

12.0 SOCIO-ECONOMICS AND HUMAN HEALTH

12.1 INTRODUCTION

- 12.1.1 This chapter provides an assessment of how the Proposed Development is likely to affect both the local and regional economies, social outcomes and community facilities through its construction and operational phases. A desk-based assessment has been completed to the impacts of the development on population, housing supply, education, health and other community facilities and considers the impacts that the scheme will have upon employment and the local labour market.
- 12.1.2 This project lies on the council area of Havant and the site is located in the Purbrook Ward, on the eastern edge of Widley and west of the village of Bedhampton, Hampshire. A detailed description of the proposed development can be found in Chapter 3: Description of Development.

12.2 METHODOLOGY AND SCOPE

Policy Background

National Planning Policy Framework (NPPF):

- 12.2.1 The National Planning Policy Framework (NPPF) July 2021 places a strong emphasis on sustainable development and for the planning system to support economic growth. Economic, environmental and social gains are sought jointly and simultaneously through the plan-making and development management processes in order to achieve sustainable development.
- 12.2.2 Paragraph 8 outlines three core objectives in relation to overarching economic, social and environmental objectives that planning should follow.
- “a) **An Economic Objective** - Proactively 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** - Proactively 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** - Proactively 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”.*
- 12.2.3 Paragraph 20 emphasises that:

“All strategic policies should make sufficient provision in favour of sustainable development for housing (including affordable housing), employment, retail, leisure and other commercial development”.

- 12.2.4 Paragraph 68 states that:

“Strategic policy-making authorities should have a clear understanding of the land available in the area and identify a sufficient supply and mix of Sites, taking into account their availability, suitability and likely economic viability”.

- 12.2.5 Paragraph 92 emphasises that planning policies should aim to achieve healthy, inclusive and safe places by ensuring plans:

“are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;

“enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

Planning Practice Guidance (PPG)

- 12.2.6 The PPG was first published by the Department for Communities and Local Government in 2013 and was launched as a web-based resource in 2014. Relevant guidance addresses the following:
- Housing and economic needs assessments (2019),
 - Healthy and safe communities (2019),
 - Housing and economic land availability assessment (2019),
 - Housing supply and delivery (2019), and,
 - Open space, sports and recreation facilities, public rights of way and local green space (2014).

Pre-submission Draft Havant Borough Local Plan 2036

- 12.2.7 The Pre-submission Havant Borough Local Plan 2036 sets out a vision and framework for the future development, growth, and prosperity of the Borough. Preparation of the Draft began in early 2017, with examination carried out in 2019. The Pre-submission draft was produced for the public consultation held on February 2019.
- 12.2.8 The development is allocated within the Pre-submission Local Plan under Policy H40 – ‘Campdown’ for the development of around 628 dwellings as well as open space.
- 12.2.9 Table 12.1. below provides a summary of policies of the Draft Havant Borough Local Plan 2036 relevant to this assessment.

Table 12.1. Relevant Pre-submission Local Plan Policies

Policy	Context
IN1	Effective provision of infrastructure Planning permission will be granted for development that: a) Meets On-Site and/or off-Site infrastructure requirements. Where appropriate and justified the Council will seek on-Site provision or financial contributions to ensure the timely on-Site or off-Site delivery of the following types of infrastructure: ✓ Education - early years, schools (primary and secondary). ✓ Emergency planning. ✓ Green & Blue Infrastructure - flood risk management (including coast), ecology (SPA mitigation), green routes (including public rights of way), open space, sustainable drainage systems. ✓ Health - Primary Care (GPs and health centres). ✓ Social infrastructure - community centres and leisure (including built sports facilities). ✓ Transport - roads (local and strategic network including A3023 mitigation), rail, buses, cycling, walking, ferry. ✓ Utilities - electricity, gas, telecommunications (including broadband), waste and recycling, water supply, wastewater, and sewage disposal. b) Makes the most effective use of existing and proposed infrastructure, including opportunities for co-location and/or multifunctional use of facilities.
E2	Health and Wellbeing Planning permission will be granted for development proposals which: a) Promote and facilitate an inclusive community through the maintenance or enhancement of the Borough’s local built and natural environment to create a sense of place and community belonging, b) Promote and facilitate active and healthy lifestyles through good urban design and easy access to local services, facilities and our green and blue environment, c) Promote and facilitate informal play, social interaction and active travel (walking and cycling) through the design and layout of the development, provision of high-quality footpaths, cycle paths, seating and signage, d) Maximise opportunities for increasing walking and cycling for all types of trips, creating and improving linkages within the Borough, particularly along stream corridors, along the coast and into the countryside, e) Provides new or enhanced public realm which promotes active travel, provides high quality surface treatments, landscaping, signage and street furniture including seating and is accessible to all,

	f) Retain open spaces, including children’s play spaces, which are valued by local communities unless alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility in line with Policy E2, and, g) Create, where necessary, new open spaces in line with Policy E2 which are located within housing developments, that are safe and accessible for children to play (informal and formal), contribute to the Borough’s green infrastructure, and provide opportunities for growing food and socialising.
E9	Provision of public open space in new development The Open Space Strategyⁱ highlights that the Borough’s deficit in community food growing space (allotments) is expected to increase to 16.29ha by 2036 due to population increase. Proposals for residential development of 50 dwellings or more will be permitted where: ✓ High quality on-Site public open space is provided to a standard of 1.5ha per 1,000 population, ✓ On development where the open space requirement exceeds 0.5ha, an element of play space is provided, and, ✓ On greenfield Sites, part of this requirement is provided in the form of community food growing space, to a standard of at least 0.2ha per 1,000 population.
E2	Protection of existing open space The Council will protect, enhance, and develop the Borough’s green infrastructure network. Development on the protected open spaces will be permitted only where the proposal is for a recreation use which would retain and enhance the value of the open space.
C6	Local Centres, Local Shops and Services a) Within Local Centres, planning permission will be granted for development proposals that: a. Provide small-scale retail uses (Use Classes A1 to A5), contributing to the vitality and viability of the centre, and, b) Support small and independent businesses;

Scoping Assessment Stage

12.2.10 An EIA scoping opinion was submitted to Havant Borough Council (HBC) in February 2018, formally agreeing the scope of the Socio-economic and Human Health chapter. No comments on the socio-economic assessment were raised as part of this process. A further EIA scoping note was submitted to HBC in 2022 confirming that the principles of development remain as assessed within the 2019 ES therefore the scope of the ES is proposed to remain as agreed in 2018. This the Socio-economic and Human Health ES chapter therefore adheres to the scope as agreed in 2018.

Assessment Methodology

12.2.11 The assessment first establishes the baseline position in terms of local social and economic conditions before examining the potential impacts of the Proposed Development and their significance. The significance of impacts is based on methodology outlined in Chapter 2 and

amended where necessary following a detailed review on the baseline conditions and based on professional judgement and experience in undertaking socio-economic development for sites of this scale and nature. Opportunities for mitigation of any adverse effects and the enhancement of positive effects are then examined, including any built-in mitigation elements of the scheme, such as open space and social infrastructure facilities.

12.2.12 This assessment draws upon published Government and Local Authority statistics. At the time of writing, data from the 2021 Census and other published national statistics was available at regional and local geographical areas and for all relevant determinants of socio-economic factors. The available 2021 Census has therefore been used for this assessment. Where, relevant, the Census 2011 was used for comparison reasons only.

Spatial Scope

12.2.13 As identified above, the 2021 Census is available at all, national, regional and local levels and is available for the following geographical areas:

- Output Areas (OA) - are the lowest level of geographical area for Census statistics and were first created following the 2001 Census.
- Middle Layer Super Output Areas (MSOA) – are made up of groups of LSOAs, usually four or five. They comprise between 2,000 and 6,000 households and have a usually resident population between 5,000 and 15,000 persons.
- Regional – County and Local Authority administrative boundaries.
- National – England / Wales / Scotland and UK datasets.

12.2.14 It should be noted that for some factors, such as the index of multiple deprivation or description of local areas provided by the local authorities, other geographical areas have been referred to and used. These include the local ward within which the site is located, in this instance, Romsey Cupernham Ward and the Lower layer Super Output Areas (LSOA), in this instance, LSOA Havant 011C.

12.2.15 In terms of the geographical extent of effects, the following definitions have been adopted for the purpose of this socio-economic assessment.

- OA: E00116610 (
- Figure 12.1).
- LSOAs: Havant 011C. Despite the lack of data available at a LSOA level, the use of this geographical extent was used for the Index of Multiple Deprivation (IMD) only.
- MSOA: Purbrook and Widley (Figure 12.2).
- District Level: Havant (Figure 12.3).
- County Level: Hampshire (Figure 12.4).
- National Level: England.

12.2.16 As the boundaries of the MSOA and the electoral ward are the same, the information gathered as part of this ES chapter is being referred to as the MSOA geographic boundary only.

Figure 12.1. OA: E00116610.

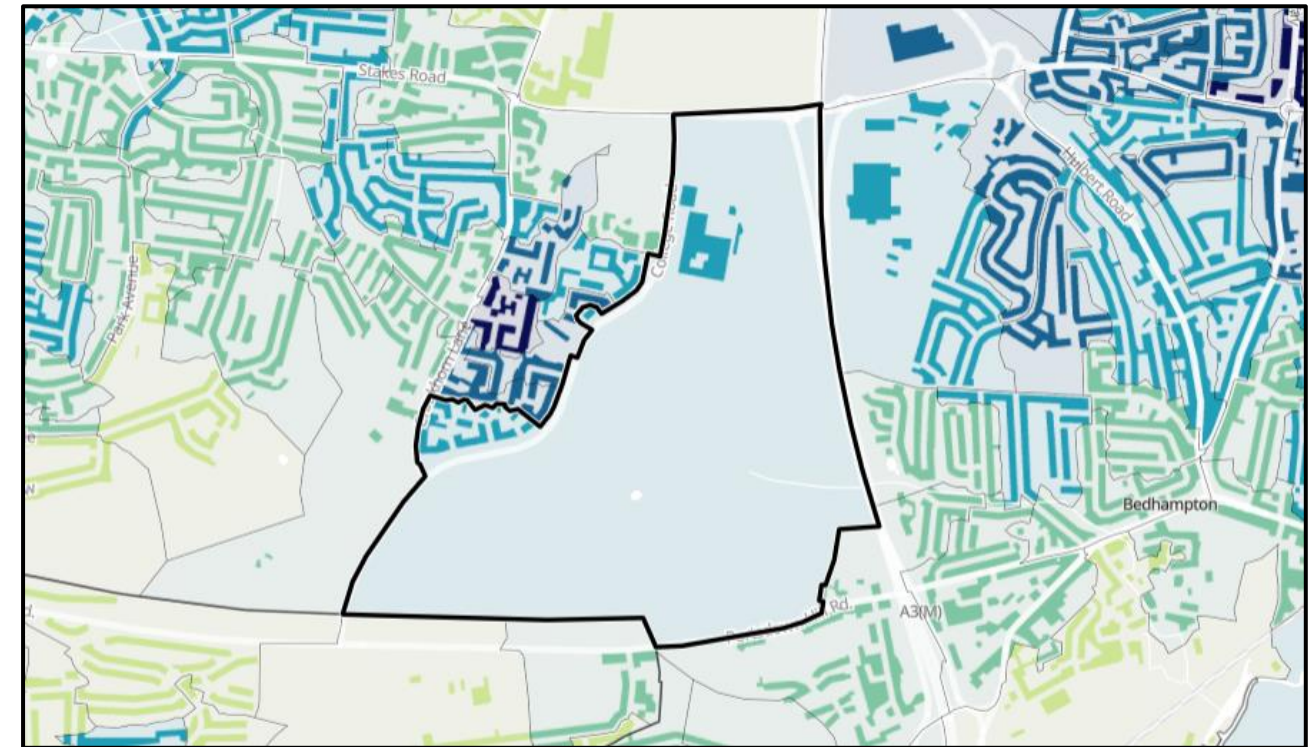


Figure 12.2. MSOA - Ward: Purbrook and Widley - Purbrook Ward.

