

15. Socioeconomics

Introduction

15.1 This chapter assesses the significance of the socio-economic effects of the Proposed Development on the identified study area. For the purposes of this assessment, the study areas are primarily the South Ribble Local Authority area and, for assessing the effects on local social and community infrastructure, the local area within 2 and 3 miles from the Proposed Development. In particular, the assessment considers:

- The potential effects of the Proposed Development arising through construction, e.g. the temporary construction employment associated with the Proposed Development; and
- The potential effects of the completed development arising through an increase in the local resident population upon the demographic and economic profile of the study area (i.e. the number of residents, supply of labour, change in housing supply), and upon local social and community infrastructure (including education and health services).

15.2 The chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the Site and surroundings, the potential direct and indirect effects of the development arising from the proposed new housing and employment space within the proposed local centre, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Hatch.

Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF)

15.3 The National Planning Policy Framework (NPPF¹) outlines the Government's planning policies and is a cornerstone of the Government's reforms to the planning system, seeking to make planning more accessible. Fundamental to the framework is the achievement of sustainable development. There are three dimensions of sustainable development defined by the NPPF in setting out the role of the planning system:

- Economic: the planning system plays an economic role by ensuring that sufficient land of the right type is available in appropriate locations at appropriate times to support growth and innovation,
- Social: the planning system plays a social role by supporting strong, vibrant, and healthy communities, which it does by ensuring sufficient supply of housing for the needs of present and future generations alongside

¹ National Planning Policy Framework (2021), Department for Communities and Local Government

accessible local services, reflecting the community's needs and supporting its health, social, and cultural well-being, and

- Environmental: the planning system plays an environmental role by protecting and enhancing natural, historical, and built environments.

15.4 The NPPF notes that these roles should not be undertaken in isolation, they are *"interdependent and need to be pursued in mutually supportive ways"* (para 8). Particularly relevant to the assessment of socio-economic effects of the Proposed Development are the positive improvements identified by the NPPF which the planning system should seek to achieve (para 9).

Local Planning Policy

Lancashire Strategic Economic Plan

15.5 The Lancashire Strategic Economic Plan² (SEP) sets out the growth ambitions of the area between 2014 and 2024. The vision for the area is to re-establish Lancashire as an economic powerhouse through the *"arc of prosperity"*, an area defined by the County Council which sweeps across Lancashire. It aims to deliver *"50,000 new jobs, 40,000 new houses and £3 billion additional economic activity"* across the LEP area (p31).

Central Lancashire Adopted Core Strategy

15.6 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 Strategy³ sets out the authorities' spatial planning proposals. Its most relevant policies and objectives to the Proposed 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 (greenfield land South of Penwortham/North of Farington) as a Strategic Location for growth and investment.
- 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.
- Policy 7—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. Special needs housing includes housing which meets

² Lancashire Local Enterprise Partnership (LEP), (2014), Lancashire Strategic Economic Plan

³ Preston City Council, South Ribble Borough Council and Chorley Council, (2012), Central Lancashire Adopted Core Strategy.

the need arising from homelessness or overcrowding, and purpose-built or supported housing for the elderly or disabled people or those requiring care.

South Ribble Local Plan

- 15.7 The Council, like all Central Lancashire local authority areas, has prepared its own Development Plan. The 'Local Plan' (adopted July 2015) sets out the vision for the borough and the Council's interpretation of the Central Lancashire Core Strategy, including development management policies. It also allocates or protects land for different uses, such as housing, employment or play space. The proposed site is allocated within the Local Plan as part of policy C1.

Assessment Methodology and Significance Criteria

Assessment Methodology

- 15.8 No specific guidance exists which establishes a methodology to be followed when assessing the socio-economic impact of development for Environmental Impact Assessments (EIAs). The approach adopted in this ES is based upon professional experience, consideration of policy and guidance where relevant, and the collation of baseline data from relevant publicly available sources (e.g. ONS Census, ONS Business Register & Employment Survey, NOMIS) as referenced throughout the chapter.
- 15.9 For the purposes of the assessment, the socio-economic receptors are the population and local economy in South Ribble local authority area (the study area), together with the social and community infrastructure, such as education and healthcare provision, within 2-3 miles of the Proposed Development, since these are the locations that will primarily meet the demand it generates.
- 15.10 Given the nature of socio-economic assessment, these are broad based receptors. Therefore, a set of socio-economic indicators is necessary to identify each receptor in more specific terms and for the Proposed Development's effect on them to be measured against an identified socio-economic baseline. The specific receptors with which this chapter is concerned, and the indicators relevant to them, are now described (both temporary effects linked to construction and permanent effects associated with the Proposed Development once completed):

Construction Sector Employment

- 15.11 This assesses the number of temporary construction workers generated by the construction of the Proposed Development.

Population (Total population and Working Age 16-64)

- 15.12 This assesses the current age structure in the local area and forecasts of future demographic changes that may present a challenge to the economic and social sustainability of the local area. This then assesses the permanent

increase in the population once the Proposed Development is complete and fully occupied. The working age population (16-64 years) will also be estimated to assess the potential increase in the local labour supply.

Number and Proportion of High Skilled Working Age Residents

- 15.13 This assesses the proportion of higher skilled residents in South Ribble, offering a comparison to regional and national comparators, as well as other labour market indicators such as the employment and economic activity rates. The number of high skilled residents from the Proposed Development will then be estimated.

