



# ONE BATTERSEA BRIDGE

SOCIAL AND COMMUNITY INFRASTRUCTURE STUDY

October 2024

Revision 02

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Promontoria Battersea Limited

October 2024



# SOCIAL AND COMMUNITY INFRASTRUCTURE STUDY REVISION 2

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# 1 Scope of the Study

- 1.1.1 This report assesses the social and community infrastructure impacts associated with the Proposed Development. The existing Site extends to 0.115 ha and comprises a part five-storey, part six-storey 1980s office building (Class E) with a basement level car park providing 33 car parking spaces.
- 1.1.2 The Site is bound to the north by the Thames Path and River Thames, and to the south by Hester Road. Battersea Bridge Road bounds the Site to the west, with a six-storey residential building is situated to the immediate east. The nine-storey Albion Riverside development is situated further to the east. Vehicular access to the Site is via Hester Road to the south.
- 1.1.3 The Proposed Development comprises of a comprehensive redevelopment of the site to include demolition of existing building and erection of a part 10 storey, part 28 storey building (plus ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated works.'
- 1.1.4 The Proposed Development is in line with London Borough of Wandsworth ('LBW') policy of the Wandsworth Local Plan (2023-2038). The Strategic Policy on Social and Community Infrastructure set key objectives:
- *To support the dual use of social, educational and community facilities, including by maximising the use of schools outside of core teaching hours, for a mix of sporting, social, cultural and recreational uses.*
  - *To support the investment plans and strategies for the provision of education, and health facilities and services including for mental health care, GP and local hospital services, and to enable recognised research bodies to expand and enhance their operations having regard to the social and economic benefits they generate for Wandsworth, London and the wider area*
  - *To undertake an assessment of community facilities related to health and schooling within growth locations. Development proposals at growth locations will need to provide flexibility to accommodate these facilities; including where the need arises in association with particular schemes.*
  - *To support infrastructure delivery in areas of deficiency.*
  - *To require planning applications for 10 or more residential dwellings to clearly demonstrate that there is sufficient capacity within the existing social and community infrastructure in the neighbourhood to accommodate the needs arising from the new development.*

- *To expect that where a development proposal would generate a site-specific impact which requires mitigation, the impact will be mitigated on-site or through the provision of financial contributions in accordance with the Council's Planning Obligations SPD or successor document, including supporting the provision of necessary health and emergency services facilities in appropriate locations.*

1.1.5 The document describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the social and community infrastructure impacts, and the measures required to reduce or offset those impacts within 800 m of the Site.

## 2 Assessment Methodology

### 2.1 Determination of Baseline

2.1.1 The baseline year used in the socio-economic assessment is 2021, the latest year for which the majority of the baseline information is available. The baseline for the socio-economic conditions of the Study Area population has been established from several sources, including:

- Office of National Statistics (ONS) 2021 Census;
- ONS 2022 Mid-Year Population Estimates (2022) and other ONS sources;
- ONS 2021 Business Register and Employment Survey (BRES) data (2021);
- Lists published by LBW, by the National Health Service (NHS) and by other agencies, of the community facilities that serve the Study Area; the lists also provide some information on the services offered by, and the capacity of, the facilities; and
- Other online sources, such as Google Maps, which enable the distances to different facilities to be measured.

### 2.2 Study Area

2.2.1 The Site is located in St Mary's Park ward of the London Borough of Wandsworth. The New Wandsworth Local Plan (2023-2038) recognises the significant role that the Site will play in delivering regeneration and allocates it (allocation LP17 – Providing Housing) to help meet housing targets and infrastructure provision within the borough.

2.2.2 St Mary's Park ward has been selected as the Study Area, as it borders the red line boundary. These considerations help to determine where the zone of impact is likely to extend.

2.2.3 Alongside ward-level data, socio-economic information for the Borough and for London as a whole has also been collected to assess the relative performance of the Study Area in comparison with these reference areas. In addition, as shown in **Table 2.1** below, a bespoke study area is used for the accessibility of particular housing, educational, health and community facilities.

## Housing, Educational, Health and Community

2.2.4 To help determine the accessibility of facilities, distances and travel times from the Site (postcode SW11 3BZ) have been collected<sup>1</sup>. For housing, educational, health and community facilities, the assessment of their accessibility and capacity has considered different distances according to the nature of the facility, as shown in **Table 2.1**.

**Table 2.1: Receptor Study Areas**

| Facility / Infrastructure               | Study Area  |
|---|---|
| Population                              | St Mary's Park wards.   |
| Housing                                 | London Borough of Wandsworth (LBW)  |
| State-funded primary schools            | 800 m road travel distance from Site  |
| State-funded secondary schools          | 800 m road travel distance from Site  |
| NHS General Practitioner (GP) surgeries | 800 m road travel distance to the Site  |
| Childcare facilities                    | 800 m road travel distance from the Site  |
| Community and recreational facilities   | Government funded library, leisure / sports centre, youth and community centres within 800 m road travel distance from the Site.  |
| Open and play space                     | Local parks and open spaces within 800 m and district parks within 800 m road travel distance from the Site (play space requirements based on the GLA Population Yield Calculator). |
| Local economy, employment and skills    | LBW / Greater London  |
| Town centres and shopping facilities    | LBW   |

## Prediction Methodology

2.2.5 Assessments have all been undertaken in the context of national and local planning and other policy, such as the NPPF, the London Plan, New Wandsworth Local Plan, Joint Strategic Needs Assessment for the Borough of Wandsworth (JSNA) 2021. In addition to the baseline data, the assessment of impact is underpinned by forecasts / estimates for both the demolition and construction, and operational phases.

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<sup>1</sup> Based on Google Maps shortest travel distance.

- 2.2.6 Fundamental to the assessment is an estimate of the likely population of the Proposed Development. This is based on:
- 2.2.7 The GLA population yield calculator and the GLA Child Play Supplementary Planning Guidance (SPG) calculator.
- 2.2.8 The ONS 2021 Mid-Year Population Estimates (small areas) and 2011 Census, which will provide contextual evidence to estimate the likely size of the future population. Furthermore, this approach allowed us to estimate the Proposed Development's future population based on different groups, including ages, the labour force and the range of their skills.
- 2.2.9 The Healthy Urban Development Unit (HUDU) benchmark has been used to calculate likely demand for GP demand created from the Proposed Development. The capacity of local GPs has been assessed using the HUDU benchmark of 1,800 registered patients per NHS GP<sup>2</sup>.
- 2.2.10 These forecasts have been used along with information from published material (e.g. The DfE's EduBase figures<sup>3</sup>) to assess the likely future capacity of educational, health and community facilities and their ability to cater for the additional population.
- 2.2.11 The assessment of additionality to the local economy requires this local economy to be geographically defined, relating to the zone of interest for policy makers. In the present case, LBW has been defined as the local economy.

