

## 6 SOCIO-ECONOMICS

### Introduction

6.1 This chapter assesses the likely significant effects of the Development on the environment in respect of socio-economics. In particular, the assessment considers:

- The potential effects of the Development arising through construction (e.g., the temporary construction employment).
- The potential effects of the Development arising through new employment floorspace (e.g., the permanent jobs supported once all new employment floorspace is developed and occupied).
- The potential effects arising through an increase in the local resident population upon the demographic and economic profile of the impact areas (i.e., number of residents, household expenditure effects), and upon local social and community infrastructure (including education and health services).

### Policy Context

National Planning Policy

*National Planning Policy Framework (NPPF)<sup>i</sup>*

6.2 The Revised National Planning Policy Framework (2019) is a key part of the Government's reforms to make the planning system less complex and more accessible. The revised NPPF (para 11) identifies the key role that the planning system has to play in achieving sustainable development and restates the presumption in favour of sustainable development, which for decision making means:

*'c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

- 6.3 The revised framework continues to identify three objectives of sustainable development in the context of the planning system which include (para. 8):

*'a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.'*;

*'b) a social objective – to support 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.'*; and

*'c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

- 6.4 Of the three objectives for sustainable development (economic, social and environmental), the economic objectives are most relevant to the assessment of the socio-economic impacts of new commercial developments. The Framework is clear that the pursuit of sustainable development requires planning to enable new jobs to be created in cities, towns and villages.
- 6.5 The revised NPPF maintains the original NPPF's emphasis on positive planning to deliver sustainable development. Building a strong, competitive economy is a key principle of the revised NPPF, stating that decisions should help create the conditions in which business can invest, expand and adapt and that *'significant weight should be placed on the need to support business growth and productivity.'* (para 80).

#### Local Planning Policy

##### *Central Lancashire Adopted Core Strategy<sup>ii</sup>*

- 6.6 The three local authority districts of South Ribble, Chorley, and Preston function as one integrated local economy, housing market area, and travel to work area. Due to this, similar issues face Central Lancashire together and a collaborative Core Strategy sets out the authorities' spatial planning proposals in this vein. The most relevant policies and objectives to the Development and socio-economics are:

- **SO/5:** Ensuring a ready supply of new housing of appropriate types to meet future requirements;
- **SO/8:** To increase the supply of affordable and special needs housing, particularly where it is needed most;
- **SO/10:** To ensure there is a sufficient range of locations available for employment purposes;
- **Policy 1—Locating Growth:** The Core Strategy endorses the Site as a Strategic Site for employment at the sub regional level;
- **Policy 2—Affordable and Special Needs Housing:** In rural areas adjoining villages, 35% of housing schemes should be affordable or special needs housing subject to such site and development considerations as financial viability and contributions to community services. In the urban parts of Central Lancashire, the requirement is 30% subject to the same considerations;
- **Policy 4—Housing Delivery:** The Core Strategy aims to provide for and manage the minimum supply of 417 net dwellings per annum in South Ribble; and
- **Policy 9—Economic Growth and Employment:** The Site is allocated as a major development for employment with regional significance.

*South Ribble Borough Council Local Plan<sup>iii</sup>*

6.7 The South Ribble Borough Council Local Plan (LDP) sets out the borough's vision, planning strategies, and policies. It includes the Council's interpretation of the Central Lancashire Core Strategy. The most relevant policies with respect to the Development and socio-economics are:

- **Policy B4—Commercial and Employment Site at Cuerden Way, Bamber Bridge:** Within the area defined by the plan, new development, re-development, or changes of use will be permitted only for office, food retail, employment, leisure, recreation, and tourism facilities; and
- **Policy C4—Cuerden Strategic Site:** Planning permission is to be granted for development on the site subject to an agreed Masterplan to provide a strategic employment site; a phasing and infrastructure delivery schedule; and an agreed programme of implementation. It adds that alternative uses including retail, leisure, and housing may be appropriate where they demonstrably help to deliver the employment uses on the site. The scale of alternative enabling development is limited to that which is necessary to fund essential infrastructure and will not prejudice the primary employment function of the site.

*Supplementary Planning Documents*

- 6.8 The Central Lancashire Affordable Housing Supplementary Planning Document (2012)<sup>iv</sup> provides information about how the Councils' affordable housing policy are implemented. It contends that demand for affordable housing in South Ribble is varied in its type and size. The Councils' presumption is that affordable housing will be provided to create a mix of housing. However, off-site provision or financial contributions in lieu of on-site provision may be accepted if robustly justified. In schemes where affordable housing is required, a minimum of 70% of the affordable housing units should be for Social or Affordable Rents. However, an alternative mix that meets an independently assessed proven need, which is provided by the applicant and satisfies the Council, may be approved.

**Assessment Methodology**

- 6.9 There is no specific or published guidance available that establishes a methodology to follow when assessing the socio-economic impacts of developments for Environmental Impact Assessments (EIAs). However, the approach used in this assessment is based upon best practice and professional experience of undertaking assessments for similar projects, consultations and discussions with stakeholders, consideration of policy and guidance (as relevant), and the collation of data from relevant sources. The scale and significance of these effects depends upon:

- The size and mix of the employment floorspace (determining full-time equivalent (FTE) jobs, gross value added (GVA), and any wider impacts);
- The number and type of housing units (determining the mix of new housing proposed, the scale of household expenditure);
- The extent to which additional demand is generated for social and community facilities from the increased resident population;
- Construction phase and operational phases, including construction costs and timing; and
- direct, indirect, adverse, and beneficial effects as well as consideration to the spatial and temporal scope of the effects.

**Data Sources**

- 6.10 To analyse current demographic, economic and social conditions, the baseline assessment references several published data sources, including: the 2011 Census data; the Office of National Statistics' (ONS) Statistical Releases; NOMIS; information published by the NHS for healthcare provision; and information published by the Department of Education as well as

South Ribble and Chorley Council for education provision. Data on housing completions and housing affordability from the ONS, Ministry of Housing, Communities, and Local Government (MHCLG), and the councils of South Ribble, Chorley, and Preston was also used. These data sources, alongside a review of local, regional, and national policies and strategies related to economic development, housing, and regeneration, will inform professional judgements regarding the sensitivity of the socio-economic receptors.

6.11 Whilst undertaking the socio-economic assessment of the Development, the following relevant guidance and data sources have been used:

- Homes & Communities Agency (HCA) (2015) Employment Densities Guide (3rd Edition)<sup>v</sup> - to guide assumptions on benchmark employment densities to estimate the employment effects;
- ONS Survey of English Housing<sup>vi</sup> - to guide assumptions on benchmark average residents per type of dwelling;
- ONS Family Expenditure Survey (2020)<sup>vii</sup> - to guide assumptions on household expenditure effects; and
- HCA<sup>viii</sup> construction cost labour co-efficients - to guide assumptions on temporary construction employment effects.

#### Study Area

6.12 There is no industry standard to define a socio-economic impact area for EIA. The area defined for this assessment is based on a combination of factors including the type and scale of the Development, the local and spatial nature of the area, the availability of relevant data, and professional judgement.

6.13 To define the study area within which socio-economic effects of the Development would be assessed relevant spatial areas of potential impact were considered. The type of impact was also considered (for example, social and community infrastructure (SCI) impacts are at a local level, housing at a South Ribble level, whereas employment is assessed at the Central Lancashire level (South Ribble, Chorley, and Preston) given the scale of the Development.

6.14 As such, population, labour market and employment data has been captured for the South Ribble borough and Central Lancashire areas. Data on social and community infrastructure (e.g., health and education) has been captured at a sub-local authority level (e.g., within a 2- and 3-mile radius of the Site).

#### Socio-economic Receptors

- 6.15 For the purposes of the socioeconomic assessment, the receptors are the economy and the population of South Ribble and Central Lancashire, together with the social and community infrastructure within the more immediate local area of the Site.
- 6.16 Given the nature of socio-economics, these are broad-based receptors. Hence, a set of socio-economic indicators are necessary to identify them in more specific terms and for the Development's effects on them to be measured. The specific indicators relevant to the receptors are:
- **Temporary construction employment:** This includes the recent performance of the construction industry within the impact area, the extent to which construction employment is prioritised in relevant local policy documentation, and the recent labour market performance, including the behaviour of the unemployment rate and the claimant count;
  - **Permanent employment, including gross value added (GVA):** This will review the importance of employment and economic growth in prominent local policy documentation, current employment trends in the impact area, and the current performance of the labour market to assess the likely impact of the Development on these;
  - **The total population, including working age and retirement age cohorts:** This will assess the current age structure in the local area and forecasts of the future demographic changes that may challenge the economic and social sustainability of the impact area;
  - **Household expenditure:** This will review, patterns of household expenditure nationally and regionally, to assess the spend on household incomes on local goods and services that arise from the occupation of the Development;
  - **Housing stock:** This reviews the current housing stock in South Ribble, including an overview of the council tax bands of current stock and will estimate the increase in stock because of the Development; and
  - **The capacities of local social and community infrastructure:** The demand for local education and healthcare provision that will likely arise because of the Development is assessed and interpreted in the context of existing supply/capacity within the local area.

#### Sensitivity of Receptors

- 6.17 In socio-economic assessments, receptors are not sensitive to changing conditions in the same way as many other environmental receptors. To address this, the assessment determined sensitivity judgements by drawing upon a combination of the measurable indicators and consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity.

- 6.18 For example, an area's working age population may increase if new residents move to an area, or the number of jobs may increase as new jobs are created. This is considered alongside the weight of these issues in local policy contexts. The Local Plan may have identified that an area's working age population is set to contract and that related action is required in policy, or that employment and business growth is a priority in planning policy.
- 6.19 The following criteria is used to judge sensitivity:

**Table 6.1: Definition of Sensitivity**

<b>Sensitivity</b>	<b>Evidence for Sensitivity Assessment</b>
High	The receptor has little ability to absorb change without fundamentally altering its current character. It is accorded high importance in local, regional, or national economic and regeneration policy. There is evidence of direct and significant socio-economic challenges relating to the receptor.
Medium	The receptor has moderate capacity to absorb change without significantly altering its present character. It is accorded high importance in local, regional, and national economic and regeneration policy. There is some evidence of socio-economic challenges linked to the receptor, which may be indirect.
Low	The receptor is tolerant of change without detriment to its character. It is accorded low importance in local, regional, and national economic and regeneration policy. There is little or no evidence of socio-economic challenges relating to the receptor.