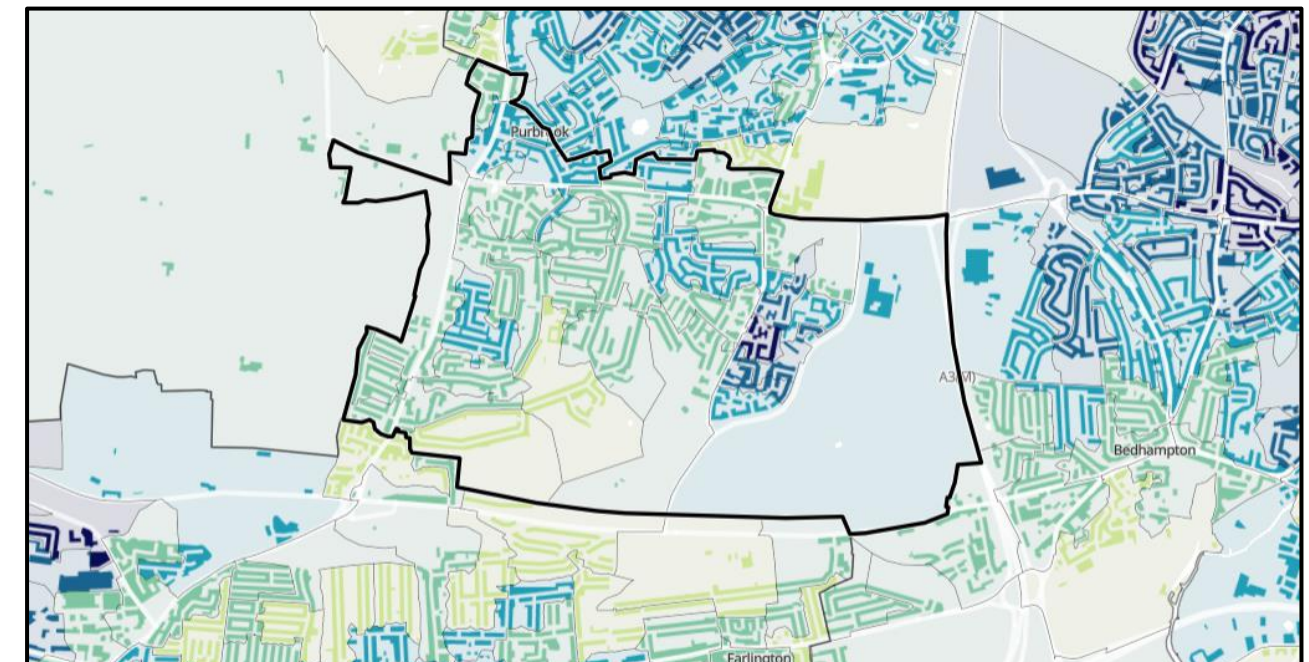


Figure 12.3. Havant District.



Figure 12.4. Hampshire County.



Receptor Sensitivity

- 12.2.17
- Different socio-economic landscapes are affected in different ways depending upon the political and economic profile of the locality. This can be explored in differing ways and used to extrapolate the impact of any proposal. Impacts are defined by their degree of influence on certain receptors. Receptors include, but are not limited to, the overall population (including the total number of residents), working population, non-working population (those in education, retired or unemployed), skills of residents, indices of deprivation and the overall health of the economy.
- 12.2.18
- The sensitivity of a receptor explores the challenges relating to the particular issue and are attributed weight according to their severity and relationship with national, regional and local norms. As an example, a receptor relating to deprivation levels in an area of high unemployment and poor education compared to the national average would be considered to have very high sensitivity. Evidence and indicators of socio-economic sensitivity can be broken down as outlined in Table 12.3.

Table 12.3 Criteria for Sensitivity Assessment of Socio-Economic Receptors

Sensitivity	Evidence for Sensitivity Assessment
Very High	Substantial evidence of direct and significant socio-economic challenges relating to receptor. These challenges are large relative to regional and national comparators. Accorded a high priority in local, regional or national economic and regeneration policy.
High	Evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has high priority in local, regional and national economic and regeneration policy.
Medium	Some evidence of socio-economic challenges relating to receptor. Receptor is accorded a medium priority in local, regional and national economic and regeneration policy.
Low	Little or no evidence of socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy.

Effect Magnitude

- 12.2.19
- The magnitude of effects is those that will be caused or influenced by the Proposed Development and are assessed in relation to the established baseline conditions. The impacts are assessed in relation to their magnitude and are additionally assessed after mitigation if necessary or relevant. The magnitude of effects may be positive (beneficial) or negative (adverse).
- 12.2.20
- On a strategic basis, the report considers the degree to which a location (in this case, the Havant Borough Council administrative boundary) can accommodate change without detrimental effects on known receptors and the degree to which individual receptors will be affected by the change.
- 12.2.21
- The overall impact of the Proposed Development is assessed based on a detailed review of the baseline conditions and informed by professional judgement. The magnitude of change used within this assessment are defined in Table 12.2.

Table 12.2. Magnitude of Change - Socioeconomic Impacts.

Magnitude	Characteristics	
	Society	Economy
Substantial	The Proposed Development would directly impact on the known capacity and quality issues of the type of infrastructure being assessed in the Study Area and is likely to impact social deprivation and inequality.	The Proposed Development would directly impact known economic and employment issues in the Study Area and is likely to impact improved long-term economic outlook.
Moderate	The Proposed Development would impact capacity and/or quality of the type of infrastructure being assessed in the Study Area and could impact on social deprivation and inequality.	The Proposed Development impact economic and employment opportunities in the Study Area and could impact long-term economic outlook.
Slight	The Proposed Development would make some impact to capacity and/or quality of the infrastructure being assessed in the Study Area but is unlikely to make a material difference to the overall level of social deprivation and inequality.	The Proposed Development would make some economic and employment impact to the Study Area but is unlikely to make a material difference to the overall economic outlook.
Negligible	The Proposed Development would not result in any meaningful change to the Study Area.	The Proposed Development would not result in any meaningful economic change to the Study Area.

Significance Criteria

- 12.2.22 The significance of effects combines the magnitude of change against the sensitivity of the receptor. Thus, as a simple example, the introduction of a large employment generating development in any area of high unemployment should have a substantial impact in an area of high sensitivity and thus the significance of the effect would be major and beneficial.
- 12.2.23 The significance of effects is based on methodology outlined in Chapter 2 and amended based on the detailed review on the baseline conditions and following professional judgement. The magnitude of change used within this assessment are defined in **Table 12.2** above.
- 12.2.24 The significance matrix set out in **Table 12.3** has been applied. Effects have been defined as either ‘significant’ or ‘not significant’. Significant effects would be considered material to the planning decision process and include those identified to be Major or Intermediate.

Table 12.3. Significance of effects matrix.

Magnitude of change	Sensitivity of receptor			
	Very High	High	Medium	Low

Substantial	Major	Intermediate	Intermediate	Minor
Moderate	Intermediate	Intermediate	Minor	Minor
Slight	Intermediate	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Limitations of the Assessment

- 12.2.25 Due to the limitations in the availability of data at a OA level, and according to the data availability, different sub-local levels and boundaries were considered in this assessment, using primarily OA and MSOA.
- 12.2.26 The spatial levels datasets provided in this assessment are based on the information which is publicly available therefore relies on the accuracy of this information. These have been assessed where data is available and/or where it is considered most informative based on professional judgement. Where data has not been available at the identified levels, alternative spatial data deemed relevant and appropriate has been used, in addition to the dataset used. The results of this analysis are desk-top information gathered from various public domain sources and may not truly reflect the situation on the ground today but reflects the best-known position.
- 12.2.27 Despite this the information available is considered to be sufficient to be able to accurately assess the likely significant effects of the Proposed Development.

12.3 BASELINE ENVIRONMENT

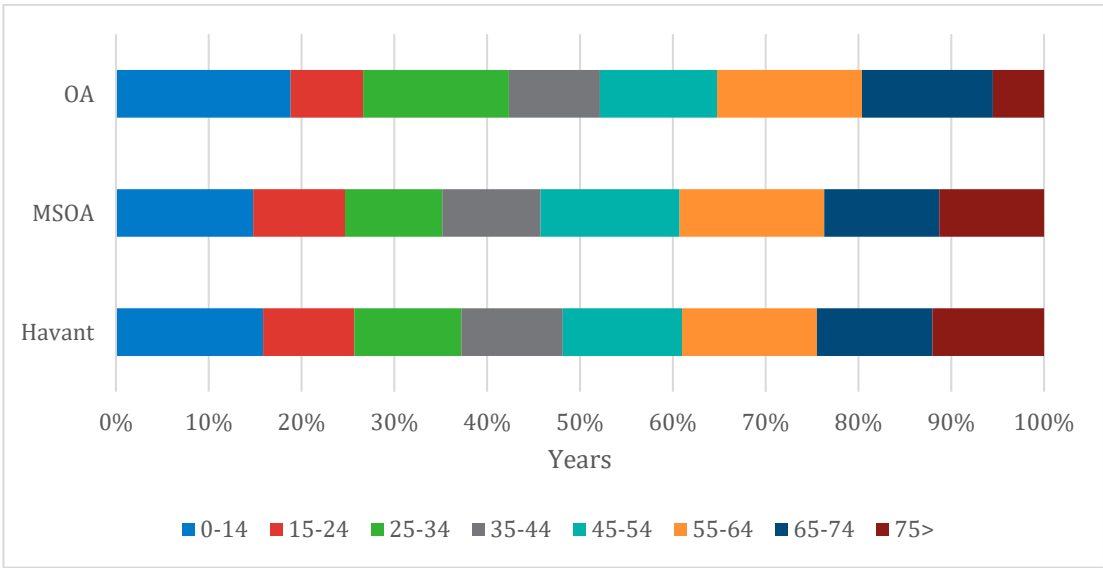
Existing Baseline

- 12.3.1 This section establishes the current socio-economic context of the development site based on its surrounding area and includes relevant demographic and land use information such as population, employment, and education. The information was collected from the Census 2021 and compared with the Census 2011 at the different geographical levels as discussed above in Section 12.2.

