

**Chapter 4: Socio-Economic Impacts**

**Land off Duke's Park, Woodbridge**

**ENVIRONMENTAL STATEMENT**

November 2015

## 4.1 INTRODUCTION

- 4.1.1 This chapter of the ES identifies the potential socio-economic impacts that the proposed housing development and convenience store is likely to have in Woodbridge and Suffolk Coastal District. The proposed development comprises up to 215 dwellings and a convenience store (A1 use class) of up to 400 m<sup>2</sup>.
- 4.1.2 The chapter has been informed by the report *Land off Duke's Park, Woodbridge: Socio-economic Impact Assessment*, carried out by Regeneris Consulting in September 2015. The potential socio-economic impacts arising from the scheme will be explored in Woodbridge and the wider area (Suffolk Coastal District). Impacts include temporary effects associated with construction expenditure, and the lasting labour market and expenditure effects associated with resident households together with the direct operational effects of the convenience store. Wider benefits of the proposal will also be considered.

## 4.2 METHODOLOGY

### Impact Assessment Methodology

- 4.2.1 Assessing the socio-economic effects of the scheme involves assimilating the information included in the Regeneris 2015 report referred to above, desk based research, and statistical information for the area. Key data sources include the Office of National Statistics (ONS), Nomis, Health and Social Care Information Centre (HSCIC) and the Annual Population Survey.
- 4.2.2 A framework was used for assessing the socio economic impacts of new housing developments. The scale of these impacts depends on:
- The number and type of housing units (determining the incomes and so local purchasing power of new residents and the skills mix);
  - The location of the development in relation to areas of retail activity/town centre uses and employment; and
  - The extent to which additional amenities are provided as part of the development.

### Environmental Statement Assessment Framework

- 4.2.3 The assessment is based upon a widely used and accepted methodology which considers the sensitivity of the receptor (the performance of the local economy and capacity of local community infrastructure as measured by a range of indicators) and the magnitude of the effect of the proposed development on that receptor. The significance of the effects is then determined by considering both the sensitivity and magnitude of the effect.

### Receptors

- 4.2.4 The following indicators have been identified for the assessment of socio-economic effects:
- Construction sector employment;
  - Population count (total population and working age);
  - Count of high skilled working residents;
  - Overall employment rate in Suffolk Coastal District and Woodbridge; and

- Capacity of local social and community infrastructure.

### Sensitivity of Local Receptors

4.2.5 This chapter assesses the sensitivity of the above socio-economic indicators in terms of the relative performance of Woodbridge and Suffolk Coastal District, and the importance afforded to them in local and regional economic development and regeneration policy. A baseline assessment of socio-economic conditions in Woodbridge and Suffolk Coastal as well as comparator areas has informed the assessment of sensitivity. Examples of how the sensitivity of receptors has been determined is in Table 4.1.

<b>Table 4.1: Criteria for Sensitivity Assessment of Socio-Economic Receptors</b>	
<b>Sensitivity</b>	<b>Evidence For Sensitivity Assessment</b>
<b>High</b>	Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic and regeneration policy
<b>Medium</b>	Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy
<b>Low</b>	Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy
<b>Negligible</b>	No socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy

### Magnitude

4.2.6 The magnitude of the impacts from the proposed development has been determined by considering the predicted deviation from baseline conditions before and, if necessary, after mitigation. Criteria used for the assessment of the magnitude of socio-economic impacts are shown in Table 4.2.

<b>Table 4.2: Criteria for Assessment of Magnitude of Impact for Socio-Economic Effects</b>	
<b>Magnitude of Impact</b>	<b>Description/Criteria</b>
<b>Substantial</b>	Proposals would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change
<b>Moderate</b>	Proposals would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change
<b>Minor</b>	Proposals would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change
<b>Negligible</b>	No discernible change in baseline socio-economic conditions

## Significance

- 4.2.7 In reporting the significance of the effects of the scheme, both in construction and completed development terms, the assessment contextualises both the sensitivity of the receptor and the magnitude of effect. The method uses the significance matrix shown in Table 4.3.

<b>Table 4.3: Criteria for Assessment of Significance of Socio-Economic Effects</b>					
<b>Magnitude of Impact</b>		<b>Sensitivity of Receptor</b>			
		<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Negligible</b>
	<b>Substantial</b>	Major	Major	Moderate	Negligible
	<b>Moderate</b>	Major	Moderate	Minor	Negligible
	<b>Minor</b>	Moderate	Minor	Minor	Negligible
<b>Negligible</b>	Negligible	Negligible	Negligible	Negligible	

## Cumulative Effects

- 4.2.8 In addition to the effects that the proposed development may have, six other developments have been identified to inform the cumulative effects assessment of the sites collectively.
- 4.2.9 This addresses the effects in both construction and operational stages of the developments.

## 4.3 PLANNING POLICY CONTEXT

### National

#### National Planning Policy Framework (March 2012)

- 4.3.1 The National Planning Policy Framework (2012) is a key part of the government's reforms to make the planning system less complex and more accessible. The Framework identifies the key role that the planning system has to play in achieving sustainable development. Paragraph 7 identifies three dimensions of sustainable development in the context of the role that the planning system has to play:
- An economic role: supporting growth and a competitive economy by ensuring that the right land and infrastructure to support development are in place at the right time.
  - A social role: supporting strong, healthy and vibrant communities through the provision of housing to meet a community's needs, high quality built development and accessible local services.
  - An environmental role: contributing to the protection of the natural, built and historic environment.
- 4.3.2 Paragraph 8 of the Framework states that the three aspects of sustainability are not mutually exclusive roles and so should not be undertaken in isolation: 'to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'.

