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# **SOCIO-ECONOMIC STATEMENT**

Land South of Chiswell Green Lane, St Albans

April 2022

**SOCIO-ECONOMIC STATEMENT**  
**LAND SOUTH OF CHISWELL GREEN LANE, ST ALBANS**

**APRIL 2022**

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<b>Authorised by:</b>	PL

Barton Willmore now Stantec  
26 Kings Hill Avenue  
Kings Hill  
West Malling  
Kent ME19 4AE

Tel: 01322 374660  
Fax: 01322 374661

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## 1.0 INTRODUCTION

1.1 This Socio-Economic Statement has been prepared by Barton Willmore now Stantec's Development Economics Team to support submission of a planning application to St Albans City and District Council (SACDC) by Alban Developments Limited and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd for the development of up to 391 dwellings on land to the south of Chiswell Green Lane, St Albans (hereon within referred to as "the Proposed Development").

1.2 The Statement has been requested by SACDC to understand the potential impact of the Proposed Development on the surrounding social and economic infrastructure. The St Albans Infrastructure Delivery Plan (IDP) 2018/19<sup>1</sup> details the type of community infrastructure SACDC will consider when planning for future housing growth. Having regard to the IDP, the Socio-Economic Statement considers the need for and impact on health infrastructure, specifically General Practitioners (GPs) and leisure facilities, specifically open space, play space and leisure and recreation. A separate assessment has been prepared by EFM to consider the impact on education infrastructure, namely primary and secondary education.

1.3 In addition to considering the impact on community infrastructure, this Statement also demonstrates the social and economic benefits that the Proposed Development will bring to the local area including:

- Housing delivery and the contribution towards affordable housing need;
- Additional Council Tax receipts;
- New Homes Bonus;
- Increase in consumer expenditure arising from the Proposed Development's residential population;
- Employment generation from construction of the Proposed Development;
- Additional workforce created by the Proposed Development's residential population; and
- Creation of Gross Value Added (GVA) - a measure of the values of goods and services produced in an area.

1.4 The Statement is structured as follows:

- Section 2: **Policy Context**, provides an overview of the current national, regional and local policy in respect of socio-economics, which is relevant to this Statement;

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<sup>1</sup> SACDC, Local Plan Technical Report: 2018/2019 Infrastructure Delivery Plan

- Section 3: **Existing Socio-Economic Conditions**, identifies an appropriate study area for assessing the impact of the Proposed Development and attributing the social and economic benefits and presents the existing socio-economic conditions of the study area including the population profile, housing stock, employment status, skills/qualifications, occupational profile, deprivation and existing provision of recreation/play space and GPs;
- Section 4: **Demand for Community Infrastructure**, calculates the anticipated future population of the Proposed Development and the associated additional demand for GP places and open/play space;
- Section 5: **Social and Economic Impacts/Benefits of the Proposed Development**, sets out the socio-economic benefits of the Proposed Development (described in paragraph 1.3), detailing the methodologies and data sources used to derive the benefits; and
- Section 6: **Summary of Findings**, provides a concise summary of the Statement's findings and the socio-economic benefits of the Proposed Development.

## 2.0 POLICY CONTEXT

2.1 The following review provides a summary of national and local planning policy relevant to socio-economics.

### i) National Policy

2.2 National planning policy is contained principally in the *National Planning Policy Framework (NPPF) (July 2021)*<sup>2</sup>. At the centre of the 2019 NPPF is the principle of sustainable development, with three overarching objectives: economic, social and environmental.

2.3 The social objective supports 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 (paragraph 8).

2.4 The economic objective is to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure (paragraph 8).

2.5 So that sustainable development is pursued in a positive way, at the heart of the 2019 NPPF is a presumption in favour of sustainable development, in which 'plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change' (paragraph 11).

2.6 The revised NPPF requires planning authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area (paragraph 38). Significant weight should be placed on the need to support sustainable economic growth (paragraph 81).

2.7 Planning policies and decisions should aim to achieve healthy, inclusive and safe places that promote social interaction; are safe and accessible; and 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,

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<sup>2</sup> MHCLG (July 2021) National Planning Policy Framework

access to healthier food, allotments and layouts that encourage walking and cycling (paragraph 91).

- 2.8 To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (paragraph 92).

## ii) Local Policy

- 2.9 The current adopted Local Plan for SACDC is *The District Local Plan Review 1994 – saved and deleted policies version (July 2020)*. Most of the policies in relation to the quantum of housing, employment and leisure facilities have been deleted and superseded by more up to date policy or guidance. Nonetheless the adopted Plan's objectives remain relevant and include the need to:

- Provide housing and influence the type of dwellings provided to help meet the needs of the area;
- Provide sufficient land and floorspace to cater for full employment and provide for different kinds of employment uses whilst not encouraging substantial additional commuting into the District; and
- Make provision for leisure uses.

- 2.10 Adopted Policy 70 (Design and Layout of New Housing)** in particular requires the need to provide a mix of housing types and sizes to be negotiated on large schemes, incorporating private amenity space and also public open space. In respect of open space, adopted Policy 70 requires developments with more than 30 dwellings each with 2 or more bedrooms to provide toddlers play areas on the basis of 3 sqm for every 5 such dwellings. In addition, developments of more than 100 dwellings will need to provide public open space including children's playgrounds on the basis of 1.2 hectares per 1,000 persons.

- 2.11 SACDC are in the process of preparing a new Local Plan. *SACDC Local Plan 2020-2036 Publication Draft 2018* was submitted to the Secretary of State in March 2019 for Examination but subsequently withdrawn.

- 2.12 A new Local Plan 2020-2038 is now being prepared, with a 'call for sites' held by SACDC in March 2021.



- 2.13 Although the *SACDC Local Plan 2020-2036 Publication Draft 2018* was withdrawn, the draft policies provide an indication of direction for SACDC and are therefore worthy to note despite carrying no weight from a development control perspective.
- 2.14 In particular **draft Policy S2 (Development Strategy)** acknowledges the need to plan for the Government's figures for housing need. *SACDC's Annual Monitoring Report 2020* states the Government's standard methodology for housing need as being 893 dwellings per annum. The draft Plan (draft Policy S2) acknowledges that the Government's figures for housing need necessitates major development and therefore all Category 1 settlements and one Category 2 settlement (Chiswell Green) will be expanded at 'Broad Locations' for development.
- 2.15 **Draft Policy S6x (West of Chiswell Green Broad Location)** seeks to provide an urban extension of Chiswell Green with the development required to deliver (relevant to this assessment, and therefore not all):
- Minimum capacity 365 dwellings;
  - Minimum 40% affordable housing in accordance with draft Policy L3;
  - Recreation space and public open space; and
  - Sufficient assets to provide sustainable management of community facilities, open spaces and parklands.
- 2.16 **Draft Policy L17 (Infrastructure)** states that the Council requires and supports the programmed delivery of a wide range of infrastructure and related facilities to meet the identified needs arising from new development and to address the infrastructure deficit, having regard to the IDP. Where new development creates a specific need for new or improved physical (including green), or social infrastructure, SACDC will require in kind provision and/or financial contributions to enable its provision secured and phased through a combination of planning obligations (S106) and use of Community Infrastructure Levy (CIL).
- 2.17 **Draft Policy L22 (Community, Leisure and Sports Facilities)** supports the retention of existing community, leisure and sports facilities and the provision of new such facilities will be concentrated in town/district/local centres and in the Broad Locations for development, of which Chiswell Green is one (Draft Policy S6x). New local provision as part of major residential development at Broad Locations include possible joint use of education and multi-purpose community buildings/halls or improvements to existing parish halls/centres near to the new housing areas.