#### Magnitude of Effect

- 6.20 The magnitude of the effects, referred to as the magnitude of change too, is determined by considering the predicted deviations from identified baseline conditions, both before and after mitigation (if required). The criteria used for this assessment of the magnitude of socio-economic effect (both beneficial and adverse) is shown in Table 6.2. The judgement is informed by the scale of change in absolute or percentage terms but also by the scale of this change in the context of the spatial context of the impact area, alongside the duration (temporary or permanent change) of the effect.
- 6.21 The following criteria has been used to judge the magnitude of the impact's effect:

**Table 6.2: Definition of Magnitude**

<b>Magnitude of Effect</b>	<b>Description/Criteria</b>
Major	There would be total loss or major alteration to key elements of the baseline (pre-Development) conditions such that the post-Development character, composition, or attributes of the baseline will be fundamentally changed. The Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change.
Moderate	There would be loss or alteration to one or more key elements of the baseline conditions such that post-Development character, composition, or attributes of the baseline will be materially changed. The Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change.

<b>Magnitude of Effect</b>	<b>Description/Criteria</b>
Minor	There would be a minor shift away from baseline conditions. Changes arising from the loss or alteration will be discernible or detectable but not material. The underlying character, composition, or attributes of the baseline condition will be similar to the pre-Development circumstances. The Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change.
Negligible	There would be very little change from baseline conditions. The change is barely distinguishable, approximating to a 'no change' situation. The Development would cause no discernible change in baseline socio-economic conditions.

#### Assessment of Significance of Effects

- 6.22 In reporting the significance of the effects of the Development—both in construction and operational terms—the assessment contextualises both the sensitivity of the receptor and the magnitude of the impact. A score of major or major-moderate significance is judged a significant effect for the purposes of the EIA.
- 6.23 The method uses a significance matrix as shown in Table 6.3:

**Table 6.3: Effect Significance Matrix**

<b>Magnitude</b>	<b>Sensitivity</b>		
	<b>High</b>	<b>Moderate</b>	<b>Low</b>
<b>Major</b>	Major Adverse/Beneficial	Major-Moderate Adverse/Beneficial	Moderate-Minor Adverse/Beneficial
<b>Moderate</b>	Major-Moderate Adverse/Beneficial	Moderate-Minor Adverse/Beneficial	Minor Adverse/Beneficial
<b>Minor</b>	Moderate-Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor-Negligible
<b>Negligible</b>	Negligible	Negligible	Negligible

#### Limitations and Assumptions

- 6.24 Assumptions adopted in the assessment of effects are made explicit under the assessment of each potential effect. The techniques used are appropriate and proportionate. As such, no specific limitations to the assessment have been identified.

#### Consultation

- 6.25 The assessment of socio-economic effects is primarily desk-based exercise. The EIA Scoping Report consultation response considered that the scope of the socio-economic chapter should be limited to anything which affects population numbers and could therefore have an impact upon the environment. However, LCC later confirmed, given the scale of the employment potential of the site, that the original scope should be considered for the assessment.

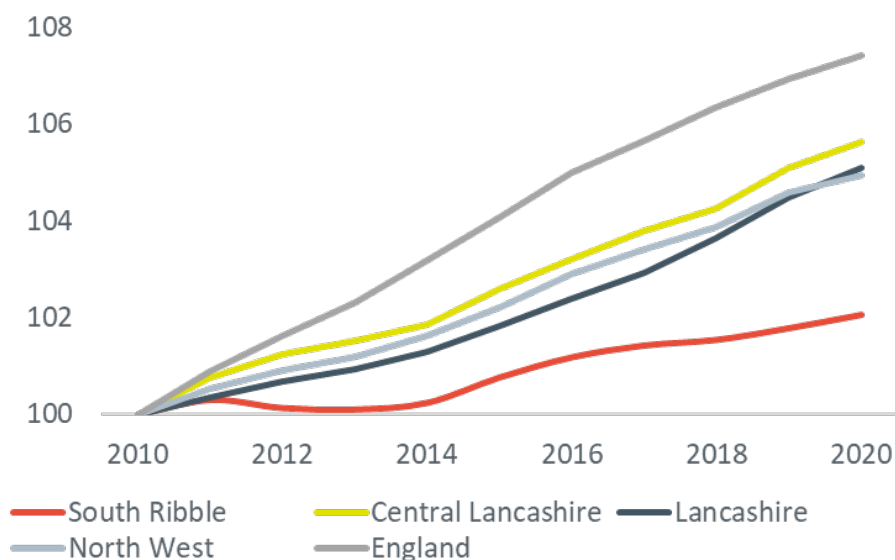


## Baseline Conditions

### Population

- 6.26 The latest ONS population estimates show that there were 374,000 people living in Central Lancashire in 2020, of which 111,000 live in South Ribble.
- 6.27 As shown by Graph 6.1, Central Lancashire's population has grown by 6% from 2010 to 2020. This is slightly above both the Lancashire and north-west averages (both 5%), but below the national average of 7%. The growth rate of South Ribble's population has been considerably slower, with just 2% growth between 2010 and 2020.

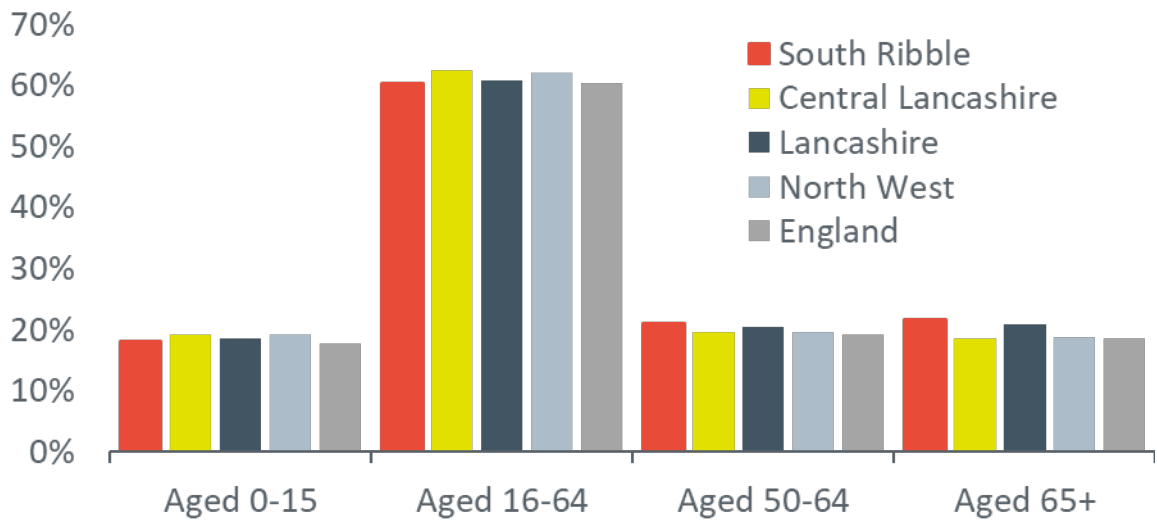
**Graph 6.1: Population Indexed to 2010**



Source: Mid-year population estimates (2010-2020), ONS

- 6.28 As detailed in Graph 6.2, as of 2020, 62% of Central Lancashire's population is of working age (aged 16-64) and 18% of Central Lancashire's population is over the age of 65. This is broadly in line with the north-west average, with 62% of the population in the north-west aged 16-64, and 19% aged over 65. South Ribble has a slightly older population, with 60% of its population aged 16-64 and 22% of its population aged over 65.
- 6.29 Since 2010, the proportion of Central Lancashire's population aged over 65 years old has increased the most, accounting for 16% of the population in 2010, and 18% in 2020. Conversely, the proportion of working aged population has decreased, from 66% in 2010 to 62% in 2020. This is indicative of an ageing population.

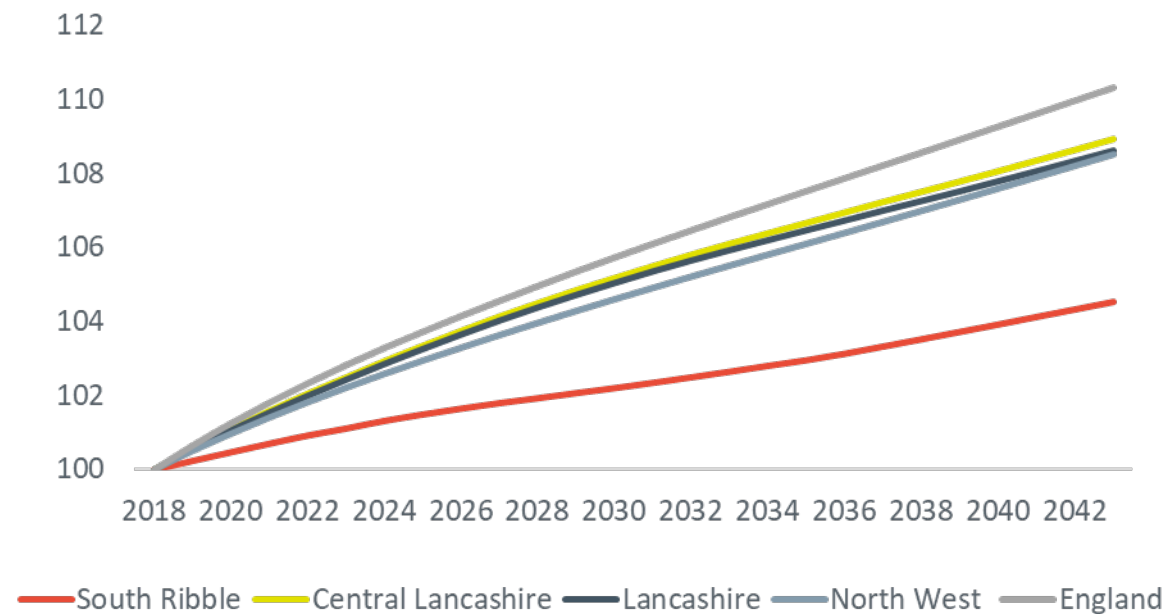
**Graph 6.2: Population Breakdown by Age, 2020**



Source: Mid-year population estimates (2020), ONS

6.30 Sub-national population projections for Central Lancashire predicts continued growth for the area, increasing by 8% to 402,000 in 2043, as shown in Graph 6.3. This is in line with predicted growth for both Lancashire (7%) and the north-west (7%). Conversely, the population of South Ribble is predicted to grow at a slower rate, with an increase of just 4% from 2018 to 2043.