- 4.3.3 Throughout the Framework the emphasis is on positive planning to support growth and deliver sustainable development. Among the core planning principles outlined, local planning authorities are required to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.

#### ECONOMIC SUSTAINABILITY

- 4.3.4 Two elements of economic sustainability are particularly relevant to the proposed development and its anticipated impacts:
- Building a strong, competitive economy – Paragraph 21 identified that the planning system is expected to encourage rather than impede sustainable growth and significant weight should be given to supporting economic growth. Planning policies should address barriers to investment including housing.
  - Ensuring the vitality of town centres – planning policies should promote competitive town centre environments and set out policies for the growth of centres. At Paragraph 23 it is stressed that 'residential development can play an important role in ensuring the vitality of centres' and that 'where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity'.

#### SOCIAL SUSTAINABILITY

- 4.3.5 Paragraph 7 highlights the need to support 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.
- 4.3.6 Of particular relevance to the proposed scheme are the following aspects of social sustainability:
- Delivering a wide choice of high quality homes – this should be achieved through ensuring that Local Plans set an adequate housing target to meet affordable and market housing needs. The identification of key sites to deliver this housing is also of critical importance.
  - Promoting healthy communities – positive planning should be utilised to support the development of healthy and inclusive communities by providing and safeguarding community facilities and other local services. Importantly, this includes guarding 'against the unnecessary loss of valued facilities services, particularly where this would reduce the community's ability to meet its day-to-day needs' and ensuring that 'established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community'. This is reinforced at paragraph 70 by the requirement for local planning authorities to 'ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'. Access to high quality open spaces and opportunities for sports and recreation is also important.

## Local Policy Context

### Suffolk Coastal Adopted Core Strategy and Development Management Policies, July 2013

- 4.3.7 The Suffolk Coastal Core Strategy was adopted in July 2013 and sets out the planning direction for the district for the period 2010-2027. According to the Plan, whilst there are some significant sized employers located in the district the local economy is predominantly based on many small and independent businesses, and whilst the recession has had limited impact on these, there are a number of key challenges this district faces, including:
- Anticipated reductions in public sector employment;
  - Low skills base and qualification levels;
  - Lack of diversity in terms of employment opportunities;
  - Ageing population combined with exodus of younger population;
  - Fall in housing completions and slowing delivery rates; and
  - Housing affordability issues, particularly amongst first time buyers.
- 4.3.8 As part of its strategy to address these issues the Plan sets out to provide 'at least 7,900 new homes across the district' between 2010 and 2027. Other priorities within the Plan include the creation of new jobs together with the retention of existing jobs.
- 4.3.9 Objective 7 of the Plan is "to sustain and enhance the vitality and viability of the market towns, including Woodbridge, as retail, service and employment centres serving their local populations and that of neighbouring rural communities".
- 4.3.10 Woodbridge is identified as a market town where the importance of retaining local character and distinctiveness together with the provision of services and facilities for residents and businesses are seen as a priority. It is noted that Woodbridge is 'a town with an increasingly ageing population, being a favoured location for those retiring to the area. It also experiences some of the highest house prices within the district'.

## Background documents

### New Anglia Local Enterprise Partnership (LEP)

- 4.3.11 New Anglia is the Local Enterprise Partnership (LEP) for Norfolk and Suffolk and was formed in 2010. In 2013 the LEP submitted their Strategic Economic Plan identifying their priorities for growth and change. The document identifies some of the key challenges and priorities for the area as follows:
- A low skilled and low paid, ageing resident works force with local businesses struggling to find skilled employees, especially for scientific and technical jobs
  - High levels of youth unemployment and a transient younger population
  - Housing affordability and availability is seen as a key competitive advantage in attracting inward investment, therefore planning for a further 117,000 homes to 2026 to boost supply.

