



12.0 Socio-Economics and Human Health Assessment

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 operation phases. It examines the impacts of the development on population, housing supply, education, health and other community facilities and also considers the impacts that the scheme will have upon employment and the local labour market.
- 12.1.2 The main issues considered in this chapter are:
- The extent of the main area of impact of the Proposed Development;
 - Current socio-economic and labour market conditions and the provision of leisure, recreation and community facilities within the defined area of impact;
 - Direct employment associated with the Proposed Development;
 - Temporary construction employment generated by the Proposed Development;
 - Impacts on population and the local labour market arising from the Proposed Development;
 - Impacts of the scheme on local housing provision; and,
 - Any impacts of the development on open space and leisure, education, health and other community facilities in the area.

12.2 Study Area

- 12.2.1 The Proposed Development Site covers an area of approximately 27 hectares (Ha) on the outskirts southeast of the village of Purbrook and west of the village of Bedhampton. The site is located approximately 2.5km west of Havant, Hampshire and is within the District of Havant.
- 12.2.2 Given the location of the proposed development, it is considered that the most significant socio-economic impacts will be felt within the village of Purbrook and within the district of Havant.
- 12.2.3 It is recognised that, given the potential economic linkages and travel-to-work patterns, some effects of the development will be spread over a wider area.
- 12.2.4 This Socio-Economic and Health Assessment therefore considers the baseline conditions and potential impact within Purbrook and the wider area of Havant.

12.3 Methodology and Scope

National Planning Policy Framework

- 12.3.1 The National Planning Policy Framework (NPPF) updated in February 2019 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. 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".*

- 12.3.2 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".

- 12.3.3 Paragraph 67 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".

- 12.3.4 Paragraph 91 emphasises that planning policies should aim to achieve healthy, inclusive and safe places by:

"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)

- 12.3.5 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

- 12.3.6 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.
- 12.3.7 The development is allocated within the Pre-submission Local Plan under Policy H40 – 'Campdown' for the development of around 560 dwellings, a convenience store, open space and community centre with sporting facilities.



12.3.8 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 I. Education - early years, schools (primary and secondary) II. Emergency planning III. Green & Blue Infrastructure - flood risk management (including coast), ecology (SPA mitigation), green routes (including public rights of way), open space, sustainable drainage systems. IV. Health - Primary Care (GPs and health centres) V. Social infrastructure - community centres and leisure (including built sports facilities) VI. Transport - roads (local and strategic network including A3023 mitigation), rail, buses, cycling, walking, ferry. VII. Utilities - electricity, gas, telecommunications (including broadband), waste and recycling, water supply, waste water 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;

Policy	Context
	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. 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 Strategy (2018) 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; b) Support small and independent businesses;

Scoping Assessment Stage

12.3.9 This scope of assessment was proposed in the Scoping Report (Appendix 2.1) submitted to Havant Borough Council (HBC) in February 2018. A number of comments were received with respect to socio economics. These are detailed in Table 12.2 below.



Table 12.2 Scoping report socio-economic comments

Scoping Comment	Where addressed/included
Education: It is pertinent that the site will feed in to Morelands Primary School, as noted by Hampshire County Council as Local Education Authority in the Local Plan’s Draft Infrastructure Delivery Plan. To this end, the applicant has been successfully engaged in discussions with Hampshire County Council and the promoters of the other nearby sites to make sure that this infrastructure provision is planned for in a coordinated way. This is welcomed.	The educational baseline, including consideration of Morelands Primary School is detailed within the baseline from 12.4.12 onwards. The impact on local services including education is discussed from section 12.6 onwards, with particular consideration of the existing capacity of Morelands Primary School.
Social infrastructure: The scoping report highlights the need to investigate health infrastructure. However, there is no reference to the need to examine the impact on public health that the development could have. Similarly, given the inclusion of sports facilities in the development description, there is no description of the impact that these could have on public health in particular.	The impact on local services including health, education and recreational facilities is discussed from section 12.6 onwards. The beneficial effect of the inclusion of greenspaces and open spaces within the local area is discussed within Open Space and Recreation section. There is no requirement to provide sports facilities as part of the HBC Local Plan, and therefore these were not included in the development proposals. A rapid Health Impact assessment was provided within Appendix 12.1.

Assessment Methodology

- 12.3.10 The assessment first establishes the baseline position in terms of local economic conditions and the current provision of education, health, leisure and community facilities, before examining the potential impacts of the proposed development and their significance. 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.
- 12.3.11 This assessment draws upon published Government and local authority statistics. In particular, data from the 2011 Census and other published national statistics have been used. At the local level, relevant data published by HBC has also been considered.

Spatial Scope

- 12.3.12 In terms of the geographical extent of effects, the following definitions have been adopted for the purpose of this socio-economic assessment:
- Ward (2011 Census Ward): Purbrook (Figure 12.1);

- District Level: Havant (Figure 12.2);
- County Level: Hampshire; and,
- National Level: England.

- 12.3.13 It is recognised that, given the potential economic linkages, some effects of the development will be spread over a wider area including neighbouring wards of Bedhampton and Drayton and Farlington. The assessment, therefore, considers and assesses the data available for the borough, in which the application site is located and benchmarks this against information for the county of Hampshire. Data has also been compared to England, where suitable, to appreciate the national context.
- 12.3.14 The ward of Purbrook was adopted as the smallest spatial area of assessment as it is considered the most representative of the socio-economic environment of the site. Data for the district has been used where information for Purbrook has not been available.
- 12.3.15 For community infrastructure (healthcare facilities), standard practice¹ is for these to be considered on a propensity to travel radius which has been set out as a preferential 5km from the application site, as appropriate. If relevant, for comparison an assessment of the existing facilities within 10km of the application site was undertaken.
- 12.3.16 In regard to schools, current capacity has been established by review of the most recently available School Capacity data published by the DfE; within a 1km radius of the application site for primary schools and a 2km radius for secondary schools as advised.