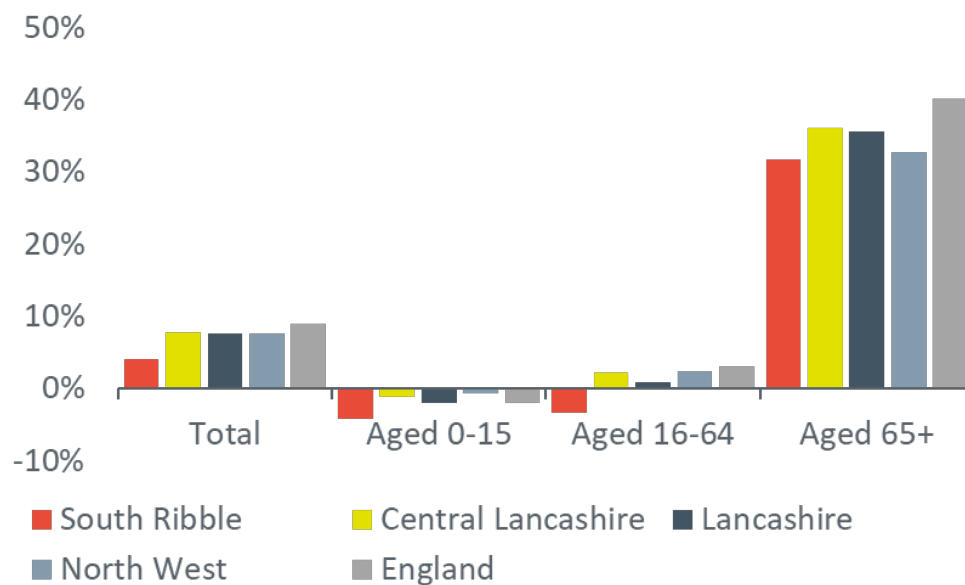
**Graph 6.3: Population Projections**



Source: Subnational population projections (2020), ONS

- 6.31 Graph 6.4 shows that the population aged 65+ will be the fastest growing demographic in Central Lancashire from 2020 to 2043, increasing by 36%. This is below the rate of growth projected in England (40%) but above the rate of growth projected for the north-west (33%) and South Ribble (32%). Over the same period, the working age population of Central Lancashire is projected to grow by just 2%, which is below the national average of 3%. However, during this period, the working age population of South Ribble is projected to contract by 3%.
- 6.32 This will increase Central Lancashire's dependency ratio from 0.60 in 2018, to 0.69 in 2043. The dependency ratio represents the ratio of those aged 0-15 and 65+ to 16-64-year-olds.

**Graph 6.4: Projected demographic change by age 2020-2043**



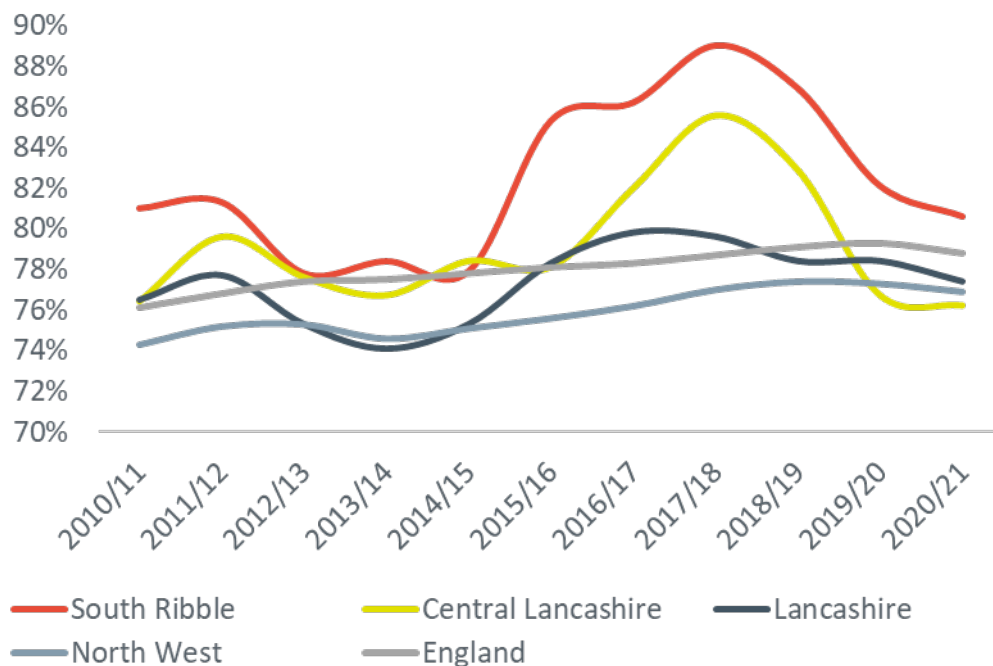
Source: Subnational population projections (2020), ONS

- 6.33 An ageing population has a range of socio-economic implications which are important in contextualising the expected effects of development. An increasing dependency ratio suggests that the local labour market will tighten over time, with more residents retiring. Because of this, employers may face difficulties recruiting to replace this cohort of the workforce as they retire. Moreover, older households on average spend less on consumption than younger, economically active households. This could lead to the under-utilisation of retail. The 2020 Family Spending Survey<sup>ix</sup> found that households in which the head of the household is aged 30-49 had the largest weekly expenditure at £667, which is 87% higher than households in which the head was over the age of 75.

## Labour Market

*Employment*

- 6.34 Historically, Central Lancashire had seen an increase in its economic activity rate, increasing from 76% in 2010/11 to a peak of 86% in 2017/18, as shown in Graph 6.5. Since 2019/20 there has been a sharp decrease in the economic activity rate in Central Lancashire, decreasing to just 76% in 2020/21. Although this is roughly in line with the Lancashire and the north-west average (both 77%), it is significantly below both the national and South Ribble averages of 79% and 81% respectively. Within Central Lancashire, the Preston district has the lowest economic activity rate at 72%.
- 6.35 This sharp decrease in the economic activity rate in Central Lancashire is also replicated in South Ribble, suggesting these areas may have been particularly hard hit by the effects of the Covid-19 pandemic, with greater proportions of the population exiting the labour market. This trend is not as prominent in regional or national averages, suggesting they may have been comparatively more resilient to the effects of the Covid-19 pandemic.

**Graph 6.5: Economic Activity Rate 2010/11 – 2020/21**

Source: Annual Population Survey (2010/11 – 2020/21), ONS

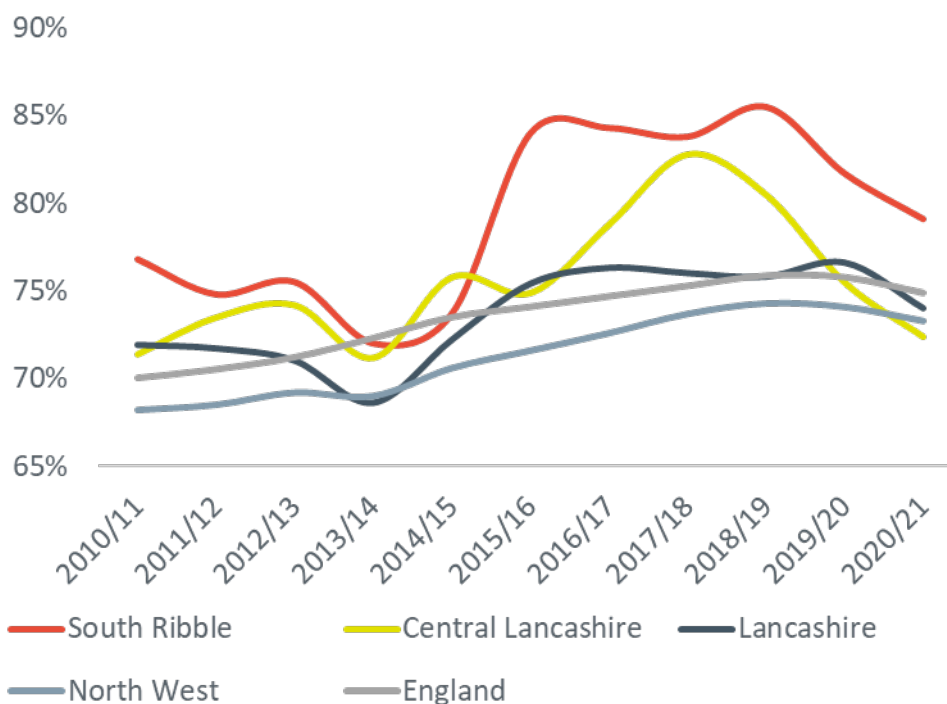
- 6.36 As of 2020/21 the employment rate in Central Lancashire (72%) is below both the north-west (73%) and national average (75%). South Ribble has a significantly higher employment rate, at 79%, as shown in Table 6.4. However, this has decreased significantly since a peak of 86%

in 2018/19. Central Lancashire similarly records a sharp decrease in employment rates over this period, decreasing by approximately 10%, from 81% in 2018/19 to 72% in 2020/21. Again, Lancashire, the north-west, and England, have recorded much smaller decreases in employment rates over this period at 2%, 1%, and 1% respectively, as shown in Graph 6.6. Again, this suggests that the Central Lancashire District has not been as resilient to the effects of the Covid-19 pandemic as regional and national comparators.

**Table 6.4: Economic Activity Rate and Employment Rates, 2020/21**

Geography	Economic Activity Rate	Employment Rate
South Ribble	81%	79%
Central Lancashire	76%	72%
Lancashire	77%	74%
North West	77%	73%
England	79%	75%

**Graph 6.6: Employment Rate 2010/11-2020/21**

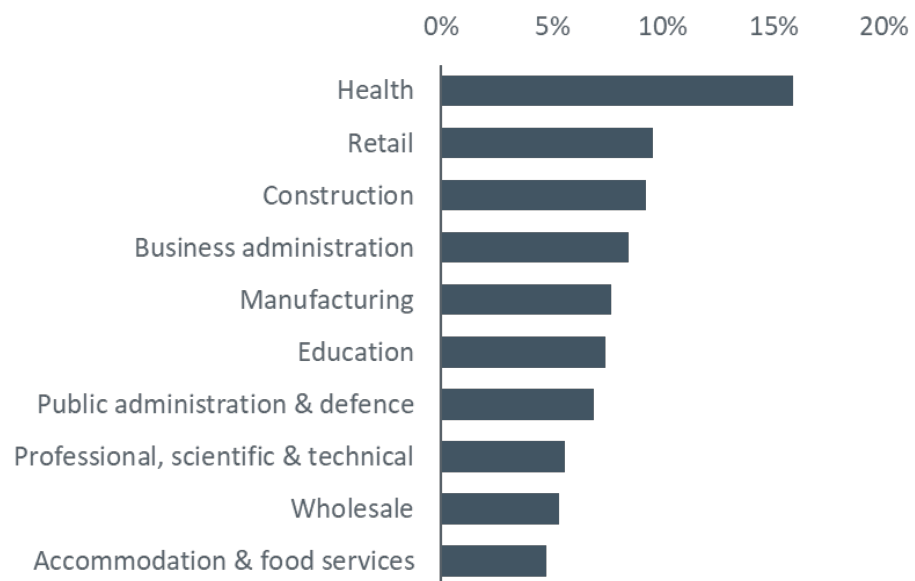


- 6.37 Claimant count data<sup>x</sup> shows that in December 2021, 8,570 people in Central Lancashire claimed job seeker's allowance or universal credit for those who are out of work. This is equivalent to 3.7% of Central Lancashire's working age population, which although above the figure for South Ribble (2.7%) it is below Lancashire (4.1%), the north-west (5.0%), and England (4.5%).

