

## 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 the population; including the impact on housing, education (primary and secondary phase), primary healthcare (General Practitioner (GP) and dental services), wider human health and employment.

### Policy Context

#### National Planning Policy

##### *National Planning Policy Framework (NPPF)*

- 6.2 The National Planning Policy Framework (NPPF) 2019 sets out the Government's planning policies for England and how these are expected to be applied. At the centre of the 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 80).
- 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).

#### [Planning Practice Guidance<sup>i</sup>](#)

- 6.8 The NPPF is supported by Planning Practice Guidance (PPG) on a range of different topics.
- 6.9 The PPG on Housing and Economic Needs Assessment (February 2019) outlines the standard methodology for calculating housing need for individual local authorities and requires plan making authorities to break this down by the need for different types of housing to meet the needs of particular groups, such as older or disabled people.
- 6.10 The PPG on Health and Wellbeing (July 2017) states that local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making in order to promote healthy communities.
- 6.11 The PPG on Viability (July 2018) states that local plans should set out the policy requirement for the contributions expected from different types of development, setting out policy requirements for the level and types of affordable housing, and for supporting infrastructure including (but not limited to) education, transport, health, green infrastructure and digital infrastructure.

## Regional Planning Policy

### *The London Plan, 2016<sup>iii</sup>*

- 6.12 The updated London Plan (March 2016) 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.
- 6.13 The London Plan, 2016 confirms the FALP housing targets and confirms the annual average housing supply monitoring target for the London Borough of Hounslow (LBH), over the period 2015 to 2025, as 822 dwellings per annum (total 8,222)<sup>1</sup>.

### *The London Plan Intend to Publish (December 2019)<sup>iv</sup>*

- 6.14 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).
- 6.15 The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8<sup>th</sup> October 2019. The Mayor has considered the Inspectors' recommendations and, on the 9<sup>th</sup> 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.
- 6.16 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.*"
- 6.17 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*".

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<sup>1</sup> The London Plan, March 2016, Page 96, Table 3.1

- 6.18 Table 4.1 of the Plan summarises a 10-year target for net housing completions (2019/20 – 2029/30). The relevant figure for the LBH is a total of 17,820 dwellings over this ten year period.
- 6.19 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."*
- 6.20 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.
- 6.21 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

#### *Hounslow Local Plan<sup>v</sup>*

- 6.22 LBH's Local Plan, adopted in September 2015, provides a framework for the vision of the Borough until the year 2030. The framework outlines three main priorities; people, place and economy:

*"At the heart of the strategy is the aspiration for the borough to be a place where people enjoy living and choose to settle and stay. The community will be based around thriving town centres, and the economy will be a key player in west London and the Greater London economy, maximising the opportunities afforded from its unique location as the gateway to London."*

6.23 The policy states a specific 'Spatial Vision' for Hounslow, included within this a requirement for: "*A minimum of 12,330 additional new homes built between 2015-2030 with a range of tenure*".

6.24 The policy implemented for LBH to reach their vision and goals includes:

- Policy SV1 (Great West Corridor Plan), which aims to consult residents and stakeholders to identify capacity for further employment-led mixed use development along the Great West Corridor and coordinate its regeneration. In addition, this policy seeks to coordinate public and private investment in infrastructure; expand the media and digital sectors; improve connectivity with Brentford town centre, through public realm enhancements and improved connectivity and access to amenities and facilities for the workforce in the area; identify sites which are appropriate for tall buildings; and review existing employment designations. This policy equally seeks to alleviate the impact of noise and air pollution for current and future residents;
- Policy SC1 (Housing Growth), which seeks the sustainable development of 12,330 dwellings between 2015 and 2030 although the need for housing far exceeds this figure<sup>2</sup>; with 2011 census information indicating a need for both smaller and larger affordable family homes in the borough;
- Policy TC2 (Ensuring the Future Vitality of Town Centres), which seeks the regeneration of town centres particularly Brentford and Hounslow, ensuring these areas provide diverse retail, service, business, cultural and leisure amenities. The regeneration of Brentford town centre will help it to achieve its potential as a District Centre by: increasing retail floorspace, leisure and cultural uses; reconnecting the High Street with historical assets and waterside locations; improving business networking opportunities; improving the general public realm and increasing links between Brentford and the Great West Road. The policy equally seeks an increase in sustainable transport links particularly between the east of the borough and Hounslow Central;
- Policy C12 (Education and School Places), which aims to facilitate a "*network of education facilities*"<sup>3</sup> through the development of new primary, secondary and special schools to adhere to the increased population projections for 2030. The policy encourages extensions to existing schools, with 'bulge'<sup>4</sup> classes deemed a temporary mitigation measure; and
- Policy C13 (Health Facilities and Healthy Places), which aims to meet the changing health needs of the borough through: the construction of a new primary care centre at the West Middlesex Hospital site; the redevelopment of Heston Health Centre;

<sup>2</sup> The London Borough of Hounslow Local Plan Volume one, September 2015, paragraph 5.5, page 94

<sup>3</sup> The London Borough of Hounslow Local Plan Volume One, September 2015, page 180

<sup>4</sup> The London Borough of Hounslow Local Plan Volume One, September 2015, page 180

increasing the delivery of primary care, with a focus upon prevention and early intervention to adhere to the 'Better Care, Closer to Home: out of hospital strategy' commissioned by Hounslow Commissioning Group (CCG)<sup>5</sup>. The policy equally states that existing health facilities will be improved through partnership with health providers.

## Assessment Methodology

### Scope of the Assessment

- 6.25 The Site is located in Brentford in the local authority of LBH and within the ward of Osterley and Spring Grove. The Site lies in close proximity to the border of the neighbouring ward of Syon and, for assessment purposes, the two wards were combined to form the Study Area (see Figure 6.1: Study Area Plan). To provide a wider context, baseline conditions for the Study Area (local level) are compared to those for LBH (borough level), London (regional level) and, where relevant, England as a whole (national level).
- 6.26 As the Development comprises residential and commercial uses, 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;
  - Changes in levels of local expenditure following completion of the Development;
  - Demands on primary healthcare (GP and dentist provision) and wider human health issues; and
  - Demands on primary and secondary education infrastructure once the Development is operational.
- 6.27 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.
- 6.28 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.
- 6.29 The assessment comprises the following stages:

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<sup>5</sup> The London Borough of Hounslow Local Plan Volume One, September 2015, paragraph 8.11, page 185

- 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;
- Assessment of residual effects assuming implementation of the mitigation/ enhancement measures; and
- Assessment of the cumulative schemes to determine likely significant cumulative effects on the environment when combined with the Development.

### Receptor Methodology

#### *Population*

6.30 Existing baseline demographic conditions have been informed by the Office for National Statistics (ONS) 2011 Census statistics<sup>vi</sup> and 2018 Mid-Year Population Estimates (MYPE)<sup>vii</sup>. However, where appropriate to represent future baseline conditions, reference has been made to the ONS, 2018-based Sub-National Population Projections<sup>viii</sup> (SNPP), which are the most up-to-date projection series at the time of writing.