¹ New Home to School Travel and Transport Guidance (Department for Education, 2014)

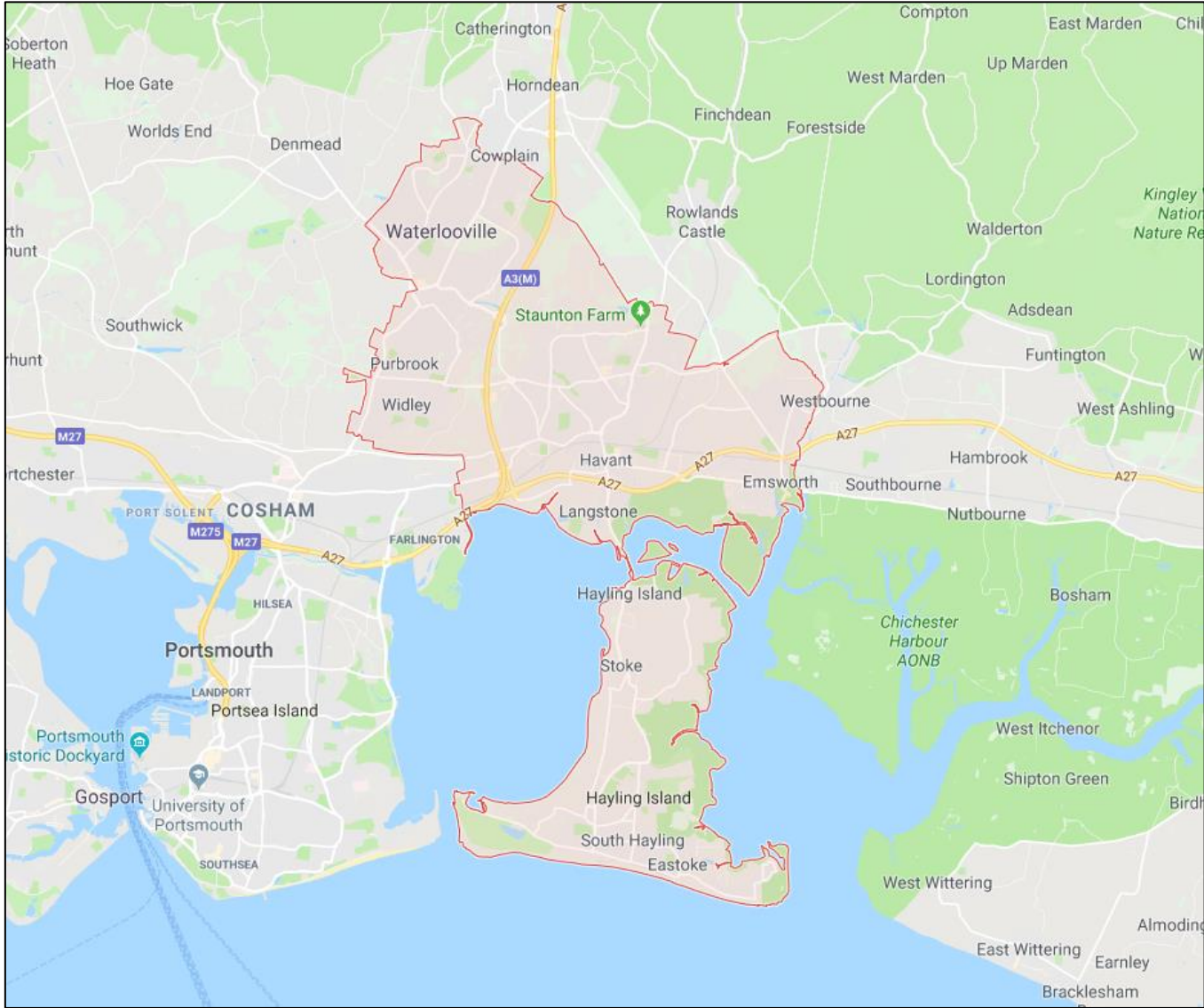


Figure 12.1 2011 Census Ward: Purbrook



Source: OpenStreetMap

Figure 12.2 District of Havant



Source: Google Maps (2018)



Receptor Sensitivity

- 12.3.17 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.
- 12.3.18 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. A receptor with average levels of employment and education but poor ethnic diversity may be considered to have medium or low-level 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

- 12.3.19 The magnitude of effects are those that will be caused or influenced by the 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).
- Substantial: Large absolute and/or percentage change in socio economic indicators.
 - Moderate: Noteworthy change.
 - Slight: Measurable but not significantly influential change.
 - Negligible: No determinable change.

Significance Criteria

- 12.3.20 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 area of high sensitivity and thus the significance of the effect would be major and beneficial.
- 12.3.21 The significance matrix set out in Table 12.4 has been applied. Effects have been defined as either 'significant' or 'not significant'. Significant effects would be considered material to the planning decision process, that is Major or Intermediate effects as bolded in the table.

Table 12.4: Significance of effects matrix

		Magnitude of Impact			
		Substantial magnitude	Moderate magnitude	Slight magnitude	Negligible magnitude
Sensitivity of Receptor	Very High	Major	Major	Intermediate	Neutral
	High	Major	Intermediate	Minor	Neutral
	Medium	Major	Intermediate	Minor	Neutral
	Low	Intermediate	Minor	Neutral	Neutral

- 12.3.22 It should be noted that the significance of effects criteria does not imply a value judgement on change per se. Thus, an increase in population may not be regarded as a negative socio-economic effect but could be subject to caveats relating to mitigation.

Limitations of the Assessment

- 12.3.23 Due to limitations in the availability of data at a sub-local authority level, it is not possible to review all of the relevant indicators. Despite this we feel that the information available has been sufficient to be able to accurately assess the likely significant effects.
- 12.3.24 The spatial levels 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.