### *Employment Sectors*

- 6.38 As of 2020, there were 189,000 people working in central Lancashire using data from the latest ONS Business Register and Employment survey (BRES)<sup>xi</sup>. The largest sectors of employment in Central Lancashire are shown in Graph 6.7, showing that Health (16% of employment), Retail (10% of employment), Construction (9% of employment), Business administration and support services (8% of employment), and Manufacturing (8% of employment), make up the top five biggest employment sectors.

**Graph 6.7 Top 10 Largest Sectors in Central Lancashire by Employment**



Source: Business Register & Employment Survey (2020), ONS

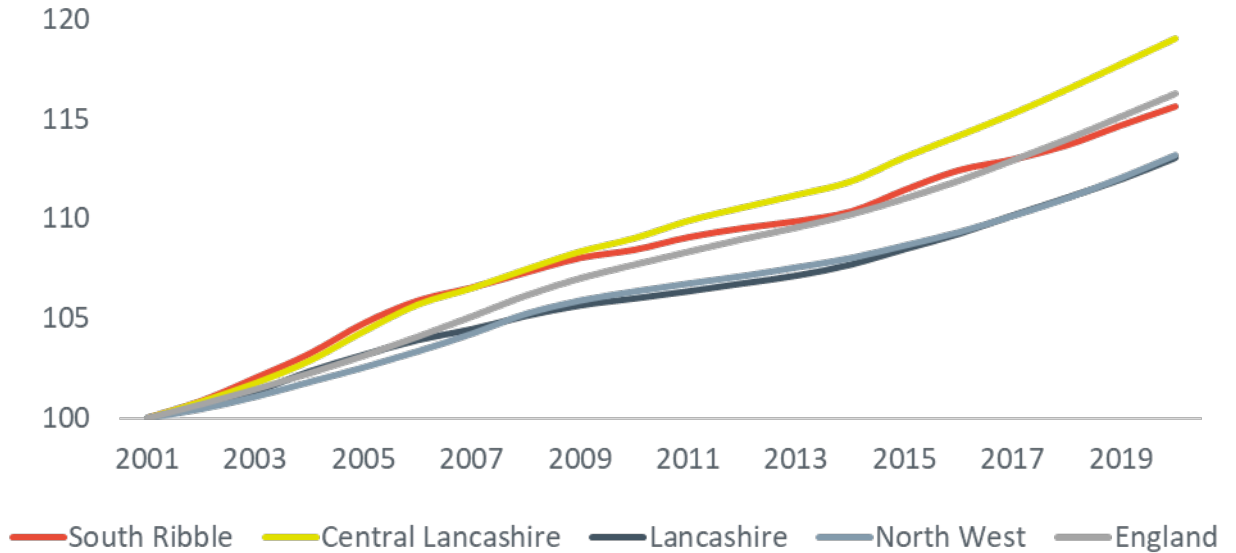
- 6.39 Of relevance for the Development is the Construction sector, employing 9% of Central Lancashire's workforce. Since 2015, employment in this sector has increased by 9%, with an increase of approximately 1,500 jobs from 2015-2020. The financial and insurance sector saw the largest increase in employment over this period at 44%. Conversely, the arts, entertainment, and recreation sector saw the largest decrease in employment over this period at -25%.
- 6.40 Total employment in Central Lancashire has grown from 2015-2020 by 4%, accounting for circa 8,000 new jobs.

### Housing

- 6.41 As of 2020, there were approximately 50,571 dwellings in South Ribble. Since 2001, the dwelling stock in South Ribble has increased by 16%, as shown in Graph 6.8. This is above

both the Lancashire and north-west averages (both 13%) and in line with the national average (16%). However, it is below the Central Lancashire average of 19%.

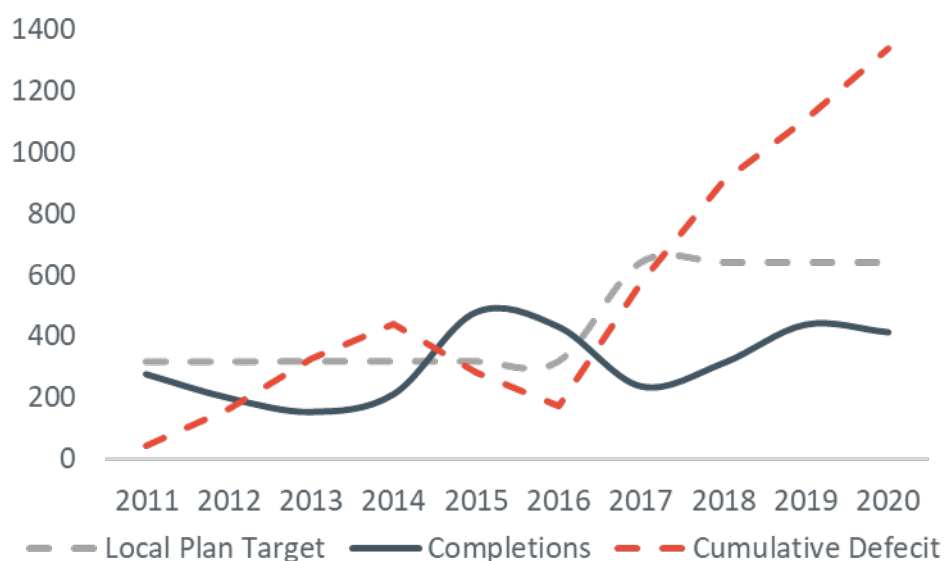
**Graph 6.8 Dwelling completions indexed to 2001**



Source: Dwelling Stock Estimates (2020), DLUHC and MHCLG

6.42 Dwelling completions in South Ribble have not kept pace with targets published in the South Ribble Local Plan (2015)<sup>xii</sup>, as shown in Graph 6.9. Since 2016, the cumulative deficit in housing completions has increased sharply, reaching a deficit of 1,337 homes in 2020.

**Graph 6.9 Dwelling Completions in South Ribble**



Source: Dwelling Stock Estimates (2020), DLUHC and MHCLG, and South Ribble Local Plan (2015)

6.43 The proportion of dwellings in each council tax band in South Ribble is broadly in line with the national average although there are larger numbers of dwellings in bands B-C and fewer dwellings in higher paying bands (E, F, G, and H). Both Central Lancashire and Lancashire have higher proportions of dwellings in lower paying bands (Bands A and B) than both South Ribble and England.

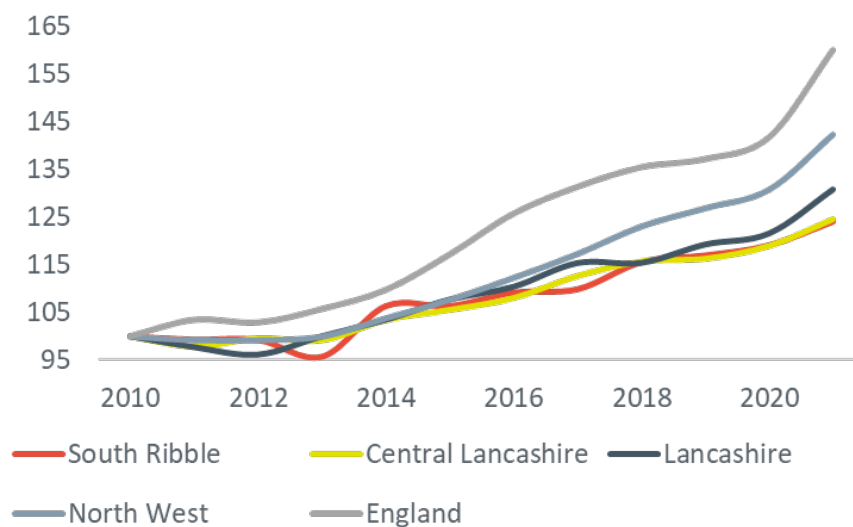
**Table 6.5 Proportion of Dwellings by Council Tax Band**

Geography	A	B	C	D	E	F	G	H
South Ribble	20%	26%	25%	16%	8%	3%	1%	0%
Central Lancashire	33%	23%	19%	13%	7%	3%	1%	0%
Lancashire	39%	20%	18%	11%	7%	3%	2%	0%
England	24%	20%	22%	16%	10%	5%	4%	1%

6.44 Since 2010, house prices in both South Ribble and Central Lancashire have increased at a slower pace than both the north-west and England. However, as of 2021, the median house price in South Ribble (£175,000) was above the Central Lancashire and Lancashire averages, (£170,667 and £169,973 respectively). However, both the north-west and England had higher median house prices at £185,000 and £280,000 respectively.

6.45 In 2021, median house prices in South Ribble were 7.2 times higher than the median salary of its residents.<sup>xiii</sup> This is above the typical lenders limit of 4.5 times a salary.<sup>xiv</sup> Therefore, the housing market in South Ribble, remains difficult to access, especially for first time buyers and those on low incomes.

**Graph 6.10 Median House Prices, Indexed to 2010**



Source: Median house prices for administrative geographies (2020), ONS



## Social and Community Infrastructure

6.46 This section assesses existing provision of education and healthcare infrastructure within specified distances from the Site, it includes:

- Education - consisting of nurseries, primary, and secondary schools; and
- Healthcare - consisting of GP surgeries, hospitals, and dental practices.

### *Education*

6.47 There is a good supply of nursery facilities within the local area, including 30 nurseries, pre-schools, and playgroups within a two-mile radius of the Site. There are a further nine schools within two miles of the Site that also include nursery pre-school provision. Capacity data for nursery schools is not provided and hence it is not possible to assess capacity.

6.48 Within a two-mile<sup>xv</sup> radius of the Site<sup>xvi</sup>, there are 22 primary schools, as shown in Table 6.6. Currently, 23% of these schools are operating at 100% capacity or above and a further 27% of schools are operating at 95% - 99% capacity.