6.31 The anticipated build completion year of the Development is 2026. The ONS 2018-based Household Projections<sup>ix</sup> have been used to identify that, by the year 2026, the average household size in LBH is forecast to be 2.64 people. The size of population generated by the Development has been determined by multiplying the likely average household size of 2.64 by the number of residential units proposed by the Development. Given that the use of 2.64 persons per household is an average across LBH, it is representative of the type/size of housing in LBH and of the housing mix proposed by the Development (which comprises 1, 2 and 3-bedroom units).

#### *Housing*

6.32 Existing baseline conditions have been informed by the ONS, 2011 Census<sup>x</sup>. 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 LBH, Authority Monitoring Report (2016/17)<sup>xi</sup>.

### *Local Expenditure*

- 6.33 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*

- 6.34 Existing baseline employment conditions in relation to economic activity have been informed by the ONS, Annual Population Survey (APS)<sup>xii</sup>, for the 12 months to December 2019. 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 LBH, London and England. In addition, claimants of Job Seeker Allowance (JSA)<sup>xiii</sup> for the month of April 2020 have been considered to determine the number of people looking for employment and the occupations sought.
- 6.35 Baseline employment conditions in relation to occupational sectors have been sourced from the ONS, Business Register and Employment Survey (BRES) 2018<sup>xiv</sup>.
- 6.36 Baseline employment conditions in relation to commuting patterns have been informed by the ONS, 2011 Census<sup>xv</sup>.
- 6.37 The likely number of jobs generated during the construction phase of the Development has been assessed based on the Construction Industry Training Board (CITB), Labour Forecasting Tool (LFT)<sup>xvi</sup>. 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 assume a three -year construction programme commencing in 2023 and finishing in 2026 (as detailed in Chapter 5: Construction Methodology and Phasing). The number of indirect jobs (nationwide) generated during the construction phase has been assessed quantitatively by applying the ONS, Type 1 Employment Multiplier<sup>xvii</sup> to the direct number of jobs.
- 6.38 Qualitative and quantitative assessment of gross additional employment during the operational period has been calculated based on guidance provided within the Homes and Communities Agency (HCA), Employment Densities Guide, 3<sup>rd</sup> Edition, 2015<sup>xviii</sup>. The level of employment generated is not anticipated to be such that calculation of additionality factors such as leakage, displacement or composite multiplier effects will be necessary within the chapter.



*Primary Healthcare*

- 6.39 Since 2015, people have a legal right to register with any 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 2km 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.
- 6.40 Existing baseline conditions are assessed through reference to the National Health Service (NHS) GP Workforce Statistics<sup>xx</sup> 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 are not published for individual branches.
- 6.41 To determine whether existing GP provision is under or over-capacity, GP to patient ratios of local practices were compared to the average for England of 1 GP for every 2,043 people. The ratio of 1 GP per 2,043 people is derived from GP workforce numbers published by NHS Digital<sup>xx</sup> as at June 2018 and 2018 MYPE (also as at June 2018).
- 6.42 Dental practice provision has also been identified within the Study Area through reference to the NHS Digital database of General Dental Practices<sup>xxi</sup>. Figure 6.2 illustrates those dentists selected for the assessment. 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, a telephone survey has been undertaken with each of the identified practices on 17<sup>th</sup> September 2019 to identify whether they are accepting new patients.
- 6.43 The assessment of likely significant effects in relation to GP provision has been quantitatively based on the number of future residents anticipated to live in the Development versus the number of surplus or deficit patient places within the selected GP provision. To assess the worst-case, it has been assumed that all residents of the Development will be new to the area and therefore not already registered with local health practitioners. The assessment of likely significant effects in relation to dentist provision has been qualitatively based on whether the existing dentists are currently accepting new NHS patients.

### *Wider Human Health*

- 6.44 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 multi-disciplinary topic and many individual technical documents submitted in support of the planning application are relevant to health.
- 6.45 The World Health Organisation defines health as, "*a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity*"<sup>xxii</sup>. For this reason, a wide-ranging assessment of health effects has been undertaken.
- 6.46 Construction phase effects of the workforce have not been assessed in detail because safe working practices will 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<sup>xxiii</sup>, which will minimise the potential for accidents and other situations with a detrimental effect on employees' health.
- 6.47 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 10: Noise and Vibration and Chapter 11: Air Quality) and standalone technical assessments submitted in support of the planning application. These include the following:
- Transport Assessment;
  - Design and Access Statement; and
  - Planning Statement.
- 6.48 The conclusions of the planning documents have been used to indicate whether significant health effects will 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

- 6.49 Local Authority education provision within LBH is separated into Planning Areas<sup>6</sup> for primary provision and is borough-wide for secondary provision. Those state-run primary schools located within the Brentford Primary Planning Area, and those secondary schools within the overall borough, have been selected for assessment and are illustrated on the accompanying Figure 6.3.
- 6.50 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.
- 6.51 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<sup>xxiv</sup>. This data has been used to determine baseline surplus or deficit school places.
- 6.52 Future baseline conditions in respect of primary and secondary school capacities have been informed by the DfE, School Place Planning Data, specifically the estimated number of primary places needed for years 2019/20 to 2023/24 and secondary places needed for years 2019/20 to 2025/2026<sup>xxv</sup>. Please note, capacity forecasts are only published for school planning areas and are not available for individual schools
- 6.53 The method for calculating how many primary and secondary aged children are likely to be produced by the Development is based on use of the GLA population yield calculator<sup>xxvi</sup>.
- 6.54 Assessment is quantitatively based on the level of surplus or deficit school places identified versus the number of pupils generated by the Development.

### Determining the Significance of Effects

- 6.55 There are no technical significance criteria relating to assessment of socio-economic effects on human populations 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, if necessary and, where appropriate, summarised within this chapter. The significance of socio-economic effects is therefore assessed using professional judgement in line with the

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<sup>6</sup> Maintained primary schools in Hounslow are each assigned to one of five planning areas by LBH based on where they are located in the borough – Chiswick, Brentford, Heston & Cranford, Central Hounslow, and Feltham & Hanworth.

outline methodology for determining sensitivity of receptors and magnitude of impacts and significance of effects within Chapter 2 EIA Methodology.

- 6.56 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.

### Limitations and Assumptions

- 6.57 This assessment has been undertaken based on the old use classes which preceded the new class classifications which came into force on 1 September 2020. It is not considered the changes will affect the results of the assessment and the effects have been accurately reported.
- 6.58 There are no further limitations or assumptions made other than those covered in the topic specific paragraphs above.

### Baseline Conditions

#### Population – Age Profile

- 6.59 At the time of the 2011 Census, LBH recorded a population of 253,957, 10% of which lived within the Study Area (totalling 26,585 people). Examination of the 2011 age profile of the Study Area establishes that there is a slightly lower proportion of younger people (0 to 15), as compared with LBH and London generally. In contrast, the Study Area has a slightly higher proportion of working age (16 to 64) population than the LBH, London and national comparators. The proportion of the older population (65+) is the same across the Study Area, LBH and London as a whole (all 11%), but notably lower than the national average (18%).