### 3.0 EXISTING SOCIO-ECONOMIC CONDITIONS

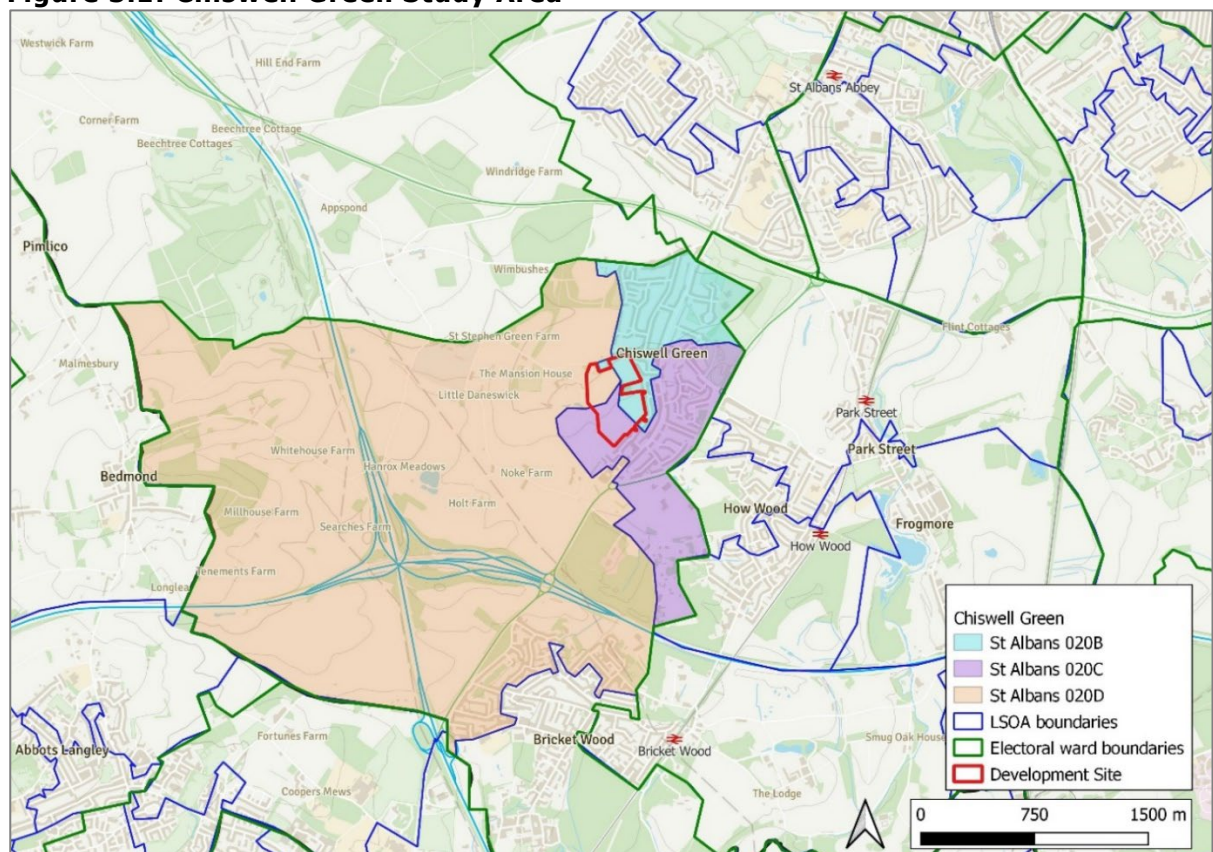
3.1 To inform the socio-economic impact assessment, it is first necessary to consider the geographical location of the Proposed Development and identify the possible area on which the Proposed Development will have an effect. Existing socio-economic conditions for the identified Study Area(s) are then presented to provide the baseline from which to assess the socio-economic impact/benefits of the Proposed Development.

#### i) Identifying an appropriate Study Area

3.2 The Site is located on land south of Chiswell Green Lane. Given that the Proposed Development will provide an urban extension to the existing settlement of Chiswell Green, it is considered that Chiswell Green will be the area upon which the Proposed Development will have the greatest immediate impact.

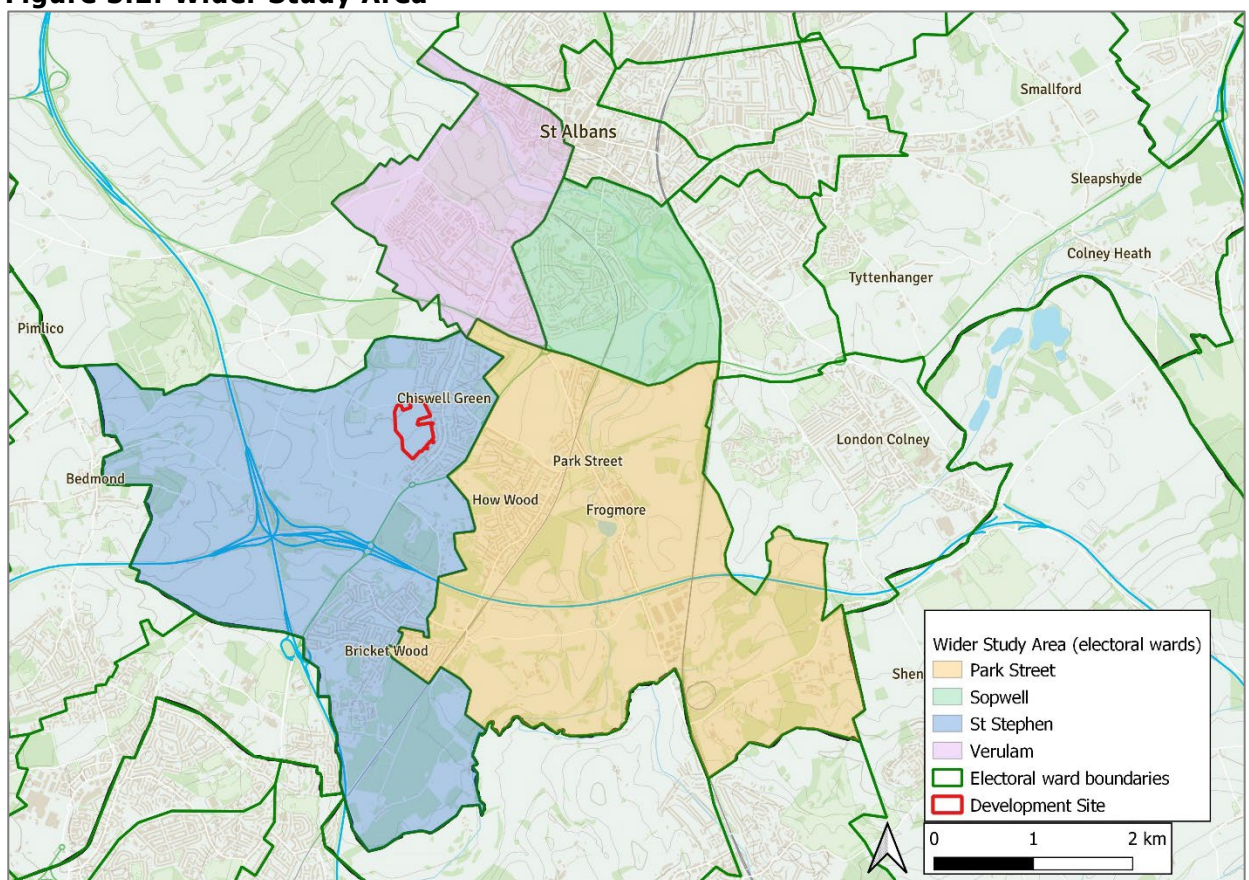
3.3 The settlement of Chiswell Green is defined using Lower Super Output Areas (LSOAs). LSOAs are statistical geographies used by the Office for National Statistics (ONS) for the reporting of data for small areas. Chiswell Green is represented by three LSOAs: St Albans 020B, St Albans 020C and St Albans 020D, as shown in Figure 3.1.

**Figure 3.1: Chiswell Green Study Area**



- 3.4 However, given the proximity of Chiswell Green to other neighbouring settlements including How Wood, Park Street, Bricket Wood and the outskirts of St Albans, there is the potential for the Proposed Development to impact on the community infrastructure in these neighbouring settlements and therefore it is considered appropriate to also identify a wider Study Area that incorporates these additional areas.
- 3.5 The wider Study Area is defined using electoral wards. The Site itself is located within the electoral ward of St Stephen. However, three additional electoral wards of Park Street, Sopwell and Verulam, together with St Stephen ward are used to represent the wider Study Area as shown in Figure 3.2.

**Figure 3.2: Wider Study Area**



## ii) Existing Socio-Economic Conditions

- 3.6 Having identified the main areas of socio-economic influence surrounding the Proposed Development Site (Chiswell Green and the Wider Study Area), existing socio-economic characteristics are now considered for these two Study Areas along with the SACDC area and national (England) average.

### a) Housing Profile

- 3.7 At the time of the 2011 Census, there were 2,027 homes in Chiswell Green. Whilst the 2021 Census was conducted in March 2021, the data is not yet available. The homes in Chiswell Green represent 17% of the homes in the wider Study Area (11,698) and 4% of the homes in the SACDC area (58,000).
- 3.8 Detached properties account for the largest proportion of homes in Chiswell Green, similar to the wider Study Area, albeit representing a higher percentage in Chiswell Green (45% versus 32%). In contrast, semi-detached properties account for the largest proportion of homes in the SACDC area (30%) and England (31%). Semi-detached properties account for 36% of all homes in Chiswell Green. Chiswell Green has a significantly lower proportion of terraced properties (4%) than the wider Study Area (21%), the SACDC area (21%) and England (24%). Similarly, Chiswell Green has a significantly lower proportion of flatted properties (11%) than the wider Study Area (17%), the SACDC area (22%) and England (22%). Table 3.1 provides the detailed breakdown by accommodation type.

**Table 3.1: Household Accommodation Type (2011)**

Type	Chiswell Green	Wider Study Area	SACDC area	England
Detached	45%	32%	27%	22%
Semi-detached	36%	28%	30%	31%
Terraced	4%	21%	21%	24%
Flats	11%	17%	22%	22%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2011 Census, Tables KS401EW [downloaded from NOMIS 07 January 2022].