Population

- 12.3.2 Based on the 2021 Census statistics, 9,300 people live in the MSOA of which 250 people live in the OA.
- 12.3.3 The age profile of the different geographical extents is shown in Figure 12.5. This shows that when the OA is compared to the MSOA, a higher proportion in people aged between 25 to 34 at 15.7%, and 0 to 4 years at 18.8%, and a lower proportion in people over 75 years at 5.5% is noted. In relation to the MSOA demographics, the age structure appears to mostly align with that identified for Havant, including the higher proportions of those aged between 45 to 64 years (15.60%), and lower proportions of those aged between 15 to 24 with a percentage of 9.9% and 9.8%, respectively.

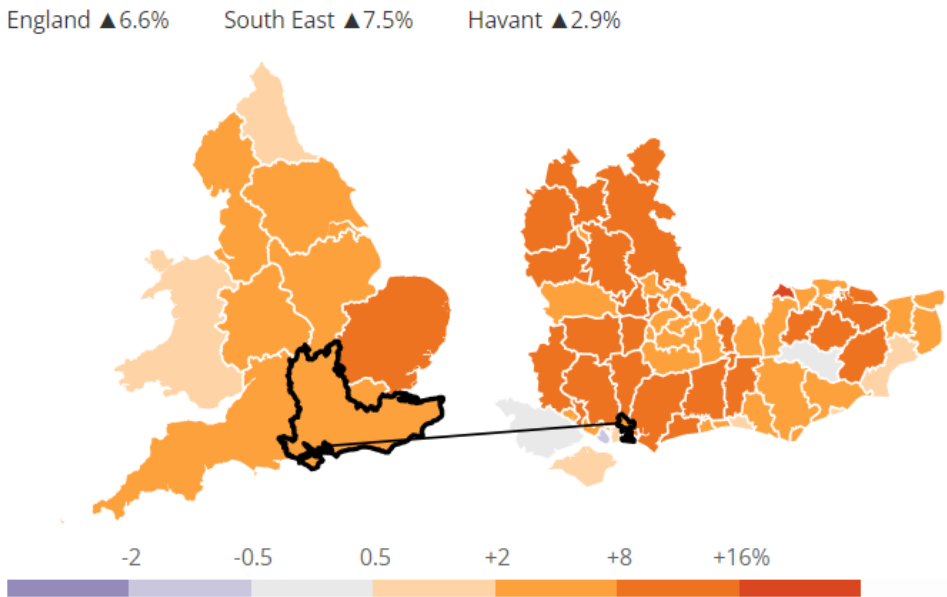
Figure 12.5. Percentage of the population by age group Census 2021.



12.3.4 HBC population has increased by 2.9% from around 120,700 in 2011 to 124,200 in 2021, and it is estimated to increase by 3.7% in 2027ⁱⁱ. The population growth in Havant was lower than across the South East area (7.5%) and England as a whole, which population arise to 56,489,800 (6.6%) (

12.3.5 Figure 12.6).

Figure 12.6. Percentage population change.



Source: Office for National Statistics – 2011 Census and Census 2021

12.3.6 The borough currently has a density of 15.9 people per football pitch-sized piece of land, and it is considered to be the top 30% most densely populated local authority in Englandⁱⁱⁱ. The average age of people in Havant is 46, which has increased by 2 years since the 2011 Census, higher than the South East (41 years) and England (40 years).

Employment

12.3.7 According to the 2021 Census, 64.7% of the residents within the OA area are economically active, while within the MSOA and Havant, they represent a percentage of 61.6% and 57.7%, respectively. This includes people in full-time, part-time and self-employment, those who are actively seeking a job, and full-time students. A detailed economic activity status across the different geographical extents is shown in Table 12.4.

Table 12.4. Percentage of usual residents aged 16 years and over by economic activity status.

Economic activity status	OA	MSOA	Havant
Economically active (excluding full-time students): In employment	61.3%	57.7%	53.5%
Economically active (excluding full-time students): Unemployed	3.4%	1.9%	2.5%
Economically active and a full-time student: In employment	0%	1.5%	1.3%
Economically active and a full-time student: Unemployed	0%	0.4%	0.4%
Economically inactive: Retired	19.1%	27.3%	28.3%
Economically inactive: Student	2.9%	2.5%	2.8%
Economically inactive: Looking after home or family	5.4%	3.3%	4.4%
Economically inactive: Long-term sick or disabled	3.9%	3.0%	4.3%
Economically inactive: Other	3.9%	2.2%	2.5%

12.3.8 In the MSOA, the majority of the residents that are economically active and employed, work within the group of professional occupations, followed by skilled trades occupations, and associate professional and technical occupations. These occupations are similar to the proportions of Havant and England.

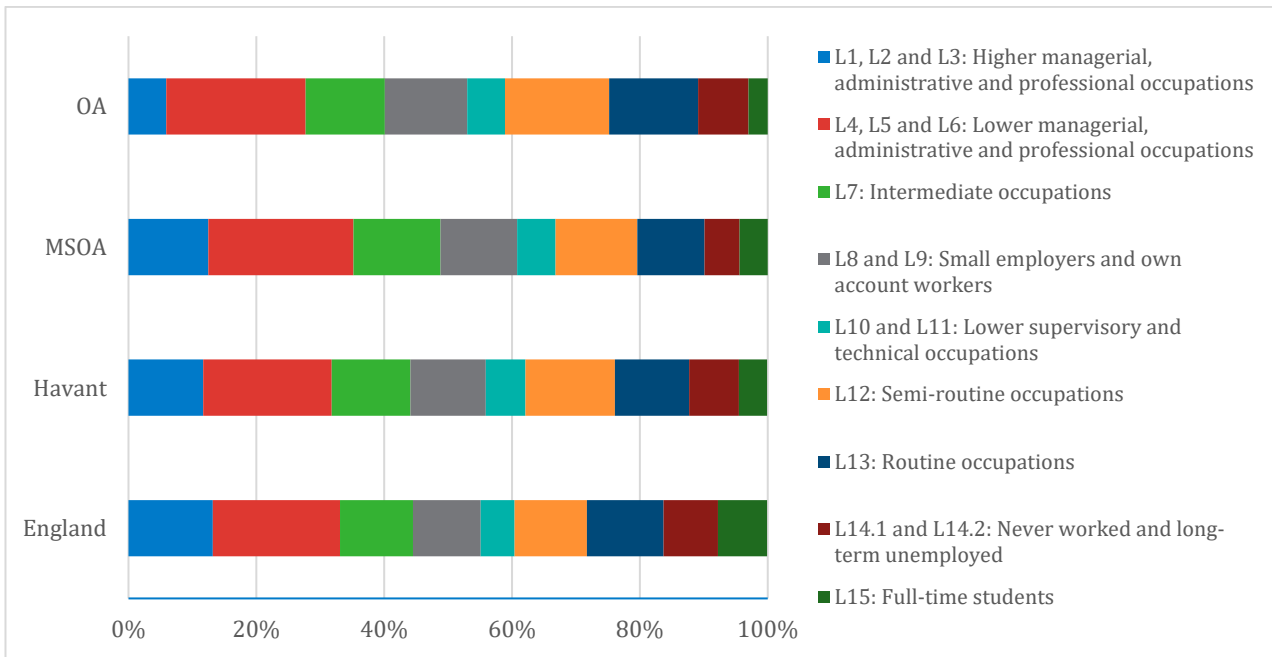
12.3.9 Table 12.5 shows in detail the current occupations of the people in the MSOA, the area of Havant and England.

Table 12.5. Percentages of current occupations

Current Occupations	MSOA	Havant	England
Managers, directors, and senior officials	12.9%	12.1%	12.9%
Professional occupations	18.7%	16.3%	20.3%
Associate professional and technical occupations	13.3%	12.3%	13.3%
Administrative and secretarial occupations	10.3%	9.4%	9.3%
Skilled trades occupations	13.3%	13.5%	10.2%
Caring, leisure and other service occupations	10.1%	10.9%	9.3%
Sales and customer service occupations	7.5%	6.3%	7.5%
Process, plant, and machine operatives	5.9%	5.9%	6.9%
Elementary occupations	7.9%	8.8%	10.5%

- 12.3.10 Within the classification of skilled trades occupations shown in Table 12.5, minor groups including construction and building trades; food preparation and hospitality trades; agricultural and related trades, are included^{iv}. This percentage (13.3%) is the same as the people working in the industry of construction of buildings, civil engineering and specialized construction activities (13.3%), which is similar to Havant's proportion (12.6%) but greater than the South East Region (9%) and England (8.7%).
- 12.3.11 The socio-economic classification (NS-SEC) indicates a person's socio-economic position based on their occupation and other job characteristics. According to the 2021 Census, this factor shows a significant lower proportion of L1, L2 and L3 in the OA than higher levels (i.e., Havant and England), with a percentage of 5.9%, whilst the other are over 10%. Regarding the other levels, the OA has similar values with respect to regional and national values. Figure 12.7 represent the percentages at the different geographical extension of the proposed development and the respective classification.

Figure 12.7. Socio-economic Classification (NS-SeC).



- 12.3.12 Based on the Havant Borough profile (2018)^v, the economy of HBC has been largely manufacturing based since World War II with a high concentration of marine and technology businesses. Despite a recent shift to service-based economy with a focus on tourism and retail, many national and international manufacturing firms remain located within the Borough. As many of these firms require higher skilled workforce, many of the HBC vacancies are taken by residents outside the Borough boundaries, meaning that approximately 59% of Borough residents commute out of Havant for employment purposes.