## **4.4 BASELINE CONDITIONS**

### **Demography**

#### **Population**

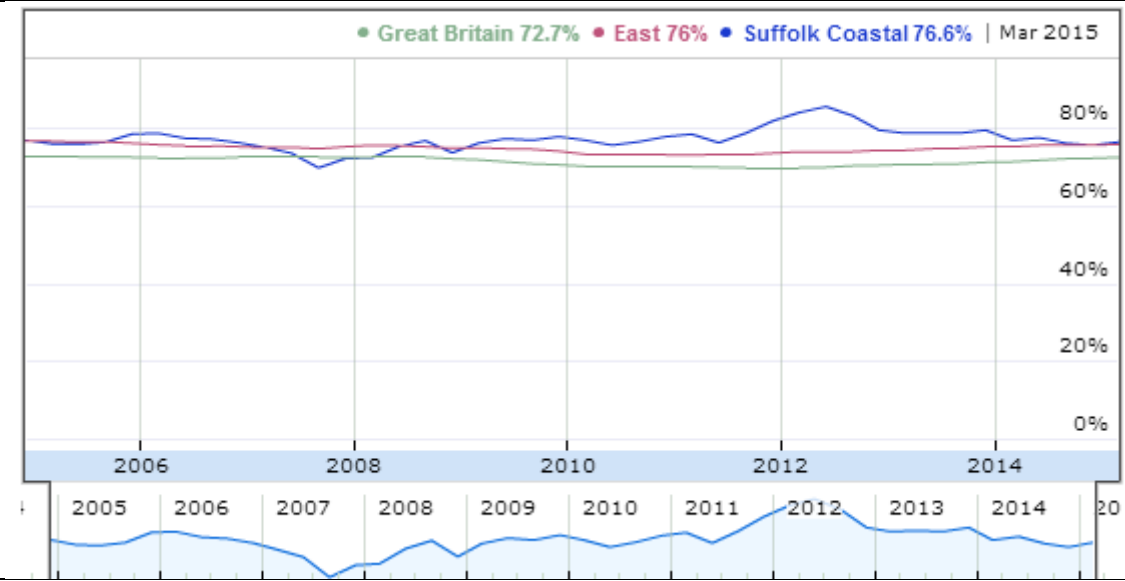
- 4.4.1 The population of Woodbridge was 8,096 according to the 2011 Census. During the last 10 years the population has increased by 5.2%. What has been evident is that household composition has altered as the population has matured, with the number of over 45's in Woodbridge increasing by 3.5% in the last decade whilst under 44's decreased by 3.3% over the same period.
- 4.4.2 Suffolk Coastal District's population has increased by 21.2% between 1991 and 2011 (Census data). It is expected to increase by a further 9.0% by 2037, (2012-based Sub-National Population Projections for England – updated February 2015). This mirrors the projections for England as a whole with the percentage of the population aged 65 and over projected to increase by between one fifth and one quarter in all regions by mid-2022 as life expectancy rates increase generally.
- 4.4.3 As is the case across most of the UK, Suffolk Coastal district's population is set to age significantly over the coming years. The population aged 65 years and over accounted for 23% of the total population in 2011 compared to 16% at a national level.

### **Employment and the Labour Force**

#### **Economic Activity and Employment Rates**

- 4.4.4 Total employment in Suffolk Coastal in March 2015 was 57,700, which equated to 76.6% of the population.
- 4.4.5 The East continues to perform well in employment terms with an employment rate of 76% in March 2015. This was higher than the figure for England which sat at 72.7%. Employment rates in Suffolk Coastal have proven to be more variable than the figures for East England, dropping below both the national and regional average in September 2007 to 70%. This compared to 72.6% in Great Britain and 74.8% across the East. In June 2012 figures increased significantly, reaching an employment rate of 85.7%. This change was not reflected in the data for East England or Great Britain. An overview of employment rate at all three scales is presented in figure 4.1 on the following page.

**Figure 4.1: Economically Active Residents In Employment in Suffolk Coastal**

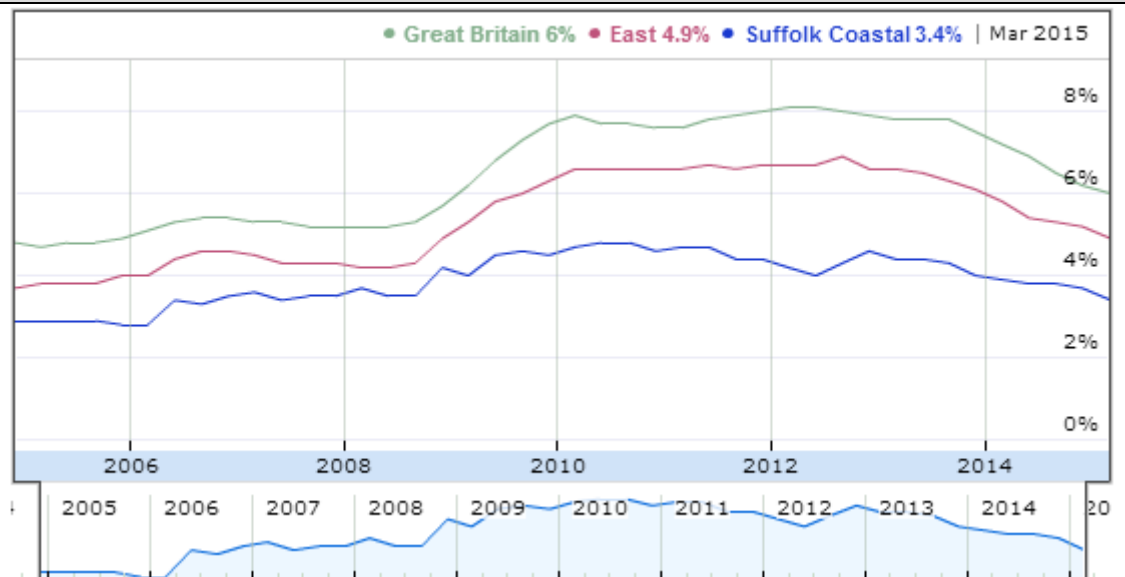


Source: Office for National Statistics, 2015

**Unemployment**

4.4.6 The unemployment rate of Suffolk Coastal in March 2015 was 3.4%. This number has been decreasing since December 2012 when this figure was 4.6%.

**Figure 4.2: Economically Active Unemployed Residents in Suffolk Coastal (model based)**



Source: Office for National Statistics, 2015

4.4.7 The graph above shows how the unemployment numbers in Suffolk Coastal follow the same trend as seen across the East and Great Britain as a whole. However the percentage of the working age population remains lower than that of the two aforementioned areas.



## Social and Community Infrastructure

4.4.8 In assessing social and community infrastructure, two key areas are examined:

- Education (both primary and secondary).
- Healthcare service provision.

### Education Facilities

4.4.9 The site lies within the primary and secondary catchment areas for schools in the Suffolk County Council (SCC) local education authority area. The Woodbridge area is defined as “Urban > 10k – less sparse”, and it is common for such areas to have more than one primary school and more than one secondary school in the vicinity.