### *Sensitivity of Receptor*

- 2.2.12 Sensitivity is generally assessed by reference to a number of characteristics of the receptor, including: their existing state in relation to the dimension being assessed (e.g. such as whether they are already disadvantaged); their ability to absorb, avoid or mitigate the effect; and level of policy priority. The criteria used for determining sensitivity is provided in **Table 2.2**.

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<sup>2</sup> HUDU (2009). HUDU Planning Contribution Model Guidance Notes. Available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2013/03/GuidanceNotes-2009.pdf>.

<sup>3</sup> Department for Education (2022). Get information about schools. Available at: <https://www.get-information-schools.service.gov.uk/>.

**Table 2.2: Methodology for Determining Sensitivity**

| Sensitivity of Receptor | Description  |
|-------------------------|--|
| High                    | Receptor is identified as a policy priority.<br>Evidence of significant socio-economic challenges and vulnerabilities, comparative to other areas.<br>The receptor / resource has little ability to absorb change. |
| Medium                  | Some evidence of socio-economic challenges and vulnerabilities, comparative to other areas.<br>The receptor / resource has moderate capacity to absorb change.   |
| Low                     | Receptor is not identified as a policy priority.<br>Evidence that the receptor is resilient and no particular challenges.  |

# 3 Baseline Assessment and Identification of Key Receptors

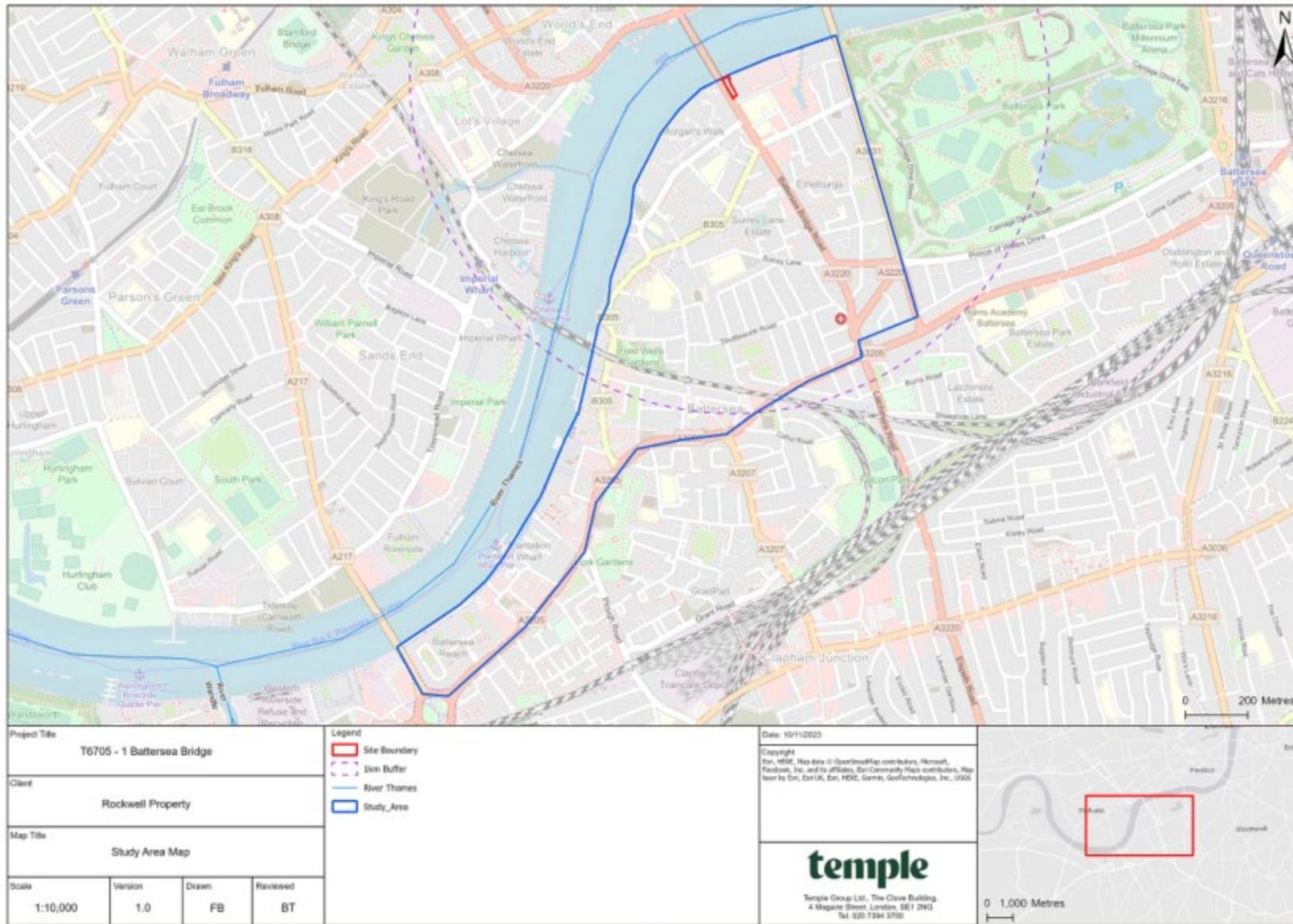
## 3.1 Introduction to the Area, Local Population and Demographics

- 3.1.1 The Site is located within the St Mary's ward of LBW. The location of the Site can be seen in **Figure 3.1**. The Site is approximately 0.115 hectares (ha) in size and located at Ordnance Survey (OS) National Grid Reference (NGR) TQ 27095 77248.
- 3.1.2 The characteristics of the resident population of the Study Area are outlined below<sup>4</sup>. Where appropriate, data for the Study Area is calculated on the relevant ward of LBW.

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<sup>4</sup> Unless otherwise specified, data are derived from the Census (2021).

Figure 3.1: Proposed Development Study Area



## Population

- 3.1.3 According to the most recent population statistics, the population of the Study Area was approximately 14,200 in 2021.
- 3.1.4 In terms of age groups, the average proportion of the population which was of a working age (16-64 years) was 78.5 % for the Study Area, which is higher than across both LBW (74.8 %) and England (64.1%). Furthermore, the average proportion of the population aged 65+ was lower across the Study Area (9.1%) when compared to LBW (9.5 %), though lower than England as a whole (18.4 %), as shown in **Table 3.1**.