**Table 6.1: Age Profile (rounded)**

2011 Census	Study Area	LBH	London	England
0 to 15	19%	20%	20%	19%
16 to 64	71%	69%	69%	65%
65+	11%	11%	11%	16%

2018 MYPE	Study Area	LBH	London	England
0 to 15	21%	22%	21%	19%
16 to 64	67%	66%	68%	63%
65+	13%	12%	12%	18%

Source: ONS, 2011 Census (Table KS102EW) and 2018 Mid-Year Population Estimates (MYPE)

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

6.60 Between 2011 and 2018 (the current mid-year population estimates), the Study Area grew in population by 4% from 26,585 people to 27,641. The age profile of the Study Area has undergone an increase in percentage of young people and the percentage of older population. In contrast, this has resulted in a 4% decrease in working age population living within the Study Area. The change in age profile within the Study Area is relatively consistent with that across the Borough. However, over the same period, a comparatively greater decrease in the percentage of working age population has been experienced in the Study Area compared with both London and England as a whole.

### Housing

6.61 The 2011 Census recorded approximately 94,902 households in LBH, 11% of which (10,586) are within the Study Area. Key highlights from Table 6.2 below illustrate that the Study Area comprises predominantly flatted development with very 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.

6.62 There are notably high levels of owner occupation within the Study Area compared to London overall. The rental market within the Study Area also demonstrates a far higher tendency towards private rented accommodation than social renting, which marks the Study Area as atypical for the tenure profile borough-wide, where social and private renting is of equal proportions.

**Table 6.2: Household Accommodation Type and Tenure (2011 Census)**

Type	Study Area	LBH	London	England
Detached	5%	5%	6%	22%
Semi-detached	25%	29%	19%	31%
Terraced	18%	23%	23%	25%
Flats	51%	43%	53%	22%
Tenure	Study Area	LBH	London	England
Owned	52%	50%	48%	63%
Shared Ownership	3%	2%	1%	1%
Social Rent	18%	23%	24%	18%
Private Rent	26%	23%	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

6.63 Reference to the LBH Authority Monitoring Report (AMR), 2016/17 establishes a current requirement for 822 housing completions per year within LBH. However, the Draft London Plan (2018) “sets a significantly increased housing target of 21,820 units between 2019/20 and 2029/30, or 2,182 units per annum. If adopted in this form, it would significantly increase the 15-year housing target to 30,010 units.”<sup>7</sup> The AMR housing trajectory identifies that, should the increased target be adopted, there will be a deficit in net completions from the year 2021/22 through to 2031/32.<sup>8</sup>

#### *Population and Household Projections - Future Baseline*

6.64 It is anticipated that construction of the Development will commence in 2023 and be completed by 2026. The ONS, 2018-based SNPP indicate that by the year 2023 there will be 275,140 living in LBH and that by year 2026, this will have increased to 275,904 people (the SNPP are not published for geographies below local authority level). An increase of 764 people represents just under 0.3% growth in population (2023-2026). This is below England’s population projected increase (just over 1%) over the same period.

6.65 According to the ONS, 2018-based household population projections, the average household size in LBH is currently (2020) 2.70 persons per household. By the first year of construction (2023) the average household size is projected to have reduced to 2.68 persons, and by the Development’s year of completion (2026) is projected to have fallen further to 2.64 persons per household.

#### *Employment*

6.66 With regard to existing employment provision on the Site, there is currently a Homebase store. It is understood that the store has approximately 40 employees.

6.67 Over the period January 2019 to December 2019, LBH recorded a total of 141,100 residents as economically active. Of these, 135,900 residents were in employment with 7,200 people unemployed.

6.68 For comparison purposes, LBH recorded 71.8% of those aged 16 to 64 as being in employment compared to 74.5% in London and 76.0% in England as a whole. LBH does, however, have a comparatively high unemployment rate (5.0%)<sup>9</sup> when compared to the

<sup>7</sup> Ref paragraph 2.6 of the LBH AMR, 2016/17.

<sup>8</sup> Whilst the London Plan Intend to Publish (December 2019) now includes a lower housing target of 17,820 for Hounslow between 2019/20 & 2029/30, it is still markedly higher than the 822 dwellings per annum figure referred to in the AMR.

<sup>9</sup> Based on the proportion of economically active people aged 16 and over

national average (3.9%). In context, however, the unemployment rate is more characteristic of that for London over the same period (4.6%).

- 6.69 Of those unemployed, 895 residents of LBH are currently (April 2020) claiming Job Seeker Allowance (JSA). Of those claiming JSA, the majority are seeking employment in elementary trades, plant & storage related occupations and in sales occupations, as is the case for London claimants in general. It is also relevant to note that, across London there are a total of 210 residents seeking work in the skilled construction and building trades whilst claiming JSA.
- 6.70 As shown in Table 6.3, the primary driver of the LBH economy is the transport and storage sector which accounts for 25% of the jobs within LBH. This is atypical for London, where the same sector provides only 4% of the total jobs across London. Similarly, within the Study Area, transport and storage accounts for 4% of local jobs. The largest number of jobs within the Study Area are within the Information and Communications industry, accounting for 37% of the total employment in this area.
- 6.71 There are in the region of 4,000 construction jobs within the LBH area; these being part of a total 184,000 construction jobs across London, of which 475 are located within the Study Area.

**Table 6.3: Top 12 Employing Sectors (ranked at Study Area level)**

Industry	Study Area	LBH	London	England
Information & communication	8,400	20,000	408,000	1,150,000
Health	3,850	12,000	530,000	3,306,000
Business administration & support services	1,600	14,000	565,000	2,388,000
Professional, scientific & technical	1,400	10,000	705,000	2,325,000
Education	1,400	9,000	383,000	2,312,000
Retail	1,200	11,000	422,000	2,429,000
Accommodation & food services	1,000	10,000	436,000	1,936,000
Transport & storage	925	39,000	212,000	1,279,000
Arts, entertainment, recreation & other services	850	5,000	248,000	1,156,000
Wholesale	800	8,000	158,000	1,084,000
Financial & insurance	725	2,000	362,000	902,000
Construction	475	4,000	184,000	1,202,000

Source: Business Register and Employment Survey, 2018

Notes: Figures have been rounded

- 6.72 The commuting patterns of economically active residents, illustrated in Table 6.4, establish that almost half of residents of the Study Area commute between 5km and 20km for employment. Residents of the Study Area also display a marginally higher tendency to work mainly at or from home compared to residents for LBH.

**Table 6.4: Distance Travelled to Work (% of residents aged 16-74 in employment)**

	Study Area	LBH	London
Less than 2km	13%	13%	12%
2km to less than 5km	17%	19%	18%
5km to less than 10km	19%	22%	23%
10km to less than 20km	24%	19%	20%
20km to less than 30km	3%	4%	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	10%	9%	10%
Other	11%	11%	11%

Source: ONS, 2011 Census (Table QS702EW)  
 Figures may not sum due to rounding

- 6.73 Table 6.5 identifies the method of travel to work and establishes that, as is the case across LBH and London overall, the majority of residents of the Study Area drive to work. Use of public transport is as prevalent within the Study Area, as across LBH, with 19% travelling by train or underground and a further 10% by Bus. There are also marginally higher incidences of employees walking and cycling to work within the Study Area.