Housing Stock in the Local Area

- 15.14 This evaluates the current housing stock in South Ribble and will estimate the increase in supply of new housing as a result of the Proposed Development.

Capacity of the Local Social and Community Infrastructure

- 15.15 This assesses the demand for social and community infrastructure (e.g. education and health care services) that will be likely to arise in the local area as a result of the Proposed Development.
- 15.16 The assessment considers primary schools within 2 miles and secondary schools within 3 miles of the Proposed Development. This is based on methodology published by Lancashire County Council⁴, which cites guidance on walking distances published by the Department for Education (DfE). The DfE specify that "statutory walking distance is two miles for children aged under eight, and three miles for children aged eight and over"⁵. In the case of health care capacity, this is assessed and interpreted in the context of existing supply/capacity within 2 miles of the Proposed Development.
- 15.17 In addition, an assessment of wider socio-economic effects is also presented. While these are not assessed for significance, the wider effects of the Proposed Development also include potential employment within the proposed new local centre, as well as fiscal benefits for the local authority area (New Homes Bonus and Council Tax).

Significance Criteria

- 15.18 There are no formalised technical guidelines or criteria for assessing the significance of socio-economic effects. Likely effects are therefore assessed by considering the following factors, using professional judgement:
- the sensitivity of each receptor affected; and
 - the magnitude of change to the receptor brought about by the Proposed Development.
- 15.19 In socio-economic assessment, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment draws on a combination of measurable

⁴Lancashire County Council, 2020, Education Contribution Methodology – Infrastructure and Planning Annex 2.

⁵DfE, 2014, Home to school travel and transport guidance Statutory guidance for local authorities.

indicators and a consideration of the importance of the receptor in policy terms or in existing baseline conditions to gauge the receptor’s sensitivity. For example, the number of jobs in an area may increase as new developments are completed and occupied by businesses. This is considered alongside the weight attached to these issues in local policy and issues identified in the baseline. For example, the Local Plan may have identified that growth in the stock of housing is a particular priority. Alternatively, the baseline may have identified that there has been a shortage in housing delivery. Table 15.1 below sets out the sensitivity criteria followed in this assessment.

Table 15.1: Definition of Sensitivity

Sensitivity	Evidence for Sensitivity Assessment
High	Evidence of direct and significant socio-economic challenges relating to the receptor. Accorded a high priority in local, regional, or national economic regeneration policy.
Medium	Some evidence of socio-economic challenges linked to the receptor, which may be indirect. Change relating to the receptor has medium priority in local, regional, and national economic and regeneration policy.
Low	Little evidence of socio-economic challenges relating to the receptor. The receptor is accorded a low priority in local, regional, and national economic and regeneration policy.
Negligible	No socio-economic issues relating to the receptor. The receptor is not considered a priority in local, regional, and national economic development and regeneration policy.

15.20 The magnitude of the change upon each receptor has been determined by considering the predicated deviation from baseline conditions, both before and—if required—after mitigation. The criteria used for the assessment of the magnitude of change, which can be either positive (beneficial) or negative (adverse) is shown below in Table 15.2.

Table 15.2: Definition of Magnitude

Magnitude of Impact	Description/Criteria
Substantial	Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change.
Moderate	Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change.
Minor	Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change.
Negligible	No discernible change in baseline socioeconomic conditions.

Table 15.3: Significance of Effect Assessment Matrix

Magnitude of Impact	Sensitivity of Receptor				
		High	Medium	Low	Negligible
	Substantial	Major	Major	Moderate	Negligible
	Moderate	Major	Moderate	Minor	Negligible
	Minor	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Note: shaded area is deemed significant in EIA terms.

Assumptions/Limitations

- 15.21 The assessment of effects is carried out against a benchmark of current socio-economic baseline conditions prevailing in the area local to the Site. As with any dataset, baseline data will change over time. The most recent published data sources were used in this assessment. Data used in this assessment is secondary information derived from a variety of sources. Data has been sourced from official government datasets or the most reliable alternative, where appropriate, to maximise accuracy. The assumption is made that this data, as well as that derived from other secondary sources, is accurate.
- 15.22 All demand for social and community infrastructure within this report is assumed additional and therefore the worst-case scenario. However, given the potential mix of affordable and market housing (which is in line with local policy, a mix of 30% affordable and 70% market housing), it could be the case that some residents may locate to the Proposed Development from within the same local impact area or the borough. For example, a resident may already be using local schools and healthcare services. The level of elderly accommodation provided as part of the Proposed Development will be confirmed at the reserved matters stage and therefore the assessment of education is based on a worst-case scenario where all dwellings could yield children.
- 15.23 The estimated construction costs for the Proposed Development have been provided by the applicant and are used to assess the potential temporary construction employment impacts.

Consultation

- 15.24 Over several years consultation relevant to the assessment of socioeconomics has been undertaken between the applicant and local authorities. This consultation has been centred around the social and community infrastructure impacts of the Proposed Development.