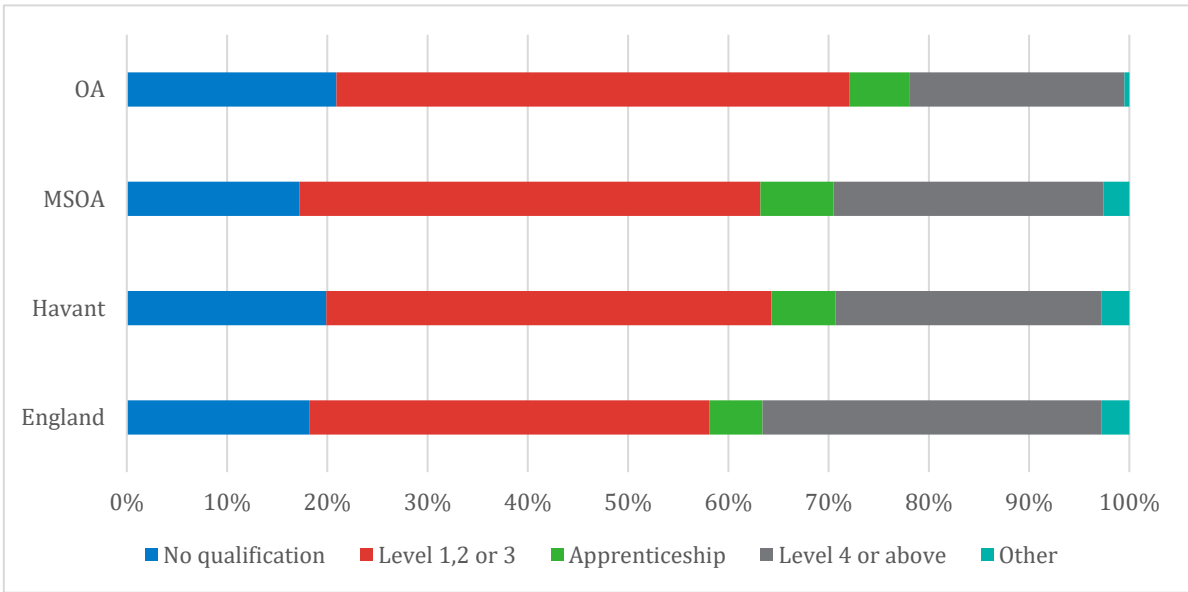
Education

- 12.3.13 The Census indicates whether a person aged 5 years and over was in full-time education on Census Day (21 March 2021), including schoolchildren and adults in full-time education. The proportion of

students within the OA (18.3%) is lower than England (20.4%) but similar to the MSOA (15.8) and HBC (16.7%).

- 12.3.14 In terms of academic performance, the Census 2021 shows information of the level of qualification a person has reported at different geographical extents. This information is compared to higher levels (i.e., Havant and England) and shown in Figure 12.8.

Figure 12.8. Education level.



- 12.3.15 As shown above, all geographical levels have similar percentages amongst the categories, of which the higher proportion is Level 1 to 3 of the OA when compared to England and the lower proportion is Level 4 or above.

Local Educational Provision

- 12.3.16 The information was collected from the Department for Education Report School capacity: academic year 2020 to 2021 (March 2022), which reports educational provision data as county level. For this project, the information found was within Hampshire country.
- 12.3.17 The total number of primary school places is 114,613 with the total number of primary school pupils on roll for year 2020/2021 being 105,666. This is forecasted to decrease to 102,800 by academic year 2025/2026^{vi}. Of the 425 primary schools within the county, 86 were identified to be operating at or over the school capacity and 339 with one or more unfilled places.
- 12.3.18 For secondary schools, the total number of secondary school places is 79,349 with the total number of secondary pupils on roll for year 2020/2021 being 71,528. This is forecasted to increase to 72,492 by academic year 2027/2028. Of the 68 secondary schools within the county, 19 were identified to be operating at or over the school capacity and 49 with one or more unfilled places^{vii}.

Local Primary Capacity

- 12.3.19 There are thirteen primary schools, including infant and junior schools, within 2km radius of the site. Table 12.6 below shows current pupil numbers and capacity at these local primary schools, the data was accessed from the Find School and College Performance data in England^{viii}

Table 12.6. Local primary schools within 2km of the proposed development.

Primary school name	Distance from Site (km)	Age group	Capacity	No. of Pupils on roll	Net Capacity
Riverside Community Special School	0.39	3 to 11	130	127	+3
Morelands Primary School	0.37	4 to 11	315	328	-13
St Peter's Catholic Primary School	0.88	4 to 11	436	437	-1
Bidbury Junior School	1.31	7 to 11	240	237	+3
Bidbury Infant School	1.33	4 to 7	180	179	+1
St Thomas More's Catholic Primary School & Nursery	1.33	4 to 11	437	436	+1
Solent Infant School	1.38	4 to 7	270	261	+9
Purbrook Infant School	1.4	4 to 7	270	271	-1
Purbrook Junior School	1.4	7 to 11	384	383	+1
Solent Junior School	1.52	7 to 11	360	361	-1
Springwood Junior School	1.53	7 to 11	184	202	-18
Springwood Infant School	1.54	4 to 7	180	166	+14
Mill Hill Primary School	1.7	4 to 11	210	193	+17
Barncroft Primary School	1.38	4 to 11	420	413	+7
Total					+22

Local Secondary Capacity

12.3.20 There are six secondary schools within 2km radius of the site. The total number of places as of March 2022 are shown in Table 12.7.

Table 12.7. Local secondary schools in the vicinity of the proposed development.

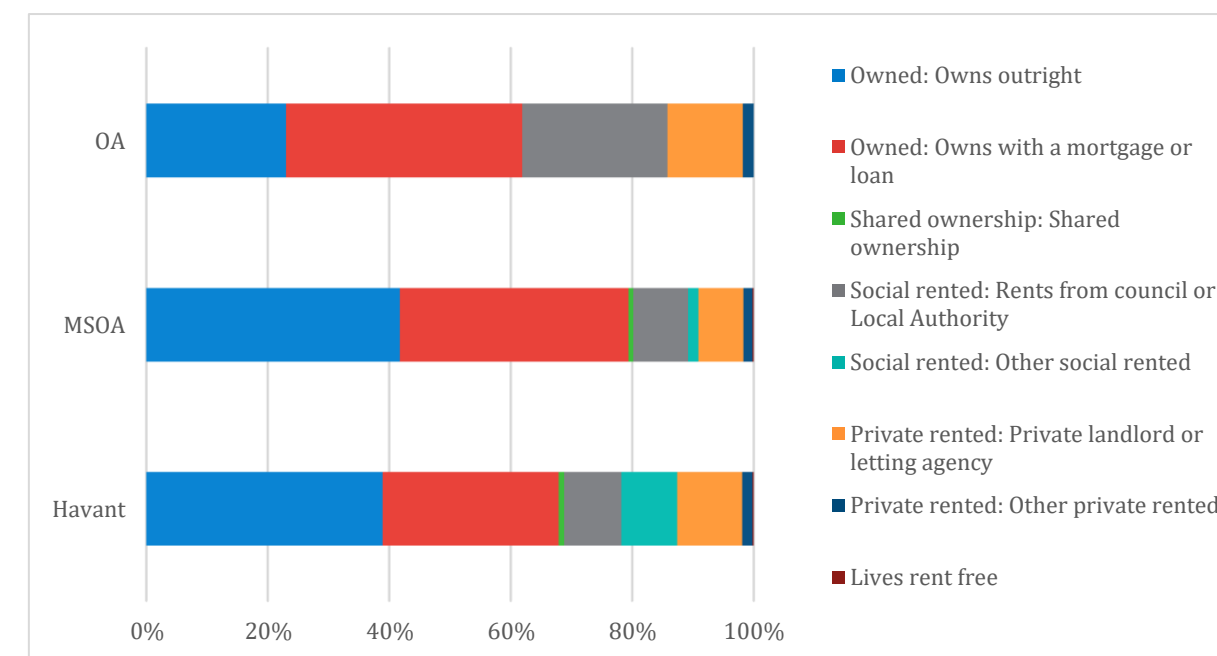
Secondary school name	Distance from Site (km)	Age group	Capacity	No. of Pupils on roll	Net Capacity
Havant and South Downs College	0.1	16+	Not recorded	Not recorded	Not recorded
Crookhorn College	0.67	11 to 16	958	876	+82
Oaklands Catholic School	0.8	11 to 18	1,340	1,382	-42
Purbrook Park School	1.2	11 to 16	848	861	-13
Park Community School	1.67	11 to 16	900	908	-8
Prospect School	1.91	11 to 16	80	81	-1
Total					+46

12.3.21 It should be noted that although Havant and South Downs College is listed in Table 12.7, no information on the capacity and pupils on roll is available in the public domain therefore this cannot be used for comparison purposes as part of this assessment.

Housing

12.3.22 Based on the 2021 Census, the OA contains 110 households, the MSOA 4,000 households, and HBC 53,600 households. The percentage of households by housing tenure of different geographical levels is shown in Figure 12.9, where the highest proportion are households under the category of *owns outright* and *owns with mortgage*. The proportion varies significantly within the OA in the owns outright category and rents from the council or local authority category, which are 23% and 23.9%, respectively, while in the MSOA, the percentages are 41.7% and 9%.

Figure 12.9. Percentages of households by housing tenure of different levels of authority.



12.3.23 Based on the same statistics, the current average household size within the OA equals 2.2, compared to the 2.26 in the MSOA, 2.21 in Havant and 2.4 residents per household in England.