**Table 6.5: Method of Travel to Work (% of residents aged 16-74)**

	Study Area	LBH	London
Work mainly at or from home	4%	3%	3%
Underground, metro, light rail, tram	10%	11%	15%
Train	9%	6%	9%
Bus, minibus or coach	10%	11%	9%
Taxi	0%	0%	0%
Motorcycle, scooter or moped	1%	1%	1%
Driving a car or van	27%	27%	18%
Passenger in a car or van	1%	2%	1%
Bicycle	3%	2%	3%
On foot	6%	5%	6%
Other method of travel to work	1%	0%	0%
Not in employment	30%	33%	35%

Source: ONS, 2011 Census (Table QS701EW) / All residents aged 16 to 64  
 Figures may not sum due to rounding

### Primary Healthcare

- 6.74 Figure 6.2 identifies those GP and Dental Practices in Hounslow that are within a 2km radius of the Site. Within this catchment area, there are a total of six GP Practices spread across three Health Centres. Table 6.6 establishes that three GP practices (the Brentford Group Practice, the Brentford Family Practice and the Spring Grove Medical Practice) are currently operating below the average for England of 1 GP for every 2,043 people, indicating spare capacity for 1,594 patients within the existing GP provision. Furthermore, even those Practices which are currently operating above the average of 1 GP to 2,043 patients in Table 6.6, all are still accepting new patients.<sup>10</sup>

<sup>10</sup> NHS Choices website – 20<sup>th</sup> July 2020



**Table 6.6: Existing GP Provision**

No	Health Centre	Practice	GP (FTE)	Patients	Ratio (patients per 1 GP)	Surplus/deficit places
1	Brentford Health Centre	The Albany Practice	2.9	6,996	2,385	-1,002
1	Brentford Health Centre	Brentford Group Practice	4.7	8,976	1,929	531
1	Brentford Health Centre	Brentford Family Practice	2.1	4,149	1,937	226
2	Thornbury Road Centre For Health	Thornbury Road Centre	3.9	8,703	2,260	-834
2	Thornbury Road Centre For Health	Spring Grove Medical Practice	4.0	7,425	1,836	837
3	Isleworth Health Centre	Argyle Health-Isleworth Practice	4.6	11,224	2,450	-1,863

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

Notes: Figures may not sum due to rounding

- 6.75 A study of local dentist provision within 2km of the Site identifies six dental practices (Table 6.7) all of whom are accepting new NHS and Private patients.

**Table 6.7: Existing Dental Practice Provision**

No	Name	Address	Accepting New Patients
1	Dental Surgery	10 Boston Manor Road	Accepting new NHS & Private
2	Bright Smile Studio	Unit EC2	Accepting new NHS & Private
3	Dental Surgery	153 Thornbury Road	Accepting new NHS & Private
4	Dental Surgery	14 St Johns Road	Accepting new NHS & Private
5	Dental Surgery	567 London Road	Accepting new NHS & Private
6	Dental Surgery	41 South Street	Accepting new NHS & Private

Source: NHS Choices + Telephone Survey (September 2019)

### Wider Human Health

- 6.76 A review of the Health Profile for the LBH, available from Public Health England<sup>xxvii</sup>, 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 6.8 below presents the data recorded by Public Health England for LBH.

**Table 6.8: Summary of the Health Profile for LBH**

Recorded Health Features for LBH	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
Employment rate (aged 16-64)	Similar		Getting worse
Average Attainment 8 score	Similar	Better	Not calculated
TB incidence (three year average)	Worse		Not calculated
Smoking status at time of delivery	Worse	Better	Getting better
New Sexually transmitted	Better	Worse	No significant change

Recorded Health Features for LBH	Comparison to Benchmark (London)	Comparison to Benchmark (England)	Recent Trend
infections diagnoses / 100,000			
Under 18 conceptions / 1,000	Similar	Better	Getting better
Children in low income families (under 16s)	Better		Getting Better
Percentage of adults (aged 18+) classified as overweight or obese	Similar		No significant change
Emergency Hospital Admissions for Intentional Self-Harm	Worse	Better	Not calculated
Admission episodes for alcohol-related conditions	Worse	Similar	Not calculated
Admission episodes for alcohol-specific conditions (Under 18s)	Worse	Similar	Not calculated
Hip fractures in older people (aged 65+)	Similar		Not calculated
Infant mortality rate	Similar		Not calculated
Killed and seriously injured casualties on roads	Similar	Better	Not calculated
Under 75 mortality rate: cardiovascular	Worse		Not calculated
Under 75 mortality rate: cancer	Better	Better	Not calculated
Under 75 mortality rate: all causes	Similar		Not calculated
Suicide rate	Similar		Not calculated
Cancer diagnosed at early stage	Not Compared		Not calculated
Excess winter deaths index	Similar		Not calculated
Life expectancy at birth: male	Worse	Similar	Not calculated
Life expectancy at birth: female	Similar	Better	Not calculated
Dementia diagnoses (aged 65+)	Similar		Not calculated
Physically active adults (aged 19+)	Worse	Similar	Not calculated
Smoking prevalence in adults (aged 18+)	Similar		Not calculated
Smoking prevalence: routine and manual occupations (aged 18-64)	Similar	Better	Not calculated
Violent crime	Not Compared		Increasing

6.77 The review identifies that the health features of LBH are generally better or similar to those recorded for London or England with the exception of TB Incidence and Under 75 mortality rate: cardiovascular, which is worse against both the London and England benchmarks.

## Education

- 6.78 Consultation with LBH has confirmed that appropriate schools within the Brentford Primary Planning Area and borough-wide secondary schools have been assessed. Figure 6.3 identifies the locations of each of the schools assessed.

### Primary Education

- 6.79 Figure 6.3 and Table 6.9 detail the primary schools within Brentford Primary Planning Area, their individual pupil capacities and the number of pupils on roll. The data indicates an existing surplus of 156 primary school pupil places within proximity of the Site.

**Table 6.9: Existing Primary School Provision and Capacities in Brentford Primary Planning Area**

No	Name	Capacity	Pupils	Surplus/Deficit
<b>Brentford Planning Area</b>				
1	Smallberry Green Primary School	445	415	30
2	Marlborough Primary School	660	680	-20
3	St Paul's CofE Primary School	446	390	56
4	Our Lady & St John's Catholic Primary School	210	221	-11
5	Green Dragon Primary School	540	441	99
6	Lionel Primary School	681	679	2
<b>Total</b>				<b>156</b>

Source: <https://get-information-schools.service.gov.uk> (downloaded 9<sup>th</sup> June 2020)

- 6.80 Future baseline conditions in respect of primary school capacities have been informed through reference to the forecast number of primary places needed for years 2019/20 to 2023/24 as published by the DfE as part of School Place Planning underlying data<sup>xxviii</sup>. The data show that by 2023/24, there will be a deficit of 196 primary places in the Brentford Planning Area.

### All Through Schools

- 6.81 There are two All Through schools within LBH which are illustrated on Figure 6.3 and shown in Table 6.10 which collectively demonstrate additional spare capacity.

**Table 6.10: Existing All Through School Provision and Capacities**

No	Name	Capacity	Pupils	Surplus/Deficit
1	Nishkam School (capacity for Reception – Yr7)	1,400	501	899
2	Reach Academy	840	867	-27
<b>Total</b>				<b>872</b>

Source: <https://get-information-schools.service.gov.uk> (downloaded on 9<sup>th</sup> June 2020)

- 6.82 The only confirmed new school planned in Hounslow is the Reach Academy 2 which will be a 3-form entry, All Through, free school, expected to open in 2022/23.