### Nursery Provision

4.4.10 There are five nurseries within a two mile radius of the proposed development. Two miles is considered the maximum reasonable statutory walking distance to school for children aged 8 and under as indicated by the Department for Education (DfE).

4.4.11 These establishments do not provide figures for capacity or numbers on role. However Bridge Farm Pre-School, nearest to the site, expanded in 2015 creating 24 additional places. The full list of establishments is shown below.

<b>Nursery / Playgroup</b>	<b>Postcode</b>	<b>Ages</b>	<b>Distance from Site (Miles)</b>
Bridge Farm Pre-School	IP12 4RB	0-5	0.34
Kyzone Kidz Playgroup	IP12 4EN	2-5	0.58
St Mary's Playgroup	IP12 4JJ	2-5	0.93
Barnabas Pre-School	IP12 1HS	2-5	1.56
Rhymes Nursery	IP5 3RQ	0-4	1.69

### Primary Provision

4.4.12 There are six primary (including infant and junior) schools within a two mile radius of the proposed development site. Two miles is considered the maximum reasonable statutory walking distance to school for children aged 8 and under as indicated by the Department for Education (DfE).

4.4.13 The current net capacity and numbers on roll (NOR) as of January 2015, of the primary schools are shown in table 4.5 on the following page. From this it is clear that in 2015 there were a

number of surplus primary school places within 2 miles of the proposed development. The total surplus places as a percentage of primary school capacity is 6.05%.

<b>Table 4.5: Primary Provision within 2 miles of EIA project site</b>					
<b>Primary School</b>	<b>Postcode</b>	<b>Net capacity</b>	<b>NOR</b>	<b>Surplus places</b>	<b>Distance from Site (Miles)</b>
Kyson	IP12 4HX	420 (60)	408	12	0.43
St Mary's CofE VA	IP12 4JJ	210 (30)	209	1	0.93
Martlesham Beacon Hill	IP12 4SS	142 (20)	78	64	1.25
Woodbridge	IP12 1SS	210 (30)	230	0	1.45
Bealings	IP13 6LW	98 (15)	97	1	1.89
Birchwood	IP5 3SP	210 (30)	210	0	1.93
<b>Total Places (across all years)</b>		<b>1,288</b>		<b>78</b>	

### Secondary Provision Table

- 4.4.14 There are two secondary schools within a three mile radius of the proposed development site. This is considered the maximum reasonable statutory walking distance to school for children aged 8 and over, as indicated by the Department for Education (DfE).
- 4.4.15 The net capacity numbers on roll (NOR) for each of these schools from January 2015 are below. These show that as of 2015 there were a number of surplus places within 3 miles of the proposed development. Total surplus places as a percentage of secondary school capacity is 2.44%.

<b>Table 4.6: Secondary School Provision within 3 miles of Development</b>					
<b>Secondary School (11-18)</b>	<b>Postcode</b>	<b>Net Capacity</b>	<b>NOR</b>	<b>Surplus Places</b>	<b>Distance from Site (miles)</b>
Farlingaye High	IP12 4JX	1,940	1,873	67	1.22
Kesgrave High	IP5 2PB	1,775	1,751	24	2.48
<b>Total Places (across all years)</b>		<b>3,715</b>		<b>91</b>	

### Health Facilities

- 4.4.16 In analysing healthcare provision, GP surgeries and dentists were assessed within close proximity to the site. The closest hospital is The Ipswich Hospital in Ipswich which is 4.6 miles south west of the site. The analysis does not include pharmacies, optometrists and other forms of social care provision such as mental health services, care homes etc.
- 4.4.17 Table 4.7 on the following page provides some summary information about the four closest surgeries. For each surgery the number of patients, number of full-time equivalent (FTE) GPs

and patients per GP is recorded. It should be noted that the Royal College of General Practitioners recommend that patient list size should be 1,800 or below.

<b>Table 4.7: GP Surgeries within 3 miles of Proposed Development Site</b>				
<b>Establishment</b>	<b>Straight Line Distance (Miles)</b>	<b>Number of Patients</b>	<b>Number of FTE GPs</b>	<b>Patients per GP</b>
Framfield House Surgery D83057	0.86	11,788	6.79	1,737
Little St John Street Surgery D83049	1.42	6,376	3.92	1,627
Martlesham Health Surgery D83080	1.72	5,933	1.60	3,708
Birches Medical Centre D83084	2.78	8,045	3.21	2,504

Source: Health and Social Care Information Centre, March 2015

- 4.4.18 The nearest practice to the proposed development, Framfield House Surgery, has an average patient list size of 1,737. This is below the recommended 1,800 patient list size provided by the Royal College of General Practitioners, meaning that the surgery has capacity remaining.
- 4.4.19 Within two miles of the site, there are four dentists. Three of which accept NHS patients and one, Island House Dental Care, is private. There are thirteen dental practitioners in total practicing at these establishments, though patient list numbers are not available.

<b>Table 4.8: Local dentist provision in the area and distance from the EIA Project Site</b>		
<b>Establishment</b>	<b>Straight Line Distance (Miles)</b>	<b>Number of Dental Practitioners</b>
Island House Dental Care	1.17	6
Guest & Ward Dental Surgery	1.22	1
Thoroughfare Dental Practice	1.72	4
Martlesham Dental Practice	1.72	2

### **Community Facilities**

- 4.4.20 There are a wide range of facilities in close proximity to the site, within acceptable and commutable walking distances (0.8 and 2.0 km respectively). These facilities increase the sustainability of the location, some of which are shown in Table 4.9 below.