6.49 Across the 22 schools there are up to 605 spare places. The nearest school to the Site with surplus places is Farington Moss St Paul's C.E. Primary School, at 0.8 miles from the Site, with 20 spare places.

6.50 Within a three-mile radius of the Site<sup>xvii</sup>, there are 11 secondary schools, as shown in Table 6.8. Currently, 27% of these schools are operating at 100% capacity or above, and a further 9% of these schools are operating at 95% - 99% capacity (note: shaded grey in the following tables).

6.51 Across the 11 schools, there are up to 1,070 spare places. The nearest school to the Site with surplus places is Lostock Hall Academy, at 0.7 miles from the Site, with 144 spare places.

6.52 No pre-application education screening report has been undertaken by LCC to forecast the position for local school capacity and local school pupils, therefore this assessment of school capacity has been made based on publicly available data from the Department for Education.

**Table 6.6 Summary Information for Nursery Provision within Two Miles of the Site**

School	Distance from the site (miles)
Moss Lane Pre School	0.5
Miss Emily's Nursery	0.8
Cuerden Nursery School	0.9
Townley House Nursery	1.0
Dowry House Nursery School	1.0
Rainbows End Pre-School	1.1
Farington Nursery	1.2
Stanley House Kindergarten	1.3
St Catherine's Independent Nursery	1.3
Welcome Nurseries @ Leyland	1.4
Absolute Angels Nursery	1.5
Busy Bees Day Nursery at Preston Bamber Bridge	1.5
Footprints Child Care Ltd	1.5
Playpad Tots Nursery School	1.6
Orchard House Nursery School	1.6
Sheen's Nursery	1.6
Stonehouse Private Day Nursery and Pre-School	1.7
Spectre Nursery	1.7
Lancaster Lane Early Learners	1.8
Yewlands Day Nursery	1.8
Oakmount Day Nursery	1.8
Tiddlywinks Pre-School (Leyland) Ltd	1.8
Baby Brook Nursery	1.8
Bright Sparks Penwortham	1.8
Billington Bears Nursery and Out of School Club	1.9
Happy House Playgroup	1.9
Little Acorns Childcare Ltd	1.9
Sarah's Ark Ltd	2.0
Carr Manor Nursery	2.0
Small World Private Day Nursery	2.0

Source: Ofsted, 2021. <https://reports.ofsted.gov.uk/> Accessed February 2022

**Table 6.7 Summary Information for Primary Schools within Two Miles of the Site**

School	Capacity	Enrolled Pupils	% Capacity	Distance from Site (Miles)
Lostock Hall Community Primary School	426	432	101%	0.7
Farington Moss St. Paul's C.E. Primary School	210	190	90%	0.8
Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall	378	337	89%	0.8
Cuerden Church School, Bamber Bridge	210	195	93%	0.9
St Mary's and St Benedict's Roman Catholic Primary School	315	300	95%	1.0
Walton-le-Dale Community Primary School	420	435	104%	1.0
Lever House Primary School	315	305	97%	1.0
Farington Primary School	210	Not recorded	N/A	1.3
Bamber Bridge St Aidan's Church of England Primary School	168	128	76%	1.34
St Catherine's RC Primary School	220	225	102%	1.4
Clayton-le-Woods Church of England Primary School	220	216	98%	1.8
Clayton Brook Primary School	209	172	82%	1.8
Lancaster Lane Community Primary School	210	209	100%	1.8
Walton-le-Dale, St Leonard's Church of England Primary School	280	276	99%	1.8

Kingsfold Primary School	210	119	57%	1.8
Leyland St Mary's Roman Catholic Primary School	315	285	90%	1.9
Leyland Methodist Junior School	280	267	95%	1.9
Leyland Methodist Infant School	210	210	100%	1.9
Northbrook Primary Academy	195	154	79%	1.9
St Bede's Catholic Primary School	210	205	98%	1.9
Westwood Primary School	210	184	88%	1.9
St Patrick's Roman Catholic Primary School, Walton-le-Dale	210	182	87%	2.0

Source: <https://www.get-information-schools.service.gov.uk/> Accessed February 2022

**Table 6.8 Summary Information for Secondary Schools within Three Miles of the Site**

School	Capacity	Enrolled Pupils	% Capacity	Distance from Site (Miles)
Lostock Hall Academy	800	656	82%	0.7
Brownedge St Mary's Catholic High School	800	743	93%	1.2
Walton-le-Dale High School	785	770	98%	1.6
Wellfield Academy	834	325	39%	1.9
Christ the King Catholic High School	400	369	92%	2.2
Balshaw's Church of England High School	925	921	100%	2.2
Academy @ Worden	590	536	91%	2.3
St Mary's Catholic High School	830	759	91%	2.7
Penwortham Girl's High School	775	775	100%	2.8
Eden Boy's School Preston	800	603	75%	2.8
All Hallows Catholic High School	890	902	101%	2.8

Source: <https://www.get-information-schools.service.gov.uk/> Accessed February 2022

### *Health Provision*

- 6.53 Within two miles<sup>1</sup> of the Site there are 7 GP surgeries. All surgeries are within the NHS Chorley and South Ribble Clinical Commissioning Group (CCG) or NHS Greater Preston CCG. Across these practices, the average number of patients per FTE GP is 2,359. This is above both the English average of 1,704 patients per FTE GP, and the averages of the local CCGs – NHS Chorley and South Ribble CCG has an average of 2,085 patients per FTE GP and NHS Greater Preston CCG has an average of 1,857 patients per FTE GP.
- 6.54 However, all GP facilities are accepting new patients (within their respective practice areas), aside from Medicare Unit Surgery, although they have now merged with Adlington Medical Centre, Chorley, which is accepting new patients.

<sup>1</sup>There is no guidance on recommended distances for access to GP surgeries or dental practices. Therefore, the assessment of health provision in terms of GPs and dental practices is based on a two-mile radius of the Site, which allows for a reasonable walking distance to local health services.

- 6.55 There are 9 dental practices within two miles of the Site. Of these, Bamber Bridge Dental Care is accepting new NHS patients, and a further three practices are accepting new NHS patients with a referral from a dentist.
- 6.56 It is unclear from available data the number of FTE dentists per practice and data on the number of patients per dental practice is unavailable. Therefore, it is not possible to assess the capacity of existing provision beyond assessing whether they are accepting new patients.
- 6.57 The nearest NHS hospital (Chorley and South Ribble Hospital) is 4 miles from the Site. The hospital is fully operational and provides a range of general services. The nearest major hospital with an Accident & Emergency department is the Royal Preston Hospital, which is 5 miles from the Site. Both hospitals are controlled by the Lancashire Teaching Hospitals NHS Foundation Trust.

**Table 6.9 Summary Information for GP Practices within Two Miles of the Site**

GP Facility	Distance from the Site (miles)	Total Registered Patients	Total FTE GPs	Number of Patients per GP
Lostock Hall Medical Centre	0.6	5,191	2.05	2,528
Medicare Unit Surgery (merged with Adlington Medical Centre, April 2020)	0.8	10,354	2.52	4,108
The Ryan Medical Centre	1	10,110	5.15	1,964
Roslea Surgery	1.3	8,625	5.07	1,702
Central Park Surgery	1.7	4,533	1.63	2,787
Clayton Brook Surgery	1.8	3,600	2.43	1,484
Sandy Lane Surgery	2	11,172	3.87	2,885

Source: General Practice Workforce, November 2021 (NHS Digital)

**Table 6.10 Summary Information of GP Practices**

GP Group	Total Registered Patients	Total FTE GPs	Number of Patients per FTE GP
Within 2 miles of the Site	53,585	23	2,359
NHS Chorley and South Ribble CCG	187,784	90	2,085
NHS Greater Preston CCG	220,210	119	1,858
England	61,312,363	35,991	1,704

Source: General Practice Workforce, November 2021 (NHS Digital)

#### Future Baseline

- 6.58 In the event the development does not go ahead the site would remain in its current uses, that is, primarily used for agricultural land. However, as the site is an allocated development site it is anticipated that these agricultural uses will cease at some point in the future once a development scheme is approved.

## Likely Significant Effects

### Construction Phase

- 6.59 This assessment considers the temporary construction employment effects that arise from the Development's construction phases. The assessment focuses upon assessing likely significant employment effects, given the scale of the Development and the opportunities this presents for employment opportunities in the local wider area. The assessment has scoped out the need to assess other effects, such as effects of temporary construction workers on housing or other services, as they are judged to not lead to any likely significant effects (i.e., given the range of skills needed, workers are anticipated to be drawn from Lancashire and potentially wider North West areas<sup>2</sup>).
- 6.60 The assessment of temporary construction employment has been informed by a cost assessment undertaken by the Applicant in respect of Site infrastructure and build costs. The assessment of temporary construction employment effects has been informed by the Applicant's proposed build period of approximately 8 years (as set out in Chapter 5 of this ES).

### *Construction employment*

- 6.61 The total number of temporary construction jobs has been estimated on the basis of a total construction costs of approximately £178 million<sup>3</sup> and using construction cost and labour turnover ratios.
- 6.62 Using the 2015 HCA Employment Density Guide<sup>xviii</sup> on the level of construction output (or turnover)<sup>4</sup> which supports 1 full-time equivalent (FTE) construction worker, it is estimated that the Development could support approximately 2,300 person years of construction employment.
- 6.63 For purposes of this assessment, the proportion of total spending in each year has been used to guide assumptions about the average level of temporary construction employment in each year. Based upon an assumed 8-year construction period it is estimated that the proposed Development could support around 300 temporary construction workers per annum. This is an average level of construction employment during the build period – at peak periods, employment could be higher than this.

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<sup>2</sup> However, this is dependent upon the final contractor and sub-contractor appointments.

<sup>3</sup> Estimate provided by the applicant. Excluding finance, rent free costs, or developer's profit.

<sup>4</sup> In current prices

- 6.64 It is important to note that these construction jobs will be a combination of both on-site roles, but also off-site pre-fabrication and supply chain employment through the various tiers of the supply chain. The construction workers could also support further employment through their expenditure in local businesses.
- 6.65 The receptor for this effect is construction jobs in Central Lancashire. The significance of the effect is assessed as follows:
- The sensitivity of the receptor is assessed as being **low**. Construction employment represents around 9% of total employment in Central Lancashire. Additionally, construction employment creation is not currently a policy priority for the area;
  - The 300 temporary construction jobs created each year by the construction of the Development would increase construction employment in Central Lancashire by around 2%. The magnitude of the effect is therefore assessed as **moderate**; and
  - Based on the above, the significance level of the effect is assessed as **minor-beneficial in the short term at the Central Lancashire Level**.

