parks and Open Spaces - within 400m from home;
- Small Open Spaces - within less than 400m from home;
- Pocket Parks - within less than 400m from home; and
- Linear Open Spaces - wherever feasible.

6.111 The RBKuT, Green Spaces Strategy, 2015 – 2021 states that 'Kingston is referred to as a 'green and leafy' suburb of Greater London, and is well served by the surrounding large open spaces'. The largest open spaces in relation to the Site include Richmond Park, the largest of London's Royal Parks which carries several official designations including a National Nature Reserve (NNR); a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). The Park covers approximately 955 hectares (ha) (over twice the size of a Regional Park) to the north of the Development and is within a 23 minute walking distance of the Site (1.7km distance by road). Secondly, Hampton Court Park is located to the west of the Site and is accessible by road within a 24-minute walking distance. The Park is also one of London's Royal Parks and covers 88.9ha (in excess of the size of a Metropolitan Park) and is designated a Biological SSSI.

- 6.112 However, in addition to the above vast areas of publicly accessible open space, there is a wide number and range of open spaces within close proximity to the Site including play spaces, playing fields, parks and gardens, bowling greens and allotments.
- 6.113 As illustrated on Figure 6.4, within a less-than-1km distance of the Site, residents have access to five local parks and small local parks, including Fairfield Kingfisher small local park; Fairfield Recreation Ground; Athelstan Recreation Ground; Kingston Road Recreation Ground; and Dickerage Recreation Ground. Playgrounds are provided at Fairfield Kingfisher; Athelstan Recreation Ground; and Kingston Road Recreation Ground with access to approximately six playing fields also being provided. The Site is also located immediately adjacent to the Kingston Cemetery and Crematorium which the Green Spaces Strategy classifies as 'Parks and Gardens'.
- 6.114 Within less than 1km from the Site, residents can also access a number of allotment sites or community growing spaces.
- 6.115 Existing publicly accessible open space on-site includes 28,246 sqm of publicly accessible open space and 16,139 sqm of privately demised open space, equating to a total of 44,385 sqm.

Likely Significant Effects

Construction Phase

Effects on Employment

- 6.116 The indicative construction methodology and phasing is set out in Chapter 5 of the ES. The construction phase of the Development is expected to generate a significant number of jobs across all construction disciplines from ground workers to construction management. Based on calculations produced by the CITB, Labour Forecasting Tool^{xxxvi}, which are in turn based on the indicative Development construction cost provided by the Applicant, it is anticipated that the Development is likely to produce employment for an average of 456 full time equivalent workers per month during the construction period (i.e. 142 months/11.8 years). This average is considered to provide a conservative estimate as it will be further enhanced by workers who will undertake demolition works and construction of open space and other landscaped areas not included within the Labour Forecasting Tool calculations.
- 6.117 In addition to jobs created as a direct effect of the construction and management of the Development, further indirect employment and economic benefit will be experienced as a

result of the spin-off and multiplier effects. These include supply chain expenditure from potential purchase of building supplies to local provision of meals, refreshments, fuel and potential temporary accommodation (e.g. Bed & Breakfast) for the construction workforce.

- 6.118 Overall, the Development is considered to have a temporary, minor to moderate beneficial effect on employment at local and borough levels during the construction phase.

Wider Health Effects

- 6.119 Assessments of the effects of the Development on air quality, which can have a bearing on health, has been included elsewhere in this ES (Refer to ES Chapter 7: Air Quality). As set out chapter 7, the risk of the potential impacts on human health receptors would be minimised or prevented during construction, resulting in a low to medium risk and a likely effect of negligible to minor adverse significance. It should be noted that this effect has only been determined with mitigation in place, which is in accordance with Air Quality Management guidance.
- 6.120 As outlined in Chapter 5 (Construction Methodology and Phasing), a number of existing residents currently living on site will need to be rehoused prior to the demolition works commencing. The disruption for existing residents on the Site having to move home during the demolition and construction phase of the Development is likely to cause some strain in terms of health and wellbeing, resulting in minor adverse effects.
- 6.121 Overall, the significance of effect as a result of the construction phase of the Development on human health is considered to have a minor adverse effect, in the absence of any mitigation.