### Secondary Education

- 6.83 Figure 6.3 identifies 18 secondary school establishments across LBH. Table 6.11 below establishes an existing surplus of 3,380 secondary pupil places within LBH.

**Table 6.11: Existing Secondary School Provision and Capacities in LBH**

No	Name	Capacity	Pupils	Surplus/Deficit
1	Chiswick School	1,300	1,288	12
2	Brentford School for Girls	949	895	54
3	The Green School for Boys	1,260	236	1,024
4	The Green School for Girls	940	897	43
5	Gumley House RC Convent School, FCJ	1,220	1,075	145
6	Isleworth and Syon School for Boys	979	1,056	-77
7	Kingsley Academy	1,000	744	256
8	Lampton Academy	1,500	1,530	-30
9	Heston Community School	1,395	1,252	143
10	St Mark's Catholic School	1,215	1,213	2
11	The Heathland School	1,679	1,788	-109
12	Cranford Community College	1,380	1,432	-52
13	Springwest Academy	1,351	904	447
14	Logic Studio School	300	239	61
15	Space Studio West London	300	189	111
16	Rivers Academy West London	1,300	1,020	280
17	Bolder Academy	1,260	150	1,110
18	Gunnersbury Catholic School	1,169	1,209	-40
	<b>Total</b>			<b>3,380</b>

Source: <https://get-information-schools.service.gov.uk> (downloaded on 9<sup>th</sup> June 2020)

NB: Bolder Academy will be relocating to a site adjacent to Nishkam School in Autumn 2021

- 6.84 Future baseline conditions in respect of secondary school capacities have been informed through reference to the forecast number of secondary places needed for years 2020/21 to 2025/26 as published by the DfE as part of School Place Planning underlying data. As at 2025/2026, the forecasts show that capacity in LBH secondary schools will have reduced from its current surplus of 3,380 to 625 places.

### Likely Significant Effects

#### Construction Phase

- 6.85 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 through use of the CITB, Labour Forecasting Tool<sup>xxix</sup>, which

are in turn based on the construction costs, it is anticipated that the Development is likely to produce employment for an average of 491 full time equivalent (FTE) workers per month. This average is considered to provide a conservative estimate as it will be further enhanced by workers who will construct plant rooms, cycle and car parking for the residential and commercial components, and other landscaped areas not included within the Labour Forecasting Tool calculations.

- 6.86 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. It is calculated that there will be a further 476 indirect jobs created during the construction phase (=491 direct jobs x 0.97 ONS Type 1 multiplier).
- 6.87 Overall, the Development is considered to have a temporary, minor to moderate beneficial effect on employment during the construction phase at the local and borough levels.

#### *Wider Health Effects*

- 6.88 Assessments of the effects of the Development on noise and air quality, all of which can have a bearing on health, have been included elsewhere in this ES (Refer to ES Chapter 10: Noise and Chapter 11: Air Quality).
- 6.89 An Outline Design & Construction Method Statement and CEMP is submitted with the planning application (see Appendix 5.1). A detailed CEMP would be secured by planning condition. The detailed 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. Accordingly, no likely significant effects have been identified at the construction stage on wider health effects.

#### *Operational Phase*

##### *Effects on Population and Housing*

- 6.90 Baseline evidence identified that the Site is located in a Study Area experiencing a 4% growth in population between 2011 and 2018 (see paragraph 6.59). By the build completion year of 2026, the average household size within LBH is expected to be 2.64. The delivery of

473 dwellings, comprising a mix of size, type and tenure, could therefore be expected to generate homes for approximately 1,249 people.

- 6.91 LBH annual monitoring has identified that an existing requirement for 833 dwelling completions per year is expected to increase to 1,782 per year, based on the Draft London Plan (2019) and, as a consequence, LBH is likely to fall into a deficit of housing stock from 2021.
- 6.92 The ability of the Development to increase LBH's housing stock by 473 dwellings and provide new homes for approximately 1,249 people is considered to be a permanent, minor to moderate beneficial effect on population and housing at the local and borough level.

#### *Effects on Local Expenditure*

- 6.93 On the basis that up to 473 additional households will be introduced into the Study Area (+4.5%) and LBH (+0.5%), there will be an equivalent increase in consumer spending per household on convenience and comparison goods and on leisure and services per household, as residents use on-site and local shops and services to meet their day to day needs. Effects on local expenditure are assessed as permanent, minor to moderate beneficial at the local level.

#### *Effects on Employment*

- 6.94 The Development proposes a total of 10,887 sqm gross internal area (GIA) of commercial floorspace which will include a Tesco Extra store (10,550 sqm GIA) and flexible commercial, business and service space uses (137 sqm GIA). In addition, the Development proposes community use totalling 200 sqm GIA (refer to ES Chapter 3).
- 6.95 Table 6.12 illustrates the employment potential of the proposed commercial uses proposed as part of the Development. With regard to the Tesco Extra store, the Applicant has confirmed that this will be a replacement for the Tesco Osterley store at Syon Lane. The expectation is that when the Tesco Osterley store closes, the 290 employees of this store will relocate to the new store at the Site. In addition, the flexible commercial floorspace is expected to support between 6 and 10 jobs. This equates to a total of approximately 296 - 300 FTE jobs.
- 6.96 Employment opportunities arising from the proposed community use (200 sqm) will depend on the final design of the community building. Nonetheless, the number of jobs arising from

the community use is anticipated to be limited, possibly generating a couple of part-time jobs in respect of the day-to-day management of the building.

**Table 6.12: Potential Employment Generation by Use Class**

Use Class	Sqm per FTE worker	Floorspace Provision - Sq m (GIA)	Floorspace Provision – Sq m (NIA) <sup>1</sup>	Jobs (FTE)
A1(Tesco Extra)	-	10,550	9,495	290 <sup>11</sup>
A1, A2, A3, A4, B1	12-20	137	123	-6 - 10
<b>Total</b>		<b>10,687</b>	<b>9,618</b>	<b>296 - 300</b>

Source: HCA, Employment Densities Guide, 3<sup>rd</sup> edition, 2015

Notes: 1. Assumes a net to gross of 90% (ref. para. 2.10, 4<sup>th</sup> bullet point of HCA, Employment Density Guide, 2015).

- 6.97 In addition, the operational (on-site) employment will create further indirect (i.e. off-site) employment as a result of spin-off and multiplier effects. This could include associated jobs for cleaners, gardeners, maintenance staff and administrators etc.
- 6.98 With regard to the existing Homebase store, it is understood that the store currently has approximately 40 employees and the Applicant has advised that the Homebase store is due to close in any event, meaning that the potential loss of the 40 jobs is not directly related to the Development.
- 6.99 LBH currently experiences an unemployment rate greater than the national average. In addition, there are in the region of 900 residents claiming job seekers allowance whilst seeking employment. It is considered that the level of employment generated by the Development will have a permanent, minor beneficial effect at the local level.