**Table 3.1: Population by Age (%) (2021)**

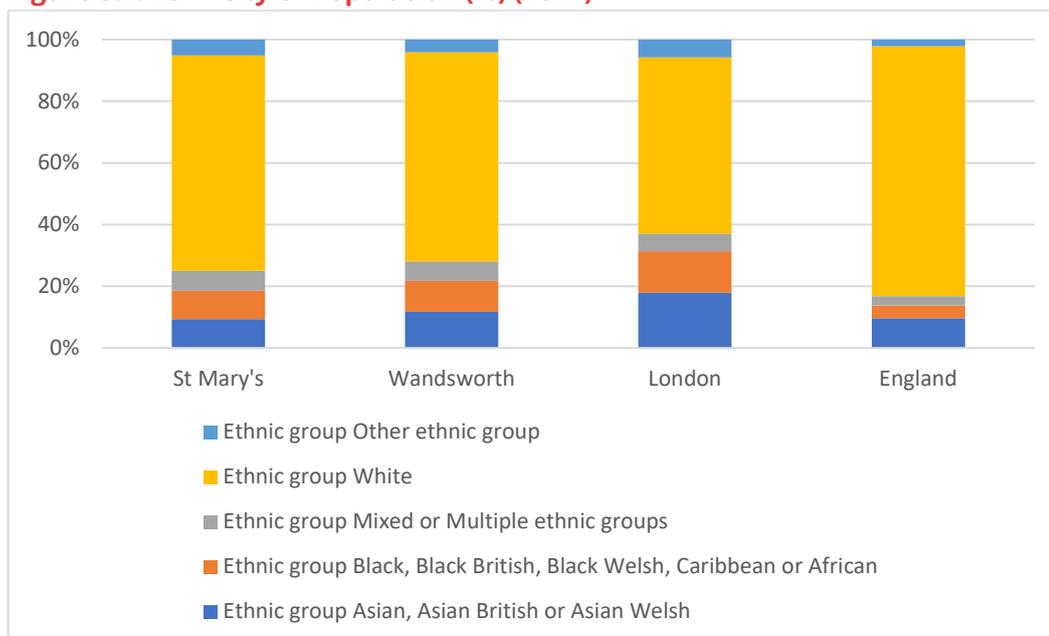
| Area           | 0-15 (%) | 16-64 (%) | 65+ (%) |
|----------------|----------|-----------|---------|
| St Mary's Ward | 12.5     | 78.5      | 9.1     |
| LBW            | 15.7     | 74.8      | 9.5     |
| England        | 17.3     | 64.1      | 18.4    |

Source: Office for National Statistics (2021)

## Ethnicity

- 3.1.5 **Figure 3.2** shows that an average of 69.8 % of the Study Area population was White, with nearly all identifying as White British. The Study Area's White population was proportionately higher than regional (67.8 %) and national (81 %) levels.

**Figure 3.2: Ethnicity of Population (%) (2021)**

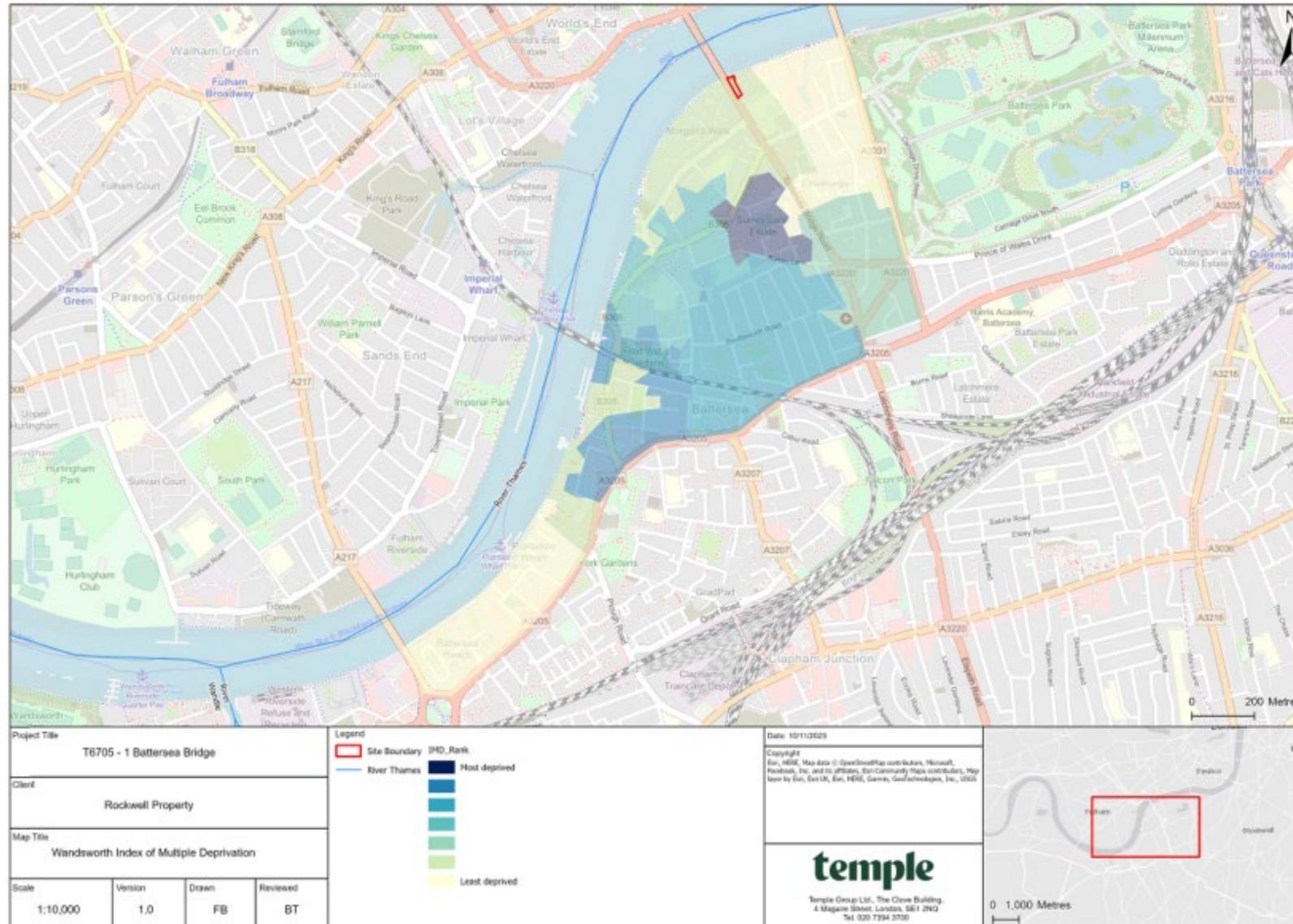


Source: Office for National Statistics (2021)

## Deprivation

- 3.1.6 The English Indices of Deprivation (EID 2019) measure relative deprivation in small areas in England called lower-layer super output areas (LSOAs). The Index of Multiple Deprivation (IMD) is the compilation of these indices. Currently, there are ten LSOAs within the St Mary's ward, as displayed in **Figure 3.3**.
- 3.1.7 According to the EID 2019, one out of the ten LSOAs within Canning Town North ward are classified as ranking amongst the 30 % most deprived local areas in the whole of England. Another two LSOAs are ranked amongst the 50 % most deprived neighbourhoods in the country.
- 3.1.8 Across the Study Area, the evidence suggests that parts of St Mary's ward are deprived more specifically regarding Income, Barriers to Housing & Services as well as Health Deprivation and Disability, are areas of particular concern.