<b>Table 4.9: Community Services and Facilities</b>		
<b>Facility</b>	<b>Name</b>	<b>Travel Distance from Development Site (km)</b>
Early Years Care Provision	Bridge Day Nursery	0.8
Primary School	Kyson Primary School	1.1

<b>Table 4.9: Community Services and Facilities</b>		
Bus Stop	Ashton House Bus Stop	0.5
Public House	The Duke of York	0.6
Food Shop	Co-op Food	1.3
Secondary School	Farlingaye High School	2.9
Amenity Area	Old Barack Road	1.3
Pharmacy	Waterton Pharmacy	1.6
Train Station	Woodbridge Train Station	2.2
Leisure Centre	Deben Swimming Pool & Leisure Centre	2.0

#### 4.5 PROJECT DESIGN

4.5.1 The proposed development will comprise up to 215 homes of different sizes, with emphasis on the provision of family homes together with a retail convenience store of up to 400m<sup>2</sup>. The indicative housing mix, detailed below, includes 33% of affordable homes. The assessment is based on this indicative housing mix.

<b>Table 4.10 Indicative Housing Mix for Proposed Development</b>		
<b>Type</b>	<b>Size</b>	<b>Units</b>
Affordable Housing	1 bed	42%
	2 bed	37%
	3 bed	21%
	<b>Total Affordable Housing</b>	<b>33%</b>
Market Housing	3 bed	42%
	4 bed	37%
	5 bed	21%
	<b>Total Market Housing</b>	<b>67%</b>
<b>Total</b>		<b>Up to 215</b>
Source: Gladman Developments Ltd		

#### 4.6 ASSESSMENT OF EFFECTS

4.6.1 The assessment process looks at each source of impact in turn, as follows:

- Construction effects
- Household expenditure effects
- Population and labour market effects

- 4.6.2 Each variable is assessed in the context of the proposed development. The scale and significance of the impacts of impacts are based on the specifics of the scheme.

### Construction Effects

- 4.6.3 The receptor for construction effects is construction jobs in Suffolk Coastal and Woodbridge.
- 4.6.4 The total construction costs as a result of the proposed development are approximated at £25.1 million. This has the capacity to support 90 FTE construction jobs over a 5 year build out period, with a further 20 FTE jobs over a 1 year build period for the retail unit.
- 4.6.5 This assessment does not take full account of the wider economic impacts of construction activity. Research shows that house building activity results in significant multiplier effects; this includes the businesses that supply goods and services to housebuilders, while the expenditure of people working on development projects would also be expected to support additional jobs across the wider area.
- 4.6.6 The proposed development could potentially draw on local labour and aid in reducing unemployment in the local construction sector. The house building sector, and the construction industry more generally, has a strong history of providing opportunities for re-skilling and training for those who have already been active in the labour market. A number of housebuilders have schemes in place which provide on-site training for young apprentices. With around 400 people in Suffolk Coastal area claiming Jobseekers Allowance in September 2015, such opportunities have the potential to assist in tackling a challenging issue for the area.

Table 4.11 Construction Effects				
Summary of Effect	Adverse or Beneficial	Magnitude (Impact Areas)	Duration	Mitigation/Design Measure
<b>Suffolk Coastal</b>				
90 jobs over 5 year construction period, with a further 20 jobs over a 1 year build period for the convenience store	Beneficial	Minor	Short-term (duration of the build period only)	Not required
<b>Woodbridge</b>				
90 jobs over 5 year construction period, with a further 20 jobs over a 1 year build period for the convenience store	Beneficial	Substantial	Short-term (duration of the build period only)	Not required

- 4.6.7 The generation of construction jobs is a direct, temporary effect which will impact the local construction employment rate. ONS Claimant count data reveals that as of July 2015, approximately 10 residents claiming JSA in the local authority are seeking work within the construction and development trades. This represents 3% of the total number of claimants within Suffolk Coastal. Construction employment creation is not currently a policy priority for the area. The sensitivity of the receptor is therefore assessed as being **low**. Within Suffolk Coastal the significance of effects is considered to be **minor** and **beneficial**.

- 4.6.8 Within Woodbridge the significance of the effects is considered to be **substantial** and **beneficial**. However as those seeking construction work are not located in Woodbridge, the receptor is assessed as being **negligible**.
- 4.6.9 The overall assessment of construction effects is a **negligible beneficial** impact. As the effects are positive, mitigation is not relevant. Positive benefits for the area have the potential to be secured or enhanced through procurement approaches which seek to draw on local labour or suppliers of goods and services.