House Prices

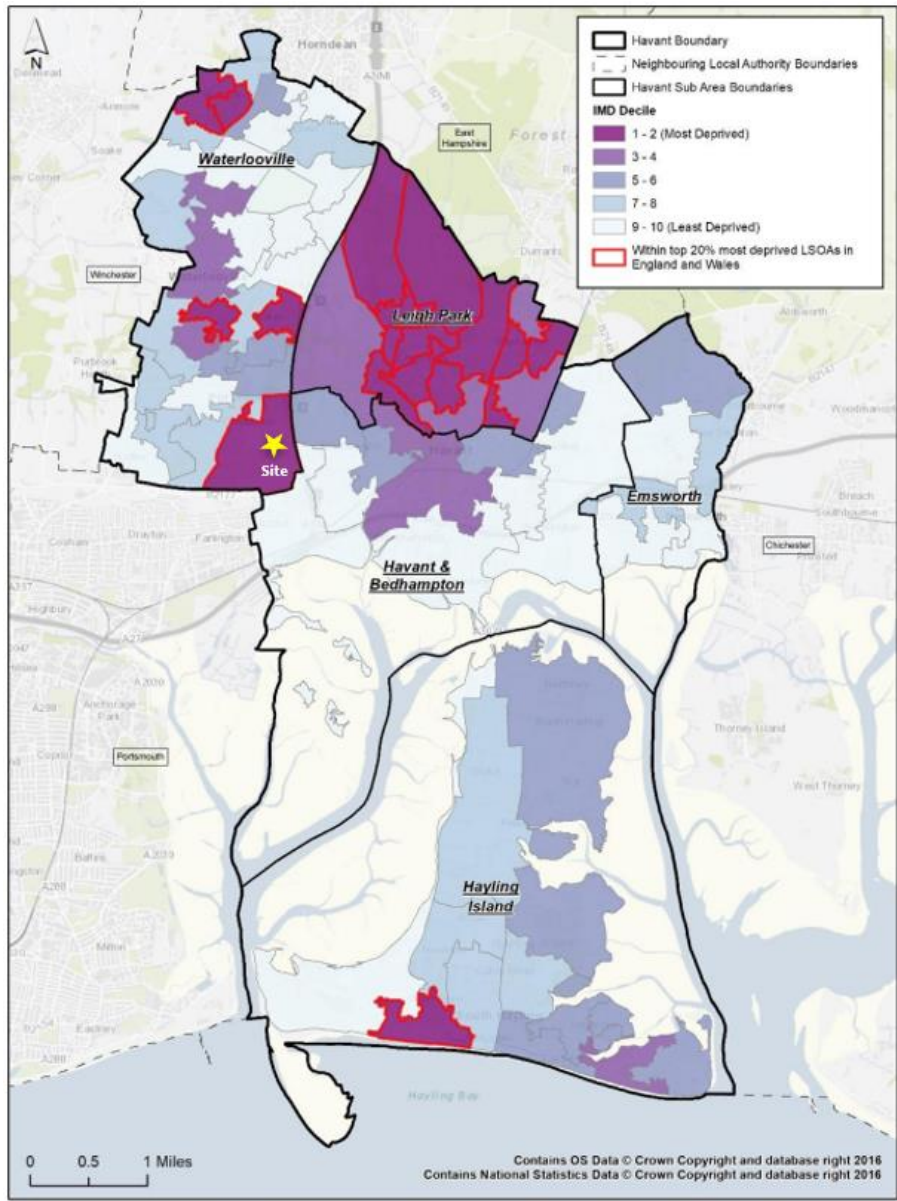
12.3.24 Based on the UK House Price Index, the average value of a property in Havant in February 2023 is £334,118, lower than the Hampshire average value of a property in February 2023 which is £386,497. The average for the South East England is £395,571 and for England is £308,365^{ix}.

Deprivation

12.3.25 Local levels of deprivation are measured by the Index of Multiple Deprivation (IMD). This uses a range of data to rank areas in seven categories, ranging from income to health, which are then combined to create a multiple deprivation score for each area. The separate indicators for the LSOAs are detailed in Table 12.8.

- 12.3.26 The proposed development falls within Havant 011C LSOA (i.e., neighbourhood) ranking, 5,031 out of 32,844 LSOAs in England, where 1 is the most deprived.
- 12.3.27 As shown in **Figure 12.10**, Havant 011C is ranked within the most deprived areas of LSOAs. Only Living Environment and Crime out of the nine indicators are ranked 40% and 50% least deprived, respectively, whilst the other 7 are amongst the most deprived. As a result, the overall rank of Havant 011C is within the 20% most deprived neighbourhoods in the country.

Figure 12.10. IMD by LSOAs in HBC.



- 12.3.28 HBC is ranked 133 out of 317 local authorities in England, where 1 is the most deprived. This is identified to be the most deprived borough in Hampshire, with around one third of LSOAs within Havant borough being in the top 20% of most deprived nationally.^x

Table 12.8. Index of Multiple Deprivation and Domains of Deprivation^{xi}.

Deprivation Indicators	Rank (Out of 32,844, where 1 is most deprived)
Index of Multiple Deprivation (IMD)	5,031
Income	5,428
Employment	3,968
Education, Skills and Training	2,660
Health, Deprivation and Disability	2,981
Crime	18,821

Health

- 12.3.29 The life expectancy in HBC for men is 80.4 years and for women is 83.8 years, higher than England where life expectancy for men is 79.4 and for women is 83.1 years^{xii}. However, the life expectancy in HBC changed depending on the area, where the difference is about 11.0 years lower for men and 9.3 years lower for women in the most deprived areas of Havant than in the least deprived areas.
- 12.3.30 Based on Census 2021, the general health of people in the OA is classified as very good and good with a percentage of 44.4% and 37.7%, respectively. These percentages are similar within other geographies including Havant and England.
- 12.3.31 The proportion of the OA’s residents with a limiting long-term illness or disability in 2021, where 17.9%, identified as being disabled which greatly limits their day-to-day activities, whilst 17.3% were reported in England as a whole. Moreover, 17.6% of the MSOA and 19.9% Havant residents are long-term sick or disabledⁱⁱ.
- 12.3.32 About 18.5% (3,870) of children live-in low-income families (under 16s) in HBC, which is lower than Hampshire with a percentage of 10.3% (24,070) and England with a proportion of 17%. The prevalence of obesity in Havant is similar to England with a percentage of 22.1%.

Health Provision

- 12.3.33 From 1 July 2022, the NHS in England replaced the Strategic Information Partnerships (STPs) for Integrated Care Boards (ICBs) and the Clinical Commissioning Groups (CCGs) for Sub-ICB Locations^{xiii,xiv}.
- 12.3.34 The site is located within NHS Hampshire and Isle of Wight Integrated Care Board (ICB). The area covered by the ICB is associated in the local authority areas of:
- Hampshire (with the exception of the towns of Aldershot and Farnborough).

- Southampton.
- Portsmouth.
- County of the Isle of Wight^{xv}.

- 12.3.35 The NHS Hampshire and Isle of Wight Integrated Care Board ICB is divided into 10R Portsmouth and D9Y0V Hampshire, Southampton and Isle of Wight Sub-ICB Locations^{xvi}; the latter (D9Y0V) being the one where the site is located.
- 12.3.36 The European Union of General Practitioners and the British Medical Association (BMA) have recommended a safe level of patient contacts per day in order for a GP to deliver safe care at not more than 25 contacts per day^{xvii}. In addition, a best practice list size figure recommended by the General Medical Council (GMC) and used by the Department of Health (DoH) and Clinical Commissioning Groups (CCGs) is 1,800 people per GP.
- 12.3.37 Across the county of Hampshire (excluding the Portsmouth, Southampton and Isle of Wight areas) there are currently 90 GP practices^{xviii}.
- 12.3.38 The D9Y0V Sub-ICB Location has a total of 1,708,306 patients with an average of patients per practice of 13,451, whilst England has a total of 62.4M patients and average of patients per practice of 8,566^{xix}. The Sub-ICB Location headcount also shows that there are 334.42 of all staff groups per 100,000 patients, where 72.92 are GPs, 45.05 nurses and the rest Admin/Non-Clinical staff and Direct Patient Care^{xx}.
- 12.3.39 The Proposed Development is within the patient catchment area (2km) of the GP practices listed in Table 12.9. This table also shows the recommended average capacity for each GP by determining if the GP to patient ratio is over or below the national recommended average. Car parking and wheelchair access are found at all practices.

Table 12.9. Provision of healthcare. ^{xxi, xxii.}

Practice	GP's	Nurses	Patients	GP/100,000 patients	Nurse/100,000 patients	GP to Patient	Accepting new patients	Distance from Site(km)
Crookhorn Surgery (Portsdown Group Practice)	32	17	63,134	50.68	26.93	1,883	Yes	0.39
Park Lane Medical Centre	7	4	9,810	71.35	40.8	1,401	No	1.2
Stakes Lodge Surgery (Vine Medical Group)	N/A	N/A	N/A	N/A	N/A	N/A	Yes	1.45

The Drayton Surgery	12	8	23,083	51.98	34.66	1,581	Yes	1.8
The Bosmere Medical Practice	10	5	18,975	52.7	26.4	1,897	Yes	1.9
Vine Medical Group	12	6	26,899	44.6	22.3	2,241	Yes	2
Total								

- 12.3.40 Stakes Lodge Surgery is part of the Vine Medical Group, hence GP data for both surgeries are merged. Due to this the data has only been displayed for Vine Medical Group. Moreover, there are currently 10 dentists^{xxiii} and 12 opticians^{xxiv} within 3 km of the site, and the Queen Alexandra Hospital is located approximately 3.3km from the Proposed Development.
- 12.3.41 There are mental health services provided by NHS Hampshire and Isle of Wight ICB, which provides mental health services for people across Hampshire.

Crime

- 12.3.42 The application site is covered by the Waterlooville South Police Service, part of the Hampshire and Isle of Wight constabulary, where 87 crimes within the local area were reported in March 2023. This rate is lower than the 2022 average which was approximately 123 crimes per month. Moreover, violence and sexual offences has been identified to have the higher rate of crime type with 45 incidents, followed by antisocial behaviour with 14 incidents^{xxv}.

Recreation, Green Infrastructure and Open Space

- 12.3.43 The Havant Borough Council Playing Pitch Strategy 2017-2036 (2018)^{xxvi} identify a participation rate of 71.8% of adults aged 16+ years (Active: 150 min a week; Fairly Active: 30-149 min a week^{xxvii, xxviii}), which is lower than regional (77.9%) and national average (74.2%). This participation rates have been lower than both regional and national average since 2008/09 and it is currently located in the 222nd position amongst all local authorities.
- 12.3.44 With the purpose of increasing physical activity, the council sets out an Open Space Strategy to provide open spaces and recreation facilities under the E8 Policy - *Protection of existing open space* and E9 Policy – *Provision of public open space in new development* of the Havant Borough Local Plan, and which outlines recommended standards as shown in **Table 12.10**^{xxix}.

Table 12.10. Open Space Recommendation Standards.

Type of Open Space	Standard (hectares per 1000 persons)	Walking Distance (metres from dwellings)
Amenity greenspace	0.6	480

Parks and gardens	0.8	710
Natural / semi natural greenspaces	1.8	720
Provision for children and young people	0.25	LAPs: 100 LEAPs: 400 NEAPs: 1000
Allotments and community gardens	0.2	400
Total	3.65	400

12.3.45 Areas of recreation, green infrastructure and open space within the vicinity of the Proposed Development site are outlined in Table 12.11.