- 15.25 The applicant consulted with the NHS Chorley and South Ribble Clinical Commissioning Group (CCG) in May 2020 to discuss the requirements of three local GPs. Following the meeting, the CCG contacted these three GPs to discuss their current requirements for expansion or relocation.
- 15.26 The Village Surgery, located in Buckshaw Village, have recently completed a refurbishment of the Lostock Hall site, doubling clinical capacity on the ground floor. In the interim their plan is to consolidate services from Medicare into this site. Lostock Hall Medical Centre have recently relocated to a new site and works are currently underway to expand the practice. Kingsfold Medical Centre practice confirmed they would either like to move to a new purpose-built building or move to a private premise, which they could extend or improve with the applicant's financial support.
- 15.27 A second meeting with CCG was held in June 2020 to discuss the requirements of the Kingsfold Medical Centre Practice in further detail. An action from the meeting was that the CCG were to hold further discussion with the head of the Kingsfold Medical Practice to establish what the additional capacity of the practice will be. This will be calculated and agreed with the CCG.
- 15.28 South Ribble Borough Council subsequently confirmed that the healthcare contribution will be included within any CIL payment. There will therefore not be provision for a new health care facility within the proposed local centre.
- 15.29 The applicants have undertaken in depth consultation with Lancashire County Council education officers regarding the size and location of the proposed school site. Officers confirmed that a 420 pupil Two-Form Entry Primary School is required to meet existing need as well as the need of the Proposed Development. Lancashire County Council has stated that the primary school site should have a minimum recommended area of 15,986sqm which should accommodate a building with a minimum gross internal floor area 2,072sqm.

Baseline Conditions

- 15.30 This section outlines the economic and demographic profile of South Ribble as well as the social and community infrastructure within 2-3 miles of the Proposed Development.

Population

- 15.31 The latest ONS Population Estimates shows that the population in South Ribble has grown at a lower rate than both regionally and nationally. Further, in contrast to the regional and national trend, the working age population has reduced by 4% (equivalent to a reduction of 2,600 residents) since 2011. Simultaneously, the retirement age population has increased by 22%, faster than the increase regionally (17%) and nationally (20%).

Table 15.4: Population growth by Age Bands (2011-20)

% Change 2011-20	South Ribble	North West	England
0-15 years	1%	7%	8%
16-64 years	-4%	0%	3%
65+ years	22%	17%	20%
Total	2%	4%	6%

Source: ONS, 2021, Mid Year Population Estimates

15.32 The 2018 ONS sub-national population projections show that, over a 35-year period from 2018 to 2043, the overall population growth in South Ribble (4.5%) was projected to be significantly lower than the national projections (10.3%). As the table below shows, there is projected to be a significant reduction (-3.7%) in the working age population, equivalent to a loss of 2,500 residents.

Table 15.5: Population Projections (2018-2041)

Projected % Change 2018-41	South Ribble	North West	England
0-15 years	-3.8%	0.6%	-0.9%
16-64 years	-3.7%	2.7%	3.8%
65+ years	35.4%	36.1%	44.7%
Total	4.5%	8.5%	10.3%

Source: ONS, 2018, Sub-National Population Projections

15.33 This demographic change is projected to increase the dependency ratio in South Ribble from 0.64 in 2016 to 0.85 in 2041. An ageing population has a variety of socio-economic implications which are important in contextualising the expected effect of a new residential led development as follows:

- Older households tend to spend less than younger households, which could lead to the under-utilisation of local services and retail, rendering them unsustainable in the long term. The ONS 2015 Family Spending Survey found that larger households with a head aged 30-49 had a weekly expenditure more than twice that of an average smaller household in which the head was over the age of 75.
- An increasing dependency ratio suggests a tightening of the local labour market over time, with more residents retiring, employers face the challenge of recruiting to replace this cohort of the workforce. If there is

insufficient labour in the local area, they may be forced to recruit from outside the local authority or move their operations elsewhere.

Labour Market Indicators

15.34 According to the latest ONS BRES data, in 2019 there were 59,000 jobs in South Ribble. Construction and manufacturing are the main sources of employment, together accounting for 31% of all employment in the Borough (compared to around 18% in Lancashire, 14% regionally and 13% nationally).

15.35 As shown in the table below, key labour market indicators for South Ribble present a fairly positive picture, with high levels of economic activity amongst the resident base (83.7% compared to 79.5% nationally), and a lower than average unemployment rate (2.9%). However, challenges remain in the borough, including improving access to employment opportunities locally and in the wider Central Lancashire area for local residents, a below average resident population in employment with higher-level skills, as well as a working-age population which has contracted by 10% over nearly the last decade .

Table 15.6: Labour Market Indicators (Jan-Dec 2020)

Indicators	South Ribble	North West	England
Economic Activity Rate (16-64)	83.7%	77.6%	79.5%
Unemployment Rate (16-64)	*2.9%	4.3%	4.8%
High Skilled Employment (16-64)	29.9%	31.5%	34.5%

Source: ONS Annual Population Survey (2021) *The South Ribble unemployment rate was only available for 16+ years, rather than working age, and is ONS's modelled rate.

Housing

15.36 There are 50,571 dwellings in South Ribble⁶. 89.5% of these dwellings are in the private sector and 10.5% are within the social housing sector⁷.

15.37 The average house price in the South Ribble is £161,000 and average earnings sits at £27,680. The Median house price to earnings ratio in South Ribble is therefore 5.8%. This is higher than for many other Lancashire authority This compares to England's average ratio of 8.0%, the North West's average ratio of 5.8% and Lancashire average

⁶MHCLG, 2021, Live tables on dwelling stock (including vacants).