Operational Phase

Effects on Population and Housing

- 6.122 Baseline evidence identified that the Site is located in a Study Area that has undergone a percentage of population growth greater than that of borough, region and country overall. By the build completion year of 2033, the average household size within RBKuT is expected to be 2.41. The uplift in dwelling numbers on the Site amounts to up to 1,338 units, comprising a mix of size, type and tenure, which could therefore be expected to generate homes for up to 3,225 additional people.

6.123 Council annual monitoring has identified an historic pattern of shortfall in housing completions against requirement and establishes that the regeneration of the Site will be required to contribute to a change to housing delivery above target. The ability of the Development to increase the housing stock of RBKuT and provide homes for up to 3,225 additional people is considered to be a permanent, moderate beneficial effect on population and housing at the local and borough levels.

Effects on Employment

6.124 As shown in Table 6.13, the Development proposes a total of up to 2,935 sqm gross external area (GEA) of non-residential floorspace that has the potential to generate employment. With regard to the Community Space (1,250 sqm), this is likely to generate low levels of additional employment (i.e. cleaning and maintenance staff), but these are not considered likely to generate significant employment.

6.125 Table 6.13 illustrates the employment potential per Use Class for the retail/commercial and office space and establishes that in the region of 78 – 104 gross jobs could be generated by these uses.

Table 6.13: Potential Employment Generation by Use Class

Floorspaces by Use Class	Sqm per FTE worker	Floorspace Provision – Sqm (GEA)	Floorspace Provision – Sqm (GIA) ¹	Floorspace Provision – Sqm (NIA) ²	Jobs (FTE)
E/Sui generis Retail/commercial	15 - 20	1,395	1,325	1,193	60 - 80
E - Office Space	10 - 13	290	276	235	18 - 24
F2 - Community Space	-	1,250	1,188	1,010	- ⁴
TOTAL	-	2,935	2,789	2,438	78 - 104

Source: The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 & HCA, Employment Densities Guide, 3rd edition, 2015

Notes: ¹Converting GEA to GIA assumes 95% (ref HCA Guide, 2015, para 2.12)

²Converting GIA to NIA for E & F2 uses assumes 85% (ref. HCA Guide, 2015, para 2.11), for E/sui generis assumes 90% (ref. HCA Guide, para 2.10)

⁴Likely to generate low numbers of additional employment (i.e. cleaning and maintenance staff)

6.126 The Site currently provides a range of uses which will be demolished as part of the Development. These uses are summarised in Table 6.14 below.

Table 6.14: Existing Non Residential Uses

Use	Area (sqm)
Bull and Bush Hotel	824
Piper Community Hall	390
Tadlow House (Housing Management)	654
CRERA office - 42sq m	42
CREST office	38
Surbiton Rifle Club Underground Car Park Premises, Madingley, Eureka Road, Cambridge Road Estate, Kingston upon Thames, Surrey.	-
Total	1,948

Source: Employment data provided by the client and professional estimates.

- 6.127 The existing uses are estimated to employ in the region of 40 FTEs. Having regard to the 78 - 104 FTEs likely to be employed by the Development, this generates net additional jobs of 38 - 64 FTEs.
- 6.128 Based on an existing total of 4,300 RBKuT being unemployed and 315 being registered as claiming JSA whilst seeking employment, it is considered that the level of employment generated by the Development will have a permanent, minor beneficial effect.

Effects on Primary Healthcare

- 6.129 The baseline evidence has identified that there are 17 GP practices, and a further four GP branches associated with two of the 17 GP practices, within a 3km radius of the Site. Collectively, the 21 GP surgeries are operating over-capacity. However, 6 of the GP Practices assessed are currently operating below the HUDU standard of 1 GP per 1,800 patients and collectively demonstrate capacity to accommodate a further 16,638 patients. In addition, 29 Dental Practices have been identified which offer a range of NHS and Private patient places. Of the 10 dental practices for which data was available, five are accepting new patients on a fee paying (private) basis and two are accepting new NHS patients.
- 6.130 As the Development has been assessed as likely to generate an additional population of up to 3,225 people, some of whom will already live within the local area and be registered already with existing GP Practices, it is considered that there will be an overall negligible

effect at a local level on primary healthcare as capacity within existing infrastructure has been established.