12.4 Baseline Environment

Introduction

- 12.4.1 This section establishes the socio-economic context of the development site and its surrounding area. It

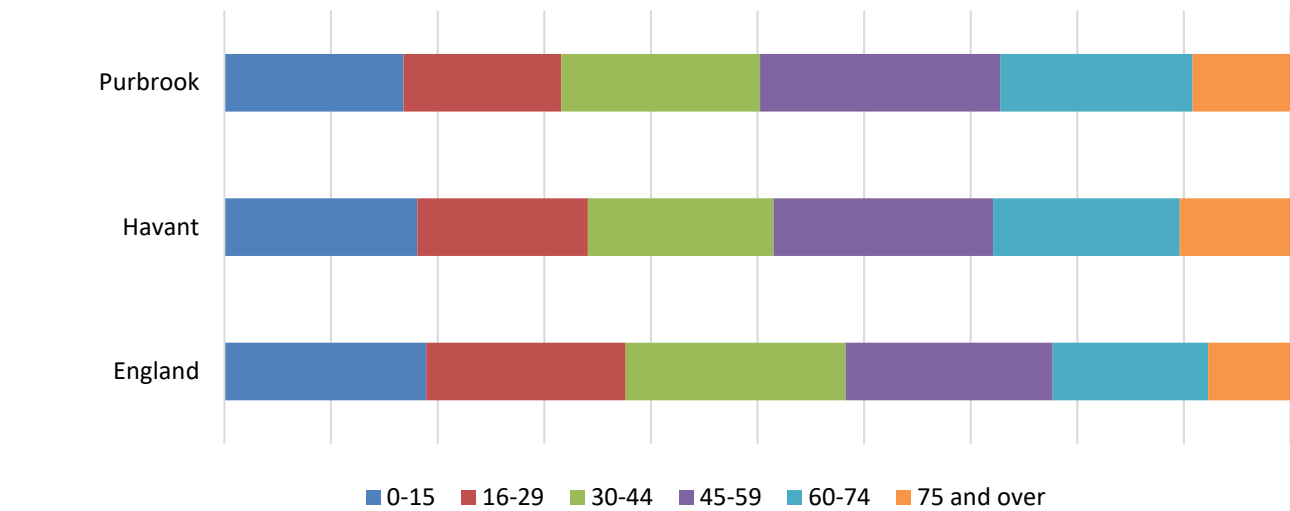


- defines the scope for the assessment of socio-economic effects by describing the current conditions and existing provision of community and other facilities within the area of impact. All data is taken from the 2011 census unless stated otherwise.
- 12.4.2 Purbrook is a village on the outskirts of Waterlooville just north of the Portsmouth city Boundary. The surrounding area is characterised by a mixture of agricultural fields and residential dwellings.
- 12.4.3 The Site is dominated by arable fields, therefore the site’s contribution to the local economy is considered to be negligible.
- 12.4.4 Purbrook lies within the district of Havant which comprises the town of Havant and a number of suburbs. Havant is approximately midway between Portsmouth and Chichester and contains direct rail and road links to London, Brighton and Portsmouth via the A3, A27 and M27 respectively.

Population

- 12.4.5 According to the 2011 census approximately 45,826 people live in Havant, of these, 9,171 live in the ward of Purbrook. The average age of people in Purbrook is 43, while the median age is 44. The population by age and comparison to the population of England is presented in Figure 12.3.
- 12.4.6 95% of people living in Purbrook were born in the UK (compared to 87% nationally). Of the remaining population, 0.6% were born in Asia, 0.3% born in South Africa and 0.1% Australia.
- 12.4.7 The religious make up of Purbrook is 63.1% Christian, 28.9% no religion, 0.4% Muslim and the remainder Buddhist, Hindu, Atheist and Jewish.

Figure 12.3 Population by age



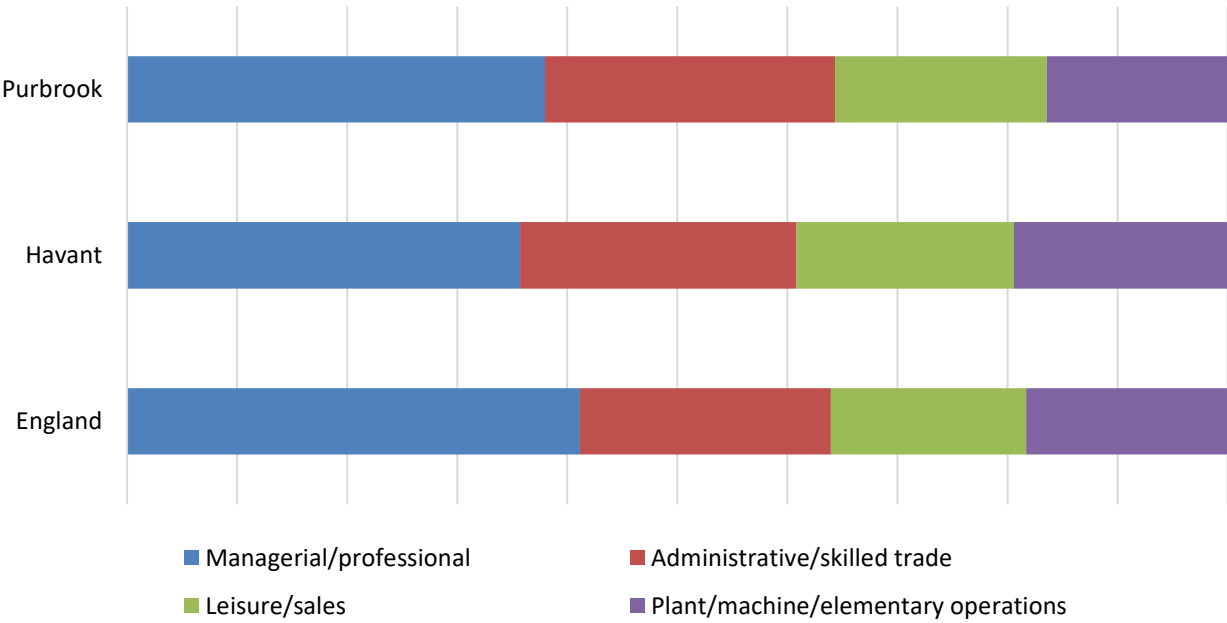
Employment

- 12.4.8 The majority of employment within Havant Borough has been largely manufacturing based since WW2 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 Havant Borough vacancies are taken by residents outside the Borough boundaries, meaning that approximately 59% of Borough residents commute out of Havant for employment purposes.