⁷ South Ribble Borough Council, 2020, South Ribble Housing Strategy 2020-2025.

ratio of 5.48%. The lower-quartile house price to earnings ratio is the second highest in Lancashire at 6.6% meaning that house price affordability in South Ribble is challenging⁸.

15.38 Based on South Ribble Borough Council’s annual monitoring data, over the 5 years from April 2015 to March 2020 South Ribble has delivered an average of 356 homes per annum. This is below its housing target of 417 dwellings per annum set since 2003/04 in the latest South Ribble Local Plan and is the average annual housing requirement for 2010/11-2025/26⁹. However South Ribble has delivered an average of 79 affordable homes per annum (22% of total new homes). This is below the target of 30% affordable dwellings per annum, in urban parts of South Ribble, set out in the Central Lancashire Core Strategy¹⁰.

Table 15.7: Housing Delivery

Year	New Homes	Affordable Homes
April 2015 to March 2016	371	150
April 2016 to March 2017	189	25
April 2017 to March 2018	318	40
April 2018 to March 2019	491	97
April 2019 to March 2020	412	81
Average per annum – April 2015 to March 2020	356	79

Source: South Ribble Borough Council, 2020, South Ribble Housing Strategy 2020-2025.

Social and Community Infrastructure

15.39 This section assesses the existing provision of:

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

⁸ South Ribble Borough Council, 2020, South Ribble Housing Strategy 2020-2025.

⁹ South Ribble Borough Council, 2015, Local Plan.

¹⁰ Preston City Council, South Ribble Borough Council and Chorley Council, 2012, Central Lancashire Adopted Core Strategy Local Development Framework.

Education

- 15.40 The assessment of primary education facilities is based on schools within a two-mile radius of the Site boundary. Section 444(5) of the Education Act 1996 suggests a maximum walking distance of 2 miles (3.2 km) for a child who is under the age of eight. This is used as the maximum for determining eligibility for free school transport. In practice, however, the majority of primary school age children live closer than the maximum walking distance. The 2010 National Travel Survey found that the average trip length for primary school children was 1.5 miles (2.4 km). As this guidance applies to children under the age of eight, the distance of 2 miles (3.2 km) has been used for the assessment of both primary and nursery provision.
- 15.41 A distance of three miles from the Proposed Development boundary is used for the baseline assessment of secondary school education. This is based on methodology published by Lancashire County Council¹¹, which cites guidance on walking distances published by the Department for Education (DfE). The DfE specify that "*statutory walking distance is three miles for children aged eight and over*".

Nurseries

- 15.42 There is one nursery school, Stonegate Nursery School, located within 2 miles of the Proposed Development site. This nursery school is located 1.8 miles from the Site boundary (edge of Preston City Centre) and has a roll size of 91, however capacity data is not available. In addition, there is pre-school childcare (for children aged 2 or/and 3) available at six of the primary schools located within 2 miles of the Proposed Development, these schools are:
- Kingsfold Primary School
 - Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall
 - Lostock Hall Community Primary School
 - St Stephen's CofE School
 - Walton-le-Dale Community Primary School
 - Frenchwood Community Primary School
- 15.43 Data for the capacity of these schools for nurseries is not available. However, the places are included in the primary school table below.
- 15.44 In addition, there are also private sector nursery providers within 2 miles of the development site boundary. An assessment of the local areas shows that "Absolute Angles Nursery" and "Little Achievers Urban Forest School - Rosy Apple Childcare Ltd" both offer nursery places and are located within 2 miles of the Proposed Development boundary. The latter of which has a capacity of up to 72 children according to information available on childcare.co.uk.

¹¹ Lancashire County Council, 2020, Education Contribution Methodology – Infrastructure and Planning Annex 2.

Primary Schools

15.45 There are 25 primary schools within 2 miles of the boundary of the Proposed Development site. 21 of these are in South Ribble and the remaining 4 are located in Preston. The latest publicly available data shows that there are 378 spare places across 19 of these schools. Within 1 mile of the Site boundary there are 55 spare places within 5 schools. It should be noted that approximately a third (121) of the spare places are within the Olive School. This school is located 2 miles from the closest point of the Site boundary and therefore may not actually be within 2 miles of the majority of residents of the Proposed Development. For example, if Olive school is excluded from the analysis, there overall number of spare primary school places falls to 257.

Table 15.8: Primary School Provision

Name	Capacity	Roll Size	Spare Places	Local Authority	Approximate Distance from Site boundary (Miles)
Kingsfold Primary School	210	210	0	South Ribble	0.2
Penwortham Broad Oak Primary School	210	187	23	South Ribble	0.3
Farington Moss St. Paul's C.E. Primary School	198	194	4	South Ribble	0.4
Our Lady and St Gerard's Roman Catholic Primary School, Lostock Hall	378	357	21	South Ribble	0.4
Penwortham Middleforth Church of England Primary School	210	208	2	South Ribble	0.6
Lostock Hall Community Primary School	426	425	1	South Ribble	0.7
Cop Lane Church of England Primary School, Penwortham	210	210	0	South Ribble	0.8