Effects on Wider Human Health

- 6.131 Both the detailed and outline elements of the Development have been designed to include areas of green open space: the design objectives for the Development promote active lifestyles, through the provision of amenity and recreational open space on the Site, which is well connected. These are important for physical and mental wellbeing. Open spaces within the Development will be accessible to neighbouring residents and the links between the Site and surroundings will allow new and existing residents to integrate and make for an inclusive community.
- 6.132 The Development will include the provision of a series of footpaths and cycleways to improve linkages for pedestrians and cyclists through the Site. In addition, the Development will include improved and enhanced cycle parking facilities. The improved cycle access connections and cycle parking spaces would have wider human health benefits, increasing the numbers cyclists in the area and ensuring safe cycling.
- 6.133 As well as green space provision and improved access and linkages for pedestrians and cycles using the Development, the provision of new residential dwellings and community facilities as part of the Development (refer to ES chapter 3) would also have beneficial effects on wider human health, improving the health profile of the area. The existing, outdated, housing on the Site will be replaced by new energy efficient dwellings, with the Development targeting a 35% reduction in regulated CO2 emissions. Consideration of the operational effects of the Development on human receptors in terms of Air Quality has also been considered as part of the ES and is set out in chapter 7 (Air Quality).
- 6.134 The Development will enhance the opportunities already existing on the Site and improve the physical environment. Through the provision of open space areas on the Site, this will make it more of an attractive area for the surrounding communities to use and improve the quality of life for the existing and new residents. It will positively contribute to the health of the residents within the Development and the surrounding area.
- 6.135 On the basis of the above, overall the wider health effects are considered to be minor beneficial as a result of the Development.

Effects on Education

- 6.136 Baseline evidence has identified a total of 30 primary schools within a 3km radius of the Site, the capacities of which combine to form an existing surplus of 647 primary pupil places. In closer proximity, there are three primary schools within a 1km radius, the St John's Church of England Primary; St Joseph's Catholic Primary; and King Athelstan Primary. The St Joseph's and King Athelstan primary schools are both over-subscribed with capacity only available at St Joseph's Catholic Primary.
- 6.137 At secondary phase, there exists a net deficit of 183 pupil places within a 3km radius of the Site.
- 6.138 Pupil yield for the Development has been calculated using bespoke formulae generated by RBKuT, School Place Planning Department 'Achieving for Children'. Matthew Paul of Achieving for Children provided the pupil yield numbers for the existing 832 dwellings and advised on the methodology to be used to calculate the number of primary and secondary children from the Development. (Appendix 6.3). Whilst calculations in respect of the overall Site result in a pupil generation of up to 351 primary aged pupils and 163 secondary aged pupils, after the level of existing accommodation on site is taken into account, the uplift in dwelling numbers and mix generate up to an additional 119 primary pupils and 39 secondary pupils (the calculations for which are provided at Appendix 6.4). When compared to the levels of existing primary place surplus and secondary place deficit, it is considered that the Development will have a negligible effect on primary education at the local level and a minor adverse effect on secondary education at the local level.

Effects on Public Open Space

- 6.139 Baseline evidence has identified a number of public open spaces which exceed policy requirements in terms of size and proximity, including Royal Parks which exceed the recommended sizes of Regional and Metropolitan parks and are within closer than specified distances of the Site; and a number of parks, gardens, allotment sites or community growing spaces, playgrounds and play pitches which range from immediately adjacent to the Site to within less than 1km.
- 6.140 In addition to meeting the above policy standards, the Development proposes enhancements that will improve the quantity and standard of public open space currently offered on-site. Existing publicly accessible open space on-site includes 28,246 sqm of publicly accessible open space and 16,139 sqm of privately demised open space, equating to a total of 44,385 sqm. In contrast, the Development provides an enlarged quantum of

open space amounting to up to 50,891 sqm, including provision of up to 29,689 sqm of public accessible open space, up to 8,328 sqm of semi-private open space, and up to 12,874 sqm of privately demised open space.