Caravans and other temporary structures are not included. All figures have been rounded and may not sum

- 3.9 The majority of homes in Chiswell Green are owned (86%). A higher proportion of homes in Chiswell Green are owned in comparison to the wider Study Area (76%), the SACDC area (73%) and England (63%). A further 10% of homes in Chiswell Green are privately rented, a lower proportion than the average for the wider Study Area (12%), the SACDC area (14%) and England (17%). Table 3.2 provides the detailed tenure profile.

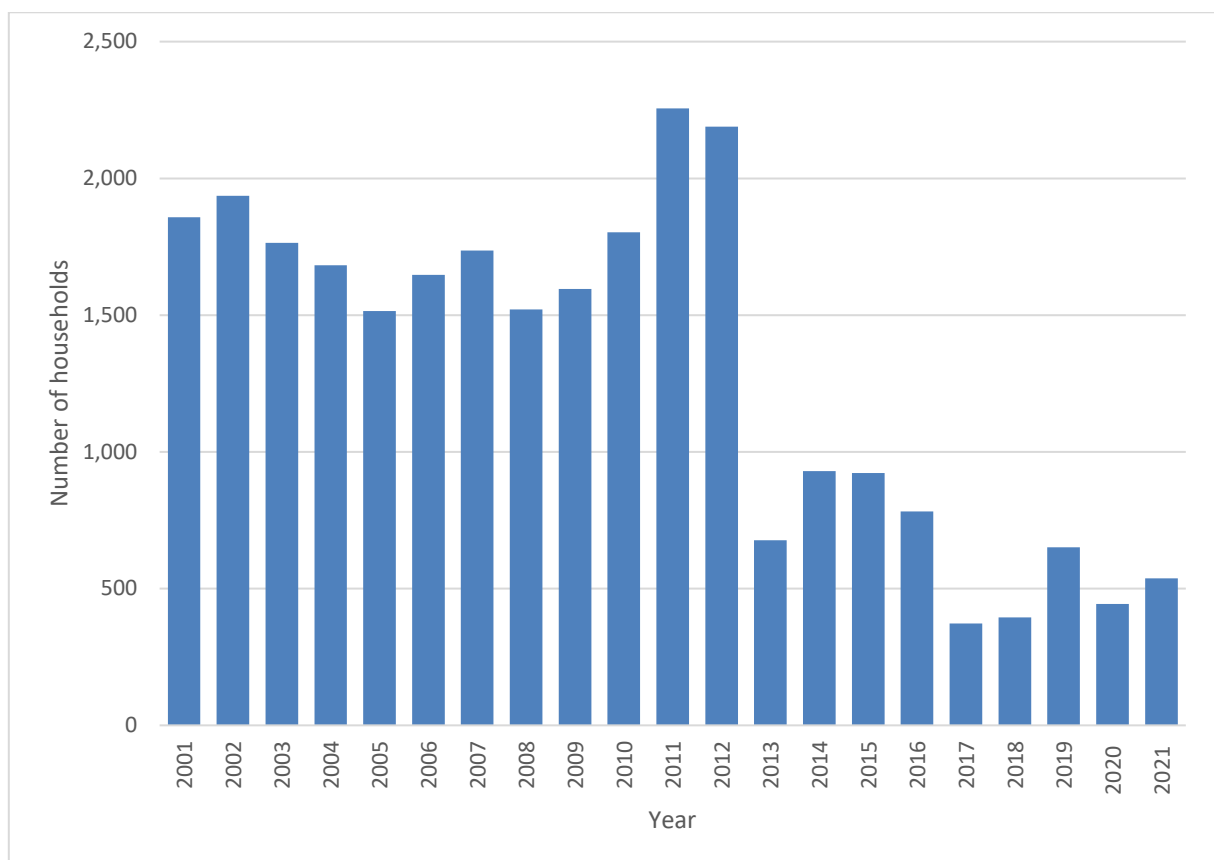
**Table 3.2: Accommodation Tenure (2011)**

Type	Chiswell Green	Wider Study Area	SACDC area	England
Owned	86%	76%	73%	63%
Shared Ownership	1%	0%	0%	1%
Social Rent	2%	10%	12%	18%
Private Rent	10%	12%	14%	17%
Living rent free	1%	1%	1%	1%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2011 Census, Tables KS402EW [downloaded from NOMIS 07 January 2022].

All figures have been rounded and may not sum.

- 3.10 4% of homes in Chiswell Green are classified as being overcrowded<sup>3</sup> which is lower than the average for the wider Study Area (6%), SACDC area (7%) and England (9%).
- 3.11 As of 31 March 2021 (latest data available at time of writing) there were 538 households on the SACDC housing register. The number of households on the housing register has reduced in the SACDC area since 2013 as shown in Figure 3.3.

**Figure 3.3: Number of Households on SACDC Housing Register**

Source: CLG, Live Table 600

<sup>3</sup> Defined as those properties with an occupancy rating of either -1 or -2 meaning there is 1 room or 2 rooms less than required. Based on data from the 2011 Census (QS408EW).

**b) Population**

3.12 The ONS 2020 MYPE estimate that there are c5,000 people living in Chiswell Green, representing 17% of the total population of the wider Study Area (29,400 people) and 3% of the total of the SACDC area (149,300 people).

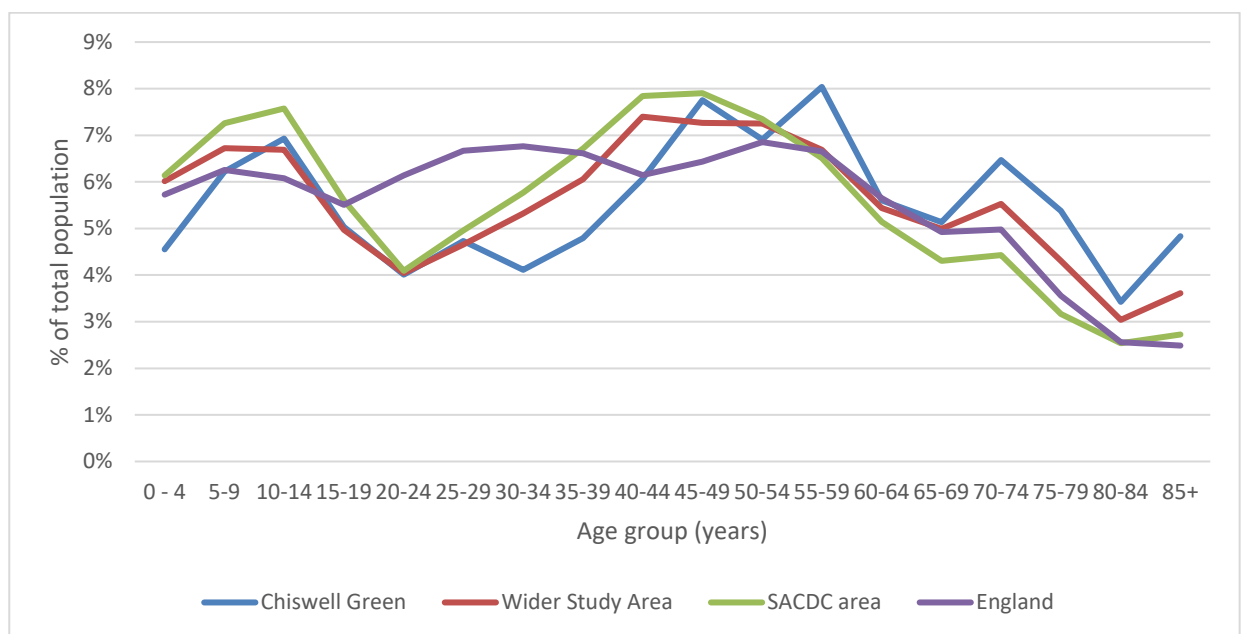
3.13 Chiswell Green has a slightly older age profile than that of the wider Study Area and the SACDC area. 25% of Chiswell Green’s population is aged 65+ years compared to just 21% in the wider Study Area and 17% in the SACDC area. In contrast, Chiswell Green has a slightly lower proportion of working aged people (56%) compared to the wider Study Area (58%), the SACDC area (61%) and England (62%). Chiswell Green also has a slightly lower proportion of children aged 0 to 15 years (19%) than the wider Study Area (21%) and the SACDC area (22%), but the same proportion as the national average (19%). Table 3.3 and Figure 3.4 provide more detail.

**Table 3.3: Age Profile by Broad Age Group (2020)**

Age (years)	Chiswell Green	Wider Study Area	SACDC area	England
Aged 0 to 15	19%	21%	22%	19%
Aged 16 to 64	56%	58%	61%	62%
Aged 65+	25%	21%	17%	19%
<b>All ages</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2020 MYPE. All figures have been rounded and may not sum.