Table 12.11. Recreation, Green Infrastructure and Open Space within the vicinity of the Site.^{xxx,xxxi}

Name/Location	Type of Open Space	Distance from Site
Gundymoor Wood	Local Natural Green Space.	88m north
College Road	Children’s playgrounds, multi-use play areas (MUGA), basketball courts, skateboard areas and open greenspaces.	243m northwest
Scratchface Lane Playground	Children’s playgrounds and amenity green open spaces.	430m east
Gauntlett Park	Children’s playgrounds.	492m west
St. Christophers	Children’s playgrounds, basketball court and open greenspaces for informal use.	970m east
Neville’s Park	Open greenspaces for informal use.	1.13km northeast
Bidbury Mead	Local green space including playground, football, basketball and tennis grounds.	1.2km southeast
Stakes Lodge	Children’s playgrounds, MUGA and open greenspaces for informal use	1.3km north
Elizabeth Road	Children’s playgrounds, basketball courts and open spaces for informal use.	1.3 north west
Fielders Park	Children’s playgrounds and open spaces for informal use.	1.78km northwest

St Clare’s Avenue and Wood	Children’s playgrounds, MUGA, BMX dirt jump course, 9 station outdoor gym and open space for informal use.	2.08km northeast
Havant Park	Children’s playgrounds, tennis courts, skateboard areas and open spaces for informal use	2.6km southeast
Purbrook Heath	Children’s playgrounds, multi-use play areas (MUGA), tennis courts, open greenspaces, cricket pitch and bowling green.	2.1km southwest
Front Lawn Recreation Ground	Children’s Playground, open space, football pitch, and tennis and basketball courts.	2.8km northeast
Quen’s Inclosure	Local natural green space.	2.9km north

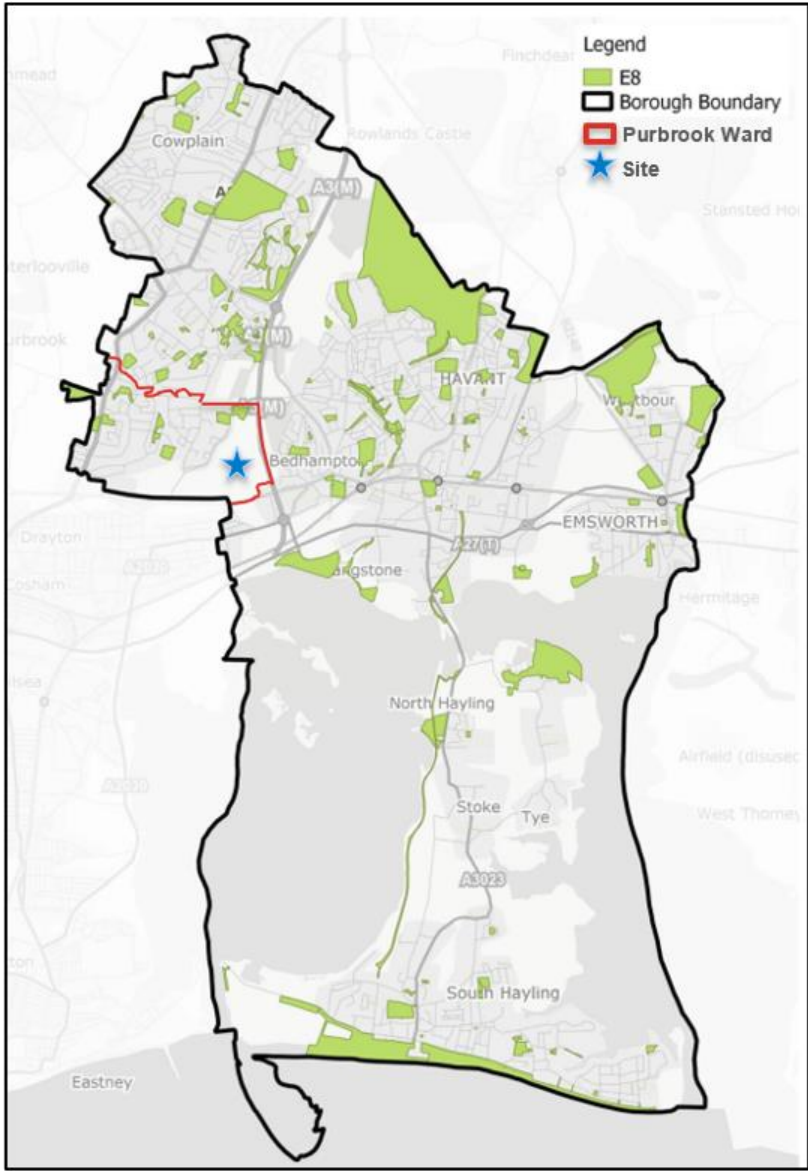
12.3.46 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Table 12.12 shows the average existing provision of open space in hectares and hectares per thousand population across the HBC from the 2018 Open Space Strategy.

Table 12.12. Summary of existing areas of open space across HBC.^{xxxii}

Typology	No. of sites	Existing Provision (ha)	Existing Provision (ha/1000)	Requirement (Ha)	Balance (+/-)
Parks and Gardens	9	433.3	3.51	98.88	334.42
Natural and Semi-Natural Greenspace	60	501.68	4.06	222.48	279.20
Amenity Greenspace	63	119.59	0.97	76.16	45.43
Provision for Children and Teenagers	51	5.09	0.04	30.9	-25.81
Allotments	12	12.47	0.10	24.72	-12.25
Total	195	1,072.13	8.68	453.14	621

12.3.47 According to the Open Space Strategy (2018) and Table 12.12, the majority of public open spaces have met the level of requirement excepting for the allotments and provision for children and teenagers. Figure 12.11 shows the public open spaces that will be protected for the Policy E8 – *Protection of existing open space* of the Havant Borough Local Plan, which includes a multitude of different types of spaces: large destination open spaces, local green spaces, and other smaller spaces that visually break up and enhance built up areas. It also covers community food growing spaces (allotments and community gardens and orchards).

Figure 12.11. Distribution of Public Open Spaces in HBC and Purbrook Ward for protection.^{xxxiii}



Future baseline

Demographic changes

12.3.48 Table 12.12 below shows the predicted population in Havant Borough according to the Office for National Statistics, 2018-based sub-national population projections. This shows a potential increase in 10.2% over a period of 23 years.

Table 12.13. Projected Population in Havant.

Year	Havant	Hampshire
2025	132,066	1,415,873

2030	135,614	1,435,108
2035	138,873	1,451,145
2040	141,258	1,468,324
2043	143,449	1,479,289

12.3.49 Based on the 2018-based household projections for England^{xxxiv} (Table 12.14), the average household size in Havant in the opening year of 2029 is anticipated to be around 2.25 and it is expected to decrease to 2.18 in 2043.

Table 12.14. Projected Average Household Size

Year	Havant District	Hampshire	England
2028	2.25	2.3	2.32
2033	2.22	2.27	2.29
2038	2.2	2.24	2.26
2043	2.18	2.23	2.24

12.3.50 Based on the Havant Borough Local Plan, there are numerous options to improve local communities, employment, retail and local infrastructure within the area, particularly in relation to housing provision and employment floorspace.

12.3.51 The objective housing requirement showed in the Local Plan is to deliver 10,433 new homes during a time period of 21 years (497 dwellings per year) from 2016 to 2037 and the total objective employment floorspace requirement is 86,919sqm during the same period of 21 years (4,139sqm per year).

12.3.52 No other significant changes to the current baseline conditions are anticipated in the foreseeable future.

12.4 MITIGATION WITHIN THE SUBMITTED DESIGN

- 12.4.1 The Proposed Development includes a number of provisions which will provide benefits for the local community. These include:
- Approximately 628 residential dwellings, of which 30% are proposed to be affordable,
 - Informal public open spaces and allotments,
 - Formal and informal play areas,
 - A community centre with a nursery garden, and,

- Pedestrian and cycle accesses and links.

12.5 LIKELY SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE SCHEME

12.5.1 This assessment considers the scale and nature of the main socio-economic impacts arising from the Proposed Development, at both construction and operational stages. It considers baseline data outlined above in relation to the significance of effects in accordance with the methodology specified in section 12.2. Specifically, it sets out whether the Proposed Development will have a negligible, minor, moderate or major significant environmental effects and consideration as to whether such effects will be beneficial, adverse or neutral. Additionally, effects will cover direct and indirect effects, temporary or permanent and short, medium or long term.

Construction Phase Effects

Employment During Construction

- 12.5.2 A construction period of approximately 5 years is anticipated for the proposed development, starting from 2025 and finishing in 2030. A number of recent studies have sought to quantify the number of direct jobs created by house building activity across the UK. The Economic Footprint of House Building in England and Wales (2018)^{xxxv} by Lichfield for the Home Builders Federation (HBF) estimates an average of 1.5 direct jobs supported per house. As a general rule, ten jobs per year is considered sufficient to sustain one permanent FTE job.
- 12.5.3 Based on the above, it is considered that the proposed development has the potential to support up to 942 direct jobs during total 5-year construction period, which would equal to potential 188 direct jobs created per year. Applying the general rule set out above, the potential FTE would be the equivalent of 94.2 FTE for the construction period or 18.8 FTE per year.
- 12.5.4 Given that national construction firms sometimes use their own permanent workforce on projects, but also employ contractors with a proportion of construction workers drawn locally, it is difficult to identify the likely source of workers to fill these construction jobs before contracts have been let. However, based on experience elsewhere and considering that Havant Borough has a greater proportion of 13.3% of people employed in the construction industry compared to the South East Region (9%) and England (8.7%), it would be reasonable to expect that a proportion of the construction jobs created by the proposed development could be taken up by the local workforce, particularly if measures are in place to encourage local recruitment and to raise local skills levels.
- 12.5.5 In addition, it is also likely that some businesses in the local area, as well as the regional economy, would benefit from the trade linkages that would be established to construct the development. This means that further indirect jobs would be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase, for example, as construction workers spend their wages in local shops and other facilities.
- 12.5.6 Further ('indirect' and 'induced') jobs are supported by new housing output through related activity in the supply chain and workers spending wages in local shops, bars and restaurants. For example,

construction is supported by activities such as concrete production, brick manufacture, and glass manufacture.