- 12.4.9 72% of Purbrook’s population are of an economically active age, above the national average of 69.9%. Of the economically active, 2.9% are unemployed, below the national average of 4.4%.
- 12.4.10 There are approximately 47,000 jobs in Havant Borough with around 288 to 767 job vacancies available between 2011 and 2012. Most recent datasets provided by the Office of National Statistics (ONS) indicate that² the total number of jobs found within the Borough have risen to 50,000 as of 2015³.
- 12.4.11 In terms of the nature of employment, Figure 12.4 illustrates the distribution of employment by sector of employment.

Figure 12.4 Employment Distribution



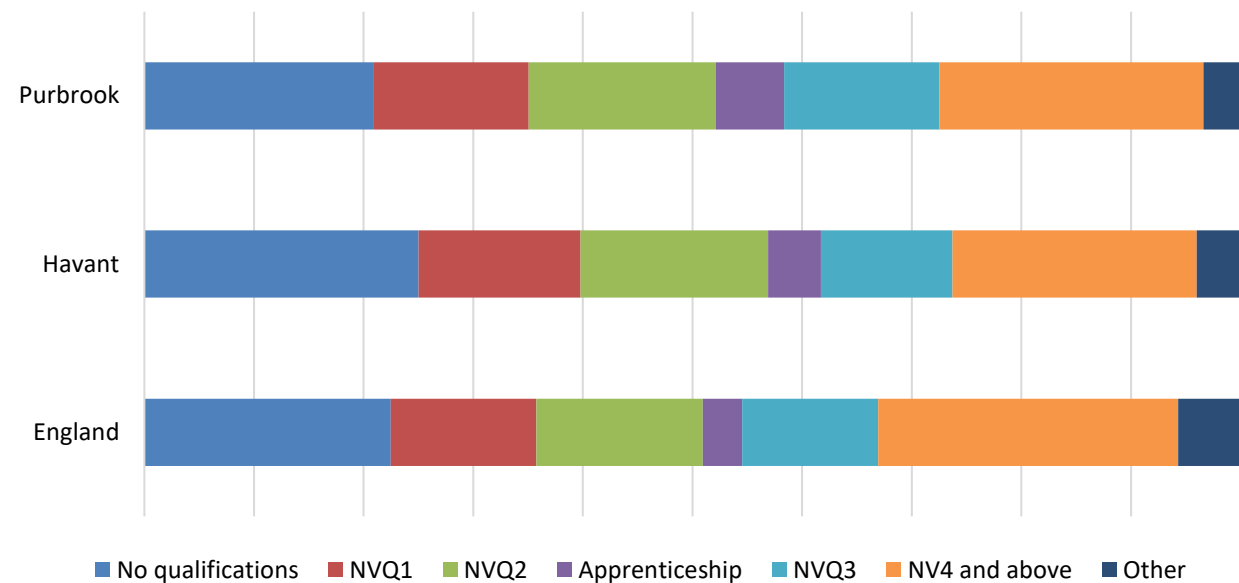
Education

- 12.4.12 In terms of academic performance, the following Figure 12.5 illustrates the overall population education level in relation to NVQ levels (or equivalent GCSE/A-level/degree etc.).

² Office of National Statistics; (2015) <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=>



Figure 12.5 Education levels



Local Educational Provision

- 12.4.13 As reported in the Department for Education Report School capacity: academic year 2016 to 2017 (March 2018) within Portsmouth in 2017 there were 16,660 primary school places with 15,702 pupils on roll and 10,727 secondary school places and 8,588 pupils on roll.
- 12.4.14 There were 9 primary schools that were full or had one or more pupils in excess of capacity while there were 39 schools with one or more unfilled places. There was 1 secondary school that were full or had one or more pupils in excess of capacity while there were 9 schools with one or more unfilled places.

Primary Capacity

- 12.4.15 According to the EduBase Portal there are seven primary including infant and junior schools within 1km radius. Table 12.5 below shows current pupil numbers and capacity at these local primary schools, accessed from data released by the Department for Education.

Table 12.5: Primary Schools in the vicinity of the Proposed Development

Primary school name	Distance from Site (km)	Local Authority	No. of School Places	No. of Pupils	Net Capacity
Morelands Primary School	0.3	Hampshire	315	325	-16
St Peter’s Catholic Primary School	0.9	Hampshire	436	438	-2

Primary school name	Distance from Site (km)	Local Authority	No. of School Places	No. of Pupils	Net Capacity
Purbrook Infant School	0.9	Hampshire	270	258	8
Purbrook Junior School	0.9	Hampshire	384	383	11
Total					1

Secondary Capacity

- 12.4.16 There are five secondary age facilities within a 2km radius of the application site with a current surplus of 395 secondary school places as shown in Table 12.6.

Table 12.6: Secondary Schools in the vicinity of the Proposed Development

Secondary school name	Distance from Site (km)	Local Authority	No. of School Places	No. of Pupils	Net Capacity
Crookhorn College	0.6	Hampshire	958	761	194
Oaklands Catholic School	0.8	Hampshire	1340	1396	-56
Purbrook Park School	1.2	Hampshire	848	621	227
Park Community School	1.3	Hampshire	900	873	27
Springfield School	2	Hampshire	1135	1132	3
Total					395

Other Schools

- 12.4.17 In addition to the schools listed, there are a number of other schools for varying age groups within 2km of the proposed development as shown in Table 12.7.