### **Operational Effects**

#### **Population**

- 4.6.10 Upon occupation of the scheme, it is expected to generate approximately 543 new residents, of whom 290-330 would be expected to be of working age. This population would be a direct and permanent impact from the proposed development.
- 4.6.11 As is the case across much of the UK, Suffolk Coastal District's population is set to age significantly over the coming years. The population aged 65 years and over accounted for 23% of the total population in 2011 compared to 16% at national level. By 2022, according to the government's most recent sub-regional population projections, this proportion will increase to almost 30% representing a growth of almost 30%.
- 4.6.12 As well as an ageing population, the working age population of Suffolk Coastal District accounts for a lower than average proportion of the total population at 59% compared to 65% nationally. Over the next decade, the working age population is expected to decline in Suffolk Coastal in both absolute and proportional terms, resulting in an increasing dependency ratio.
- 4.6.13 Woodbridge may experience an even more pronounced ageing effect than Suffolk Coastal, given that the proportion of 65 year olds and over is greater than the district average at 30% and the proportion of working age population is lower than the district average at 53%.
- 4.6.14 This ageing trend combined with a projected decline in the working age population has a number of implications for the economic and social sustainability of both Woodbridge and Suffolk Coastal District as a whole:
- The average household size amongst the older population tends to be smaller than the average working age household size. This can result in fewer people living locally and using local services and facilities, with potential impacts on their long term viability. New housing development will help boost the population of Woodbridge and mitigate an ageing population trend.
  - Smaller, older households tend to have lower levels of household expenditure than younger households. In time, this implies that without new housing and additional people of working age, the capacity of the area to sustain and grow business may be limited. Likewise, this could affect the viability of the local services and facilities.
  - Research by the Joseph Rowntree Foundation suggests that older households move less frequently than younger households. This implies that areas with an older age profile are likely to have more static populations. Without a supply of new homes, there is a risk of limited churn in the local housing market, resulting in constraints on people wishing to live in the area.

- An increase in numbers of working age residents retiring is likely to see increased demand for replacement labour. The implication is that employers would need to find workers with the appropriate skills and experience to replace retirees, which will be more difficult if there is insufficient adequate housing for these workers to live in.
- Health and social care services are likely to face increased demand as a result of an ageing population. Estimates from 2007-08 showed the average value of NHS services to a retired household was £5,800 compared to £2,800 for a working age household.
- An ageing population and declining working age population could result in diverse impacts on labour mobility and the availability of local labour for employers. A YouGov survey carried out in 2010 found that 18% of people 18-34 were restricted in finding work by the cost of housing. This is likely to create recruiting problems, and can be a particular constraint in rural settlements.
- The projected decline of the working age population in combination with a significantly larger retirement age population in the area points to a likelihood of an increase in the dependency ration for Woodbridge and Suffolk Coastal. A higher dependency ratio places increased pressure on the productive segment of the population to support greater demand for services, such as healthcare and pensions.

Table 4.12 Population Effects				
Summary of Effect	Adverse or Beneficial	Magnitude (Impact Areas)	Duration	Mitigation/Design Measure
<b>Suffolk Coastal</b>				
Population of 543 residents, with working age population (16-64) of 380	Beneficial	Negligible (0.4% increase)	Permanent	Implications for social and community infrastructure, assessed elsewhere in chapter
<b>Woodbridge</b>				
Population of 543 residents, with working age population (16-64) of 380	Beneficial	Minor (4% increase)	Permanent	Implications for social and community infrastructure, assessed elsewhere in chapter

- 4.6.15 Based on the population estimate from mid-2014, the increase in population as a result of the proposed development is **negligible** for Suffolk Coastal, and **minor** for Woodbridge. However the changing demographic of both areas means the receptor has been assessed as **medium**.
- 4.6.16 Taking the above factors into consideration, the significance is considered to be **minor beneficial**.

### Labour Supply

- 4.6.17 The proposed housing development would deliver up to 215 new homes in the area. With a mix of both smaller and larger family housing, the scheme has the potential to boost the area's labour supply in higher skilled and higher paid professions, as well as in lower skilled occupational categories.

- 4.6.18 The estimate is based on the assumption that 70% (380 people) of future residents could be of working age. This is above the average across Suffolk Coastal council area (59%) but is intended to reflect the nature of housing being proposed which is likely to appeal to families and working age residents.
- 4.6.19 Of these working age residents, it is predicted that around 290-330 residents could be economically active (in work or actively seeking work). The high estimate is based on an economic activity rate of 80%. This is above the current Suffolk Coastal rate but is considered a robust assumption due to the large proportion of residents living in the development who will need to be in full time employment to afford a new home.
- 4.6.20 A report by the Joseph Rowntree Foundation identified that new homes commonly attract individuals from middle and higher socio-economic groups. Reflecting this, it is estimated that around 100-110 residents could be employed in higher value skilled occupations (higher managerial and professional occupations). This scheme therefore should be expected to boost the area's local labour supply across a range of occupational groups.

<b>Table 4.13 Key Labour Supply Impacts</b>	
<b>Residents</b>	<b>Impact</b>
Working Age Residents	380
Economically Active Working Age Residents	290-330
Residents in Higher Managerial and Professional Occupations	100-110
Note: Figures rounded to the nearest 5	
Source: Regeneris Consulting, 2015	

- 4.6.21 These estimated labour supply impacts are important for Woodbridge and Suffolk Coastal district in a number of respects:
- Increasing the supply of both higher skilled workers in managerial and professional occupations and lower skilled workers in elementary and semi-skilled occupations, thereby helping to diversify the area's labour force and mitigate skills shortages. This is of particular significance given the skills shortages noted in the New Anglia's Economic Strategy.
  - Increasing the number of working age families with members of the household in work. These residents will spend their income and use services in Woodbridge and the surrounding area, supporting local businesses and service providers.
  - Boosting the number of lower skilled and lower paid residents able to live (and work) in the district. In this respect the scheme could contribute to tackling the problem of labour mobility in lower paid occupational groups associated with the district's lack of sufficient affordable housing. A possible increase in demand for labour in health and social care sectors as the result of an ageing population is also of relevance. These are professions which tend to require lower paid labour living locally; affordable housing can contribute to enabling such people to live in the area.