Figure 3.3: Indices of Multiple Deprivation in Study Area (Source: Indices of Deprivation, 2019)



## Religion

3.1.9 Reflecting on religious demographics, people identifying as Christian accounted for 43.4 % of the Study Area’s population. This was followed by residents reporting as not religious who accounted for 38.1 %, as shown in **Table 3.2**. These figures are broadly analogous with LBW. However, England as a whole has a lower proportion of Christians (46.3 %), but higher proportion of those identifying as not religious (36.7 %) and a smaller proportion of religious minorities.

**Table 3.2: Religion (%) (2021)**

| Religion       | Study Area | LBW   | London | England |
|----------------|------------|-------|--------|---------|
| No religion    | 38.1%      | 36.2% | 28.4%  | 36.7%   |
| Christian      | 43.4%      | 42.6% | 41.9%  | 46.3%   |
| Buddhist       | 0.5%       | 0.7%  | 0.8%   | 0.5%    |
| Hindu          | 1.7%       | 2.0%  | 4.2%   | 1.8%    |
| Jewish         | 0.5%       | 0.5%  | 1.9%   | 0.5%    |
| Muslim         | 7.4%       | 9.9%  | 13.9%  | 6.7%    |
| Sikh           | 0.3%       | 0.3%  | 0.9%   | 0.9%    |
| Other religion | 0.8%       | 0.6%  | 1.0%   | 0.6%    |
| Not answered   | 7.3%       | 7.2%  | 7.0%   | 6.0%    |

Source: Office for National Statistics (2021)

## Housing

3.1.10 According to the 2021 Census, the proportion of households with 2-3 bedroom homes was higher across Study Area (64.2 %) compared to LBW (57.4 %) and London (60.9 %), but lower than England (67.3 %). Conversely, the Study Area has a lower proportion of larger properties (4+ bedrooms) at 7.8 % compared to LBW (19.9 %), London (18.3 %) and England (21.1 %), as demonstrated in **Table 3.3**.

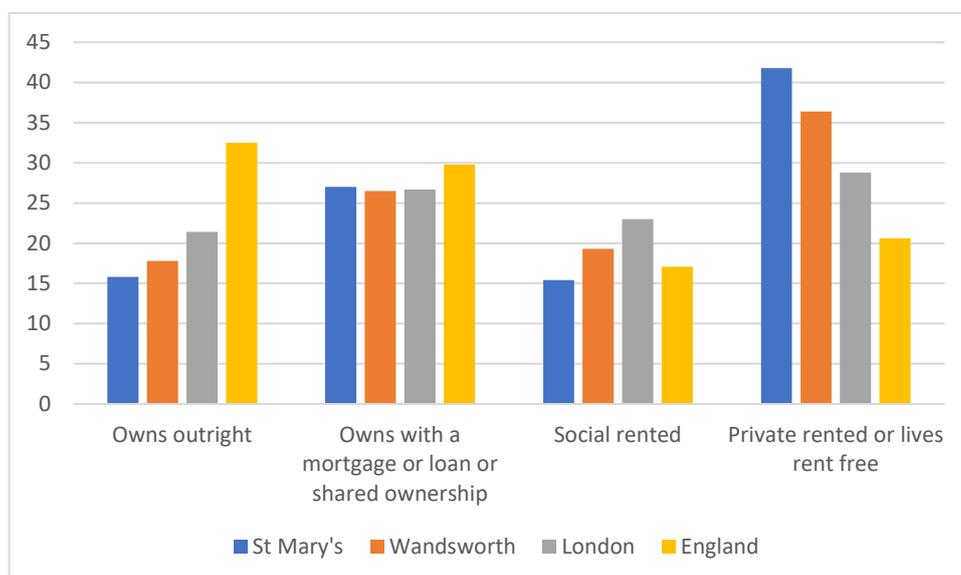
**Table 3.3: Households by Number of Bedrooms (%) (2021)**

| No. of Bedrooms        | Study Area | LBW   | London | England |
|------------------------|------------|-------|--------|---------|
| 1 bedroom (%)          | 28.1%      | 22.8% | 20.8%  | 11.6%   |
| 2 bedrooms (%)         | 46.2%      | 35.8% | 31.0%  | 27.3%   |
| 3 bedrooms (%)         | 18.0%      | 21.6% | 29.9%  | 40.0%   |
| 4 or more bedrooms (%) | 7.8%       | 19.9% | 18.3%  | 21.1%   |

3.1.11 As shown in **Figure 3.4**, households in the Study Area are less likely to be homeowners (30.8 % of households) compared to London (45.2 %) and England

(61.3 %). Conversely, there are slightly more households that are socially and privately rented in the Study Area than across London and England.

**Figure 3.4: Households by Tenure of Dwelling (%) (2021)**



Source: Office for National Statistics (2021)

- 3.1.12 As set out in the Wandsworth Local Plan, the LBW published a housing target to deliver a minimum of 20,311 homes between 2023 and 2033, and the LBW Mayor pledged to continue the construction of a minimum of 1,950 new Council homes per annum to 2028/29. The plan pledges to enable a net increase of additional quality homes exceeding 20,311 between 2023 and 2033.
- 3.1.13 The London Plan relies on the 2017 Strategic Housing Market Assessment (SHMA) and 2017 Strategic Housing Land Availability Assessment (SHLAA) for its evidence of housing need. The SHMA forecasts a need for 66,000 additional homes in London per annum.
- 3.1.14 The target set for the Council’s emerging Local Plan for the period 2023/24 to 2037/38 is 20,311 dwellings and the Wandsworth Housing and Economic Land Availability Assessment has identified capacity in the Borough for up to 24,381 dwellings. The London Plan sets a strategic target for 50 % of all new homes to be developed as genuinely affordable across London, with 50 % on all public sector land and industrial land appropriate for residential use.
- 3.1.15 This makes clear that LBW prioritises the need to supply more houses across the Borough.
- 3.1.16 The sensitivity of local residents of the Borough with regards to housing is assessed as **medium**. This is because LBW has identified the delivery of new and affordable housing as key sections of their Local Plan, with strategic policy SP17: Providing Housing.