Table 12.7: Other Schools in the vicinity of the Proposed Development

School name	School Type	Distance from Site (km)	Local Authority	No. of School Places	No. of Pupils	Net Capacity
Havant and South Downs College	Further education, ages 16+	0.1	Hampshire	N/A	N/A	N/A
Riverside Community Special School	Community Special School, ages 2 to 11	0.2	Hampshire	105	105	0
Crookhorn Lane Children's Centre	Under 5s	0.5	Hampshire	N/A	N/A	N/A
Prospect School	Boys special needs school, ages 11-17	1.4	Hampshire	52	57	-5
The Waterloo School	Community Special School	1.4	Hampshire	56	60	-4
Releasing Potential	Charity and Independent school	1.6	Hampshire	50	N/A	N/A

House Prices

12.4.18 The average cost of a home within Havant Borough was approximately £260,000, above the national average of £250,000 however below the Hampshire average of around £310,000³.

Health

- 12.4.1 There are just over 1.07million adults aged 18 and over in Hampshire, accounting for 79% of the total population. Hampshire has an older population compared to England with a higher proportion of the population aged 45 years and fewer young working aged people.
- 12.4.2 The proportion of residents with a limiting long-term illness or disability is comparable to England. There

are approximately 879,000 people in Hampshire (6.7%) with a long-term problem or disability which greatly limits their day to day activities; a further 119,400 people are limited on daily exercise and four percent of the population report their health to be bad or very bad.

Health Provision

- 12.4.3 There are currently 14 GPs within approximately 5km of the Proposed Development with a total of 108 doctors across these GPs. All of these practices but two are currently accepting new patients, suggesting that there is spare capacity.
- 12.4.4 There are currently 25 dentists within 5 km of the site, 9 of which are accepting new patients. There are over 15 opticians and over 40 pharmacies within approximately 5km of the Site.
- 12.4.5 Queen Alexandra Hospital is located approximately 3km from the Proposed Development, this contains accident and emergency services in addition to a range of other medical services.
- 12.4.6 Table 12.8 sets out the most recent available data showing patient list size and capacity of the surgeries within 5km of the application site (data obtained from the Health and Social Care Information Centre GP Level Indicator Tool and supplemented by the NHS Choices website and the practices' own websites). This enables a capacity assessment to be undertaken against the best practice list size of 1,800 patients per GP.
- 12.4.7 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, the average list size for the UK.

Table 12.8: Provision of healthcare

Practice Name	Distance from site (km)	No. GPs	Patient List Size	Current Ratio (Patients /GP)	Net Capacity (against best practice ratio)	Currently Accepting Patients?
Portsmouth Group Practice	0.6	4	44025	11,006/1	-9206	Yes
Stakes Lodge Surgery	1.3	3	27072	9024/1	-7,224	Yes
Park Lane Medical Centre	1.5	5	9250	1850/1	-50	Yes
Vine Medical Group	1.8	16	27072	1,692/1	108	Yes

³ HM Land Registry (2017) UK House Price Index for September 2018 to September 2019.
<http://landregistry.data.gov.uk/app/ukhpi/browse?from=2018-09-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fhampshire&to=2019-09-01>

12.4.8 As shown in the Table 12.8 above the general practices surrounding the proposed area are all accepting patients however the majority are operating above the best practice ratio of patients.

12.4.9 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 where 1 is the most deprived.

12.4.10 The Proposed Development falls mainly within Havant 011C LSOA (i.e. neighbourhood) (Figure 12.6), which is ranked 5,097 out of 32,844 LSOAs in England; where 1 is the most deprived LSOA. This is amongst the 20% most deprived neighbourhoods in the country.

Map legend

Deciles of deprivation

- 10% most deprived
- 9%
- 8%
- 7%
- 6%
- 5%
- 4%
- 3%
- 2%
- 1%
- 10% least deprived



12.4.11 At the neighbourhood level, deprivation is ranked across several separate indices as detailed in Table 12.9.

12.4.12 The neighbourhood ranks within the most deprived proportion of LSOAs for the majority of indicators with the exception of the Living Environment, whereby the neighbourhood is amongst the 30% least deprived neighbourhoods in the country.

Table 12.9 Index of Multiple Deprivation and Domains of Deprivation

Deprivation Indicators	Rank (of 32,844, where 1 is most deprived)
Index of Multiple Deprivation (IMD)	5,097
Income	5,918
Employment	4,700
Education, Skills and Training	4,958
Health, Deprivation and Disability	926
Crime	15,463
Barriers to Housing and Services	12,388
Living Environment	24,225
Income Deprivation Affecting Children Index (IDACI)	11,746
Income Deprivation Affecting Older People Index (IDAOPI)	3,513

Crime

12.4.13 The application site is covered by the Waterlooville South Police Service, part of the Hampshire constabulary. Crime rates within the local area are generally low. Consultation with the community has identified tackling anti-social behaviour and vehicle crime theft as the priorities in this neighbourhood.

12.4.14 Within the neighbourhood there was 98 crimes reported in February 2018, this consisted of 46 cases of violent and sexual offences, 16 of anti-social behaviour and 10 of public order.

Recreation, Green Infrastructure and Open Space

12.4.15 HBC undertook an open spaces plan review⁴ within the District. The study sets out the council's approach

to the provision of open space and recreation facilities in conjunction with the Local Plan (2011). It outlines recommended standards for areas of open space, as outlined in Table 12.10.

Table 12.10 – Open Space Recommended Standards

Type of Open Space	Standard (hectares per 1000 persons)
Multi-functional greenspaces (amenity greenspaces, parks and gardens and natural greenspaces)	2.6
Equipped play provision	0.05
Grass pitches and playing fields/recreation grounds	0.54
Allotments	0.1
Other (artificial turf pitches, bowling greens, indoor swimming pools, teenage facilities and tennis and other courts)	0.108
Total	3.40

12.4.16 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

Type of Open Space	Location	Distance from site
Local green space including playground, football, basketball and tennis grounds.	Bidbury Mead	1.2km south east
Local green space including play area, tennis courts, cricket pitch and bowling green	Purbrook Heath	2.1km south west

Source: Havant Borough Council (2017) Local Green Spaces in Havant Borough

Community Facilities

12.4.17 In addition to the open space, education and health facilities outlined above, additional community facilities within the vicinity of the proposed development are detailed in Table 12.12.