### Household Spending

- 4.6.22 Expenditure generated by residents of the proposed development would help to support employment in local retailers and other service providers. The scale of these employment impacts would be determined by where residents choose to spend their income and the types of goods and services they purchase. The majority of effects are predicted to be felt in Woodbridge and the surrounding local area.
- 4.6.23 It is estimated that household expenditure of £0.7 million per year would be spent in Woodbridge by residents of the new development, with a total of £1.2 million generated annually across Suffolk Coastal District Council area as a whole. This reflects the reasonable scale of services and retail provision in Woodbridge and Suffolk Coastal District but also the proximity of main centres such as Ipswich which fall outside of the district. After taking account of indirect taxes, this expenditure could support up to five jobs in Woodbridge and a total of 10 jobs across Suffolk Coastal Council area.

<b>Table 4.14 Household Expenditure Effects</b>		
	<b>Woodbridge</b>	<b>Suffolk Coastal</b>
Total Expenditure after Indirect Tax (£m)	£0.7m	£1.2m
Total Jobs Supported (FTE)	5	10
Source: Regeneris Consulting, 2015		

- 4.6.24 This assessment shows the jobs supported by household spending in a broad range of goods and service providers. It does not capture wider indirect and induced effects of this expenditure as businesses purchase supplies and services in the area, and the salaries of those employed as a result of local household spending are in turn spent locally. These effects could support further additional employment.
- 4.6.25 An increase in the number of people choosing to shop in Woodbridge or elsewhere in the surrounding area would contribute to the long term economic and social sustainability of these settlements. If the proposed development succeeds in attracting family households, these households would be expected to have higher weekly household expenditure than smaller and older households.
- 4.6.26 Furthermore, an inflow of new residents and construction activity sends positive signals to business, and may encourage future investment. Over time, the cumulative effect of new housing would be expected to create a more favourable environment for business investment and growth, both as a result of any boost to the labour supply and the role of increased household expenditure for retail and other service providers.

### Social and Community Infrastructure Effects

- 4.6.27 This section will assess the effects of the proposed development on the education and health facilities of the area.

#### Primary and Secondary Schools

- 4.6.28 On behalf of SCC, Boyer Planning has provided a response to the proposed application. This response incorrectly states that three of the four catchment schools are full. In fact none of the catchment schools referred to in this document are full.
- 4.6.29 The SCC methodology for calculating developer contributions is 3.5 pupils per schools year group per 100 units. This is applied to both primary and secondary. For sixth form the staying on rate means that the two year groups are treated as though there were just one for calculation of yield purposes.
- 4.6.30 A representation of the maximum potential number of new school places that could be expected for the proposed development, utilising the mix supplied in Table 4.10.

<b>Table 4.15 Estimated Number of New School Places Generated by the Proposed Development</b>			
<b>Units on site</b>	<b>Primary School Places</b>	<b>Secondary School Places</b>	<b>Sixth Form Places</b>
Up to 215	52.675	37.625	7.525

- 4.6.31 According to pupil yield figures from SCC the proposed development would require 53 primary school places. As of 2015, the surplus at the two schools which serve as catchment schools to the proposed development showed a combined total of 76 surplus places.
- 4.6.32 The secondary school impact from the proposed development is calculated at 38 secondary places 8 sixth form places. As of 2015 there were 91 surplus places in local secondary schools (including sixth forms).
- 4.6.33 Due to the level of pressure on education within the local area the sensitivity of the receptor is considered to be **medium**, with the impact on education of **minor** magnitude. This leads to an overall significance of effect of **minor adverse**.

### **Health Facilities**

- 4.6.34 The existing GP surgeries do not all meet the maximum capacity recommendations as set out by the Royal College of Practitioners. The average list size across the four practices is 2,071 patients per GP, above the maximum 1,800 patients per GP guidelines. Taking into account the proposed residential development, the additional residents would increase the average patient list size to 2,085 patients per GP, an increase of 14 patients.
- 4.6.35 It should be noted that the two existing facilities closest to the proposed development are operating at below the recommended patient list size per GP, with a surplus of 236 places.

<b>Table 4.16 Health Facility Effects</b>				
<b>Summary of Effect</b>	<b>Adverse or Beneficial</b>	<b>Magnitude</b>	<b>Duration</b>	<b>Mitigation</b>
215 additional residents	Adverse in that demand will increase but supports long-term sustainability of health facilities	Minor (0.6% increase)	Permanent	CIL

- 4.6.36 The receptor for this effect are the existing health facilities in Woodbridge and the surrounding area. The sensitivity of the receptor is assessed as **medium**, since data suggests that there is a current capacity constraint on providers in Woodbridge and the immediate locality.
- 4.6.37 The residential development would place demand upon local health services. However the two closest surgeries are both under capacity. The magnitude of this effect is therefore assessed as being **minor**, as the increase in patients would be 0.6%.
- 4.6.38 Therefore taking this into consideration, the significance of the effects is assessed as being **minor adverse**.

### Energy and Water Supply Effects

- 4.6.39 UK Power Networks confirmed as of September 2015 that they anticipate the proposed development could be connected to existing cables crossing the site via an HV connection, and that the capacity required is available. Therefore there are no effects with regard to energy supply.
- 4.6.40 Information regarding the water supply has been requested and will be made available once it has been received by the applicant.

## 4.7 RESIDUAL EFFECTS

- 4.7.1 Generally the effects of the proposed development are considered to have a positive impact on the local area, irrespective of whether the effect is indirect or direct. However adverse effects have been identified with respect to the pressures placed on local primary schools and healthcare provision. Suffolk Coastal District Council have adopted their Community Infrastructure Levy (CIL). As such, contributions will be made through the CIL to negate any adverse effects.
- 4.7.2 Therefore overall, the significance of all effects will be **negligible**.