## Education

- 3.1.17 This assessment uses the Council’s school catchment areas, which are based on different criteria for primary and secondary schools within the Borough. For primary schools, the Council categorises the district into nine Primary Planning Areas (‘PPAs’). However, for secondary schools, the Council has a single planning area.
- 3.1.18 The DfE’s EduBase figures<sup>5</sup> on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. Furthermore, this assessment uses the Department for Education’s (DfE) ‘New home to school travel and transport guidance’ to define the Study Area for educational facilities relevant to the Proposed Development. The statutory walking distance is the distance between home and school that the Government thinks a child should be able to walk is: two miles (equivalent to 3.2 km) for children under eight years of age; and three miles (equivalent to 4.8 km) for pupils aged 8–16 years<sup>6</sup>.
- 3.1.19 As stated in **Table 6.9**, the following Study Areas have been used for this assessment:
- **State funded primary schools, including academies** – 0.5 miles walking distance from Site; and,
  - **State funded secondary schools, including academies** – 0.5 miles walking distance from Site (statutory walking distance).
- 3.1.20 There are 4 state funded primary schools within 800 m walking distance of the Site and 1 state funded secondary school within 800 m, accepting 3- to 19-year-old pupils across both primary and secondary schools. The closest schools are listed in **Table 3.4**.

**Table 3.4: Closest Schools by Type**

| Type of school | School and address | Travel distance <sup>7</sup> , time and method | Age range, number of pupils, capacity |
|----------------|--------------------|--|---------------------------------------|
| Primary        | Westbridge Academy | 0.11 miles / 0.18 km                           | Age range: 3-11<br>Pupils: 164        |

<sup>5</sup> Department for Education (2022). Get information about schools. Available at: <https://www.get-information-schools.service.gov.uk/>.

<sup>6</sup> Department for Education (2014). New home to school travel and transport guidance. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/575323/Home\\_to\\_school\\_travel\\_and\\_transport\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575323/Home_to_school_travel_and_transport_guidance.pdf).

<sup>7</sup> Travel distance is measured from the postcode related to the Site.

|           |                          |   |  |
|-----------|--------------------------|---|--|
|           |                          | 6 minutes' walk                         | Capacity: 345                                      |
| Secondary | Saint John Bosco College | 0.23 mile / 0.37 km<br>14 minutes' walk | Age range: 11-18<br>Pupils: 843<br>Capacity: 1,050 |

Source: Department for Education EduBase (2021)

### Primary Schools

3.1.21 The DfE's EduBase figures on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. Across the 4 primary schools within 800 m of the Site, there is a total capacity for 1,020 pupils. Together, the primary schools have 728 pupils attending, with a surplus of 292 places (as shown in **Table 3.5**).

**Table 3.5 Primary Schools within 0.5 Miles (of the Site)**

| School name                       | Number of pupils | School capacity | Surplus / Deficit |
|-----------------------------------|------------------|-----------------|-------------------|
| Westbridge Academy                | 164              | 345             | 181               |
| Ashburnham Community School       | 181              | 229             | 48                |
| Park Walk Primary School          | 180              | 236             | 56                |
| Christ Church CofE Primary School | 203              | 210             | 7                 |
| <b>Total</b>                      | <b>728</b>       | <b>1020</b>     | <b>292</b>        |

\*Information not available

Source: Department for Education EduBase (2021)

3.1.22 Following a consultation with primary schools in 2021, a restructure proposal of the planning areas was undertaken, which also took account of recent ward boundary changes. This was put forward for a decision and approved by DfE in January 2022.

3.1.23 The LBW's Primary and Secondary School Places<sup>8</sup> published data illustrating an increasing sufficiency of reception primary places overall due to a decreasing forecast based on the most recent lower birth rates and trends.

3.1.24 In common with other parts of London, primary rolls are falling back. The total reception class intake for Wandsworth primary schools in October 2019 (2798) was similar to October 2018 (2802) but remains down by 3.3 % compared to October 2017 (2893). On time applications for Wandsworth residents remained constant from 2018 to 2019 but has fallen by 3.1 % for 2020 entry. The proportion of parents who were able to secure a school of choice has been

<sup>8</sup> Wandsworth Borough Council (2020). Primary and Secondary School Places.

consistent at approximately 95% in recent years, but some surplus capacity has begun to emerge.

- 3.1.25 The sensitivity of the local population within the Study Area in respect to primary education has been assessed as **low**. This is due to the current surplus in primary school places across the Study Area.

### Secondary Schools

- 3.1.26 The DfE's EduBase figures on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. At the secondary schools within 800 m of the Site, there is a total capacity for 1,050 pupils. Together, the secondary schools have 843 pupils attending, with a surplus of 207 places (as shown in **Table 3.6**).

**Table 3.6: Secondary Schools within 0.5 Miles (of the Site)**

| School name              | Number of pupils | School capacity | Surplus / Deficit |
|--------------------------|------------------|-----------------|-------------------|
| Saint John Bosco College | 843              | 1050            | 207               |
| <b>Total</b>             | <b>843</b>       | <b>1050</b>     | <b>207</b>        |

*\*Data not available*

*Source: Department for Education EduBase (2021)*

- 3.1.27 The LBW's Primary and Secondary School Places published data illustrating an increasing sufficiency of reception primary places overall due to a decreasing forecast based on the most recent lower birth rates and trends.
- 3.1.28 Secondary applications from Wandsworth residents in October 2019 for Year 7 intake in September 2020 were up by 10.6 % compared to those for 2017 entry. The numbers entering Year 7 by the October 2019 census were up by 7.3 % compared to October 2017.
- 3.1.29 The sensitivity of the local population within the Study Area in respect to secondary education has been assessed as **low**. It is evident that there is a current surplus in secondary school places across the Study Area. However, the future increased demand for places may place a strain on future provision.

### Childcare

- 3.1.30 There are two childcare facilities within 800 m travelling distance from the Site. These include Somerset Nursery School and Children's Centre, and Chelsea Open Air Nursery School.
- 3.1.31 The nearest childcare facility to the Site is Somerset Nursery School and Children's Centre, catering for children aged between 2 years to 5 years. This facility currently has spaces available for new children.

3.1.32 LBW' Childcare Sufficiency Assessment 2018<sup>9</sup> reports that in total, there are 463 childcare providers on the Early Years Register for children aged 0-5 in Wandsworth, offering a maximum of 9,454 Full Time Equivalent (FTE) early years childcare places.

3.1.33 Furthermore, the CSA highlighted that there is a large vacancy rate with an estimated 675 places available across all early years' sectors.

3.1.34 The sensitivity of the local population within the Study Area in respect to childcare has been assessed as **low**, largely due to the sufficient childcare place availability across LBW.

## Healthcare

3.1.35 According to local health indicators for the St. Mary's ward (in which the Site is located), the data is largely analogous to that of London and the national picture:

- Instances of disability is lower in the Wandsworth ward (11.4 %) to London (13.2 %), though lower than nationally (17.3 %);
- Life expectancy for women is in line with the wider Borough and the national average, at 82.1 in St Mary's Park, 84.1 across LBW and 83.2 in England;
- Similarly, male life expectancy falls in line with the local authority and national average, with St Mary's Park's at 80.2, LBW's at 80.1 and England's at 79.5; and
- Child obesity at year 6 is in line with the wider Borough and the national average with St Mary's at 21.2 %, LBW at 20.5 and 21.6 % in England<sup>10</sup>.