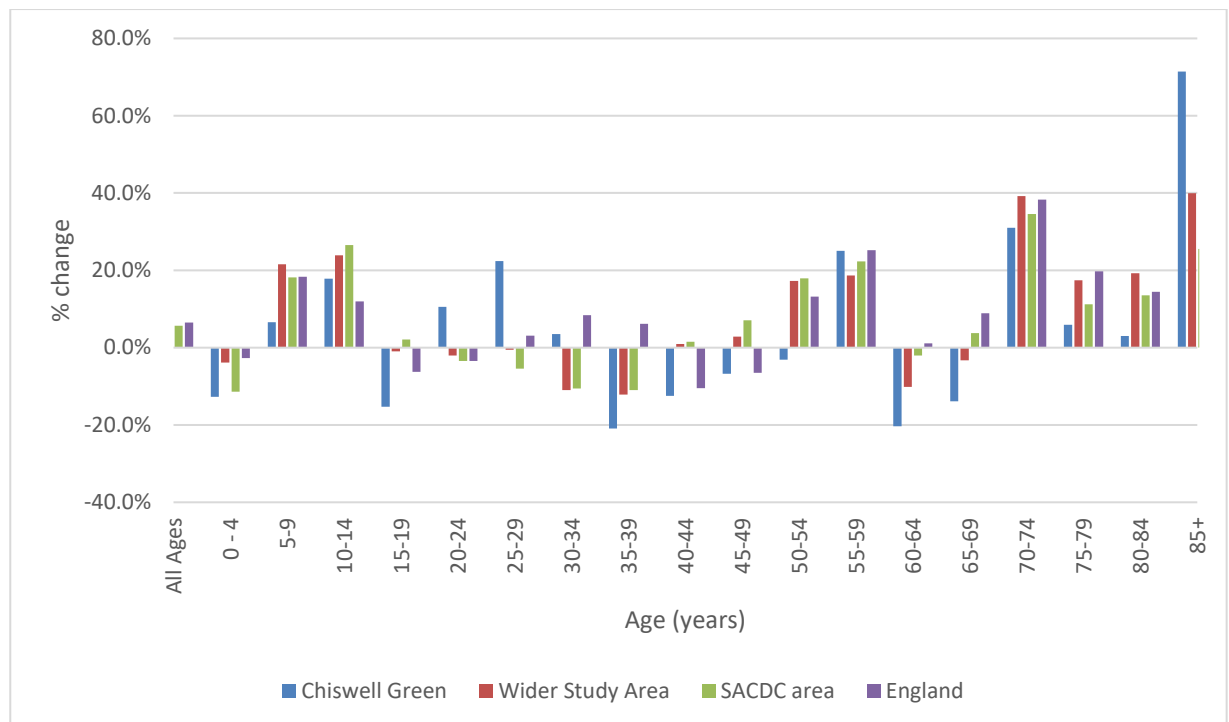
**Figure 3.4: Age Profile by 5-year Age Group (2020)**



Source: ONS, 2020 MYPE

- 3.14 The population of Chiswell Green has increased by c80 people since 2011, equivalent to a 1.7% increase. This rate of population growth for Exmouth Estate is significantly lower than the rate of population growth for the wider Study Area (+6.3%), the SACDC area (5.7%) and England (6.5%) over the same period.
- 3.15 Figure 3.5 illustrates that between 2011 and 2020 Chiswell Green has seen a decline in the population aged 0 to 4 years, 35 to 54 years and 60 to 69 years but an increase in all other age groups but most notably an increase in the population aged 85+ years.

**Figure 3.5: Population Change (2011 and 2020)**



Source: ONS, 2011 Census and 2020 MYPE.

**c) Economic Activity of Residents**

- 3.16 Economic activity data for residents of Chiswell Green and the wider Study Area is only available from the 2011 Census. At that time, 72% of residents aged 16 to 74 years living in Chiswell Green were economically active (meaning they were either in work or available for work) which is marginally lower than the average for the wider Study Area (73%) and the SACDC area (75%) but higher than the national average (70%).
- 3.17 Data from the Annual Population Survey (APS) identifies that in the year ending June 2021 (the latest data available at the time of writing) the proportion of residents aged 16 to 64 years in the SACDC area who were economically active was 84%, higher than the national average

(79%). As a proportion of the total population, 52% of SACDC residents are economically active.

- 3.18 80% of working age residents in the SACDC area were in employment in the year ending June 2021, which is higher than the national average (75%). The unemployment rate (among the population aged 16-64) in the SACDC area was 4.2% which is lower than the national average (5.2%). As a proportion of the total population, 50% of SACDC residents are in employment.
- 3.19 Whilst not a measure of total unemployment, data on the number of people claiming out of work-related benefits provides an indication of the number of people who are actively seeking employment. This is referred to as the Claimant Count and represents all people who are claiming either Jobseekers Allowance (JSA), National Insurance (NI) Credits or Universal Credit (UC) principally for the reason of being unemployed. Table 3.4 presents claimant count data for Chiswell Green, the wider Study Area, the SACDC area and England in February 2020 (to represent pre-COVID position) and November 2021 (the latest data available at the time of writing and during the COVID pandemic).

**Table 3.4: Claimant Count**

		<b>Chiswell Green</b>	<b>Wider Study Area</b>	<b>SACDC area</b>	<b>England</b>
February 2020	Number of claimants	55	310	1,480	1,050,875
	Claimants as % of residents aged 16-64 years	2.0%	1.8%	1.6%	3.0%
November 2021	Number of claimants	85	510	2,420	1,650,840
	Claimants as % of residents aged 16-64 years	3.1%	3.0%	2.7%	4.7%

Source: ONS [downloaded from NOMIS 10 January 2022]

- 3.20 In February 2020, there were 55 residents of Chiswell Green (2.0% of those aged 16 to 64 years) claiming unemployment related benefits, but by November 2021, the number of residents claiming unemployment benefits increased to 85. The increase in people claiming unemployment related benefits is associated with COVID and is a trend seen nationally.
- 3.21 Nonetheless, the claimant count data reveals that the proportion of residents within Chiswell Green claiming unemployment related benefits is higher than the wider Study Area and the SACDC area but lower than the national average.

#### **d) Resident Employment and Skills Profile**

- 3.22 The occupational profile of Chiswell Green residents is similar to that of the wider Study Area and the SACDC area. Of all of the Chiswell Green residents in employment, Table 3.5 shows



that the highest proportion of residents are employed within Professional Occupations (23%). Professional occupations also account for the highest form of employment in the wider Study Area and SACDC area but represent a higher proportion (26% and 29% respectively) than for Chiswell Green. A further 17% of Chiswell Green residents work as Managers, Directors and Senior Officials, higher than the average for the wider Study Area (16%), the SACDC area (15%) and England (11%). A higher proportion of Chiswell Green residents also work in administrative occupations (13%) and caring occupations (9%) than the average for the wider Study Area and SACDC area.

**Table 3.5: Residents in Employment by Occupation**

	<b>Chiswell Green</b>	<b>Wider Study Area</b>	<b>SACDC area</b>	<b>England</b>
Professional occupations	23%	26%	29%	17%
Managers, directors and senior officials	17%	16%	15%	11%
Associate professional and technical occupations	16%	17%	17%	13%
Administrative and secretarial occupations	13%	11%	10%	11%
Caring, leisure and other service occupations	9%	7%	7%	9%
Skilled trades occupations	8%	8%	7%	11%
Sales and customer service occupations	6%	6%	6%	8%
Elementary occupations	4%	6%	6%	11%
Process, plant and machine operatives	4%	4%	3%	7%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2011 Census QS606. All figures have been rounded and may not sum.

3.23 In terms of qualification levels, Table 3.6 shows that Chiswell Green residents have, on average, a slightly lower level of educational attainment than the wider Study Area and SACDC area. Whilst the highest level of qualification achieved by the greatest proportion of Chiswell Green residents (36%) is a Level 4 qualification (first or higher degree), the proportion is lower than the average for the wider Study Area (41%) and the SACDC area (46%) but higher than the average for England (27%). 16% of Chiswell Green residents have no qualifications, which is the same as the average for the wider Study Area but higher than the average for the SACDC area (13%) but lower than the national average (22%).

**Table 3.6: Highest Qualification Level of Residents aged 16+ Years**

Highest Qualification	Chiswell Green	Wider Study Area	SACDC area	England
Level 4 qualifications and above	36%	41%	46%	27%
No qualifications	16%	16%	13%	22%
Level 2 qualifications	16%	14%	13%	15%
Level 1 qualifications	12%	11%	10%	13%
Level 3 qualifications	12%	11%	10%	12%
Apprenticeship	4%	3%	3%	4%
Other qualifications	4%	4%	4%	6%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2011 Census QS501. All figures have been rounded and may not sum.

Level 1 = 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills

Level 2 = 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A\*-C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma

Level 3 = 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma

Level 4 = Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree (NI), Professional qualifications (for example teaching, nursing, accountancy)

### e) Employment (Workplace-based)

3.24 Data from the ONS, 2020 Business Register and Employment Survey (BRES) identifies that there were 1,300 people working in Chiswell Green which represents 9% of people working in the wider Study Area (14,500 people). Table 3.7 provides a breakdown of the industries people are working within in Chiswell Green, the wider Study Area, the SACDC area and England.