⁴ Havant Borough Council (2012) Open Spaces Plan Review
http://www.havant.gov.uk/sites/default/files/documents/OPEN%20SPACES%20PLAN%20REVIEW%202012_final%20.pdf

**Table 12.12 – Additional community facilities within the vicinity of the site**

Type of facility	Facility name	Distance from site
Assisted living residence	Belmont Castle Retirement Home	0.4km south
Community Centre	Phoenix Community Centre	0.6km west
Post Office	Post Office, Crookhorn	0.7km west

Developments

12.4.18 There are a number of proposed developments within the vicinity of the site, these are discussed within the cumulative impacts section 12.7.

Future baseline

12.4.19 Table 12.13 below shows the predicted population in Havant Borough according to the Office for National Statistics, 2016-based subnational population projections. This shows a potential increase in 10.2% over a period of 23 years.

Table 12.13 – Projected Population in Havant

Year	Projected Population
2016	123,900
2020	126,200
2025	129,300
2029	131,500
2034	134,100
2039	136,500

Transportation

12.4.20 Havant Borough Council is currently considering plans to improve transportation within the district within the Hampshire Local Transport Plan. This will improve access to healthcare services and community facilities. In addition, given the number of new developments within the area, it is anticipated that new healthcare, educational and community services would be provided, for which further information will become available as the applications progress.

Education

12.4.21 Havant Borough Council within their Draft Infrastructure Delivery Plan have identified the need to expand

a number of primary and secondary schools as a result of an increase in pupils arising from housing sites proposed in the area. Morelands Primary School, 0.3km from the Site has been identified as needed to expand from 1.5fe to 3fe however there is insufficient space on the existing land to expand the school to the desired capacity, therefore this full expansion will not come through within the immediate future however would be anticipated over time.

12.5 Mitigation within the Submitted Design**Proposed Development**

12.5.1 As part of the socio-economic design mitigation, the development is expected to deliver the following:

- Up to 780 residential dwellings, of which 30% are proposed to be affordable;
- Community and nursery facilities (use class D1 and D2);
- Retail unit (use class A1); and,
- Formal and informal play areas.

12.6 Likely Significant Environmental Effects of the Scheme**Introduction**

12.6.1 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 12.3. Specifically, it sets out whether the development will have a negligible, minor, moderate or major effect and consideration as to whether that effect will be positive, negative or neutral.

Construction Phase Effects**Employment during construction**

12.6.2 A build period of approximately 9 years is anticipated for the proposed development.

12.6.3 Construction employment will be a direct impact of the scheme for which a number of recent studies have sought to quantify the number of direct jobs created by house building activity across the UK. Research by NLP for the National Housing Federation (2015) suggests an average of 1.2 full time jobs per dwelling. This would therefore equate to the Proposed Development supporting approximately 936 full time construction jobs or 104 a year across the expected year construction period.

12.6.4 Given that construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics, carpentry etc.) many more construction workers may be employed on the site for shorter periods at any given point. It is also known that a proportion of the construction jobs created by the Proposed Development could be taken up by the local workforce.

12.6.5 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.

- 12.6.6 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.
- Havant Borough has a slightly higher proportion (5.3%) of people in the construction industry compared to the national average (4.5%) however the construction industry has a strong track record of providing employment opportunities, especially for younger workers and those wishing to re-enter the labour market. Taking all this into account, the sensitivity of the receptor is therefore assessed as **high**.
 - Drawing these together, the construction of the new development could create 104 additional jobs a year in the target area. The magnitude of the effect is therefore considered to be **moderate**.
 - This will be of **intermediate** beneficial significance and will be **significant** in EIA terms.

Operational Phase Effects

Housing

- 12.6.7 Based on the Department for Communities and Local Government, 2014-based subnational household projections (Table 12.14) the average household size in Havant in the opening year of 2029 is anticipated to be around 2.24.

Table 12.14 - Projected Average Household Size

	Havant District	Hampshire	England
Total household average size (2014)	2.32	2.36	2.35
Total household average size (2019)	2.28	2.33	2.32
Total household average size (2024)	2.26	2.31	2.29
Total household average size (2029)	2.24	2.29	2.27
Total household average size (2034)	2.21	2.26	2.24
Total household average size (2039)	2.19	2.24	2.21

- 12.6.8 The Proposed Development will provide a maximum of 780 units and therefore the potential additional resident population in the local area would be approximately 1,747 persons based on an average household size of in opening year.
- 12.6.9 Given that the population projections shown in Table 12.13 outline a potential increase within Havant Borough residents by 10.2%, the provision of housing of a range of types, prices and sizes would be important in maintaining a broad cross-section of the population. Based on the population projections for year 2029, the Proposed Development is likely to accommodate approximate 1.23% of the Havant Borough.
- 12.6.10 The main impact on the local housing market will be the provision of 780 additional dwellings, of which

around 30% will be affordable units. The proposed mix of dwellings would consist of 1 to 2,3 and 4 bed houses.

- 12.6.11 This should be considered in the context of the housing targets contained within the Havant Borough Local Plan. The 780 proposed dwellings represent 8.3% of the target of 9,260 new homes across Havant Borough from 2016-2036.
- 12.6.12 A proportion of the new dwellings (30%) will be provided as affordable dwellings. This will offer a substantial boost to the local supply of affordable housing and will help to address the significant demand.
- Based on the requirements for housing within the district, the sensitivity of the receptor is **high**.
 - Based upon these matters, the housing impacts of the proposed development are considered to be positive and of a **moderate** magnitude as they will play an important role in contributing towards the local housing supply.
 - This will be of **intermediate** beneficial significance and is **significant** in EIA terms.