3.1.36 Based on information from NHS choices, there is one GP surgery with a 800 m (0.5 miles) catchment area of the Site (considered to be a typical walking distance) which is Bridge Lane Group Practice, as outlined in **Table 3.7**.

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<sup>9</sup> Wandsworth Borough Council (2018). Wandsworth Borough Council (2020). Available at: <https://fis.wandsworth.gov.uk/kb5/wandsworth/fsd/service.page?id=2B3YcBjtici>

<sup>10</sup> Public Health England. Fingertips, 2022.

**Table 3.7: GP Surgeries within 800 m of the Site**

| Name  | Travel distance, time, and method        | Registered patients | GP to Patient Ratio (Simplified) |
|---|--|---------------------|----------------------------------|
| Bridge Lane Group Practice (0.4 miles away) | (0.4 miles, 11 minutes walking distance) | 14,851              | 1:2,123                          |
| <b>Total</b>                                |  | <b>14,851</b>       | <b>1:2,123</b>                   |

Source: NHS Digital (2021)

- 3.1.37 At the 1 GP surgery, there is a total of 7 GPs. The average ratio of 2,123 patients per GP is above the NHS HUDU’s benchmark of 1,800 patients per GP<sup>11</sup>, however the surgery is currently accepting new patients.
- 3.1.38 The sensitivity of the local population within the Study Area in respect to health has been assessed as **medium**. This is due to the current GP ratio being above the HUDU benchmark, however, the surgery is still currently accepting new patients.

### Open and Play Space, Community and Leisure Facilities

- 3.1.39 The Site is situated near various open green space, the most substantial include Battersea Park (approximately 0.3 miles, 7 minutes’ walking distance away) which has extensive walking space, a large boating lake, a sports ground and arena, various tropical and English Gardens and a children’s zoo.
- 3.1.40 Other nearby open green space includes Falcon Park, a large open, flat green space, with football pitches (0.9 miles away, 19-minute walk). Ropers Gardens is a small, open green space with various benches and scenery overlooking the river Thames (0.2 miles, 6-minute walk).
- 3.1.41 The sensitivity of the local population within the Study Area with respect to open and play space is **medium**. This is due to the deficiency in public open space as identified in the Wandsworth Borough Council Open Space Report.

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<sup>11</sup> NHS London Healthy Urban Development Unit (2019). Rapid Health Impact Assessment Tool Guidance. Available at: <https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>.

3.1.42 Furthermore, the sensitivity of the local population within the Study Area with respect to community and leisure facilities is **medium**, as there is a lack of facilities available to local residents within 1 km of the Site.

### Community and Leisure Facilities

3.1.43 The nearest community centre to the Site is Ethelburga Community Centre, (approximately 0.2 miles, 4 minutes' walking distance or 1 minutes' driving distance away) and includes a large meeting room and kitchen facilities).

3.1.44 Other nearby community centres include Dimson Lodge, (0.3 miles, 7-minute walking distance) and includes a spacious hall and meeting space, and Katherine Low Settlement (0.7 miles), 15 minutes walking distance), which includes an art room (for training, meetings, and parties), a kitchen, a chapel room, snooker room and various meeting and creche spaces.

3.1.45 Stars Gym, a private gym, is a well-equipped sports and leisure facility (approximately 0.2 miles, 3 minutes' walking distance from the Site). The gym features a range of modern amenities and services including personal training and weekly fitness classes, including martial arts, yoga, and cardio.

3.1.46 Other nearby facilities include Guts and Glory Fitness, a private gym, which is a sports and leisure facility offering a wide range of classes and amenities such as a fitness studio. Battersea Sports Centre is a local community gym, offering a fully equipped fitness facility, exercise classes, and an astro turf pitch.

### Local Economy, Employment and Skills

3.1.47 The LBW is a London Borough and is situated in the Inner London part of East London, with a population of 327,500. It is located in southwest London. The Site is bound to the north by the River Thames, to the east by Thames walk Apartments and commercial space, to the south by the Royal College of Art, and to the west by Battersea Bridge Road.

#### *Employment Levels*

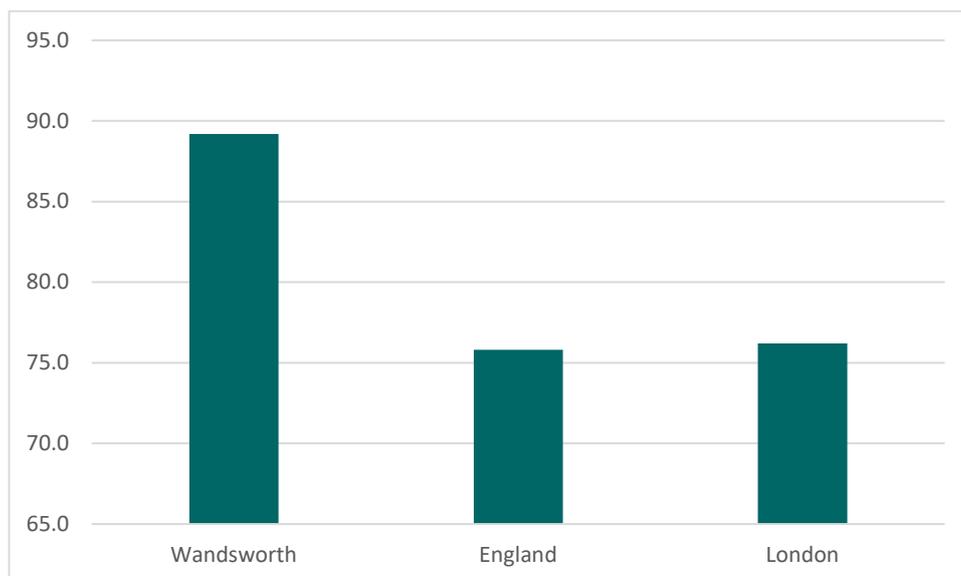
3.1.48 According to the latest Annual Population Survey (APS)<sup>12</sup>, the proportion of the population aged between 16-64 in full-time employment is similar in Wandsworth (89.2 %) to London (76.2 %) and England (75.8 %) – this is highlighted in **Figure 3.5**.

3.1.49 However, Wandsworth has a higher unemployment rate (2.9 %) compared to London (4.6 %) and England (3.7 %).

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<sup>12</sup> ONS (2021). Annual Population Survey. Available at: [Dataset Selection - Query - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk).