#### *Effects on Primary Healthcare*

- 6.100 The baseline evidence has identified that there are six GP Practices operating within 2km of the Site, three of which are operating below the average for England of 1 GP for every 2,043 people. On this basis, collectively these three GP Practices have a capacity to take on an additional 1,594 patients. The Development has been assessed as likely to generate a population of 1,249, the majority of whom are assumed to be new to the area and not therefore already registered with a local healthcare practice. The available capacity is therefore slightly more than the likely total population of the Development, and as such the effect on GP service provision is expected to be negligible at the local level.

<sup>11</sup> The Applicant has confirmed that the expectation is that the 290 employees at the existing Tesco Osterley store would relocate to the new Tesco store

6.101 In addition, six Dental Practices have been identified which offer a range of NHS and Private patient places, with all currently accepting new patients. It is therefore considered that the Development will have a negligible effect on dental provision at the local level.

#### *Effects on Wider Human Health*

6.102 The Development has been designed to include areas of open space, including Public Realm at Ground level, communal residential amenity space and private residential amenity space at podium level (refer to ES Chapter 3). The design objectives for the Development promote active lifestyles, through the provision of public open space and amenity 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.

6.103 As part of the public realm proposals, the Development will include footways and routes which will improve linkages for pedestrians and cyclists through the Site. In addition, the Development will include improved and enhanced cycle parking facilities. Extensive provision of cycle parking spaces will be provided as part of the Development (refer to chapter 3). 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.

6.104 As well as the open space provision space provision and improved access and linkages for pedestrians and cycles using the Development, the provision of the residential dwellings and community use 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.

6.105 The Development will improve the physical environment on the Site. Through the provision of open space areas on the Site, this will make it an attractive area for new residents and the surrounding local communities to use, and this will positively contribute to the health of the residents within the Development and the surrounding area. 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*

6.106 Pupil yield for the Development has been calculated through use of GLA population yield calculator, as approved through consultation with LBH. As shown in Table 6.13, this



indicates that the Development is likely to produce 74 primary aged pupils and 50 secondary and 6<sup>th</sup> form aged pupils.

**Table 6.13: Population Yield of Development**

Age	Market & Intermediate	Social	Total
5 - 11	18.8	55.4	74.2
12 - 15	3.7	28.9	32.6
16 - 17	2.0	15.3	17.3
<b>Total</b>	<b>24.5</b>	<b>99.6</b>	<b>124.1</b>

Source: GLA Population Yield Calculator

- 6.107 Baseline evidence has identified an existing surplus of 156 primary school pupil places within the Brentford planning area. However, DfE forecasts indicate that in the Brentford planning area in 2023/24 there will be a deficit of 196 primary places.
- 6.108 On this basis, notwithstanding the current surplus of places in the Brentford planning area (i.e. 156 places), it is likely that by the completion date of 2026, that the Development could have a permanent minor adverse effect on primary school education at the local level which will require mitigation.
- 6.109 At secondary phase, a surplus of 3,380 pupil places currently exists but DfE forecasts suggest that this will have reduced to a surplus of 625 places by 2025/26.
- 6.110 On the basis that the Development will be completed by 2026 and is likely to generate a total of 50 pupils between the ages of 12 and 17, it is likely that the Development will have a negligible effect on secondary education at the borough level.

## Mitigation Measures

### *Construction Phase*

- 6.111 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.

### *Operational Phase*

- 6.112 No mitigation measures are required for population and housing, local expenditure and employment, as the effects will be beneficial. With regard to primary healthcare and secondary education, the effect of the Development will be negligible.
- 6.113 However, in the case of primary school education, a minor adverse effect has been assessed which will require mitigation via a financial contribution.
- 6.114 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.

### **Residual Effects**

- 6.114 Effects with respect to construction employment would remain beneficial.
- 6.115 Similarly, in terms of the operational phase, the effects on population and housing; local expenditure; and on employment would remain beneficial. In terms of primary healthcare (both GP and dentist provision) and secondary education, the residual effects would remain as negligible.
- 6.116 The adverse effects on primary school education during the operation phase would require mitigation through financial contributions which, once secured, would result in a negligible residual effect.
- 6.117 The wider health effects will remain unchanged as the measures to maximise the health benefits for future and existing residents have been incorporated into the design of the Development from the outset, to promote active lifestyles, through the provision of amenity space on the Site, which is well connected. The residual effect therefore will be negligible to minor beneficial.

### **Cumulative Effects**

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

6.119 Table 6.14 provides a high-level summary of the main features of each cumulative scheme with details obtained from the respective planning application supporting documentation, publicly available via the LBH online planning application search facility. In addition, although the planning application has yet to be submitted, the Applicant for the Tesco Osterley development has shared information (see Table 6.14) for the purposes of this cumulative assessment. It is understood that the planning application for the Tesco Osterley development will be submitted at the same time as the planning application for the Development.

**Table 6.14: Committed Development Schemes Considered for Cumulative Effects**

Scheme	Ref & Status	Units	Facilities	Net new Jobs
<b>The Development</b>		<b>473</b>	<b>473 residential units (309 private &amp; 164 affordable).</b>  <b>Tesco Extra store of 10,550 sq m (GIA), flexible commercial, business and service space floorspace of 137 sq m &amp; community building of 200 sq m</b>	<b>–Tesco Extra - 290 jobs, plus approximately 6 - 10 jobs for flexible commercial, business and service space uses</b>
Former Syon Gate Service Station, Land at South of Gillette Corner, Great West Road, Isleworth TW7 5NP	(Ref: 00505/AF/P28)  Approved at Planning Committee 2 May 2019	-	Erection of up to six storey building to provide Class B1 (office) and Class B8 (self-storage) uses, with associated car parking and landscaping.	2 (Planning Application form) – 07/12/2018)
New Horizons Court, Ryan Drive, Brentford, TW8 9EP	(Refs: 02912/A/PA2, APP/F5540/W/16/3165799)  Allowed on appeal 4 <sup>th</sup> July 2017	297 flats	Change of use from office (Class B1(a)) to residential (Class C3) to provide 297 residential flats.	No employment details were submitted for this application
891 Great West Road, Isleworth London TW7 5PD	(Ref: 00505/891/P4 & 0505/891/P5)  Allowed on appeal 4 <sup>th</sup> April 2019	15 flats	Demolition of existing buildings and erection of a four-storey building to provide 15 self-contained flats, provision of private and shared amenity space, cycle parking, hard and soft landscaping and associated development.	No employment details were submitted for this application
4 and 8 Harlequin Avenue, Brentford, TW8 9EW	(Ref: 00558/4-8/P1)  Approved on 21 <sup>st</sup> December 2018	-	Demolition of existing building and construction of a six-storey building for Class B1b /B1c office use with associated car parking.	- 30 existing employees - 30 proposed employees
Tesco Superstore, Syon Lane, Isleworth, TW7 5NZ	(Ref: 01106/B/SCOPE1)  Planning application to be submitted	1,677	Scoping opinion for proposed residential led, mixed-use development of the Osterley Tesco site.  The Applicant has shared the final development description for the planning application (as set out in Chapter 2 EIA methodology) for the purposes of this	132 - 160 net new jobs