- 12.5.7 The method for calculating the overall impact on a local area is known as 'additionality', which has been advocated by the Treasury^{xxxvi}. The most authoritative guide on additionality however was prepared by the Homes and Communities Agency (now Homes England)^{xxxvii}, with research by the Department for Business Innovation and Skills also of relevance.
- 12.5.8 'Additionality' is defined as "the extent to which something happens as a result of an intervention (in this case the Proposed Development) on a defined area (in this case the study area) that would not have occurred in the absence of the intervention".
- 12.5.9 Since the Proposed Development site is greenfield land, and does not support any direct employment at present, the baseline conditions/reference case/deadweight (i.e., what would happen anyway, without the intervention) is effectively zero. Consequently, this is not considered further. To take account issues of commuting, competition etc., four variables are used:
- Leakage effects, which the HCA defines as "the number or proportion of outputs (occurring under the reference case and the intervention options) that benefit those outside of the intervention's target area or group".
 - Displacement, which the HCA defines as "the number or proportion of intervention outputs/outcomes (occurring under the reference case and the intervention options) accounted for by reduced outputs/outcomes elsewhere in the target area".
 - Substitution effects, which the HCA defines as "where a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) to take advantage of public sector assistance".
 - Economic multiplier effects, which the HCA defines as "further economic activity (jobs, expenditure or income) associated with additional local income and local supplier purchases".
- 12.5.10 Substitution (within firm displacement) is not considered to be an issue and is therefore is not considered further.
- 12.5.11 The 'additionality' method described above can be applied to construction and operational jobs. Each element of the economic impact is likely to have a different additionality profile that needs to be considered and therefore they are considered separately below.
- 12.5.12 It is assumed that some local contractors using existing local labour force may be used for the construction works, meaning that some benefits will go to the people living within the target area. However, leakage would occur if contractors outside of the administrative area are used. Given that the contractor tendering process may also extend beyond these boundaries, leakage is set as 15%.
- 12.5.13 Displacement is generally very low in the construction sector with projects more likely to be delayed rather than cease and with local contractor usually used, however there are other housing schemes being developed in the area, which may be affected by this contract, displacement of 15% is therefore applied. A total of 25% displacement is characterised as a low level whereby there are expected to be some displacement effects, although only to a limited extent. The results for the potential additional indirect jobs created elsewhere in the supply chain are presented in Table 12.14.

12.5.14 The construction sector is known to have some of the strongest multiplier effects nationally. At the sub regional level, the BIS research suggests 1.46 on average is appropriate for capital projects. Due to the size of the study area and the number of units built, the multiplier has been kept as 1.46.

Table 12.15. Additionality of employment from construction.

	Variables	No.
A	Gross direct employment (FTE)	94.2
B	Estimated leakage (A x 25%)	23.55
C	Gross local direct employment (A – B)	70.65
D	Displacement (C x 15%)	10.60
E	Net local direct employment (C – D)	60.05
F	Multiplier (E x (1.46-1))	27.62
G	Total net local employment (E + F)	87.67
H	Deadweight	0
I	Total net additional employment (G – H)	87.67

12.5.15 The results set out in Table 12.15 identify that the construction phase of the proposed development is anticipated to deliver 87.67 FTE (total net additional local jobs) spread across the 5-year construction period.

12.5.16 Drawing these together, the *sensitivity* of the receptor is therefore assessed as medium, and the *magnitude* of the effect is considered to be moderate beneficial. This will be of minor beneficial *significance* which is not significant in EIA terms.

Operational Phase Effects

Population

12.5.17 As stated in Section 12.3, the existing household size in the Havant is 2.21. Although, the household sizes are projected to decrease in the next 15 years, the existing datasets would represent the worst-case scenario of the likely total number of residents the proposed development may accommodate. Assuming that all 628 houses will have a household size of 2.25, the total number of residents occupying the proposed development at the operational phase equals 1,413 residents.

12.5.18 The proposed development includes a residential mix of properties ranging from 1 to 5-bedroom houses. Although it can be assumed that the 50 1-bedroom properties are likely to be occupied by 2 persons at most, the total of 1,413 residents represents the worst-case scenario for the purposes of this assessment, increasing Havant's population from 138,873 (based on the projected population of the project's opening year) to 140,286. This represents an increase of approximately 1% of the population.

12.5.19 The additional population figure assumes that all residents of the new dwellings would be people who are not already living in the area. In reality, some of the new homes are likely to be occupied by

existing local residents buying first homes, local residents trading up (or down), or (in the case of affordable units) existing residents on Housing Association or Council waiting lists.

12.5.20 The significance of the population increase will depend on their implications for other factors, such as health and education. These impacts would not necessarily be negative, provided that the community infrastructure that is available can accommodate the additional needs generated by the scheme. In addition, the income of and expenditure by the residents in the local economy will have positive economic impacts and may be important in helping to sustain the economic viability of local services and facilities. The provision of a range of house types of different sizes and prices would also be important in maintaining a broad cross-section of the population.

12.5.21 Given the expected rise in population across Havant and, eventually in the MSOA, the *sensitivity* of the receptor is therefore assessed as high. The provision of a large proportion of purpose-built modern housing will add diversity to the housing stock and offer an increased variety of types of accommodation for residents and provide a broad cross-section of population. On this basis, the *magnitude* of the population increase is considered to be positive and of moderate impact. This will have an intermediate beneficial *significance* which is significant in EIA terms.

Housing

12.5.22 The main impact on the local housing market will be the provision of 628 additional dwellings, of which 188 units are proposed as affordable houses. The provision of these will offer a substantial boost to the local supply of affordable housing and will help address the existing demand. Overall, the Havant Borough Local Plan targets to deliver a total of 10,433 new homes during a time period of 21 years (497 dwellings per year) from 2016 to 2037. The Proposed Development would contribute approximately 6% of this target.

12.5.23 Based on the requirements for housing within the borough, the *sensitivity* of the receptor is considered high. The housing impact of the proposed development is considered to be positive and of a slight *magnitude* as they will play an important role in contributing towards the local housing supply. This will be a minor beneficial *significance* which is not significant in EIA terms.

Employment

12.5.24 The proposed development is residential-led mixed-use, with a community centre and a nursery with a nursery garden in the ground floor, which primary use will be public service and not employment, therefore, the employment benefits should not be directly linked to these uses.

12.5.25 Indirectly and based on the OA and MSOA employment datasets, approximately 60% of the future residents would be economically active and in employment. This would have a beneficial indirect effect on the overall economic prosperity of the local area.

12.5.26 On this basis, the *sensitivity* of the receptor is therefore assessed as low, the *magnitude* of the population increase is considered to be negligible. This will have a negligible *significance* which is not significant in EIA terms.

Deprivation Impacts

- 12.5.27 The neighbourhood suffers from acute deprivation and is ranked within the 20% most deprived neighbourhoods in the country. The Proposed Development will provide high quality housing and open space, and as such will have a beneficial impact on deprivation in the area.
- 12.5.28 Based on the high levels of deprivation the *sensitivity* of the receptor is therefore assessed as high. The proposed will be positive and of moderate magnitude. This will be of intermediate beneficial *significance* and will be significant in EIA terms.

Expenditure Impacts

- 12.5.29 The new development offers an opportunity to increase local expenditure. The scale of these benefits will be determined by the expenditure patterns of local residents and the extent to which residents of the new housing will move from elsewhere.
- 12.5.30 The latest 2020-2021 ONS Family Spending Survey^{xxxviii} indicates a weekly household expenditure for all households dropped from £587.90 to £481.50 in the year to March 2021 due to a series of government regulations and policies implemented in response to the coronavirus (COVID-19) pandemic. Although the reduced weekly spending is no longer an accurate estimation of household spending based on the current economic marker, the lower figure would estimate the worst-case scenario is therefore used for the purposes of this calculation.
- 12.5.31 The total expenditure from all residents within the development is therefore expected to be £302,382 per week and £15,849,054 per annum. However, it should be noted that although all future residents will be new to the development site, it is likely that some would move from the local area, therefore, an understanding of how far people have moved from their place of previous residence is important to fully quantify the impacts of development in terms of the amount of additional expenditure within the local catchment.
- 12.5.32 Based on levels of expenditure within the neighbourhood, the *sensitivity* of the receptor is assessed as high. This proposed development represents a clear positive impact for the local area which would represent a moderate benefit to the economy. This will be of intermediate beneficial *significance* and is significant in EIA terms.

Fiscal Implications

- 12.5.33 In addition to the direct contribution made by the residents of the Proposed Development, the development will also make a significant contribution towards local Council Tax contributions. For the development of up to 628 dwellings at the Site, it has been assumed that all properties will be delivered to Band D known as the Council Tax base for Council Tax purposes. As part of this assessment, it should be noted that not all properties will be Band D although this has been taken as an average. Table 12.16 below identifies the Council Tax rates for Havant for 2023/2024^{xxxix}.

Table 12.16. Havant Borough Council Tax bands 2022-2023

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Market value of	£40,000 or less	£40,001 to £52,000	£52,001 to £68,000	£68,001 to £88,000	£88,001 to £120,000	£120,001 to 160,000	£160,001 to 320,000	over £320,001

property in April 1991								
Total (£)	1,345.48	1,569.73	1,793.97	2,018.20	2,466.71	2,915.20	3,363.70	4,036.44

- 12.5.34 Based on the above rates (and assuming all properties are delivered to Band D and Council tax rates remain the same as above), approximately £1,267,429.6 per annum would be received in Council Tax receipts.
- 12.5.35 As local government finances are increasingly constrained through the Government's public austerity measures, the *sensitivity* of the receptor is assessed as medium. This proposed development represents a clear positive effect in terms of fiscal impacts; therefore, the *magnitude* is assessed to of moderate benefit to the economy. This will be of minor significance and is not significant in EIA terms.

Education

- 12.5.36 The precise impact of the Proposed Development on education provision will depend upon the number of additional school age children that would live in the new homes, the availability of spare school places in the area and general trends in the number of school children in the area over the period of housing delivery.
- 12.5.37 Average pupil yields per home have been applied in line with the Hampshire County Council Draft Guidance on Planning Obligations and Infrastructure Requirements^{xl}. The average standards are as follows:
- Pre-school (ages 0-3): 9 per 100 dwellings
 - Primary (ages 4 to 11): 30 per 100 dwellings
 - Secondary (ages 11 to 16): 21 per 100 dwellings
 - Secondary (ages 16 to 18): 6 per 100 dwellings.
- 12.5.38 The proposed development includes a residential mix of properties ranging from 1 to 5-bedroom houses. Although it can be assumed that the indicative 50 1-bedroom properties are unlikely to be occupied by primary or secondary age pupils, for the purposes of this assessment the maximum parameter of 628 homes has been used to assess the worst-case scenario of socio-economic impacts on site.
- Pre-Primary and Primary
- 12.5.39 The proposed development is anticipated to result in approximately 57 additional pre-primary and 188 primary age children.
- 12.5.40 Given the importance of education in children, the *sensitivity* of the receptor is considered as high. As Table 12.6 identifies a current slight surplus of 22 spaces within nursery-primary combined schools, it is considered the proposed development would result in a slight adverse *magnitude* effect which is a minor adverse significance and not significant in EIA terms.