- 6.141 Overall, it is considered that the Development will have a permanent, minor beneficial effect on Public Open Space at the local level.

Mitigation Measures

Construction Employment

- 6.142 No mitigation measures are required for construction employment as the Development will have a beneficial effect. This effect will be further enhanced by creating the potential opportunity for training in the form of construction related apprenticeships during the construction phase.

Population and Housing

- 6.143 No mitigation measures are required for population and housing as the effects will be beneficial.

Employment

- 6.144 No mitigation measures are required as the Development will have a minor beneficial effect on employment.

Primary Healthcare

- 6.145 The Development has been identified as having a negligible effect on primary healthcare for which no mitigation is required.

Wider Health Effects

- 6.146 Suitable construction mitigation measures will include the implementation of a Construction Environmental Management Plan (CEMP). An outline Construction Method Statement and Construction Management Plan is included as Appendix 5.1. A detailed CEMP would be secured by a planning condition. The CEMP would be in place throughout the demolition and construction phase to minimise effects from construction noise and dust on nearby residents and those living in the first phases of Development at the Site.

6.147 The wider health effects of the Development once complete and operational are considered to not require any form of mitigation as the Development design has taken wider health considerations into account through the design process. Active lifestyles have been promoted as part of the design objectives for the Development, including through the green space provision and improved access and linkages for pedestrians and cycles using the Development. Wider human health effects have also been a consideration in the provision and design of the new residential dwellings and enhanced community facilities included as part of the Development.

Education

6.148 Whilst no mitigation is required for the anticipated negligible effect on primary education, it is considered likely that developer contributions will need to be secured to mitigate for a minor adverse effect on secondary education.

Public Open Space

6.149 The effects on public open space are considered to be beneficial for which no mitigation will be required.

Residual Effects

6.150 There will be beneficial residual effects on construction employment (minor to moderate); operational employment (minor); population and housing (moderate); public open space (minor); and wider human health (minor). Where effects have been assessed as negligible, requiring no further mitigation other than that inherent within the Development, the residual effects will remain as negligible; this includes effects on primary healthcare and primary education.

6.151 It is considered likely that the Development will have a minor adverse effect on education at the secondary phase for which financial contributions (through CIL payment) would be required to mitigate the effect. Following mitigation, the Development will have a negligible effect on secondary education.

Cumulative Effects

- 6.152 Consideration has been given to the cumulative schemes described within Chapter 2: EIA Methodology for the potential to have likely significant cumulative effects on the environment when combined with the Development.
- 6.153 Table 6.15 provides a highlevel summary of the main features of each cumulative scheme with details obtained from the respective planning application supporting documentation, publicly available via the RBKuT online planning application search facility.

Construction Phase

Effects on Employment

- 6.154 It is unlikely that the construction phase of all the cumulative schemes in Table 6.15 would coincide, but the additional construction employment generated by the committed schemes identified, both direct and indirect, would be an important additional source of income to existing and future tradesmen. It is considered to have a temporary, moderate beneficial cumulative effect on construction employment at the local and borough levels.

Table 6.15: Cumulative Schemes

Scheme	Ref	Units	Facilities	Net new Jobs
The Development	n/a	1,338*	B1 Offices / A1 Retail	38 - 64
65 Hampden Road	19/00020/FUL	79	B1(a) Floorspace	9 ⁽¹⁾
Eden Walk Shopping Centre, Eden Walk	15/13063/FUL	380	A1-A5, D2, B1a, C3	564 ⁽²⁾
Canbury Place Car Park, Kingsgate Road, 13-43 Richmond Road Kingston	19/02323/FUL	445	C3, B1a, D1/B1a, D2	178 ⁽³⁾
229-255 Kingston Road	19/01228/FUL	297	A1-A4; B1; D1 Floorspace	14 ⁽⁴⁾
Post Office, Ashdown Road	14/13247/FUL	319	A1-A5; B1; D1/D2 Floorspace	Unknown ⁽⁵⁾
Total		2,858		803 - 829