Scheme	Ref & Status	Units	Facilities	Net new Jobs
			<p>cumulative assessment:</p> <ul style="list-style-type: none"> <li>Up to 1,677 residential dwellings</li> <li>Between 3,000 sqm and 5,000 sqm of non-residential floorspace, including retail (A1-A4), offices (B1 use) &amp; community uses (D1/D2).</li> </ul>	
Sky, Sites 6 & 7, Grant Way, Isleworth TW7 5QD	(Ref: 00558/A/P69)  Approved on 4 <sup>th</sup> September 2019	-	<p>Reserved matters (layout, scale, access, landscaping and appearance for Parcel F) application for the erection of two buildings comprising a single storey pavilion and a ground plus three storey building office and ancillary food and beverage with associated landscaping, servicing, plant and all ancillary enabling works within Parcel F following approval of an outline application ref 00558/A/P64 dated 18/08/2015 for variation of condition 7 (approved plans) to allow for B8 use within Parcel D, reallocation of parking and changes to Parcel D height parameters along with pedestrian and vehicular access and accessible space to planning permission dated 2 April 2015 for Section 73 application seeking a minor material amendment to planning permission 00558/A/P55 which granted approval for a section 73 application seeking minor material amendment (reduce site boundary, reduction of B1 floor space, reallocation of parking, changing position of link road and changes to parameters of plots) to planning permission 00558/A/P51 which granted approval for an Outline application for the demolition of existing buildings and structures and the development for a media broadcasting and production campus of up to 104,670 sq m (GIA) (now reduced to 95,934 sq m - excluding parking floor space) comprising office (Class B1a), studio production and research and development facilities (Class B1b) and warehouse/storage (Class B8); hard and soft landscaping; reconfigured and new vehicle and pedestrian accesses and works to the public highway; the provision of parking; and all necessary ancillary and enabling works, plant and equipment.</p>	No employment details were submitted for this application
Bolder Academy, 1 MacFarlane Lane, Isleworth, TW7 5PN	(Ref: 01106/W/P9)  Approved on 4 <sup>th</sup> September 2019	-	Demolition of club house and associated car park and MUGA, construction of a new part 2 - part 4 storey secondary school (Use Class D1) with ancillary car parking, cycle parking, Multi-Use Games Area, hard and soft landscaping and associated works, together with improvements to MacFarlane Lane.	90 (Planning Application Form)
1 Commerce Road, Brentford, London, TW8	(Ref: 00297/H/P13)	76 flats	Redevelopment of the site involving the retention, restoration and alteration of the existing Art Deco facade, demolition	No employment details were submitted for

Scheme	Ref & Status	Units	Facilities	Net new Jobs
8LE	Approved on 10 <sup>th</sup> January 2019		of the remainder of the buildings on the site and redevelopment to provide a five to seven-storey building comprising 76 flats and 138 square metres of square metres flexible industrial, research and development or office floorspace in use classes B1a, B1b, or B1c, with associated parking and landscaping.	this application
<b>Total</b>		<b>2,538</b>		<b>-520 - 552</b>

Source: LBH, online planning application search facility

Note: The range of new jobs is a minimum as most of the cumulative schemes have not specified an operational jobs figure.

### *Effects on Population and Housing*

6.120 Cumulative effects will result in the delivery of up to an additional (approximate) 2,538 dwellings increasing LBH's housing stock by +2.6%. Based on an indicative 2.64 average household size, as used within the assessment of the Development, the 2,538 dwellings could accommodate up to 6,700 people. These 2,538 dwellings will make a notable contribution to the increased housing requirement for LBH and therefore the committed developments and Development are considered to provide a permanent, moderate beneficial effect on population and housing at the borough level.

### *Effects on Local Expenditure*

6.121 The creation of an additional (approximate) 2,538 homes by the Development and committed schemes will increase LBH's housing stock by +2.6% and it is expected that household expenditure will increase by a similar proportion. On this basis, it is considered that there will be a permanent, moderate beneficial effect on local expenditure at the local and borough level.

### *Effects on Employment*

6.122 It is unlikely that the construction phase of all eight cumulative schemes in Table 6.14 would coincide but, where they do, the baseline assessment has identified not only an existing workforce in LBH and across London in general, but also 210 residents across London who are claiming job seeker allowance whilst seeking work in the skilled construction and build trades sector. 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 and is considered to have a temporary, moderate beneficial cumulative effect on construction employment at the local and borough levels.

6.123 In terms of operational employment, four of the cumulative schemes did not specify the number of jobs generated by their proposed developments. However, based on the available information (i.e. the range of 520 - 552 jobs detailed in Table 6.14), plus having regard to the commercial floorspace provided by the other cumulative schemes (e.g. Sky, Sites 6 & 7, Grant Way, Isleworth), it is considered that the schemes would give rise to a permanent, moderate beneficial cumulative effect on operational employment at the local and borough levels.

#### *Effects on Primary Healthcare*

6.124 Baseline evidence has identified a surplus of GP provision locally (approximately 1,594 patient places). The Development and the committed schemes have the potential to generate in the region of 6,700 new patients (assuming a worst-case scenario of all residents being new to the area and therefore not already registered with local healthcare providers), thereby creating a moderate adverse effect on GP provision at the local level. It is reasonable to expect that each scheme would mitigate any adverse effect on healthcare via financial contributions. Once the mitigation has been provided, it is likely that there would be a negligible effect on GP provision at the local level.

6.125 Baseline evidence has identified that all dentists assessed are accepting new patient registrations on an NHS basis, thereby indicating capacity within the existing dentist provision. On this basis, it is considered that the Development and committed schemes would have a negligible effect on dentist provision at the local level for which mitigation is not required.

#### *Effects on Education*

6.126 With the Development itself and the cumulative schemes collectively adding some 2,538 new dwellings, this will clearly generate further pupils for primary and secondary schools. Whilst it is not clear what precisely the dwelling mix in the cumulative schemes will be, it is nonetheless possible to approximate the broad range of pupil numbers likely to be forthcoming. On the basis that the Development, which provides some 473 dwellings, is likely to generate 74 primary places (i.e. 0.16 places per dwelling) and 50 secondary places (i.e. 0.11 places per dwelling)<sup>12</sup>, if these yields are applied to the cumulative total of 2,538 dwellings, this equates to approximately 397 primary school places and in the region of 268 secondary places.

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<sup>12</sup> Yields are subject to rounding

- 6.127 Having regard to the current surplus of 156 primary school places in the Brentford planning area, which is forecast to change to a deficit of 196 places by 2023/24, and given that there are no primary schools proposed as part of the committed schemes assessed, there is potential for a cumulative effect of permanent minor to moderate adverse significance on primary school education infrastructure at the local level. This would need to be discussed on a scheme by scheme basis with LBH. It is assumed that appropriate mitigation would be provided by the respective applicants of the committed schemes in the form of planning obligation contributions. With the mitigation implemented, it is anticipated that the committed developments would have a negligible effect.
- 6.128 With regard to secondary schools, the Bolder Academy scheme proposes a 6 FE secondary school which will accommodate up to 180 pupils in each academic year group (Years 7 - 11) and a sixth form with capacity for 250 places. In view of this and the likely surplus of secondary school places forecast (i.e. 625 by 2025/26), it is considered that the committed developments would have a negligible effect on secondary education at the borough level for which mitigation is not required.