Secondary

- 12.5.41 The proposed development is expected to result in approximately 132 additional secondary school and 38 additional secondary school of 16+ aged children.
- 12.5.42 Given the importance of education in children, the *sensitivity* of the receptor is considered as high. Even though Table 12.7 identifies a surplus of 46 spaces currently available within secondary schools, the existing age structure in the area identifies a high proportion of children aged 0 to 9. Therefore, with the potential demand for secondary school places in the foreseeable future and the potential increase in pressure on the existing secondary schools due to project opening, it is considered that the proposed development would result in a moderate adverse *magnitude*. This will be adverse and of intermediate *significance* and is significant in EIA terms.

Health services

- 12.5.43 As estimated above, the gross increase in the resident population would equal to 1,413 people.
- 12.5.44 As shown in Table 12.9 There are presently 6 GP surgeries within 2 km of the site, where 5 GP surgeries are currently accepting new patients and 2 are operating below the national recommendation of 1,800 people per GP. The *sensitivity* of the receptor is therefore considered to be high. The current baseline shows that there is no capacity within the existing health services, consequently, this would not accommodate the likely demand of the proposed development. Based on the national recommendations and the likely future population delivered by the site, the GP surgery requirements for the site in addition to the existing demand would equal to a requirement of 0.77 GP surgery. As such, the potential effect is considered to be negative of a moderate *magnitude*. The *significance* is therefore considered to be intermediate adverse which is significant in EIA terms.

Open Space and Recreation

- 12.5.45 The additional residents within the new development are expected to place additional demand upon open spaces, recreation and outdoor facilities identified within the surrounding area. The parameter plans of the site have been designed to provide a range of play opportunities around the proposed development. These range from more formal equipped play areas to informal opportunities to play. These play spaces are located along green open space corridors with good pedestrian and cycle connectivity. The proposed development also accommodates the provision of allotments and community gardens, amenity greenspace as well as natural and semi-natural greenspace.
- 12.5.46 Based on the HBC Open Space Standards listed in Table 12.10, the open spaces typologies of the proposed development exceed the requirement for all typologies and deliver a total of 9.39ha of public open space.
- 12.5.47 Considering that the existing open spaces within the borough, listed in Table 12.12, currently meet the necessity of parks and gardens, natural and semi-natural greenspace, and amenity greenspace, but does not meet allotments and provision for children and teenagers, the *sensitivity* of the receptor is considered to be high.
- 12.5.48 Even though the public open space proposed as part of the development exceeds the open space requirements in every category, excepting for allotments, it will not result in a significant magnitude of change and therefore the *magnitude* is assessed as negligible. This will be of negligible significance and is not significant in EIA terms.

Crime and Disorder

- 12.5.49 The Proposed Development will result in an increase in population and consequently potentially crime and disorder in the area.
- 12.5.50 The new residential population along with the provision of high-quality public realm would likely have a beneficial effect on safety and perceptions of security by increasing activity on-Site and increasing levels of natural surveillance. In addition, improved accessibility would be delivered across the application Site, supplemented by night-time illumination to facilitate safe and easy navigation.
- 12.5.51 The Proposed Development will be designed in such a way as to ensure pedestrian routes are well overlooked and sufficiently well-lit to deter and anti-social behaviour. The *sensitivity* of the receptor is assessed as medium. An increase in population numbers and dwellings has a beneficial effect on levels of local safety and on a perceived fear of crime through an increase in footfall and natural surveillance. Therefore, the *magnitude* of population increase on crime would be beneficial of slight scale. This will be of minor beneficial *significance* and will not be significant in EIA terms.

12.6 ADDITIONAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

Construction Phase

Employment

- 12.6.1 The creation of construction work by the proposals will, in themselves, comprise a beneficial impact that does not require mitigation. However, it should be possible to maximise the economic benefits of the scheme locally through measures such as encouraging local recruitment for new job opportunities offered at the construction phase.
- 12.6.2 Specific initiatives to be considered in relation to construction employment for the local population would include:
- Where possible, encouraging products and services to be procured locally.
 - Providing the opportunity to use local labour resources where possible, including encouraging recruitment centres for jobs.

Operational Phase

Education – Secondary School

- 12.6.3 Whilst the impacts on Secondary School capacity and the increase in the number of secondary school pupils from the site, would usually result in a significant effect, it is expected that the requirement for financial contribution towards secondary school facilities would be agreed with the HBC as part of the planning approval process.

Health services

- 12.6.4 Given that the impacts on health services capacity will result in an adverse significant effect, the requirement for financial contribution towards GP surgery facilities should be confirmed with the Health Authority as part of the consultation and planning approval process.

12.7 ASSESSMENT SUMMARY AND LIKELY SIGNIFICANT RESIDUAL ENVIRONMENTAL EFFECTS

- 12.7.1 This section considers the residual effects of the development assuming the adoption of the additional mitigation proposed above. It assumes a point in time once the development is complete and all requisite services and facilities that have been funded by the development are in place. Based on the assessment provided in Section 12.5 and the additional mitigation provided above, no significant residential effects have been identified.
- 12.7.2 The assessment identifies significant beneficial effects. These include:
- Population.
 - Deprivation impacts.
 - Expenditure impacts.
- 12.7.3 The assessment identifies minor adverse and not significant effects after mitigation. These include:
- Health provision.
 - Education- Secondary School.
- 12.7.4 The impacts are summarised in below.

Table 12.17. Assessment Summary and Residual Environmental Effects.

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
Construction							
Employment opportunities (direct, indirect, induced)	Medium	Moderate	Minor beneficial	Encourage local recruitment for new job opportunities.	Moderate	Minor beneficial	High
Operation							
Population	High	Moderate	Intermediate beneficial	N/A	Moderate	Intermediate beneficial	High
Housing provision	High	Slight	Minor beneficial	N/A	Slight	Minor beneficial	High
Employment	Low	Negligible	Negligible	N/A	Negligible	Negligible	High
Deprivation	High	Moderate	Intermediate beneficial	N/A	Moderate	Intermediate beneficial	High
Expenditure impacts	High	Moderate	Intermediate beneficial	N/A	Moderate	Intermediate beneficial	High
Fiscal implications	Medium	Moderate	Minor beneficial	N/A	Moderate	Minor beneficial	High
Education – primary	High	Slight	Minor adverse	N/A	Slight	Minor adverse	High

Education – secondary	High	Moderate	Intermediate adverse	Confirm the requirement for financial contributions with the Education Authority.	Minor	Minor	High
Health provision	High	Substantial	Intermediate adverse	Confirm the requirement for financial contributions with the Health Authority.	Minor	Minor	High
Open space & recreation	High	Negligible	Negligible	N/A	Negligible	Negligible	High
Crime & disorder	Medium	Slight	Minor beneficial	N/A	Slight	Minor beneficial	High

12.8 REFERENCES

ⁱ [https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20\(November%202018\).pdf](https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20(November%202018).pdf)

ⁱⁱ <https://www.ons.gov.uk/visualisations/areas/E07000090/>

ⁱⁱⁱ <https://www.ons.gov.uk/visualisations/Censusareachanges/E07000090/>

^{iv} <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/industryandoccupationenglandandwales/census2021>

^v <https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Profile.pdf>

^{vi} <https://explore-education-statistics.service.gov.uk/find-statistics>

^{vii} <https://www.find-school-performance-data.service.gov.uk/>

^{viii} Schools and colleges in and near "51 Woodley Close, Romsey, SO51 7PD, Hampshire" - Find school and college performance data in England - GOV.UK (find-school-performance-data.service.gov.uk)

^{ix} <https://landregistry.data.gov.uk/app/ukhpi/browse?from=2022-03-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fhampshire&to=2023-03-01&lang=en>

^x <https://documents.hants.gov.uk/public-health/jsna-2022/havant-district-report.pdf>

^{xi} https://dclgapps.communities.gov.uk/imd/iod_index.html

^{xii} <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/bulletins/lifeexpectancyforlocalareasoftheuk/between2001to2003and2018to2020>

^{xiii} <https://www.nhsbsa.nhs.uk/sicbls-icbs-and-other-providers/organisation-and-prescriber-changes/sub-icb-locations>

^{xiv} <https://www.england.nhs.uk/integratedcare/integrated-care-in-your-area/>

^{xv} <https://www.england.nhs.uk/wp-content/uploads/2022/06/32-nhs-hampshire-and-isle-of-wight-icb-constitution-010722.pdf>

^{xvi} <https://www.nhs.uk/nhs-services/find-your-local-integrated-care-board/>

^{xvii} <https://www.bma.org.uk/advice-and-support/gp-practices/managing-workload/safe-working-in-general-practice>

^{xviii} <https://www.hantsiowhealthandcare.org.uk/your-local-area/hampshire/local-services>

^{xix} <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/patients-registered-at-a-gp-practice>

^{xx} <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub/workforce>

^{xxi} <https://www.nhs.uk/service-search/find-a-gp/>

^{xxii} <https://digital.nhs.uk/data-and-information/data-tools-and-services/data-services/general-practice-data-hub>

^{xxiii} <https://www.nhs.uk/service-search/find-a-dentist>

^{xxiv} <https://www.nhs.uk/service-search/find-an-nhs-sight-test/location>

^{xxv} <https://www.police.uk/pu/your-area/hampshire-constabulary/waterlooville-south/?yourlocalpolicingteam=about-us>

^{xxvi} [https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Playing%20Pitch%20Strategy%20\(November%202018\).pdf](https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Playing%20Pitch%20Strategy%20(November%202018).pdf)

^{xxvii} <https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/2023-04/Active%20Lives%20Adult%20Survey%20November%202021-22%20Report.pdf?VersionId=ln4PN2X02DZ1LF18btgaj5KFHx0Mio9o>

^{xxviii} <https://www.sportengland.org/research-and-data/data/active-lives/active-lives-data-tables>

^{xxix} [https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20\(November%202018\).pdf](https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20(November%202018).pdf)

^{xxx} <https://cdn.havant.gov.uk/public/documents/Fitfest%20brochure%20-%20parks.pdf>

^{xxxi} <https://cdn.havant.gov.uk/public/documents/Local%20Green%20Spaces%20and%20Destination%20Open%20Spaces%20in%20Havant%20Borough.pdf>

^{xxxii} [https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20\(November%202018\).pdf](https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Open%20Space%20Strategy%20(November%202018).pdf)

^{xxxiii} <https://cdn.havant.gov.uk/public/documents/Havant%20Borough%20Local%20Plan%20Pre-Submission%20version%20with%20changes.pdf>

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^{xxxvi} https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/938046/The_Green_Book_2020.pdf

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