Name	Capacity	Roll Size	Spare Places	Local Authority	Approximate Distance from Site boundary (Miles)
St Mary Magdalen's Catholic Primary School	210	206	4	South Ribble	0.8
Whitefield Primary School	420	391	29	South Ribble	1.1
New Longton All Saints CofE Primary School	210	213	-3	South Ribble	1.1
St Stephen's CofE School	315	296	19	Preston	1.3
Walton-le-Dale Community Primary School	420	443	-23	South Ribble	1.3
Howick Church Endowed Primary School	105	102	3	South Ribble	1.4
Penwortham, St Teresa's Catholic Primary School	296	277	19	South Ribble	1.4
Penwortham Primary School	210	202	8	South Ribble	1.5
Walton-le-Dale, St Leonard's Church of England Primary School	280	275	5	South Ribble	1.5
St Mary's and St Benedict's Roman Catholic Primary School	315	299	16	South Ribble	1.5
Frenchwood Community Primary School	298	341	-43	Preston	1.6

Name	Capacity	Roll Size	Spare Places	Local Authority	Approximate Distance from Site boundary (Miles)
St Augustine's Catholic Primary School	266	251	15	Preston	1.7
Cuerden School, Bamber Bridge	210	197	13	South Ribble	1.7
Lever House Primary School	315	301	14	South Ribble	1.8
Farington Primary School	210	*	*	South Ribble	1.9
St Patrick's Roman Catholic Primary School	210	186	24	South Ribble	1.9
Bamber Bridge St Aidan's Church of England Primary School	168	131	37	South Ribble	2.0
Olive School	420	299	121	Preston	2.0

Source: Edubase 2021 (accessed June 2021). Note: Distance are calculated via a straight line from the closest point on the Site boundary. * = no data available. This is treated as zero (spare capacity) for the purpose of the assessment.

Secondary Schools

- 15.46 There are 16 secondary schools within a 3-mile radius of the Proposed Development site boundary. Overall, there are 1,800 spare places across 15 of these schools, with over half of these spare places located in the combined spare capacity at Penwortham Priory Academy (405) and Wellfield Academy (514). Within 2 miles of the Proposed Development boundary there are 8 schools with a total of 876 spare places, with almost half of these spare places at Penwortham Priory Academy, which is located 1.5 miles from the Proposed Development boundary.

Table 15.9: Secondary School Provision

Name	Capacity	Roll Size	Spare Places	Local Authority	Approximate Distance from Site boundary (Miles)
Lostock Hall Academy	800	612	188	South Ribble	0.8
All Hallows Catholic High School	890	900	-10	South Ribble	1.0
Penwortham Girls' High School	775	769	6	South Ribble	1.1
Christ The King Catholic High School	400	340	60	Preston	1.4
Penwortham Priory Academy	1,152	747	405	South Ribble	1.5
Brownedge St Mary's Catholic High School	800	732	68	South Ribble	1.7
Hutton Church of England Grammar School	1,008	869	139	South Ribble	1.8
Walton-Le-Dale High School	785	775	10	South Ribble	2.0
Eden Boys' School, Preston	800	580	220	Preston	2.0
Wellfield Academy	834	320	514	South Ribble	2.2
Academy@Worden	590	550	40	South Ribble	2.2
Preston Muslim Girls High School	541	515	26	Preston	2.5
Moor Park High School & Sixth Form	636	600	36	Preston	2.7

Name	Capacity	Roll Size	Spare Places	Local Authority	Approximate Distance from Site boundary (Miles)
St Mary's Catholic High School	830	759	71	South Ribble	2.8
Balshaw's Church of England High School	925	921	4	Preston	2.8
Ashton Community Science College	800	787	13	Preston	2.9

Source: Edubase 2021 (accessed June 2021). Note: Distance are calculated via a straight line from the closest point on the Site boundary. * = no data available. This is treated as zero (spare capacity) for the purpose of the assessment.

Health Provision

- 15.47 The assessment of health provision in terms of GPs and dental practices is based on a 2-mile radius from the Proposed Development boundary. This allows for a reasonable walking distance to local health services but is not drawn from any policy guidance.
- 15.48 There are 13 GP practices within 2 miles of the Proposed Development boundary. The average patient per full-time equivalent (FTE) GP ratio across these GP practices is 1,882. This is lower than the ratio of 1,908 for the NHS Chorley and South Ribble CCG area and higher than the NHS Greater Preston CCG patient FTE GP ratio of 1,642. St Fillan's Medical Centre and New Longton Surgery have notably high patient: GP ratios, both higher than 3,500. Nine of the 13 GP surgeries have a ratio lower than the Chorley and South Ribble CCG average. Consultations with local authorities undertaken by the applicant found that there has been a refurbishment of the Lostock Hall Village Surgery, thus increasing its capacity. Whilst Lostock Hall Medical Centre and Kingsfold Medical Centre have plans to increase capacity.