#### Operational Phase

- 6.66 All the effects identified below are permanent effects, assuming the Development is completed and fully occupied.

#### *Operational Employment*

- 6.67 The assessment estimates the likely number of full-time equivalent (FTE) jobs supported through the employment related Development Plots once these are developed and fully occupied. It has been based upon the ES Parameters Plans, Figures 3.2 to 3.4.
- 6.68 This plan sets out the maximum overall quantum of development (up to 160,000 sqm of employment floorspace uses) across four development plots (Plots A-D). Each Plot has a maximum plot size, with a flexible combination of end-uses identified which could be potentially brought forward in due course.
- 6.69 Given the flexibility on potential end-uses and what that may lead to in terms of the overall quantum of jobs supported by the Development, the socio-assessment has been undertaken on a 'worst-case' position basis. In socio-economic terms that is an assessment which estimates employment effects based on those potential end-uses which generate, on average, lower levels of employment. This approach is taken in order to not overstate the

Development's overall employment generation potential. Based upon the potential end-uses identified within the Parameters Plan, uncertainty on end-occupiers at this stage, as well as professional judgement and evidence on the breadth of employment densities between the identified specific uses, the following assessment of potential employment is presented as a range estimate.

6.70 To calculate the number of FTE jobs associated with each plot and end uses, employment density benchmarks from the HCA Employment Densities Guide 3rd Edition (2015)<sup>xx</sup> are used. The assessment of GVA benefits is informed by an understanding of the range of sectors and end-users that could potentially take-up floorspace at the Site. To estimate the Site's total annual GVA contribution the analysis draws on the latest ONS GVA and BRES (employment)<sup>xx</sup> data to understand GVA per FTE job estimates for relevant sectors in Lancashire.

6.71 The following table summarises the Site's four commercial development plots (A-E), identified use-classes, maximum floorspaces (gross internal areas or GIAs) and maximum plot sizes.

**Table 6.11 Parameters Plan 2 – Land Use & Quantum Schedule**

PLOT	USE CLASS	MAX GIA (SQM)	MAX PLOT SIZE (SQM)
A	Retail (Ea)	4,000	30,000
	Hotel (C1)	2,500	
	Gym (Ed)	1,000	
	Food, Drink & Drive Thru Restaurant (E(b)/Sui Generis Drive Thru)	800	
	Car Sales (SuiGeneris)	4,000	
	Creche (Ef)	500	
	Health Centre (Ee)	1,500	
	Employment (B2, B8)	25,000	
	Business (eg i-iii)	4,000	
B	Employment (B2, B8)	65,000	65,000
	Business (eg i-iii)	5,000	
C	Employment (B2, B8)	18,000	18,000
	Business (eg i-iii)	5,000	
	Leisure Centre (Ed, F1e, F2b)	13,000	
D	Employment (B2, B8)	47,000	47,000
	Business (eg i-iii)	5,000	
	Leisure Centre (Ed, F1e, F2b)	13,000	

Source: Fletcher Rae

6.72 To assess a 'worst-case' position the following assumptions are made for the uses identified in each plot in order to not overstate the potential job impacts of the proposed Development and to reflect flexibility in end commercial uses:

- Plot A: This plot has a maximum size of up to 30,000 sqm GIA. The assessment has been based upon up to 25,000 sqm of B2/B8 & 5,000 sqm of Car Sales. The range estimate is based upon 100% B8 uses or alternatively if 70% is B8 (warehousing/logistics) and 30% is B2 (manufacturing);
- Plot B: This plot has a maximum size of up to 65,000 sqm GIA. The assessment has been based upon up to 65,000 sqm of B2/B8 floorspace. The range estimate is based upon 100% B8 uses or alternatively if 70% is B8 (warehousing/logistics) and 30% is B2 (manufacturing);
- Plot C: This plot has a maximum size of up to 18,000 sqm GIA. The assessment has been based upon up to 18,000 sqm of B2/B8 floorspace. The range estimate is based upon 100% B8 uses or alternatively if 70% is B8 (warehousing/logistics) and 30% is B2 (manufacturing); and
- Plot D: This plot has a maximum size of up to 47,000 sqm GIA. The assessment has been based upon up to 47,000 sqm of B2/B8 floorspace. The range estimate is based upon 100% B8 uses or alternatively if 70% is B8 (warehousing/logistics) and 30% is B2 (manufacturing)<sup>5</sup>.

6.73 Table 6.12 below provides a summary of the Development's total employment potential by plot and in total, based upon the above key assumptions. It also provides a summary of the overall annual GVA impact. The Development has the potential to support approximately 2,180-2,820 FTE jobs once fully developed and occupied, with an annual GVA impact for the Central Lancashire economy of approximately £93.1-174.1m.

**Table 6.12 Summary of Potential Employment and Annual GVA**

Plot	Maximum Assessed Floorspace	FTE Jobs	GVA (£m pa)
Plot A	Up to 30,000 sqm	400-500	£18.0-£30.6m
Plot B	Up to 65,000 sqm	890-1,160	£39-71m
Plot C	Up to 18,000 sqm	250-320	£10.8-£19.8m
Plot D	Up to 47,000 sqm	640-840	£28.2-£51.8m
Total	up to 160,000 sqm	2,180-2,820	£93.1-£174.1

Source: Hatch, based upon the Parameters Plan (Figures 3.2-3.6) and the 2015 HCA Employment Density Guide. All employment estimates are rounded to the nearest 10 FTE jobs and GVA to one decimal place.

6.74 The receptor for this effect is employment in Central Lancashire. The significance of the effect is assessed as follows:

<sup>5</sup> Employment densities used for the assessment are as follows: B8 uses are 77 sqm per FTE job; B2 uses are 36 sqm per FTE job; Car Sales/Car showroom uses are 90 sqm per FTE job. GVA per FTE estimates are as follows: B8 uses based upon ONS data for Transportation and Storage in Lancashire £44,040 per FTE job; B2 uses based upon ONS data for Manufacturing in Lancashire £82,012 per FTE job; and Car Sales based upon Wholesale and retail trade/repair of motor vehicles in Lancashire £54,531 per FTE job.



- Employment in Central Lancashire has grown by around 4% in the last five years, although employment levels have not yet recovered to pre-pandemic levels. The Central Lancashire Core Plan emphasises the Lancashire Central Cuerden Strategic Site's importance as a major development for employment with regional significance (Policy 1—Locating Growth and Policy 9—Economic Growth and Employment). The plan also aims ensure there is a sufficient range of locations available for employment purposes (SO/10). Therefore, the sensitivity of the receptor is assessed as **high**.
- The Development has the potential to generate between 2,180-2,820 FTE jobs when fully developed and occupied. This represents an increase of around 1.2-1.5% of current employment levels in Central Lancashire. Moreover, the contribution of £93-174 million per annum of GVA will have wider beneficial effects and sustain wider employment and economic growth. The magnitude of the effect is assessed as **major**.
- Based on the above, the significance of the effect is assessed as **major beneficial in the long term at the Central Lancashire level**.

### *Population*

- 6.75 As identified in the Land and Use Quantum Parameter Plan (Figure 3.2), capacity for 116 residential units. These have the potential to accommodate 260-280 residents<sup>6</sup>, once completed and fully occupied. It is estimated that up to 180-200 of these residents would be of working age (aged 16-64 years old) representing approximately 70% of the new resident population. This rate of working age residents is above average for both Central Lancashire and South Ribble and represents a reasonable estimate given the nature of the proposed housing and profile of residents.
- 6.76 The receptor for this effect is the resident population in South Ribble. The significance of the effect is assessed as follows:
- The sensitivity of the receptor is assessed as **high**. The Central Lancashire Core Strategy states the priority of ensuring a ready supply of housing to meet future requirements (SO/5). In addition, the Borough has seen a substantial increase in the retired population between 2010 and 2020 (rising by 23%) and that is predicted to continue rising (increasing by 36% from 2018 to 2043);
  - Both the total and working age population in South Ribble would increase by approximately 0.3% as a result of the Development. Though this increase would occur over time, depending on the phasing of the Development, it represents a permanent rise.

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<sup>6</sup> This estimate is based upon assumptions of the indicative housing mix and average household sizes (MHCLG, English Housing Survey) and ONS live tables on household and population projections for South Ribble.

However, there would be very little material change from baseline conditions and therefore the magnitude of the effect is assessed as **negligible**; and

- The significance of the effect is therefore assessed as **negligible at the South Ribble level**.

#### *Household Expenditure*

6.77 Based on 116 homes being occupied, it is estimated in the region of £2.1 million<sup>7</sup> of household convenience and comparison expenditure will be generated annually. Residents of the new housing development would spend a proportion of their household income both in the immediate local area, across the borough and across Central Lancashire. This would represent an 0.1% increase at the Central Lancashire level.

6.78 The receptor for this effect is Central Lancashire's local economy. The significance of the effect is assessed as follows:

- The sensitivity of the receptor at the Central Lancashire level is assessed as **high**, given the importance of local expenditure to the sustainability of local services and local retail/service sector employment across the area;
- Household expenditure in Central Lancashire would increase by 0.1% as a result of the proposed development. The magnitude of this effect is therefore assessed as **negligible**; and
- This, the significance of this effect is assessed as **negligible at the Central Lancashire level**.

#### *Housing Stock*

6.79 Figure 3.2 identifies includes for up to 116 residential units. The assessment has been based upon these parameters and is informed by information provided and assumptions provided by the Applicant.

6.80 The receptor for this effect is the current housing supply/stock in South Ribble. The significance of the effect is assessed as follows:

- The sensitivity of the receptor is **high**, in that the Central Lancashire Core Strategy identifies the need for a ready supply of new housing (SO/5) and aims to provide for the

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<sup>7</sup> Estimated based upon average weekly household convenience and comparison expenditure in the north-west. ONS Family Expenditure Survey, 2018

minimum supply of 417 net dwellings per annum in South Ribble (Policy 4). In addition, Annual Monitoring Reports for the Borough show that South Ribble has developed a cumulative shortfall and is behind its long-term targets.

- The proposed development would increase the housing stock in South Ribble by around 0.2%. This represents a marginal but permanent increase in South Ribble's housing stock. The magnitude of the effect is therefore assessed as **minor**.
- The significance of the effect of the receptor is assessed as **moderate-minor beneficial** in the long term at the South Ribble level.