Source: RBKuT online planning application search facility

* uplift in dwelling numbers from 832 to up to 2,170

⁽¹⁾ Application Form; ⁽²⁾ ES - Socio Economic Issues, Chapter 6 Vol 1, para 6.270; ⁽³⁾ Planning Statement by Indigo, para. 9.17; ⁽⁴⁾ Application Form; ⁽⁵⁾ No Application Form available/not stated in DAS

Wider Human Health

- 6.155 It is assumed that each committed development will have a CEMP in place to put in prevention methods to control pollution incidents, dust generated and noise generated from both road traffic and construction plant. Therefore, it is considered that the committed developments and the Development will generate a negligible effect.

Operational Phase

Effects on Population and Housing

- 6.156 Cumulative effects will result in the delivery of an additional (approximate) 2,858 dwellings. Based on an assumed average household size of 2.41, in accordance with the assessment of the Development, the cumulative schemes (including the Development) could provide homes for approximately 6,888 people. The contribution that an additional 2,858 dwellings will make to increasing housing stock in is considered to be a permanent, moderate beneficial effect on population and housing at the local and borough level.

Effects on Employment

- 6.157 There is likely to be a cumulative level of new jobs introduced into the local area totalling approximately –803 - 829. This figure is likely to be a conservative estimate as one of the cumulative schemes have not declared an assessment of employment numbers within their application documentation. It is, therefore, considered that there will be a minor to moderate beneficial cumulative effect on employment at the local level.

Effects on Primary Healthcare

- 6.158 Baseline evidence identified that 6 of the GP Practices assessed are currently operating below the HUDU standard of 1 GP per 1,800 patients and collectively demonstrate capacity to accommodate a further 16,638 patients which is in excess of the anticipated cumulative generation of 6,888 people. It is, therefore, considered that there would be a cumulative negligible effect at the local level on primary healthcare for which mitigation is not required.

Effects on Education

- 6.159 The existing surplus of 345 primary pupil places (see Table 6.11) was established as sufficient to accommodate 119 primary aged pupils produced by the Development, resulting in a reduced surplus of 226 places. 119 pupils represent approximately 9% of the uplift in dwelling numbers at the Development. If this same 9% is applied to the remaining cumulative schemes (which total 1,520 dwellings), a requirement for a further 137 primary pupil places is established. As this quantity can be comfortably accommodated within the remaining surplus of primary pupil places, it is considered likely that the cumulative effects will be negligible on primary education at the local level.

6.160 Baseline evidence has identified an existing deficit of 183 secondary pupil places (see table 6.12) which establishes that additional development in the form of the cumulative schemes would be likely to have further minor to moderate adverse effects on secondary education at the local level.

Wider Human Health

6.161 It is assumed that each of the committed developments will be designed to a high-quality, making the best use of the land to create healthy, vibrant developments that will benefit the local area for where the Site and sites of the committed developments are located. Therefore, the cumulative effect on wider human health will be minor beneficial.

Effects on Public Open Space

6.162 Baseline evidence has identified a large volume of public open space within proximity of the cumulative schemes which exceeds policy requirements, and a negligible effect is therefore anticipated. The precise extent of additional open space provided within each of the cumulative schemes (other than the Development) is not known, , but should it transpire that any cumulative scheme will have an adverse effect on open space, this would be mitigated on a scheme by scheme basis.

Summary

6.163 An assessment has been made of the likely significant effects of the Development on the environment with respect to population and human health issues. The assessment has considered construction phase employment effects; together with operational effects on population and housing; employment, demand for primary healthcare and wider human health effects, demand on primary and secondary education provision and public open space provision locally. The baseline conditions have been established using published statistics, a targeted telephone survey and consultation with RBKuT regarding education requirements.