Direct Employment

- 12.6.13 The proposed development is residential-led mixed-use, which incorporates a community and nursery facility which is likely to generate some direct employment. The exact areas and sizes of these developments has yet to be confirmed therefore it is arbitrary to predict the number of jobs these facilities would provide.
- Within Purbrook Borough, 5.1% of economically active people are unemployed. Given levels of employment in the area, the sensitivity of the receptor is therefore considered to be **high**.
 - The final number of FTE jobs provided by the proposed development will be dependent on the final area schedule however the increase in the job opportunities in the area would be positive and of **slight** magnitude.
 - This will be of **minor** beneficial significance and is **not significant** in EIA terms.

Deprivation Impacts

- 12.6.14 The neighbourhood does not suffer from acute deprivation, ranked within the 30% least deprived neighbourhoods in the district. The proposed development will provide high quality housing; community and nursery facilities; formal and informal open space and as such will have a beneficial impact on deprivation in the area.
- Based on the high levels of deprivation the sensitivity of the receptor is therefore assessed as **high**.
 - The proposed will be positive and of **slight** magnitude.
 - This will be of **minor** beneficial significance and will **not** be **significant** in EIA terms.

Expenditure Impacts

- 12.6.15 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.
- 12.6.16 Although all future residents will be new to the development site, it is likely that many would move from the local area. An understanding of how far people have moved from their place of previous residence is



important in seeking to fully quantify the impacts of development in terms of the amount of additional expenditure within the local catchment.

12.6.17 The 2019 ONS Family Spending Survey⁵ indicates a weekly household expenditure of £572.60 per week. The total expenditure from all residents within the development is therefore expected to be £446,628 per week.

- Based on levels of expenditure within the neighbourhood, the sensitivity of the receptor is assessed as **medium**.
- This proposed development represents a clear positive impact for the local area which would represent a **substantial** benefit to the economy.
- This will be of **major** beneficial significance and is **significant** in EIA terms.

Fiscal Implications

12.6.18 This section considers the benefits delivered by the Proposed development that will accrue to HBC and the local economy. At a time when local government finances are increasingly constrained through the Government's public austerity measures, this additional revenue is set to become a significant source of income for local authorities.

Council Tax

12.6.19 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 and New Homes Bonus contributions.

12.6.20 For the development of up to 780 dwellings at the Site, it has been assumed that all properties will be delivered to Band D 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 12.15 identifies the Council Tax rates for HBC during the 2019/20 financial year.

12.6.21 Based on the above rates (and assuming all properties are delivered to Band D and Council Tax rates remain the same as 2019/2020), Havant Borough Council would receive a total of £1,334,205.6 per annum in Council Tax receipts.

Table 12.15 Havant Borough Council Tax bands 2018-2019

Employment Use	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Value of property in April 1991	£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
Havant Borough District	£1,140.35	£1,330.40	£1,520.47	£1,710.52	£2,090.64	£2,470.75	£2,850.87	£3,421.04
Total	£1,140.35	£1,330.40	£1,520.47	£1,710.52	£2,090.64	£2,470.75	£2,850.87	£3,421.04

New Homes Bonus

12.6.22 It is also relevant to consider the local benefit of the New Homes Bonus. This was introduced by the Government in 2011 to promote an increase in house building, under which local planning authorities receive match funding for the additional Council Tax raised for new homes and empty properties returned to beneficial use, with an additional uplift of £350 per dwelling for affordable homes. Contributions are made for a 6-year period following the completion of each net additional dwelling within the authority. Payments are not ring-fenced and therefore allow local authorities to use Bonus payments in the most beneficial way to support their needs.

12.6.23 At the end of 2016, the government confirmed the introduction of a new national baseline of 0.4% to ensure councils were not rewarded for natural housing growth. Below this, the New Homes Bonus will not be paid. This will ensure rewards are given for additional housing, rather than just normal growth. It also introduced a move to 5-year payments in 2017/18 and then to 4 years from 2018/19.

12.6.24 Applying the 0.4% threshold to the 780 dwellings, the total number of units for which the Council will be rewarded for equals to 777 units. This would contribute to a reward of £1,329,074.04 (band D average * 777) for first year of operation, followed by 3 consequent payments for the following 3 years. This would equal to a contribution of £5,316,296.16 for the first 4 years of operation.

12.6.25 An addition of £350 will be given for every affordable unit delivered as part of the development. This would equal to an addition of £81,900.

- As local government finances are increasingly constrained through the Government's public austerity measures, the sensitivity of the receptor is assessed as **high**.
- This proposed development represents a clear positive effect in terms of fiscal impacts, this is assessed

⁵

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/financialyearending2018>



to of **substantial** benefit to the economy.

- This will be of **major** significance and is **significant** in EIA terms.

Education

12.6.26 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.

Primary

12.6.27 There are 4 primary age facilities within a 1km radius of the application, however, as detailed in Table 12.5 these are currently operating near capacity.

- The sensitivity of the receptor is **high**.
- The existing primary schools within the area, particularly Morelands Primary School, which is expected the site will feed into, are operating near capacity therefore the proposed development will increase the pressure on other local Primary Schools. Therefore, the impact is considered to be negative of a **moderate** magnitude.
- This will be of **intermediate** adverse significance and is **significant** in EIA terms.

Secondary

12.6.28 There are five secondary age facilities within a 2km radius of the application site. As detailed in Table 12.6 there are 395 surplus places.

- The sensitivity of the receptor is **high**.
- The increase in number of people within the area will result in more places required within secondary schools. However, given that there is currently a surplus in secondary school places, it is considered the proposed development would result in a **slight** adverse effect.
- This will be of **minor** adverse significance and is **not significant** in EIA terms.

Health services

12.6.29 As estimated above, the gross increase in the resident population resulting from the planned 780 new dwellings will amount to 1,747 people.