### *Social and Community Infrastructure*

#### Education

- 6.81 To assess the likely number of primary and secondary school children yielded by the Development, the assessment has drawn on the 2013 School Projection Methodology by Lancashire County Council<sup>xxi</sup> which assumes 'each house will generate 0.17 primary aged children,' and 'each house will generate 0.09 secondary aged children.' A more recent 2020 LCC guidance document provides primary and secondary school pupil yields by housing size. However, as the Parameter Plan does not specify housing size and just overall units, the previous guidance has been used for this assessment<sup>8</sup>.
- 6.82 Applying these yields to the 116 homes proposed for the Development implies that there would be demand for approximately 20 primary school places and 11 secondary school places.
- 6.83 Based upon currently available data from the Department for Education (DfE), the number of spare primary school places within a two-mile radius for the Site is 605. This indicates that there would remain a surplus in the number of primary school places after having accommodated the estimated number of pupils potentially arising from the Development.
- 6.84 Department for Education data also show that there are 1,070 spare places at secondary schools within a three-mile radius of the Site. Therefore, after the addition of secondary school aged pupils likely occurring from the Development, there would be surplus capacity remaining in local secondary schools.
- 6.85 The significance of the effects on education are assessed as follows:

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<sup>8</sup> Note – if an indicative housing mix was used, as per a development option considered as part of the Applicant's masterplanning processes, and the 2020 LCC pupil yields are used, a similar scale of primary and secondary school place demand is assessed (c.21 primary school and 10 secondary school places).

- The demand for additional school places, however small will place additional pressure upon local schools and impose additional costs upon education providers. However, the baseline assessment, based upon current capacity levels, has demonstrated that there is surplus capacity in primary and secondary schools in the vicinity of the Site. The sensitivity of the receptor is therefore assessed as **low**;
- The Development would increase the requirement for school places within the immediate area of the Site. The baseline assessment indicates that there is sufficient capacity in primary and secondary schools in the area to accommodate extra pupils from the Development. In both cases, surplus capacities would remain after the addition of the extra pupils. The magnitude of the effects is therefore assessed as **minor**; and
- The overall significance of the effect on education is assessed as **minor-negligible adverse** in the long term at the local level.

6.86 It must be noted that no pre-application screening report has been commissioned at this stage by the Applicant using LCC's service. This enables LCC to assess the position using their latest information and wider demographic information for future years the forecast position for local school capacity and local school pupils. As such, this assessment of school capacity has been made based on publicly available data from the Department for Education.

#### Healthcare

6.87 There are seven GP surgeries within two miles of the Site, and most are accepting new patients according to available information. A fully occupied Development would increase the average patient per GP list size from 2,359 across the seven practices to 2,372 patients per FTE GP on average, if equal proportions of residents registered at all 7 practices.

6.88 This figure therefore remains above the English average of 1,704 patients per FTE GP, and the averages of the two local CCGs – NHS Chorley and South Ribble CCG has an average of 2,085 patients per FTE GP and NHS Greater Preston CCG has an average of 1,857 patients per FTE GP.

6.89 Capacity data is unavailable for dental practitioners. Baseline data indicates that only one of the nine dental practices within two miles of the Site are accepting new NHS patients (without a referral from a dentist), suggesting there may not be spare capacity (although it is unclear to what extent this is the case).

6.90 The significance of the effects on health facilities are assessed as follows:

- The requirement for health services will impose additional demands and costs upon the existing provision. The assessment shows that on average GP surgeries within two miles of the Development are operating above the average patient list per FTE GP (excluding locums etc.) for the area. The sensitivity of the receptor is assessed as **high**;
- Additional demand on existing provision means that the effect is an adverse effect. As the average patient per FTE GP list size is already above the average for the CCG geographies to which the practices belong, the development will increase the pressure already on these practices. There is little apparent data on the capacity at local dental practices. Hence, the magnitude of the effect is assessed as **moderate**.
- The significance of the effect is assessed as major-**moderate adverse in the long term at the local level**.

### Mitigation Measures

#### Construction Phase

- 6.91 As no significant adverse effects are identified during construction, no mitigation measures are required. The construction phase effects are all assessed as being temporary and beneficial.

#### Operational Phase

- 6.92 The only mitigation measures required are in respect to addressing the likely effects on some aspects of the local social and community infrastructure (education and healthcare related) arising from the increased resident population.
- 6.93 The baseline assessment found that there is sufficient school capacity in the local area, but the capacity within local GP capacities is already under pressure. Therefore, there may be some adverse minor to moderate significant effects which arise as a result of the additional demands placed on the existing infrastructure via the population at the Development. The analysis also found that there is insufficient capacity in local dental practices, as only one practice is admitting new NHS patients (without a dentist referral). However, without exact capacity data, it is unclear to what extent this may be the case.
- 6.94 To address the additional demands placed on both education and healthcare infrastructure, it will be necessary for the Applicant to engage early in discussions with the relevant organisations (e.g. LCC, clinical commissioning groups). This approach is important to agree the extent to which these organisations consider that the Development's population and pupil

yield does in fact place additional pressures and costs upon this local infrastructure, or whether existing infrastructure can accommodate the identified change within its current operational capabilities. This approach will be essential in order to determine the extent of any potential Section106 financial contributions that may be required to be paid by the Applicant in order to mitigate these effects.

### **Residual Effects**

#### Construction Phase

- 6.95 There are no significant adverse effects during construction phase. The beneficial temporary construction effects arising from the construction phase will occur.

#### Operational Phase

- 6.96 Post mitigation, any adverse effects concerning social and community infrastructure will have been addressed. The beneficial effects arising from the proposed operational employment uses will occur.

### **Cumulative Effects**

- 6.97 In terms of socio-economic impact assessment, the Development has a series of beneficial effects in terms of population, labour market and employment effects. However, some of these effects cannot be readily quantified on the basis of the information available for the cumulative developments. Where possible, these have been assessed qualitatively. The key considerations in assessing cumulative effects for socio-economics relate to those effects that have been identified as being adverse. For this assessment, it primarily relates to the effects on social and community infrastructure (i.e. education and healthcare).

- 6.98 The assessment of cumulative effects has been undertaken on those schemes identified within the revised cumulative site list where there will be clear implications for socio-economics if the schemes were developed alongside the proposed Development. Following discussion with the Applicant's planning advisors, a number were identified as being scheme's which were already in development and with residents already placing demands on local education and healthcare infrastructure. Any relevant mitigation measures would have been considered at time of approval, where necessary, so their inclusion would lead to potentially over-stating cumulative demands on the available education and healthcare provision locally.

- 6.99 The cumulative sites included in the assessment are outlined below.

**Table 6.13 Assessed Cumulative Sites**

<b>Site Ref</b>	<b>Application No.</b>	<b>Approx. Distance from Site and Direction</b>	<b>Proposal</b>
1	Pickerings Farm Site Flag Lane Penwortham Lancashire PR1 9TP  Ref. 07/2018/8539/SCO	1.7km NW	Scoping Request to determine the scope of an Environmental Impact Assessment for a residential-led mixed-use development (1,350 units) and Cross Borough Link Road (CBLR) on land to the east of Penwortham Way
2	Test Track Aston Way Moss Side Industrial Estate Leyland Lancashire PR26 7TZ  Ref. 07/2017/2375/SCO	2.5km SW	Residential Development a maximum of 950 units, employment on 6.08 hectares of land, a local centre comprising the following uses classes A1, A2, A3, A4, A5 B1 and D1 and including a medical centre, a primary school, a Sustainable Drainage System, and off-site highway infrastructure.
3	Penwortham Mills Factory Lane Penwortham Preston Lancashire PR1 9SN  Ref. 07/2020/00380/SCO	2.6km NW	Scoping Request to determine the scope of an Environmental Impact Assessment for a residential-led (320 units) mixed-use development

6.100 While not a cumulative assessment site, the future phase land at Lancashire Central (the Brookhouse Group land) will, if developed, lead to further beneficial employment and GVA effects arising from commercial developments. In addition, further residential development may also come forward, including new housing and/or an extra-care facility. Any increase in new residents will need to be considered in terms of the demands they place on local social and community infrastructure.

#### Construction Phase

6.101 In terms of socio-economic impact assessment, no adverse effects are identified during the construction phase. Construction of the cumulative developments would bring about additional construction employment and expenditure across the borough. These effects cannot be readily quantified on the basis of the information available for the cumulative developments. However, given the nature and scale of the cumulative developments, it is considered that the likely cumulative effects in relation to potential demolition and construction employment creation and expenditure would be a beneficial effect in the short term at the Central Lancashire level.

## Operational Phase

### *Employment*

6.102 The cumulative developments are primarily residential developments, with only the Leyland scheme seeking to bring forward a small element of neighbourhood local retail. Based on the information available, it is anticipated that the employment effects of this would be very modest and that they would be supported through local household expenditure. As such, these have not been assessed in cumulative terms and the overall significance of effect remains the same.

### *Population*

6.103 The cumulative developments of 2,736 dwellings have the potential to accommodate around approximately 6,200 residents once completed and fully occupied. It is estimated that approximately 4,350 residents would be of working age (16-64), equivalent to 70% of the population.

6.104 The receptor for these effects is the resident population in South Ribble. The significance of this effect is as follows:

- The sensitivity of the receptor is assessed as **high**. The Central Lancashire Core Strategy states the priority of ensuring a ready supply of housing to meet future requirements (SO/5). In addition, the Borough has seen a substantial increase in the retired population between 2010 and 2020 (rising by 23%) and that is predicted to continue rising (increasing by 36% from 2018 to 2043);
- Both the total and working age population in South Ribble would increase by approximately 6% as a result of the cumulative developments. This represents a permanent rise, and the magnitude of the effect is assessed as **major**; and
- The significance of the effect for South Ribble is therefore assessed as **major beneficial** in the long term.

### *Household Expenditure*

6.105 Based upon the cumulative developments of 2,736 dwellings being occupied, it is estimated in the region of £49.9 million<sup>9</sup> of household convenience and comparison expenditure will be

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<sup>9</sup> Estimated based upon average weekly household convenience and comparison expenditure in the north-west. ONS Family Expenditure Survey, 2018



generated annually. Residents of the new housing developments would spend a proportion of their household income both in the immediate local area, across the borough and across Central Lancashire. This would represent an 1.6% increase at the Central Lancashire level.

6.106 The receptor for this effect is Central Lancashire's local economy. The significance of the effect is assessed as follows:

- The sensitivity of the receptor at the Central Lancashire level is assessed as **high**, given the importance of local expenditure to the sustainability of local services and local retail/service sector employment across the area.
- Household expenditure in Central Lancashire would increase by 1.6% as a result of the proposed development. The magnitude of this effect is therefore assessed as **minor**.
- This, the significance of this effect is assessed as **moderate-minor at the Central Lancashire level**.