**Table 3.7: Percentage of the Workforce (workplace-based) by Industrial Structure**

Industry	Chiswell Green	Wider Study Area	SACDC area	England
Health (Q)	15%	10%	8%	13%
Accommodation & food services (I)	14%	9%	6%	7%
Retail (Part G)	13%	9%	10%	9%
Construction (F)	11%	10%	6%	5%
Business administration & support services (N)	11%	9%	21%	9%
Information & communication (J)	6%	4%	5%	5%
Professional, scientific & technical (M)	5%	18%	13%	9%
Motor trades (Part G)	5%	2%	2%	2%

Manufacturing (C)	4%	4%	3%	8%
Education (P)	4%	8%	9%	9%
Arts, entertainment, recreation & other services (R,S,T and U)	4%	6%	5%	4%
Property (L)	2%	1%	1%	2%
Wholesale (Part G)	1%	7%	5%	4%
Transport & storage (inc postal) (H)	1%	3%	3%	5%
Agriculture, forestry & fishing (A)	0%	0%	1%	1%
Mining, quarrying & utilities (B,D and E)	0%	0%	0%	1%
Financial & insurance (K)	0%	2%	2%	3%
Public administration & defence (O)	0%	0%	1%	4%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: ONS, 2020 BRES [downloaded from NOMIS 11 January 2022]

All figures have been rounded and may not sum.

3.25 Table 3.7 shows that of the 1,300 jobs in Chiswell Green, 15% (190 jobs) are within the health industry, attributed to the health centres (GPs and dentists) and care homes. A further 14% of jobs (185 jobs) in Chiswell Green are within the accommodation and food services sector and a further 13% (170 jobs) within the retail sector. Each of these three sectors represents a higher proportion of employment in Chiswell Green in comparison to the wider Study Area, SACDC area and England.

#### f) Deprivation

3.26 The Indices of Deprivation (IoD) 2019 is published by the Ministry of Housing, Communities and Local Government (MHCLG) and provides a relative measure of deprivation for areas in England.

3.27 The IoD provides local authority summaries of deprivation, ranking all 317 local authorities in England from the most deprived (rank 1) to the least deprived (rank 317).

3.28 SACDC is ranked 306<sup>th</sup> out of 317 local authorities in England, placing it amongst England's least 10% deprived authority areas according to the Indices of Deprivation 2019<sup>4</sup>.

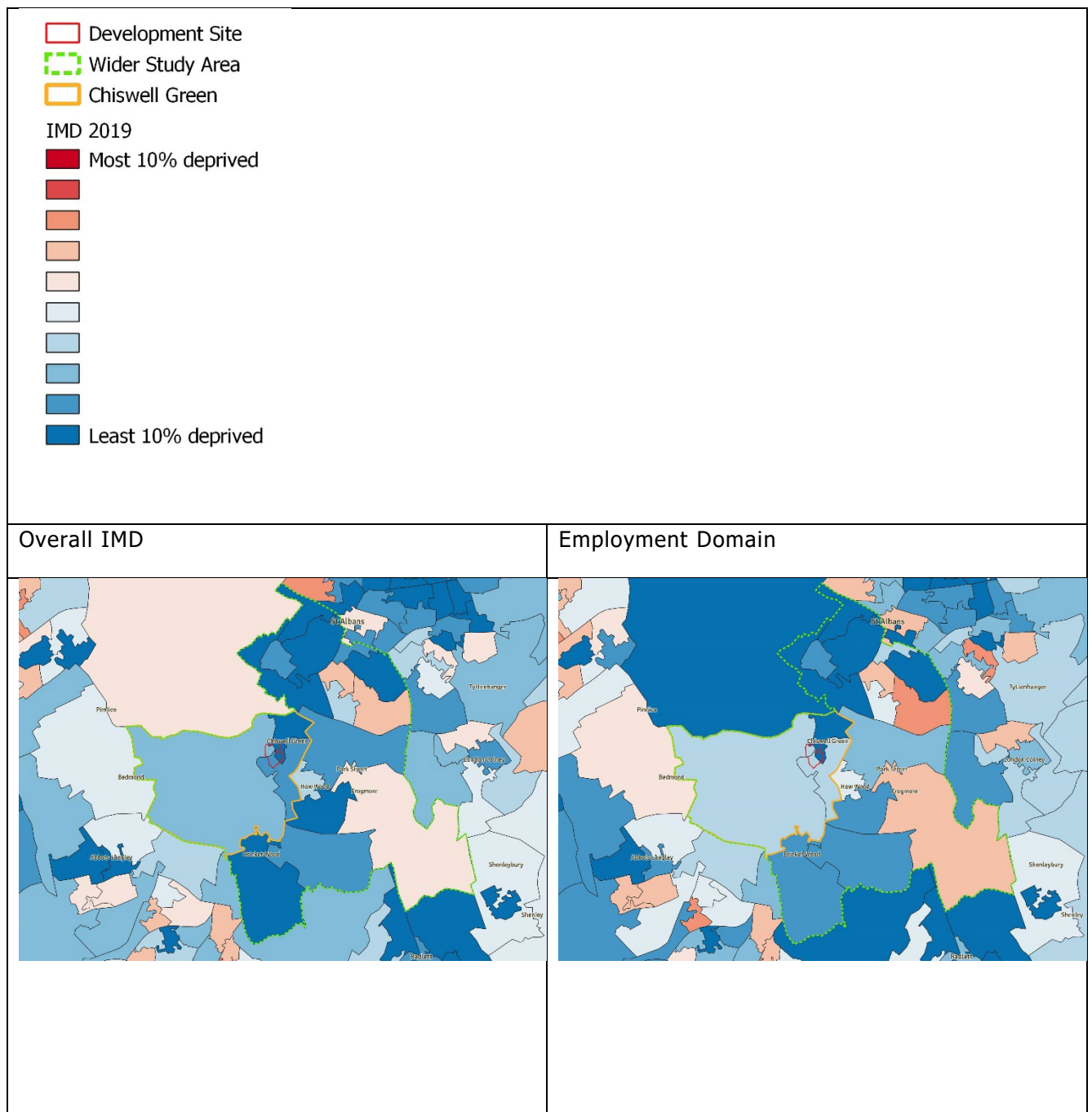
3.29 In addition, the IoD provides a more refined picture of deprivation across England, presenting deprivation levels at LSOA level.

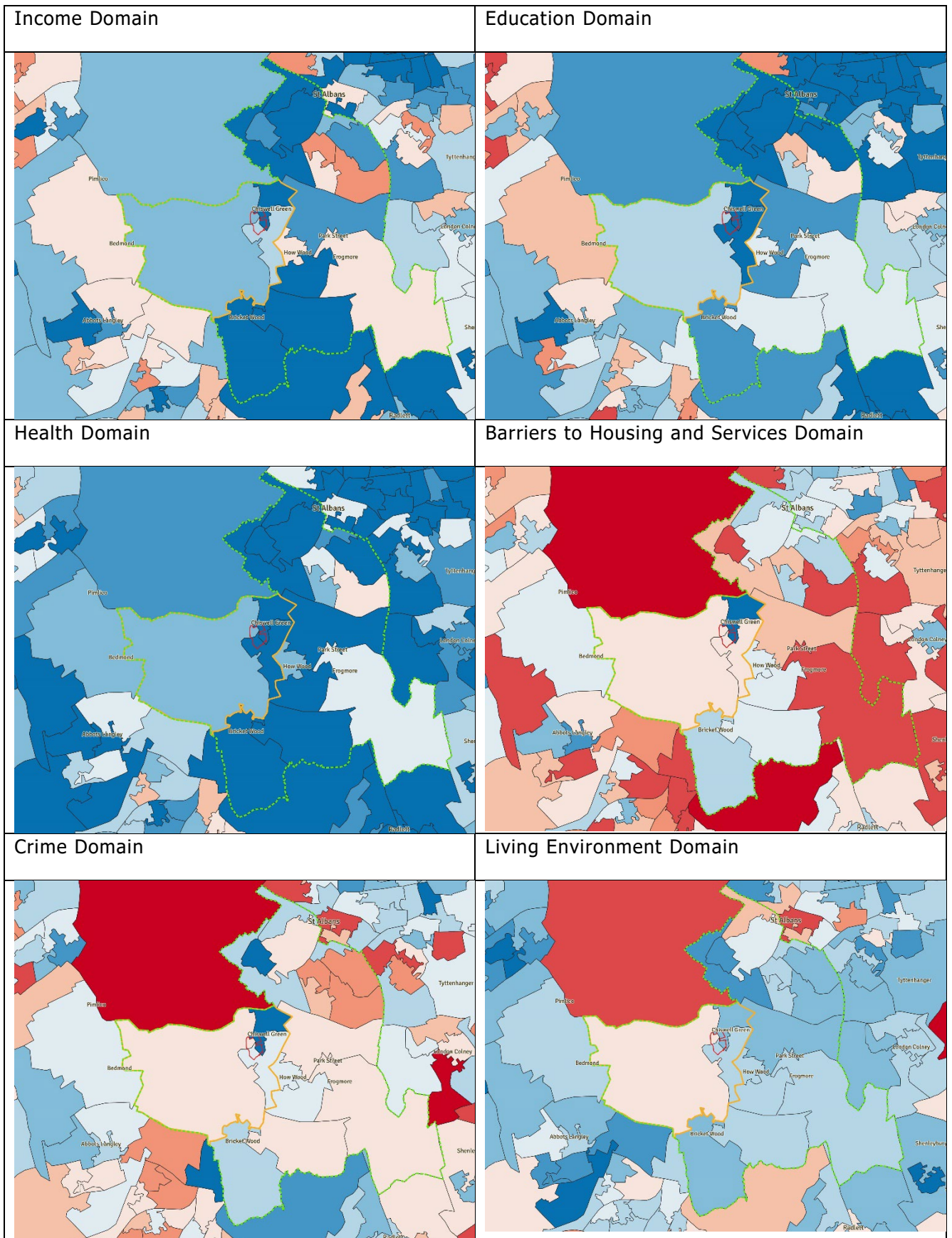
<sup>4</sup> MHCLG, 2019 Indices of Deprivation

3.30 The Index of Multiple Deprivation (IMD) component of the IoD is the official measure of relative deprivation in England and is based on 39 separate indicators, organised across seven distinct domains of deprivation which are combined and weighted to calculate the IMD.