12.6.30 There are presently 14 GP surgeries within 5km of the site; which are currently accepting new patients. Nonetheless the majority of the listed surgeries are operating near or over their recommended capacity.

12.6.31 An assessment of GP surgeries within a 10km of the application Site also identified that most GP surgeries are currently operating near or over their recommended capacity, suggesting a county-wide deprivation of health infrastructure.

12.6.32 If the demand for GP surgeries exceeds the current supply, it is expected that the existing practices would expand, or new practices may be established, creating additional jobs within the area. Similarly, any additional demand for dental services, opticians and pharmacies could be satisfied through the opening of new facilities.

- As detailed within the baseline, the sensitivity of the receptor is considered to be **high**.
- The increase in population within the local area would increase pressure on existing health services

which are already operating over their recommended capacity. Therefore, the impact is considered to be negative of a **substantial** magnitude.

- This will be of **major** adverse significance and is **significant** in EIA terms.

Open Space and Recreation

12.6.33 The additional residents within the new development would place additional demands upon open spaces, recreation and leisure facilities in the local area. Nonetheless, the development includes the provision of areas of formal and informal open space which will have a beneficial effect on public health.

12.6.34 The Havant Borough Open Spaces Strategy 2018 outlines recommended standards for areas of open space, as outlined in Table 12.16 below.

Table 12.16 – Open Space Recommended Standards

Type of Open Space	Standard (hectares per 1,000 persons)	Requirement for 780 Dwellings/1,747 People (hectares per 1000 persons)	Proposed provision for 780 dwellings
Amenity Greenspace	0.6	1.048	-
Parks and Gardens	0.8	1.4	-
Natural and semi-natural greenspaces	1.8	3.14	4.68
Open Space provision within the Scheduled Monument Area	-	-	2.21
Provision for Children and Young People	0.25	0.44	0.21
Allotments and community gardens	0.2	0.35	0.58
Total	3.65	6.33	7.68

- Based on the current provision of open and recreation spaces within the district the sensitivity of the receptor is considered to be **high**.
- The play facilities and green spaces provided as part of the development will result in a positive impact of **moderate** scale which would provide a clear benefit for the health and recreation of future residents living on the site.
- This will be of **intermediate** beneficial significance and is **significant** in EIA terms.

Community Facilities

12.6.35 The estimated increase in population will give rise to increased pressure on existing community facilities



such as libraries, community halls and places of worship. The community and nursery facilities, as well as the retail unit provided within the development would act as a community facility.

- Based upon the provision of community facilities within the vicinity of the Proposed Development the sensitivity of the receptor is considered to be **high**.
- Although an increase in local resident population will give rise to an increase in demand of community facilities, the provision of new community facilities listed above would have a positive impact of **slight** scale.
- This will be of **minor** beneficial significance and is **not significant** in EIA terms.

Crime and Disorder

12.6.36 The Proposed Development will result in an increase in population and consequently potentially crime and disorder in the area.

12.6.37 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.

12.6.38 The Proposed Development will be designed in such a way as to ensure pedestrian routes are well overlooked and sufficiently well-lit to deter crime and anti-social behaviour.

- The sensitivity of the receptor is assessed as **high**.
- An increase in population numbers and dwellings has a beneficial effect on level of local safety, and on a perceived fear of crime, through an increase in footfall and although natural surveillance, therefore the effect 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.

12.7 Additional Mitigation, Compensation and Enhancement Measures

Construction Phase

12.7.1 No additional mitigation measures are required during the construction phase.

Operational Phase

12.7.2 The increase in population and housing numbers is anticipated to have an adverse effect on the existing primary-age school facilities and GP surgeries.

12.7.3 Effects on the primary-age school facilities will be mitigated through financial contributions towards the expansion of Morelands Primary School from its 1.5FE school to 3FE.

12.8 Assessment Summary and Likely Significant Residual Environmental Effects

12.8.1 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.

12.8.2 The assessment identifies several significant beneficial impacts. These include:

- Employment during construction - Intermediate beneficial;
- Housing provision – Intermediate beneficial;
- Direct employment opportunities– Minor beneficial;
- Expenditure impacts – Major beneficial;
- Fiscal implications – Major beneficial; and,
- Open Space and recreation - Intermediate beneficial.

12.8.3 The assessment identifies adverse impacts. These include:

- Health provision (GP surgeries, dental practices and pharmacies) – Intermediate adverse.

12.8.4 The residual impacts are summarised in Table 12.17 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	High	Moderate	Intermediate	Encourage local recruitment for new job opportunities	Moderate, beneficial	Intermediate, beneficial	High
Operation							
Housing provision	High	Substantial	Major	N/A	Moderate, beneficial	Intermediate, beneficial	High
Direct employment opportunities	High	Moderate	Intermediate	N/A	Slight, beneficial	Minor, beneficial	High
Deprivation	High	Slight	Minor	Installation of street surveillance, street and open space lighting, where possible	Slight, beneficial	Minor, beneficial	High
Expenditure impacts	Medium	Substantial	Major	N/A	Substantial, beneficial	Major, beneficial	High
Fiscal implications	High	Substantial	Major	N/A	Substantial, beneficial	Major, beneficial	High
Education – primary	High	Moderate	Intermediate	Financial contributions through S106 for the expansion of Morelands Primary School	Slight, adverse	Minor, adverse	High



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
Education – secondary	High	Slight	Minor	N/A	Slight, adverse	Minor, adverse	High
Health provision	High	Substantial	Major	N/A	Moderate, adverse	Intermediate, adverse	High
Open space & recreation	High	Moderate	Intermediate	N/A	Moderate, beneficial	Intermediate, beneficial	High
Community facilities	High	Slight	Minor	N/A	Slight, beneficial	Minor, beneficial	High
Crime & disorder	Medium	Slight	Minor	Proposed Development to be designed in such a way as to ensure pedestrian routes are well overlooked and sufficiently well-lit to deter crime and anti-social behaviour.	Slight, beneficial	Minor, beneficial	High