Table 15.10: GP Provision

Name	Approximate Distance from Site boundary (Miles)	Patient List Size	FTE GP Count	Patients per FTE GP
Kingsfold Medical Centre	0.3	4,525	1.7	2,715
Lostock Hall Medical Centre	0.4	4,878	2.1	2,434

Name	Approximate Distance from Site boundary (Miles)	Patient List Size	FTE GP Count	Patients per FTE GP
Lostock Hall Village Surgery	0.4	1,592*	1.0*	1,592
Medicare Unit Surgery	0.6	2,293*	1.0*	2,293
New Longton Surgery	1.0	1,890	0.5	3,831
St.Mary's Health Centre	1.1	18,830	8.1	2,334
Fishergate Hill Surgery	1.1	6,318	4.6	1,377
St Fillan's Medical Centre	1.3	8,545	2.1	4,005
Park View Surgery	1.6	6,012	5.7	1,063
The Ryan Medical Centre	1.6	10,117	6.4	1,574
Roslea Surgery	1.6	8,565	7.7	1,111
Riverside Medical Centre	1.7	11,009	5**	2,202
Avenham Surgery	1.8	6,287	2.5***	2,515

Source: NHS Workforce Data (March 2021). * For NHS workforce data the last time this GP was included in the data was March 2020 and so these figures are based on the March 2020 data. **Data not available there are 7 doctors at the GP practice according to their website and therefore an estimated 5 FTE GPs has been used. *** data was estimated based on the Avenham Surgery website as not all GPs were included in the main NHS GP workforce data.

15.49 There are seven dental practices located within 2 miles of the Proposed Development boundary. Three of the dental practices are generally not accepting new adult patients according to the latest NHS information¹², two of which are accepting patients only by referral, whereas information is unavailable for the other dentists. This indicates there is little capacity available amongst dental practices within 2 miles of the Site boundary.

¹² <https://www.nhs.uk/service-search/other-services/Dentists/PR1-9TX/Results/12/-2.71397113800049/53.7293510437012/3/0?distance=25>

Table 15.11: Dentist Provision

Name	No of Dentists	Accepting new adult NHS patients?	Approximate Distance from Site Boundary
Diamond Dental Care	1	No	0.3
Lostock Hall Dental Care	1	Unknown - No data supplied by the dental practice	0.4
Penwortham Dental Practice	6	No (however accepting patients by referral from a dental practitioner)	1.3
Preston Orthodontics	1	No (however accepting patients by referral from a dental practitioner)	1.6
Ribble Dental Care	3	Unknown - No data supplied by the dental practice	1.7
Bamber Bridge Dental Care	Unknown	Unknown - No data supplied by the dental practice	1.7
Bamber Bridge Clinic - Dental Department	Unknown	No (however accepting patients by referral from a dental practitioner)	1.8

Source: NHS Choices (accessed July 2021)

Embedded Mitigation

- 15.50 The Proposed Development includes the provision of a 2-form entry (FE) primary school. It is estimated that this would provide 420 primary school places.¹³

Assessment of Likely Significant Effects

Temporary Construction Employment Effects

- 15.51 The Proposed Development of 1,100 homes will lead to temporary employment impacts during the construction phase. The assessment of temporary construction employment has been informed by a viability assessment provided by the Applicant, as well as insights on the appropriate build period, phasing and guidance on labour coefficient for construction investment¹⁴.

¹³ Based on an average class size of 30 over 7 years.

¹⁴ The assessment uses labour coefficients for residential and commercial development and the number of workers a year per £1m of construction spending. Homes and Communities Agency (2015) Calculating Cost Per Job: Best Practice Note, (3rd Edition)

- 15.52 Based on assumed 8-year build period, it is estimated that the Proposed Development could support around 275 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.
- 15.53 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 local employment through their expenditure in local businesses throughout the duration of the Proposed Development. In addition, it is unclear at this stage as to the number of jobs which will be taken by South Ribble workers or supported by local construction-related businesses. The opportunity to maximise local economic benefits in South Ribble will be dependent upon on the contracting and sub-contracting arrangements that will be established.
- 15.54 The receptor for this effect is construction jobs in South Ribble. The significance of the effects is assessed as follows:
- The sensitivity of the receptor is assessed as being medium. Whilst construction employment is not identified as a policy priority for the area, it represents 19% of total employment in the area.
 - The 275 temporary construction workers supported per year by the construction of the Proposed Development would increase construction employment in South Ribble by 2.5%. The magnitude of the effect is assessed as moderate; and
- 15.55 Based on the above, the significance of the effect is assessed as **moderate** beneficial in the short term¹⁵ at the local authority level, which is **Significant**.

The Completed and Operational Development

Population (Total population and Working Age 16-64)

- 15.56 The Proposed Development of 1,100 dwellings is estimated to accommodate around 3,600 residents once completed and fully occupied. It is estimated that 2,520 residents would be of working age (16-64), equivalent to 70% of the population.
- 15.57 The receptor for effects is the resident population in South Ribble. Overall population growth over the past 10 years has been lower in South Ribble compared to regionally and nationally, and the working age population has declined by 4% since 2011. In addition, the retirement age population is projected to grow compared to a projected reduction in the working age population. The sensitivity of the receptor is therefore assessed as **high**.
- 15.58 The total population in South Ribble would increase by around 3% as a result of the Proposed Development and the working aged population would increase by around 4% as a result of the Proposed Development. This represents a **permanent** rise, and the magnitude of the effect is assessed as **minor**.

¹⁵ The effects would only persist over the construction phase of the proposed development. It is not a permanent effect, and therefore has been assessed as a short term effect.

15.59 The significance of the effect for South Ribble is therefore assessed as **moderate beneficial** in the **long term** at the **district level**, which is **Significant**.