3.31 Figure 3.6 illustrates the national rank of LSOAs within Chiswell Green and the wider Study Area, based on the IMD and each of the individual deprivation domains and Table 3.8 summarises the deprivation rank (national and SACDC) for the three LSOAs that combined have been defined to represent Chiswell Green.

**Figure 3.6: IMD 2019 and associated Deprivation Domains (national rank)**





**Table 3.8: IMD 2019: National and SACDC rank of Chiswell Green**

Deprivation Domain	LSOA St Albans 020B		LSOA St Albans 020C		LSOA St Albans 020D	
	National decile*	SACDC decile*	National decile*	SACDC decile*	National decile*	SACDC decile*
IMD	10	10	9	4	8	3
Income	10	8	7	4	8	4
Employment	10	8	7	4	7	4
Education, Skills and Training	10	7	10	5	7	2
Health Deprivation and Disability	10	6	10	5	8	2
Crime	10	9	6	5	5	2
Barriers to Housing and Services	10	10	5	5	5	5
Living Environment	8	5	7	5	5	1

\*Decile 1 = most 10% deprived

Decile 10 = least 10% deprived

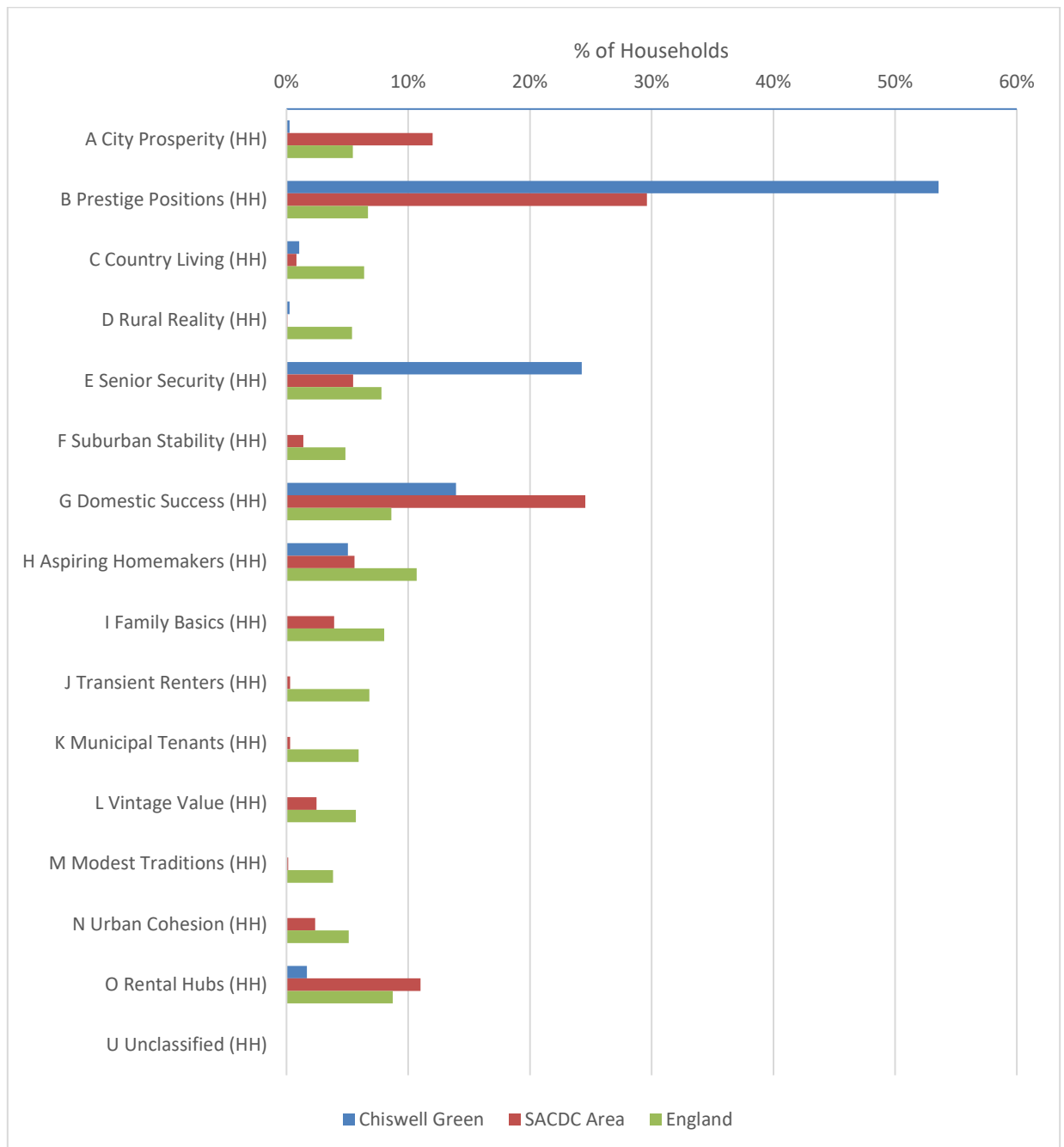
3.32 Figure 3.6 and Table 3.8 illustrate that whilst Chiswell Green is not ranked as particularly deprived according to the overall IMD, Chiswell Green does rank as more deprived in respect of housing, crime and the living environment (within England's most 50% deprived LSOAs). The living environment domain takes account of housing in poor condition, homes without central heating, air quality and road traffic accidents.

3.33 When looking at the relative level of deprivation within the SACDC area, Table 3.8 illustrates that Chiswell Green is within the top 50% deprived of LSOAs in the SACDC area. However, there is contrasting levels of deprivation within Chiswell Green itself, with the northern part of Chiswell Green (LSOA St Albans 020B) being less deprived than the southern part of the settlement (LSOA St Albans 020C), with LSOA St Albans 020D (which extends to the west of the settlement) being the most deprived of the three LSOAs assessed. In fact, LSOA St Albans 020D is ranked within the top 10% deprived LSOAs in the SACDC area on the living environment domain.

### **g) Mosaic Profile**

3.34 Experian's Mosaic UK 7 segmentation model divides the UK population into 15 groups and 66 detailed types, using over 400 data variables to define their lifestyle characteristics. Figure 3.7 illustrates the 15-group Mosaic profile across the study areas.

**Figure 3.7: Mosaic Group Profile**



3.35 Figure 3.7 illustrates that Chiswell Green is characterised by three Mosaic Groups: Prestige Positions, Senior Security and Domestic Success. Combined these three Groups account for 92% of households in Chiswell Green.

3.36 54% of households in Chiswell Green are classified by Mosaic as 'Prestige Positions'. This compares to the average for the SACDC area of just 30% and England of just 7%. Prestige Positions are described as affluent families who live in spacious homes within sought-after neighbourhoods. Most householders are married couples, some are older and no longer have

dependents, others have young children. These are highly educated households who have achieved success in their careers and are able to afford to cut back on work to either look after family or in anticipation of retirement.

- 3.37 A further 24% of households within Chiswell Green are classified in the Mosaic Group 'Senior Security'. This compared to the average for the SACDC area of just 5% and England of just 8%. Senior Security represents retired homeowners with good pension incomes who have been settled in their current homes for many years. Most have a comfortable financial situation. They live in mid-range homes which may be semi-detached or detached houses or bungalows and their mortgages were paid off some years ago and therefore have money available for extras.
- 3.38 14% of homes in Chiswell Green are classified by Mosaic as 'Domestic Success'. This compares to the average for the SACDC area of 25% and England of 9%. Domestic Success are householders in their middle years who have made progress in their careers and own comfortable family homes. These families usually have children who are moving through the stages of schooling. Their homes are larger detached or semi-detached properties who often have above-average market value and many families have high mortgage payments to make each month. The adults work in higher-level roles which earn good salaries, and often both parents work, though one may work part-time.

#### **h) Open Space Provision**

- 3.39 Reference to OS Open Greenspace identifies the provision of open/play space within proximity of the Site as illustrated on Figure 3.8. Table 3.9 provides detail of the existing open/play space, indicating the distance of the provision from the Site.