**Figure 3.5: Employment Rates (%) (December 2022)**



Source: Annual Population Survey (2022)

### Commuting Levels

- 3.1.50 There are more Wandsworth residents working in Westminster and the City of London (25.7 %) than in Wandsworth (13.3 %). The third most popular commuting destination is Camden (4.8 %), followed by the neighbouring Boroughs of Hammersmith and Fulham (4.2 %), Kensington and Chelsea (4.2 %) and Lambeth (3.8 %). In addition, 9.4 % of Wandsworth residents mainly work at or from home, while (7.8 %) have no fixed location of employment.
- 3.1.51 There is a strong out-commuting flow: of the 179,400 residents in employment, 107,200 leave the Borough to work elsewhere. This represents a net out-commuting flow of 36 % (defined as the total number of daily workers in the Borough as a proportion of the total number of employed residents).
- 3.1.52 Merton and Lambeth, which both border Wandsworth, are the most common sources of in-commuting to the Borough. They represent 27 % and 10 % of the total number of in-commuters respectively. Boroughs to the south, including Croydon (where 6 % of total in-commuters arrive from) and Sutton (4 %), are also large sources of in-commuting.
- 3.1.53 Job density for Wandsworth, which is the number of jobs in an area divided by the resident population aged 16 to 64 in the area, is estimated at 0.64

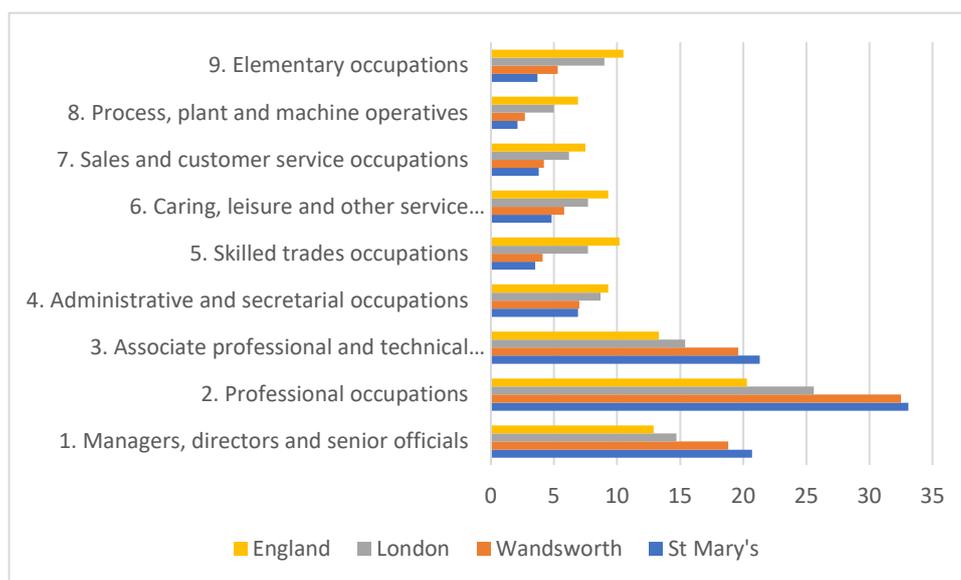
compared to 1.02 for London. This reflects the primarily residential nature of large parts of Wandsworth.<sup>13</sup>

3.1.54 There is a socio-economic disparity between the Borough’s residents and its workforce. More than two thirds (68.9 %) of all residents work in managerial or professional occupations, while the employment data shows that the office sector is proportionally quite small in the Borough. Travel-to-work data shows that there is a net commuting outflow in the Borough, with 25.7 % of residents travelling to Westminster and the City of London to work, where there is a large office market with many highly skilled jobs available.

### Occupations

3.1.55 According to the latest APS, the socio-economic classification of residents aged 16 to 64 in Wandsworth reveals there is a higher proportion (18.8 %) in managerial occupations compared to London and national levels (14.7 % and 12.9 %, respectively), as shown in **Figure 3.6**. Also, while Wandsworth has a higher proportion of residents employed in professional occupations (32.5 %) compared to London (25.6 %), it is lower than that of England (20.3 %).

**Figure 3.6: Occupation Levels (2022)**



Source: Annual Population Survey (2022)

<sup>13</sup> London Borough of Wandsworth (2020). Wandsworth Employment Land and Premises Study 2020. Available at: [https://www.wandsworth.gov.uk/media/8006/wandsworth\\_elps\\_final\\_report.pdf](https://www.wandsworth.gov.uk/media/8006/wandsworth_elps_final_report.pdf)

## Qualifications

- 3.1.56 In 2021, the proportion of LBW's population with the highest level of qualification (NVQ4+ / Level 4) (70.3 %) was higher than the regional (59 %), though higher than England (43.2 %) levels (as shown in **Table 3.8**). Furthermore, the proportion of LBW's residents that had no qualifications was lower (1.4 %) than the London region (5.5 %), though lower than England (6.4 %). This suggests that residents across LBW have generally received a lower quality of education compared with regional and national standards.

**Table 3.8: Highest Levels of Qualification (%) (Jan 2022-Dec 2022)**

| Levels of Qualification | Wandsworth | London | England |
|-------------------------|------------|--------|---------|
| No qualifications       | 1.4        | 5.5    | 6.4     |
| Other qualifications    | 7.2        | 7.4    | 5.9     |
| Level 1                 | 91.4       | 87.1   | 87.7    |
| Level 2                 | 89.1       | 81.5   | 78.1    |
| Level 3                 | 80.2       | 71.4   | 61.4    |
| Level 4 and above       | 70.3       | 59.0   | 43.2    |

Source: Office for National Statistics (2021)

## Industry / Sector

- 3.1.57 The Business Register Employment Survey (BRES) publishes employee and employment estimates at detailed geographical and industrial levels. According to the latest BRES data, the LBW has a higher proportion of residents (21.4 %) working within the Health sector than the London region (10.4%) and national levels (13.5 %).
- 3.1.58 The LBW also has a significant proportion of residents working in both the 'Accommodation And Food Service Activities' and 'education' sectors, with 20.6 % of the Borough's workforce working in both sectors. This is higher than the other comparator areas – London (8.6 % and 7 %, respectively) and national (8 % and 8.6 %, respectively) levels.
- 3.1.59 Conversely, the LBW has a lower proportion of employees within the 'manufacturing', 'construction', and 'Financial and Insurance Activities' sectors compared to the London region and England as a whole. These differences are outlined in **Table 3.9**.