#### *Housing Stock*

6.107 The cumulative development would add up to 2,736 homes to South Ribble. The receptor for this effect is assessed as follows.

- The sensitivity of the receptor is **high**, in that the Central Lancashire Core Strategy identifies the need for a ready supply of new housing (SO/5) and aims to provide for the minimum supply of 417 net dwellings per annum in South Ribble (Policy 4). In addition, Annual Monitoring Reports for the Borough show that South Ribble has developed a cumulative shortfall and is behind its long-term targets;
- The cumulative proposed developments would increase the housing stock in South Ribble by around 5%. The magnitude of this effect is assessed as **major**; and
- The significance of the effect of the receptor is assessed as **major beneficial** in the long term at the South Ribble level.

#### *Education*

6.108 To assess the likely number of primary and secondary school children yielded by the cumulative developments, we have drawn on guidance in the Lancashire County Council School Projection Methodology<sup>xxii</sup>. This states that the primary school yield is 0.17 per dwelling and a secondary school yield of 0.07 per dwelling.

6.109 Applying these yields to the Cumulative Developments results in potential for 465 primary school pupils and 246 secondary school pupils. The baseline analysis indicates that there are 605 surplus primary school places within 2 miles of the Site and 1,070 spare secondary school places within 3 miles of the Site. This indicates that there would remain a surplus in the number of both total primary and total secondary school places after having accommodated the estimated number of pupils from the proposed cumulative developments.

6.110 The significance of the effects on education facilities are as follows:

- The demand for additional school places, however small, will place additional pressure upon local schools and impose additional costs upon education providers. However, the baseline assessment, based upon current capacity levels, has demonstrated that there is surplus capacity in primary and secondary schools in the vicinity of the Site. The sensitivity of the receptor is therefore assessed as **low**;
- The cumulative developments, once completed and occupied, would increase the requirement for school places in the local area. While the baseline assessment indicates that there is sufficient capacity in primary and secondary schools in the area to accommodate extra pupils from the cumulative developments, this would have a clear impact in reducing overall capacity with the addition of the extra pupils. The magnitude of the effects is therefore assessed as **moderate**; and
- The overall significance of the effect on education is assessed as **minor adverse** in the long term at the local level.

#### *Health*

6.111 The cumulative developments would increase the average patient list size to 2,633. This figure is above the English average of 1,704 patients per FTE GP, and the averages of the local CCGs – NHS Chorley and South Ribble CCG has an average of 2,085 patients per FTE GP and NHS Greater Preston CCG has an average of 1,857 patients per FTE GP. The majority of dentists within 2 miles of the proposed Development are not accepting new patients, suggesting there is little space capacity

6.112 The significance of the effects on health facilities are as follows:

- The requirement for health services will impose additional demands and costs upon the existing provision. The assessment shows that on average GP surgeries within two miles of the Development are operating above the average patient list per FTE GP (excluding locums etc.) for the area. The sensitivity of the receptor is assessed as **high**;

- Additional demand on existing provision means that the effect is an adverse effect. As the average patient per FTE GP list size is already above the average for the CCG geographies to which the practices belong, the cumulative developments will further increase the pressure already on these practices. There is little apparent data on the capacity at local dental practices. However, given one of the cumulative sites also includes potential embedded mitigation provision for a proposed new medical centre to provide additional capacity in the local area, the magnitude of the effect is assessed as **moderate**; and
- The significance of the effect is assessed as **moderate adverse** in the long term at the local level.

### **Mitigation Measures**

- 6.113 The key mitigation measures required are in respect to addressing the effects education and healthcare infrastructure arising from the increased resident population from the cumulative developments.
- 6.114 As above, in order to address the additional demands which are placed on both education and healthcare infrastructure, it will be necessary for the Applicants to engage early in discussions with the relevant organisations (e.g. LCC and CCGs). As part of other developments' Scoping phases, it may be the case that applicants already engaged in discussion with organisations to understand the impacts of their schemes and to mitigate any adverse effects. For example, the scheme at Leyland already includes provision for a new medical centre.
- 6.115 This approach is important to agree the extent to which these organisations consider that the cumulative development's population and pupil yield does in fact place additional pressures and costs upon this local infrastructure, or whether existing infrastructure can accommodate the identified change within its current operational capabilities. This approach will be essential in order to determine the extent of any potential financial contribution that may be required to be paid by the Applicants in order to mitigate these effects (e.g. Section 106).

### **Residual Impact**

- 6.116 Post mitigation, any adverse effects concerning social and community infrastructure will have been addressed.

## Summary

- 6.117 This chapter of the Environmental Statement has focused upon the socio-economic effects as a result of the Development. The assessment considered both temporary effects arising as a result of the construction phase and the permanent effects which would arise as a result of new employment and residential developments.
- 6.118 The majority of socio-economic effects described in this chapter are beneficial and permanent in the longer-term, although consideration to potential mitigation measures may be required for education and healthcare provision as new housing places additional demands on local facilities – see below. The beneficial effects arising from the construction phase are temporary across the seven-year construction period.
- 6.119 Given the evidence and discussion presented above the likely significant effects from the proposed Development are as follows:
- Construction employment – minor beneficial;
  - Operational employment – major beneficial;
  - Population – negligible;
  - Household expenditure – negligible;
  - Housing stock – moderate minor beneficial;
  - Education – minor negligible adverse; and
  - Health – moderate adverse
- 6.120 Potential mitigation measures are outline for the effects on the local social and community infrastructure (education and healthcare related facilities). The Applicant should engage early in discussions with the relevant organisations with the relevant organisations (e.g. LCC and CCGs) regarding local capacity and the implications for local provision from residents of the 116 new dwellings. In doing so, it can be agreed the extent to which these organisations consider that the Development’s population and pupil yield place additional pressures and costs upon this local infrastructure, or whether existing infrastructure can accommodate the identified change within its current operational capabilities. This approach will be essential in order to determine the extent of any potential financial contribution that may be required to be paid by the Applicant in order to mitigate these effects.
- 6.121 Post mitigation, any adverse significant effects concerning education and healthcare infrastructure will have been addressed.

6.122 Table 6.14 contains a summary of the likely significant effects of the Development.

**Table 6.14: Table of Significance – Socio-Economics**

Potential Effect	Nature of Effect (Permanent/ Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/ Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/ Minor) (Beneficial/Adverse/ Negligible)
				I	UK	E	R	C	B	L	
<b>Construction</b>											
Construction employment	Temporary	Minor beneficial	None required					X			Minor beneficial
<b>Completed Development</b>											
Operational Employment	Permanent	Major beneficial	None required					X			Major beneficial
Population	Permanent	Negligible	None required						X		Negligible
Household Expenditure	Permanent	Negligible	None required					X			Negligible
Housing Stock	Permanent	Moderate – minor beneficial	None required						X		Moderate – minor beneficial
Education	Permanent	Minor – negligible adverse	Engage in early discussions with LCC/education officials to understand if existing infrastructure can accommodate the identified changes and the extent to which any financial contributions are required.							X	Negligible
Health	Permanent	Moderate adverse	Engage in early discussions with the local health commissioners to understand if existing infrastructure can accommodate the identified changes and the extent to which any financial contributions are required							X	Negligible
<b>Cumulative Effects</b>											
<i>Operation</i>											
Operational Employment	Permanent	Major beneficial	None required					X			Major beneficial
Population	Permanent	Major beneficial	None required						X		Major beneficial
Household Expenditure	Permanent	Moderate – minor beneficial	None required					X			Moderate – minor beneficial
Housing Stock	Permanent	Major beneficial	None required						X		Major beneficial

Education	Permanent	Minor-negligible adverse	Engage in early discussions with LCC/education officials to understand if existing infrastructure can accommodate the identified changes arising from all developments and the extent to which any financial contributions are required as a result of the Proposed Development.							X		Negligible
Health	Permanent	Moderate adverse	Engage in early discussions with the local health commissioners to understand if existing infrastructure can accommodate the identified changes and the extent to which any financial contributions are required as a result of the Proposed Development.								X	Negligible

**\* Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; B = Borough; L = Local

## REFERENCES

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- <sup>i</sup> Department for Levelling Up, Housing and Communities (July 2021), National Planning Policy Framework
- <sup>ii</sup> Preston City Council, South Ribble Borough Council, Chorley Council (July 2012) *Central Lancashire Adopted Core Strategy*
- <sup>iii</sup> South Ribble Borough Council (adopted July 2015) Local Plan
- <sup>iv</sup> Central Lancashire Council (October 2012) Central Lancashire Affordable Housing Supplementary Planning Document
- <sup>v</sup> Homes and Community Agency (November 2015) Employment Density Guide 3<sup>rd</sup> Edition
- <sup>vi</sup> ONS (2021) English Housing Survey 2020-2021.
- <sup>vii</sup> ONS (2020) Family Spending Survey: Workbook 1 detailed expenditure and trends
- <sup>viii</sup> HCA (2015) Calculating Cost per Job Best Practice Note 2015 (3<sup>rd</sup> Edition)
- <sup>ix</sup> ONS. (2020) Family Spending Survey: Workbook 1 detailed expenditure and trends
- <sup>x</sup> ONS (Dec 2021) Claimant Count by Sex by Age.
- <sup>xi</sup> ONS (2020) Business Register and Employment Survey
- <sup>xii</sup> South Ribble Borough Council. (2015) Local Plan.
- <sup>xiii</sup> Annual Survey of Hours and Earnings (2021).
- <sup>xiv</sup> Mortgage for average first-time property in Great Britain needs income of £37,096 | First-time buyers | The Guardian
- <sup>xv</sup> UK Government (2006) S444 and S509 Education Act 1996 (as emended by the Education & Inspections Act 2006). Two miles is the maximum walking distance beyond which local education authorities are required to fund transport to a school.
- <sup>xvi</sup> Calculated using an indicative postcode at the center of the site
- <sup>xvii</sup> Facilities within a three-mile walking distance of the Proposed Scheme, the distance specified in the Education Act referred to above for secondary schools.
- <sup>xviii</sup> HCA (2015) Calculating Cost per Job Best Practice Note 2015 (3<sup>rd</sup> Edition)
- <sup>xix</sup> HCA (2015) Calculating Cost per Job Best Practice Note 2015 (3<sup>rd</sup> Edition)
- <sup>xx</sup> ONS (2020) Business Register and Employment Survey
- <sup>xxi</sup> Lancashire County Council (2013) Planning Obligations in Lancashire Policy: School Projection Methodology.
- <sup>xxii</sup> Lancashire County Council (2013) Planning Obligations in Lancashire Policy: School Projection Methodology.