**Figure 3.8: Existing Open Space Provision within 900m of the Site**



**Table 3.9: Existing Open Space Provision within 900m of the Site**

Location on Figure 3.8	Name	Description	Radial Catchment from the Site
1	Cherry Hill Play Area	Play Space (providing swings, roundabout, climbing frame, slide)	500m
1	Cherry Hill Playing Field	Playing Field (with fixed children’s goals and park bench seating)	500m
2	Mayflower Road Play Area	Play Space (providing swings, roundabouts, see saw, slide, carousel, net climber)	500m
2	Mayflower Road Playing Field	Playing Field (with fixed children’s goals and park bench seating)	500m
3	Chiswell Green United Reformed Church	Religious Grounds	500m
4	Greenwood Park Allotments	Allotments	500m
4	Greenwood Park Play Area	Play Space (multi-use revamped play space for children up to the age of 14 years)	500m
4	Greenwood Park Tennis Courts	Tennis Courts	600m
4	Greenwood Park Playing Field	Playing Field (with 5-a-side goals, cricket/football pitches and benches and picnic tables)	600m
4	Greenwood Park	Public Park or Garden (with cycle path, woodland walks)	900m

5	North Close Play Area	Play Space (providing swings, roundabout, see saw, climbing frame, slide)	900m
5	North Close Playing Field	Playing Field	900m
6	Watford Road Allotments	Allotments	900m

Source: OS Open Greenspace

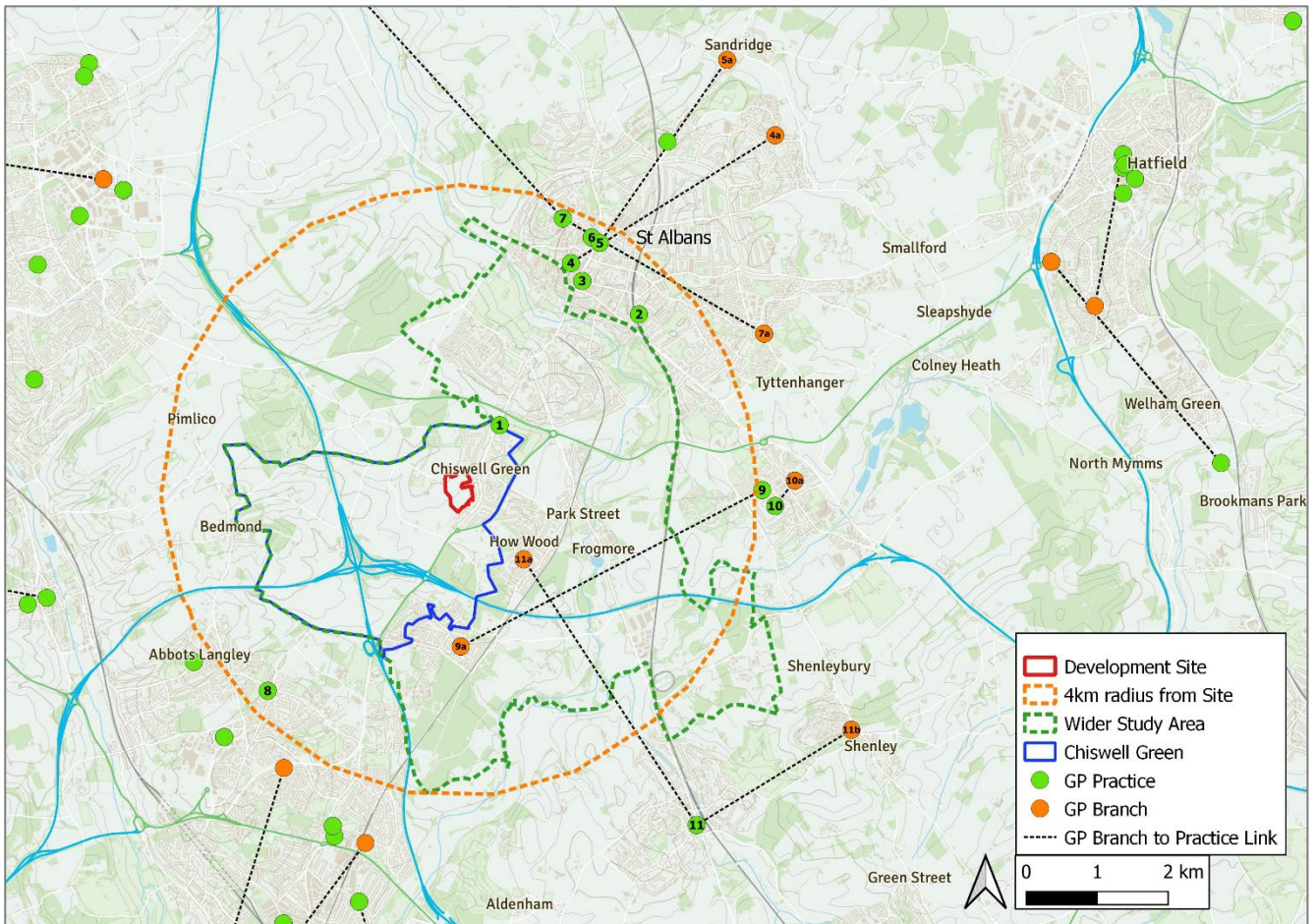
- 3.40 Public open space within proximity to the Site includes allotments; playing fields, public parks, and gardens; play space; and religious grounds.
- 3.41 Table 3.9 illustrates that the existing playing fields at Cherry Hill and Mayflower Road are within 500m of the Site. Similarly, the Greenwood Park allotments are also fall within 500m of the Site.
- 3.42 There are four existing play areas within 900m of the Site, one of which (Greenwood Park Play Area) has an extensive provision of play equipment for children up to the age of 14 years, with a new range of play equipment for children under 6 years installed in 2019. There is no existing play space for younger children within 300m of the Site.

#### **i) Healthcare Provision**

- 3.43 Since 2015, people have a legal right to register with any GP of their choice to best suit their needs. The GP practice must register you unless there are reasonable grounds not to do so, for example, it has no capacity to take on new patients, it may not be accepting new patients who do not live within its practice boundary catchment area, or because an individual's circumstances may mean it is not appropriate to register with a practice that is a long distance from where you live<sup>5</sup>.
- 3.44 However, to focus the assessment, GP provision within a 4km radius of the Site has been considered. This is an arbitrary distance, but is considered to incorporate GP provision which has the potential to be impacted upon greatest by the Proposed Development. Figure 3.9 illustrates the location of the GP Practices and their associated Branches in relation to the Site.

<sup>5</sup> <https://www.nhs.uk/using-the-nhs/nhs-services/gps/how-to-register-with-a-gp-practice/>

**Figure 3.9: Existing GP Provision**



3.45 There are eight GP practices located within a 4km radius of the Site and a further two GP practices located just beyond a 4km radius, in London Colney, which have also been included (one of which is a linked with a GP branch within the 4km radius). There is a further GP branch within the 4km radius that is linked with a GP practice in Radlett which is outside of the 4km radius but nonetheless has been included because of the linked branch being in close proximity to the Site. In total, 11 GP practices have been included for assessment, which between them have seven linked GP branches.

3.46 Table 3.10 presents the number of patients registered at each GP practice, along with the number of full-time equivalent (FTE) GPs as of January 2022<sup>6</sup>. Please note, that the data for each GP practice also includes the data for any associated GP branch. Data is not published for GP branches.

<sup>6</sup> NHS, GP Workforce Statistics as of 31 January 2022

**Table 3.10: GP provision – Patient roll and GP numbers (January 2022)**

No. on Fig 3.9	Name	GP FTE	Patients	Patient to GP ratio	Surplus/deficit capacity (places)
1	Midway Surgery	6.4	13,263	2,072	-463
2	Hatfield Road Surgery	2.0	5,258	2,629	-1,258
3	Maltings Surgery	8.8	18,029	2,049	-429
4	Harvey Group Practice	10.4	14,270	1,372	6,530
4a	Jersey Farm surgery				
5	Parkbury House Surgery	8.7	22,075	2,537	-4,675
5a	Parkbury Surgery				
6	Grange Street Surgery	5.6	10,357	1,849	843
7	Lodge, Highfield & Redbourn	9.3	20,443	2,198	-1,843
7a	The Highfield Surgery				
7b	The Redbourn Surgery				
8	Abbotswood Medical Centre	0.3	4,773	15,910	-4,173
9	Colney Medical Centre	3.2	3,946	1,233	2,454
9a	Bricket Wood Surgery				
10	Summerfield Health Centre	3.0	9,218	3,073	-3,218
10a					
11	The Red House Group	7.8	19,375	2,484	-3,775
11a	Park Street Surgery				

Source: NHS

- 3.47 To determine whether existing GP provision is under or over-capacity, GP to patient ratios of the identified practices are compared to the SACDC benchmark of 2,000 patients per GP as referenced in the SACDC Infrastructure Delivery Plan<sup>7</sup>.
- 3.48 Table 3.10 shows that of the 11 GP practices assessed, eight are currently operating over-capacity. The three GP practices that are operating under-capacity currently have capacity to accommodate an additional 9,827 patients.