6.164 The Development proposes an uplift of up to 1,338 over the existing level of 832 units, totalling up to 2,170 dwellings. It is assessed that the uplift in dwelling numbers could provide homes for up to 3,225 people which would have beneficial effects within a Borough that has experienced an historical shortfall in housing delivery against requirement.

- 6.165 The commercial and retail elements of the Development are likely to produce in the region of 38 - 64 net additional jobs which will have a beneficial effect on a borough with over 4,000 unemployed residents, some of whom are claiming JSA whilst seeking employment.
- 6.166 Surplus capacity has been identified within local primary healthcare infrastructure, sufficient to accommodate the needs of the Development upon completion leading to a negligible effect on healthcare provision.
- 6.167 The wider human health effects of the Development are taken into consideration through the Development design and are considered to be minor beneficial effects. Through the provision of open space areas on the Site, which are designed with the health and wellbeing of residents of all ages and abilities in mind, this will make for an attractive area for the surrounding communities to use. The Development will improve the quality of life for the existing residents and positively contribute to the health of the residents within the Development and the surrounding area.
- 6.168 There is currently a surplus of primary school places within proximity of the Site sufficient to accommodate the needs of the Development. However, there is a current deficit of secondary places which indicates the need for financial mitigation in the form of CIL payments to be secured.
- 6.169 The Site has been identified as located in a borough benefiting from a high volume of quality public open space, not only in the form of two large Royal Parks but also in closer proximity to a range of playgrounds, playing fields, parks and gardens. The existing Site has a total of 44,385 sq m of publicly/privately accessible open space. In contrast, the Development proposes an enlarged provision of up to 50,891 sqm comprising publicly accessible open space (up to 29,689 sqm), semi-private open space (up to 8,328 sqm) and privately demised open space (up to 12,874 sqm).
- 6.170 A cumulative assessment has identified beneficial effects on population and housing and employment and negligible effects on primary education, primary healthcare and public open space. There is, however, potential for some adverse effects on secondary education which would require mitigation via financial contributions (CIL payments).
- 6.171 Table 6.16 contains a summary of the likely significant effects of the Development.

Table 6.16: Table of Significance – Population and Human Health

Potential Effect	Nature of Effect (Permanent/Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	
				I	UK	E	R	C	B	L		
Construction												
Effects on Employment	Temporary	Minor - Moderate Beneficial	None Required							X	X	Minor - Moderate Beneficial
Effects on Wider Human Health	Temporary	Minor adverse	Effects would be localised and temporary and controlled using measures set out in the detailed Construction Environmental Management Plan (CEMP).								X	Negligible
Operational												
Effects on Population and Housing	Permanent	Moderate Beneficial	None Required							X	X	Moderate Beneficial
Effects on Employment	Permanent	Minor Beneficial									X	Negligible
Effects on Primary Healthcare	Permanent	Negligible									X	Negligible
Effects on Primary Education	Permanent	Negligible									X	Negligible
Effects on Secondary Education	Permanent	Minor - Adverse	Financial Contributions (through CIL payments) Required								X	Negligible
Effects on Wider Human Health	Permanent	Minor Beneficial	No mitigation required as all measures designed into the Development							X	X	Minor Beneficial
Effects on Public Open Space	Permanent	Minor Beneficial	None Required								X	Minor Beneficial
Cumulative												
Effects on Population and Housing	Permanent	Moderate Beneficial	None Required							X	X	Moderate Beneficial
Effects on Employment	Permanent	Minor – Moderate Beneficial									X	Negligible
Effects on Primary Healthcare	Permanent	Negligible									X	Negligible
Effects on Primary Education	Permanent	Negligible									X	Negligible

Effects on Secondary Education	Permanent	Minor - Moderate Adverse	Financial Contributions (CIL payments)							X	Negligible
Effects on Wider Human Health	Permanent	Negligible	High quality design at the detailed design stage.							X	Minor beneficial
Effects on Public Open Space	Permanent	Negligible	None Required							X	Negligible

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional London; B = Borough RBKuT; L = Local Study Area

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- ^{xxxvi} The CITB Labour Forecasting Tool (LFT) is an online application that can forecast labour needs for a range of construction projects.