## 4.8 CUMULATIVE EFFECTS

### Approach

- 4.8.1 In addition to the proposed development assessed in this EIA, the assessment identifies six other residential developments and one wind farm project to inform the cumulative effects of the seven sites collectively.
- 4.8.2 The six additional sites are included in table 4.17, along with dwellings numbers.

Table 4.17: Nearby Developments Identified for Cumulative Effect Assessment			
Development	Number of Dwellings	Type	Status
Land North of Woods Lane, Melton, Suffolk	180	Outline	Approved 02/09/15
Land to Rear of Cedar House Pyches Road, Melton, Suffolk	10	Outline	Approved 12/06/14
Adastral Park	2,000	Outline	Pending

Woodbridge Football Club	95	Unknown	Application yet to be submitted
Land South of Main Road, Martlesham	180	Full	Approved 04/07/13
East Anglia Offshore Wind One, Underground Cabling between Bramford and Mawdsey	N/A	Full Nationally Significant Infrastructure Project	Approved 17/06/14

4.8.3 This totals 2,465 dwellings for the assessment of cumulative effects.

### **Construction Effects**

4.8.4 As is typically the case, the main implication of new housing development concerns employment opportunities within the construction labour market. The precise construction cost of the cumulative schemes is unknown, but is likely to be substantial as the above schemes provide eleven times the number of dwellings as the proposed development. Suffolk Coastal District Council have identified access to jobs as a key economic issue, with a need for new jobs prominent in their economic policies. The significance of construction effects is therefore assessed as **high**.

4.8.5 It has been established as of July 2015 that approximately 10 people residing in Suffolk Coastal were seeking work within construction and building occupations. As such the magnitude is assessed as **negligible**.

4.8.6 The cumulative impacts of the schemes assessed therefore represent a **negligible beneficial** effect.

### **Operational Effects**

4.8.7 It is difficult to quantify the effects of the schemes as assumptions and extrapolation of the limited available data would lead to uncertainties.

4.8.8 However Suffolk Coastal District Council state explicitly in the adopted Core Strategy and Development Management Policies (2013) document that the Adastral Park development will deliver the “necessary social and community infrastructure on site to serve the new residents and appropriately mitigate impacts on adjoining areas”. It therefore is unnecessary to include this development in the assessment of cumulative operational effects, as it may in fact provide increased service provision in the area.

4.8.9 This brings the cumulative assessment figure down to 465 dwellings from the five remaining developments. It can be accepted that further development will increase the population of the local area, bolstering the local labour supply and increasing household spending by more than double that of this proposed development.

4.8.10 Using the SCC methodology this will result in the following increases of school age children.

<b>Table 4.18 Estimated Number of New School Places Generated by the Cumulative Developments</b>			
<b>Units in Total</b>	<b>Primary School Places</b>	<b>Secondary School Places</b>	<b>Sixth Form Places</b>
465	113.925	81.375	16.275

- 4.8.11 It follows on that the occupants of these new developments will also register with local doctors, further increasing patient lists.
- 4.8.12 However it should be noted that of the social and education services assessed earlier, only those in close proximity to the proposed development site were considered. As these developments are in different locations, there will be other facilities, which have not been assessed here, that the new occupants of the cumulative sites could use. Woodbridge is an established town and as such has numerous establishments to provide services to the local residents. It is therefore inappropriate to assess each of these receptors to the same degree, as the results would be misleading.
- 4.8.13 The cumulative operational effects have been assessed collectively in a qualitative rather than quantitative fashion, shown in the table below.

<b>Table 4.19 Cumulative Operational Effects</b>				
<b>Summary of Effect</b>	<b>Adverse or Beneficial</b>	<b>Magnitude (Impact Areas)</b>	<b>Duration</b>	<b>Mitigation/Design Measure</b>
<b>Suffolk Coastal</b>				
465 new dwellings with associated occupying population	Beneficial	Negligible	Permanent	Implications for social and community infrastructure, addressed via CIL
<b>Woodbridge</b>				
465 new dwellings with associated occupying population	Beneficial	Minor	Permanent	Implications for social and community infrastructure, addressed via CIL

## **4.9 RESIDUAL EFFECTS**

- 4.9.1 The significance of the cumulative effects will be negligible. Each new development will be required to make a contribution to the CIL, the rate of which is calculated by the council to cover costs relating to the improvement of services and facilities in the authority.

## **4.10 STATEMENT OF EFFECTS: CONCLUSIONS**

- 4.10.1 In summary, the only adverse effect associated with the proposed development is the increased pressure placed on the existing social and community infrastructure. Contributions in accordance with the CIL will negate this however, as the charging schedule is prepared so as to mitigate the effects of further development on local services.

4.10.2 The proposed development is expected to deliver a number of positive effects for Suffolk Coastal and Woodbridge, including:

- £25.1 million investment in construction
- 90 FTE construction jobs over a 5 year build period
- A further 20 FTE construction jobs over a 1 year build period for the retail unit
- Household spending of £0.7million in Woodbridge and £1.2million in Suffolk Coastal
- Household expenditure would directly support up to 15 local jobs
- £1.62million to Suffolk Coastal Council over a 6 year period through the New Homes Bonus scheme
- 290-330 economically active residents of the new development
- Much needed affordable housing provision