Number and Proportion of High Skilled Working Age Residents

15.60 It is expected that the Proposed Development is likely to encourage a higher skilled workforce to live in the area given the type of housing proposed. Higher skilled workers are generally more productive, have higher earnings potential, which is likely to translate into higher expenditure in the local economy.

15.61 It is estimated that the Proposed Development's population is likely to include approximately 570 residents who would be considered higher skilled (senior managers and professionals). This assumption is based on the occupational breakdown of residents from similar types of development in South Ribble.

15.62 The receptor for this effect is the supply of higher skilled labour in South Ribble. Job provision and increasing productivity is very much a policy aim of South Ribble and Lancashire as a whole. The Lancashire LEP Economic Strategy 2010-2030 states that the vision for the area to re-establish Lancashire as an economic powerhouse to deliver 50,000 new jobs. The sensitivity of the receptor is therefore assessed as **medium**.

15.63 An increase in 570 higher skilled residents represents a 3% increase in South Ribble. The magnitude of the effect is assessed as **moderate**.

15.64 The significance of the effect of the receptor is therefore assessed as **moderate beneficial** in the long term at the District level, which is **Significant**.

Housing Stock in South Ribble

15.65 The Proposed Development would add a further 1,100 homes to South Ribble's housing stock once completed. The receptor for this effect is the current housing supply in South Ribble.

15.66 The sensitivity of the receptor is assessed as **high**. The baseline data shows that South Ribble has consistently failed to meet its housing target of 417 dwellings per annum and has also delivered below its affordable housing target (30% in urban areas and 35% or more in rural areas) over the past 5 years. The delivery of new housing is a policy priority in the Joint Core Strategy.

15.67 The Proposed Development would increase the overall housing stock in South Ribble by around 2%. The magnitude of the effect is assessed as **moderate**.

15.68 The significance of the effect of the receptor is assessed as **major beneficial** in the **long term** at the **district level**, which is **Significant**.

Capacity of the Local Social and Community Infrastructure

Primary Education

- 15.69 To assess the likely number of primary school children yielded from the Proposed Development, the assessment draws on guidance in Lancashire County Councils Education Contribution Methodology¹⁶. This states the primary school yields for different sized bedroom housing units. Applying these yields to the Proposed Development results in potential for 202 primary school pupils once developed and occupied.
- 15.70 The baseline analysis shows that there are 378 spare places in existing primary schools within 2 miles of the Proposed Development boundary. The Proposed Development also includes the provision of a 2-form entry (2FE) primary school. It is estimated that this would provide an additional 420 school places, bringing the total number of spare primary school places to 798. Based upon existing spare capacity and in addition to the proposed 2 FE primary school, there is sufficient capacity from existing primary schools and the proposed primary school to accommodate pupils from the Proposed Development. As spare capacity is fairly high, the sensitivity of the receptor is assessed as **low**. The magnitude of change arising from new pupil demands is assessed to be **negligible**.
- 15.71 The significance of the effects on primary education facilities are assessed as **negligible** in the **long term** at the local level, which is **Not Significant**. The Proposed Development has a wider beneficial effect through the delivery of a new 2 FE primary school which can accommodate pupils from this development, as well as other proposed schemes in the local area.

Secondary Education

- 15.72 Similarly to the assessment of primary education, to assess the likely number of secondary school children yielded from the Proposed Development, the assessment draws on guidance in Lancashire County Councils Education Contribution Methodology¹⁷. This states secondary school yields for different sized bedroom housing units. Applying these yields to the Proposed Development results in potential for 97 secondary school pupils.
- 15.73 The baseline analysis shows that there are 1,800 spare places in existing secondary schools within 3 miles of the Proposed Development boundary. Based on existing capacity, there is sufficient capacity from existing secondary schools to accommodate pupils from the Proposed Development. The sensitivity of the receptor is therefore assessed as **low**. The magnitude of change arising from new pupil demands is assessed to be **negligible**.
- 15.74 The significance of the effects on secondary education facilities are assessed as **negligible** in the **long term** at the local level, which is **Not Significant**.

¹⁶ Lancashire County Council, 2020, Education Contribution Methodology – Infrastructure and Planning Annex 2.

¹⁷ Lancashire County Council, 2020, Education Contribution Methodology – Infrastructure and Planning Annex 2.

Health

- 15.75 Based upon the estimated population arising from the Proposed Development, 3,600 residents, and assuming all residents are additional, there will be an increase in demand for GP primary healthcare facilities within two miles.
- 15.76 The requirement for health services will impose additional demands and costs upon the existing provision. The assessment shows that the current average patient list size per FTE GP for local GP practices is only slightly lower (1,882) than the average for the NHS Chorley and South Ribble CCG area average, of 1,908 (and significantly higher than the NHS Greater Preston CCG average of 1,642). In addition, there appears to be little capacity in local dentists. However, there are plans to expand health care provision locally.
- 15.77 The sensitivity of the health receptor is therefore assessed as **medium**.
- 15.78 A fully occupied development would increase the average patient list size per FTE GP from 1,882 to 1,956, therefore rising above average for the NHS Chorley and South Ribble CCG area. This represents a 4% uplift. The majority of dentists within 2 miles of the Proposed Development are not accepting new patients, suggesting little spare capacity. The magnitude of the effect is assessed as **minor**.
- 15.79 The significance of the effect is assessed as **minor adverse** in the **long term** at the local level, which is **Not Significant**.