**Table 3.9: Proportion of Employment by Sector (%) (2021)**

| Employment Sector                   | Wandsworth | London | England |
|-------------------------------------|------------|--------|---------|
| Agriculture, forestry & fishing (A) | 0          | 0      | 1       |

| Employment Sector  | Wandsworth | London | England |
|--|------------|--------|---------|
| Mining, quarrying & utilities (B, D and E)                               | 0          | 1      | 1       |
| Manufacturing (C)  | 2          | 2      | 8       |
| Construction (F)   | 3          | 4      | 5       |
| Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles (G) | 14         | 11     | 14      |
| Transport & storage (incl. postal) (H)                                   | 3          | 4      | 5       |
| Accommodation & food services (I)  | 11         | 8      | 8       |
| Information & communication (J)  | 5          | 9      | 5       |
| Financial & insurance (K)  | 1          | 7      | 3       |
| Property (L)   | 2          | 3      | 2       |
| Professional, scientific & technical (M)                                 | 7          | 14     | 9       |
| Business administration & support services (N)                           | 10         | 14     | 9       |
| Public administration & defence (O)                                      | 3          | 5      | 5       |
| Education (P)  | 10         | 7      | 9       |
| Health (Q)   | 21         | 10     | 14      |
| Arts, entertainment, recreation & other services (R, S, T and U)         | 6          | 5      | 4       |

Source: Office for National Statistics (2022)

3.1.60 The sensitivity of the local economy in terms of access to employees and skills as **low**, since there is a lower unemployment level amongst LBW residents compared to the rest of the region.

### Summary of Baseline and Sensitivity

3.1.61 The baseline has been generated to provide benchmarks against which any effects of the Proposed Development can be assessed. The baseline focuses on the LBW with conditions compared with those in the wider employment Study Area and the London region, for context.

3.1.62 The baseline is considered under a series of topics, for which the likely receptors and their sensitivity in relation to that topic are identified. These are summarised in **Table 3.10** below.

**Table 3.10: Summary of Sensitivity**

| Receptor topic                        | Sensitivity | Justification of Sensitivity Classification   |
|---------------------------------------|-------------|---|
| Housing                               | Medium      | LBW has identified the delivery of new and affordable housing as key sections of its Local Plan, and the HDT identified an undersupply of new homes.      |
| Primary education                     | Low         | Current surplus in primary school places across the Study Area.   |
| Secondary education                   | Low         | Current surplus in secondary school places across the Study Area. However, the future increased demand for places may place a strain on future provision. |
| Childcare                             | Low         | Sufficient childcare place availability across LBW.   |
| Health                                | Medium      | GP: patient ratio above the HUDU benchmark, but the nearby surgery is still currently accepting new patients.   |
| Open Space / Play Space               | Medium      | Deficiency in public open space as identified in the LBW Open Space Report.   |
| Community and recreational facilities | Medium      | Lack of facilities available to local residents within 800 m of the Site.   |

## 4 Assessment of impact on Social and Community Infrastructure

### 4.1 Additional population

- 4.1.1 The Proposed Development includes the provision of new housing, open space provision, commercial space and community facilities upon completion.
- 4.1.2 With 110 new dwellings the Proposed Development will generate an estimated additional population of 309 people. The total projected population figure (309 additional residents) is based on the GLA's Population Yield Calculator<sup>14</sup> (updated in 2019). Using these data sources has provided contextual evidence to estimate the likely size of the future population.

### 4.2 Additional school places

- 4.2.1 The Proposed Development will introduce 110 dwellings to the Study Area. It is estimated that, with the Proposed Development, 38 children of nursery age, 32 new primary school places and 18 new secondary school places will be required within the Proposed Development. These child yield estimates are based on the 2019 GLA Population Yield Calculator.
- 4.2.2 Currently, there is a surplus of 292 primary school places and a surplus of 207 secondary school places across the relevant schools within the Study Area. These figures are expected to be easily absorbed by primary schools within the Study Area and relevant primary planning areas catchment areas based on future pupil forecasts.

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<sup>14</sup> Based on the 2021 Census tenure by household size by number of bedrooms for the ward of LBW / GLA Population Calculator

**Table 3.11: Impact of the Proposed Development on Social and Community Infrastructure**

| Receptor topic      | Sensitivity | Scale of Effect | Comments  | Impact   |
|---------------------|-------------|-----------------|---|----------|
| Population          | Low         | Low             | LBW has a rapidly increasing population, with the Proposed Development contributing 309 new residents, rather insignificant to the size of the Borough.   | Positive |
| Housing             | Medium      | Low             | LBW plans to deliver 9,198 new homes within the next 5 years, with the Proposed Development accounting for 110 of them, of which 50 % would be affordable housing of that 100 % would be social rent.   | Positive |
| Primary education   | Low         | Low             | Current surplus in primary school places across the Study Area. 32 additional primary school students are forecasted with 292 primary school spaces available.  | Neutral  |
| Affordable Housing  | Medium      | Low             | Wandsworth has a significantly higher percentage of young people residing in the borough than the national average. 29% of the population are aged between 25 and 34, compared with 13.5% nationally. Younger people, who also less likely to be owner occupiers and are more likely to rent privately are dependent on affordable housing schemes in order to become homeowners. The scheme will provide 50 % of affordable housing including 54 'family sized' (3 & 4 bed) homes. | Positive |
| Secondary education | Low         | Low             | Current surplus in secondary school places across the Study Area. 18 additional secondary school students are forecasted with 207 secondary school spaces available.  | Neutral  |
| Childcare           | Low         | Low             | The Proposed Development will provide approximately 38 children of nursery age which can be accommodated within the childcare place availability across LBW.  | Neutral  |
| Health              | Medium      | Low             | GP: patient ratio above the HUDU benchmark, but the nearby practices are still currently accepting new patients. However, the   | Adverse  |

| Receptor topic                        | Sensitivity | Scale of Effect | Comments   | Impact   |
|---------------------------------------|-------------|-----------------|--|----------|
|                                       |             |                 | additional 309 residents will put pressure on the already oversubscribed local healthcare system.  |          |
| Open Space / Play Space               | Medium      | Low             | The open space provided is calculated at 438.79 sqm, which provides sufficient doorstep play space for the proposed child population and the Proposed Development lies in close proximity of Battersea Park and Falcon Park. | Positive |
| Community and recreational facilities | Medium      | Low             | The Proposed Development will contribute 274 sqm of community space to the residents.  | Positive |

## 5 Summary and Conclusions

- 5.1.1 The Proposed Development is located within the St Mary's Park ward of LBW. The receptors population, housing, health, open/play space, community and recreational facilities and local economy have medium sensitivities. All other receptors are considered to have low sensitivities.
- 5.1.2 Due to the proposed additional population and existing GP provision already exceeding the HUDU benchmark levels (1,800 persons / GP) there is expected to be an adverse effect on the availability of healthcare provision. However, it should be noted that the surrounding practices are still accepting new patients.
- 5.1.3 Positive impacts are associated with the:
- The increase in population;
  - The increase in housing including affordable housing provision of 50 % of that 100 % would be social rent.
  - The provision of open and play space; and
  - The provision of community space.
- 5.1.4 Furthermore, there are neutral effects relating to the additional population of the Proposed Development on the availability of primary and secondary education and childcare in the Study Area.

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