### Summary

- 6.129 An assessment has been made of the likely significant effects of the Development on the environment with respect to population and human health. The assessment has considered construction phase employment effects; together with operational effects on population and housing; local expenditure; employment, demand for primary healthcare (GP and dentist provision), the wider human health effects and demand on primary and secondary education provision. The baseline conditions have been established using published statistics and a targeted telephone survey.
- 6.130 The Development proposes 473 dwellings that could provide homes for approximately 1,249 people. This will contribute to meeting the minimum target of 12,330 additional dwellings between 2015 - 2030 set out in the Hounslow Local Plan (Adopted 2015). The Development is therefore considered to have a permanent, moderate to minor beneficial effect on population and housing at the local and borough levels.
- 6.131 In addition, the new households will generate a significant growth in the level of household expenditure in LBH which will have a permanent moderate to minor beneficial effect on the local economy. A proportion of this available expenditure is likely to be directed to existing town centres within the Borough. This is consistent with the provisions of Policy TC2 - Ensuring the Future Vitality of Town Centres in the Hounslow Local Plan (Adopted 2015).

- 6.132 The addition of a minimum of 296 – 300 operational workers will have a permanent minor beneficial effect at the local level. This accords with the spatial strategy set out in the Hounslow Local Plan (August 2015) and the growth aspirations for the Borough. In this regard, the expectation is that the employees of the existing Tesco store at Osterley will relocate to the new Tesco store at the Development.
- 6.133 A degree of surplus capacity is demonstrated by GP Practices within the vicinity of the Site (i.e. approximately 1,594 patients). As the Development is likely to generate in the region of 1,249 residents, it is considered that there will be a negligible effect on GP provision in the local area. Similarly, each of the 6 Dental Practices are accepting both NHS and private patients. The Development is therefore considered to have a negligible effect on dental provision at the local area level.
- 6.134 The wider human health effects of the Development are taken into consideration through the Development design and are considered to be minor beneficial effects.
- 6.135 Whilst in the Brentford planning area, there is a current surplus of primary school places, DfE forecasts suggest that there will be a shortfall of primary places by 2023/24. The Development creates a need for a further 70 primary school places and therefore the Development will have a minor adverse effect on primary education which will need to be mitigated against via a financial contribution. In terms of secondary education, the Development will create a need for 50 secondary school places. DfE forecasts suggest that there will be sufficient secondary school places available by 2025/26 such that there will be a negligible effect on secondary education at the borough level.
- 6.136 Table 6.15 contains a summary of the likely significant effects of the Development.



**Table 6.15: 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	D	L		
<b>Construction</b>												
Effects on Employment	Temporary	Minor - Moderate Beneficial	None required							*	*	Minor - Moderate Beneficial
<b>Completed Development</b>												
Effects on Population and Housing	Permanent	Minor - Moderate Beneficial	None required							*	*	Minor - Moderate Beneficial
Effects on Local Expenditure	Permanent	Minor - Moderate Beneficial									*	Minor - Moderate Beneficial
Effects on Employment	Permanent	Minor Beneficial									*	Minor Beneficial
Effects on GP Provision	Permanent	Negligible									*	Negligible
Effects on Dentist Provision	Permanent	Negligible									*	Negligible
Effects on Wider Human Health	Permanent	Minor Beneficial to Negligible	No mitigation required as all measures designed into the Development							*	*	Minor Beneficial
Effects on Primary Education	Permanent	Minor Adverse	Developer Contributions								*	Negligible
Effects on Secondary Education	Permanent	Negligible	None required							*		Negligible
<b>Cumulative Effects</b>												
Effects on construction employment	Temporary	Moderate Beneficial	None required							*	*	Moderate Beneficial
Effects on Population and Housing	Permanent	Moderate Beneficial									*	Moderate Beneficial
Effects on Local Expenditure	Permanent	Moderate Beneficial									*	*

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	D		L
Effects on Employment	Permanent	Moderate Beneficial							*	*	Moderate Beneficial
Effects on GP Provision	Permanent	Minor Adverse	Developer Contributions							*	Negligible
Effects on Dentist Provision	Permanent	Negligible	None required							*	Negligible
Effects on Primary Education	Permanent	Minor-Moderate Adverse	Developer Contributions							*	Negligible
Effects on Secondary Education	Permanent	Negligible	None required						*		Negligible

\* **Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional London; D = District LBH; L = Local Study Area

## REFERENCES

- <sup>i</sup> MHCLG (February 2019) National Planning Policy Framework
- <sup>ii</sup> MHCLG (February 2019) Planning Practice Guide
- <sup>iii</sup> The London Plan, March 2016
- <sup>iv</sup> London Plan Intend to Publish (December 2019)
- <sup>v</sup> Hounslow Local Plan (Adopted 15th September 2015)
- <sup>vi</sup> ONS, 2011 Census Key Statistics Table KS102EW
- <sup>vii</sup> ONS, 2018 Mid-Year Population Estimates
- <sup>viii</sup> ONS, 2018-based Sub-National Population Projections
- <sup>ix</sup> ONS, 2018-based Household Projections (Average Household Size)
- <sup>x</sup> ONS, 2011 Census Key Statistics Tables KS401EW and KS402EW
- <sup>xi</sup> LBH, Authority Monitoring Report, 2016/17
- <sup>xii</sup> ONS, Annual Population Survey, year ending December 2019 [downloaded from NOMIS - 8<sup>th</sup> June 2020]
- <sup>xiii</sup> DWP, Jobseekers Allowance by occupation, August 2019 [downloaded from NOMIS on 29<sup>th</sup> April 2019]
- <sup>xiv</sup> ONS, Business Register Employment Survey 2018 [downloaded from NOMIS on 8<sup>th</sup> April 2020]
- <sup>xv</sup> ONS, 2011 Census Table QS702EW (downloaded from NOMIS on 29<sup>th</sup> April 2019)
- <sup>xvi</sup> Construction Industry Training Board, Labour Forecasting Tool
- <sup>xvii</sup> ONS (March 2019) Type 1 UK Employment Multipliers and Effects (reference year 2015)
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- <sup>xx</sup> NHS Digital, General and Personal Medical Services, England June 2018, published 21<sup>st</sup> November 2017
- <sup>xxi</sup> NHS Digital, General Dental Practices as at 30<sup>th</sup> November 2018 from <https://digital.nhs.uk/services/organisation-data-service/data-downloads/miscellaneous>
- <sup>xxii</sup> WHO (1948) Preamble to the Constitution of WHO as adopted by the International Health Conference, New York, 19 June - 22 July 1946; signed on 22 July 1946 by the representatives of 61 States (Official Records of WHO, no. 2, p. 100) and entered into force on 7 April 1948
- <sup>xxiii</sup> <http://www.legislation.gov.uk/ukxi/2015/51/contents/made>
- <sup>xxiv</sup> <https://get-information-schools.service.gov.uk/>
- <sup>xxv</sup> DfE School Place Planning Tables 2019
- <sup>xxvi</sup> GLA Population Yield Calculator (updated 23rd October 2019)
- <sup>xxvii</sup> <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132701/pat/6/par/E12000007/ati/101/are/E09000018>
- <sup>xxviii</sup> DfE, School Place Planning Tables 2019
- <sup>xxix</sup> The CITB Labour Forecasting Tool (LFT) is an online application that can forecast labour needs for a range of construction projects.