Wider Benefits

- 15.80 The Proposed Development would also lead to wider benefits which are not assessed in the ES framework as above. These are outlined below:
- The Proposed Development includes the provision of commercial space. Once fully occupied the provision of this space is anticipated to support 130-140 FTE direct jobs on site (this does not include jobs created at the proposed primary school).
 - The Proposed Development includes the provision of retail, leisure and community uses, as well as a strong green infrastructure network.
 - The provision of onsite community uses (e.g. proposed school, community uses and green infrastructure) will facilitate the development of housing on other sites, this is a significant wider economic benefit.
 - There will be fiscal benefits associated with the completion of the Proposed Development. Based upon the current New Homes Bonus policy, it is estimated that the Proposed Development could generate around £7.0m to South Ribble Borough Council over 4 years (£1.9m per annum)¹⁸. This is an indicative estimate, based upon current Council tax levels and the local authority achieving housing growth above its Band D equivalent baseline position.

¹⁸ Based upon current Council tax levels and the local authority achieving housing growth above its Band D equivalent baseline position.

- The Proposed Development will also deliver long-term fiscal benefits through the council tax system. Once all new housing is occupied, it is estimated that annual council tax revenues paid by residents of the Proposed Development would total around £1.9m per annum based on current prices.
- The expenditure of residents of the Proposed Development will help support employment in local businesses across South Ribble. It is estimated that annual household expenditure would be around £20m. Over half of this expenditure would be spent within the local area and would therefore support further local employment. It should be noted that some of this expenditure is likely to be captured in the on-site retail facilities of the Proposed Development and support the identified employment potential within these uses.

Additional Mitigation / Enhancement Measures

- 15.81 This section describes the measures which are required to mitigate any significant environmental effects with regards to socioeconomics. This should detail mitigation measures which are not designed in to the proposals and which requires a commitment from the applicants to carry out further actions.

Construction

- 15.82 No mitigation measures are required in respect to socioeconomics during the construction phase of the Proposed Development.
- 15.83 The proposed scheme itself, alongside local education institutions, will offer a Skills Training Scheme with onsite training, work experience and employment opportunities during the construction phase of the proposed development¹⁹.

The Completed and Operational Development

- 15.84 No mitigation measures are required in respect to socioeconomics once the Proposed Development is completed and operational. However, any Community Infrastructure Levy (CIL) payment could contribute to the provision of offsite expansion in local health care provision.

Likely Residual Effects of the Development and their Significance

- 15.85 A summary of residual effects is shown in Table 15.12.

¹⁹ Avison Young, Employment and Skills Statement, The Lanes, Penwortham.

Table 15.12: Residual Effects Summary

Description of Effect	Potential effect including significance	Mitigation	Residual Effect including significance
Construction and Demolition			
A permanent increase in employment at the District level	Moderate beneficial, which is Significant	None required	Moderate beneficial, which is Significant
Completed Development			
A permanent increase in the local population at the District level	Moderate beneficial, which is Significant	None required	Moderate beneficial, which is Significant
A permanent increase in the number of highly skilled workers at the District level	Moderate beneficial, which is Significant	None required	Moderate beneficial, which is Significant
A permanent increase in the housing stock at the District level	Major beneficial, which is Significant	None required	Major beneficial, which is Significant
A permanent increase in the number of primary school pupils at the Local level	Negligible, which is Not Significant	None required	Negligible, which is Not Significant
A permanent increase in the number of secondary school pupils at the Local level	Negligible, which is Not Significant	None required	Negligible, which is Not Significant
A permanent increase in demand for local health facilities at the Local level	Minor adverse, which is Not Significant	None required. Any CIL payment could contribute to the provision of offsite expansion in local health care provision.	Minor adverse, which is Not Significant

Conclusions

15.86 This assessment has considered the potential socio-economic effects arising from the Proposed Development. These include:

- The construction of the Proposed Development will support around 275 temporary construction workers per annum during the 8-year build period.
- The Proposed Development will be home to around 3,600 residents, of which it is estimated that around 2,520 will be of working age and 570 will be highly skilled. This will support the local economy by increasing the labour supply and, in the case of higher skilled labour, help to boost the productivity of the local area's labour supply.
- The Proposed Development will add up to 1,110 homes to South Ribble, of which 30% would be affordable, helping to contribute to meeting housing need in South Ribble.
- The additional residents will generate demand for education provision, however there is sufficient capacity in both local primary and secondary schools to deal with this additional demand and the embedded mitigation of a primary school with capacity for an estimated 420 pupils will open up further capacity within the local area.
- The additional 3,600 residents will also generate demand for health services. There are plans to expand local health care provision. Any CIL payment could contribute to the provision of offsite expansion in local health care provision.
- The Proposed Development includes the provision of retail, leisure and community use, as well as a strong green infrastructure network.
- There will be wider benefits such as the creation of jobs on the development site once commercial space is operational (130-140 FTE jobs), household expenditure (£20m per annum), as well as fiscal benefits associated with the completion of the Proposed Development, including the New Homes Bonus payment to South Ribble Borough Council (£7.0m over 4 years) and £1.9m in council tax per annum.

References

All references are numbered in the chapter footnotes. For completeness a full list of references used throughout the chapter is provided below:

Avison Young, 2021, Employment and Skills Statement, The Lanes, Penwortham.

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