<sup>7</sup> St Albans District Council, Local Plan Technical Report, 2018/19 Infrastructure Delivery Plan, July 2016, paragraph 9.9, page 19

## 4.0 DEMAND FOR COMMUNITY INFRASTRUCTURE

4.1 To determine the socio-economic impacts/benefits of the Proposed Development, it is necessary to understand the number of people anticipated to live in the Proposed Development and the resultant demand for community infrastructure.

### i) Total Population Yield

4.2 The Proposed Development will deliver 391 new homes across a range of tenures and bedroom sizes. Table 4.1 details an indicative housing mix for the Proposed Development.

**Table 4.1: Indicative housing mix of the Proposed Development's 391 homes**

	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>	<b>5+ bedrooms</b>	<b>Total</b>
Owned and Private Rent	0	10	131	58	36	235
Affordable	46	61	45	4	0	156
<b>Total</b>	<b>46</b>	<b>71</b>	<b>176</b>	<b>62</b>	<b>36</b>	<b>391</b>

4.3 Average household size by bedroom size and tenure, as recorded in the 2011 Census for the SACDC area (2021 Census data is not yet available), is detailed in Table 4.2.

**Table 4.2: Average household size for the SACDC area**

	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>	<b>5+ bedrooms</b>	<b>Total</b>
Owned and Private Rent	1.40	1.85	2.50	3.05	3.50	2.49
Affordable	1.25	2.39	3.16	4.16	3.13	2.33
<b>Total</b>	<b>1.35</b>	<b>1.94</b>	<b>2.57</b>	<b>3.06</b>	<b>3.49</b>	<b>2.47</b>

Source: ONS, 2011 Census, DC4405EW

4.4 Applying the average household size assumptions (Table 4.2) to the Proposed Development's indicative housing mix (Table 4.1) it is estimated that the Proposed Development will yield a total population of 1,010 people.

### ii) Demand for GP places

4.5 The Proposed Development is expected to yield a population of 1,010 people. Whilst some of the Proposed Development's future population will move from within the local area and

therefore already be registered with a local GP, the worst-case assessment assumes that all of the Proposed Development's future population will need to register with a local GP. On this basis, it is assumed that the Proposed Development will create demand for an additional 1,010 GP places.

### **iii) Demand for Open/Play Space**

- 4.6 Applying SACDC's adopted quantity standards for public open space of 1.2 hectares per 1,000 persons, to the Proposed Development's anticipated population of 1,010 people, it is calculated that the Proposed Development will be required to provide 1.21 hectares of public open space.
- 4.7 In addition, the Proposed Development will be required to provide 207 sqm for toddler play areas (= 3 sqm of such space for every 5 dwellings with 2+ bedrooms, applied to the Proposed Development's 345 2+ bed dwellings).

## 5.0 SOCIAL AND ECONOMIC IMPACTS/BENEFITS OF THE PROPOSED DEVELOPMENT

5.1 Having considered the existing socio-economic conditions of the Site and surrounding area (Section 3) and the demand for community infrastructure arising from the Proposed Development, this knowledge can be used to inform the assessment of social and economic impacts/benefits associated with the Proposed Development's delivery of 391 new homes.

### i) Housing Delivery

5.2 There are no homes on the Site currently. Therefore, through the delivery of 391 homes the Proposed Development is providing a net additional 391 homes to the SACDC area. This will **provide 44% of the SACDC area's annual housing need requirement** (=893 dwellings per annum according to the Government's Standard Method) and **will meet Draft Policy S6x requirement for the Site** (for at least 365 dwellings).

5.3 Table 4.1 in the previous section of this report detailed the indicative housing mix of the Proposed Development. The Proposed Development has the potential to deliver 156 affordable homes, which is equivalent to 40% of the total homes being delivered and again, meets the affordable housing requirement according to Draft Policy S6x.

5.4 Section 3 of this report identified that there are currently 538 applicants on the housing register in SACDC. Therefore, the Proposed Development's delivery of 156 additional affordable homes will increase SACDC's affordable housing stock and will provide homes to some of those families on the housing register.

5.5 **The Proposed Development will provide homes for approximately 1,010 people** as identified in section 4 of this report.

### ii) Revenue Generation from Additional Homes

5.6 The Proposed Development's delivery of 391 homes will generate additional revenue for SACDC through Council Tax Receipts. Based on the average of Council Tax bands (groups A and H) for 2021/2022, relating specifically to SACDC, **the Proposed Development's 391 homes could generate around £920,287 in Council Tax payments per annum.**

5.7 Additional revenue will be created for SACDC via the New Homes Bonus (an additional payment made via the Local Government Finance Settlement for those authorities delivering housing

above a baseline). The New Homes Bonus Calculator provided by the Ministry of Housing, Communities and Local Government (MHCLG) identifies that **the Proposed Development's provision of 391 new homes could equate to a New Homes Bonus of £796,904 over a one-year period**<sup>8</sup>.

5.8 The additional revenue created by the Proposed Development can be used by SACDC to put towards local services such as education, libraries, social care, emergency services, maintaining parks and recreation facilities, street lighting and transport, for example.

### iii) Commercial Expenditure from Additional Households

5.9 The Proposed Development will introduce 391 additional homes to the SACDC area, each of which are assumed to represent one household. The new households will provide an increase in consumer spending as they use local shops and services to meet their day-to-day needs.

5.10 Retail expenditure data from Experian (2020) reports the average annual expenditure of households in SACDC on convenience (food), comparison (non-food) and leisure goods and services as follows:

- Convenience = £7,369 per household per annum;
- Comparison = £11,573 per household per annum; and
- Leisure = £8,915 per household per annum.

5.11 On the basis of these expenditure figures, the 391 additional households created by **the Proposed Development could generate an additional £10.9m in commercial expenditure per annum** broken down as follows:

- Annual convenience goods expenditure of £2.9m;
- Annual comparison goods expenditure of £4.5m; and
- Annual expenditure on leisure goods and services of £3.5m.

5.12 A proportion of this commercial expenditure will be spent within the local area surrounding the Site.

### iv) Employment Generation

5.13 The Proposed Development will create additional employment opportunities in the local area through construction of the Proposed Development.

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<sup>8</sup> Based on properties being within Council Tax band D.



5.14 Employment generated from construction of the Proposed Development is calculated using the Construction Industry Training Board (CITB) Labour Forecasting Tool (LFT). Utilising the project value (i.e. construction cost), a start date, duration and location, the LFT predicts labour demand on a month-by-month and trade-by-trade basis.

5.15 It is estimated that **the Proposed Development will support 214 direct construction jobs each month over the proposed 48-month construction period** (July 2023 to June 2027). Employment will be created across all construction disciplines from ground workers to construction management. Table 5.1 sets out the skill profile (type of job) created by construction of the Proposed Development in respect of design, management and construction operation and demonstrates the varied occupation profile and skill requirements across the sector. Demand for each occupation type will vary throughout the construction programme.

**Table 5.1: Construction Employment – Skills Profile**

<b>Construction Period Employment Sector</b>	<b>Skill Requirement</b>
<b>Design</b>	<ul style="list-style-type: none"> <li>• Senior, executive and business process managers;</li> <li>• Non-construction professionals, technical, IT and other office-based staff;</li> <li>• Civil Engineers;</li> <li>• Architects;</li> <li>• Surveyors;</li> <li>• Other construction professionals and technical staff.</li> </ul>
<b>Management of Construction</b>	<ul style="list-style-type: none"> <li>• Senior, executive and business process managers;</li> <li>• Construction project managers;</li> <li>• Process managers;</li> <li>• Non-construction professionals;</li> <li>• Construction trade supervisors;</li> <li>• Civil Engineers;</li> <li>• Architects;</li> <li>• Surveyors;</li> <li>• Other construction professionals and technical staff.</li> </ul>
<b>Construction Operatives</b>	<ul style="list-style-type: none"> <li>• Wood trades;</li> <li>• Bricklayers;</li> <li>• Building envelope specialists;</li> <li>• Painters and decorators;</li> <li>• Plasters;</li> <li>• Roofers;</li> <li>• Floorers;</li> <li>• Glaziers;</li> <li>• Specialist builders;</li> <li>• Scaffolders;</li> <li>• Plant operatives;</li> <li>• Plant mechanics;</li> <li>• Steel erectors;</li> <li>• Labourers;</li> <li>• Plumbing and heating engineers;</li> <li>• Logistics;</li> <li>• Civil engineering;</li> <li>• Non-construction operatives.</li> </ul>

CITB Labour Forecasting Tool (LFT)

- 5.16 In addition to jobs created as a direct effect of the on-site construction and management of the Proposed Development, further indirect employment and economic benefits would be experienced as a result of spin-off and multiplier effects.
- 5.17 It is estimated that a further **207 indirect jobs will be created as a result of construction of the Proposed Development**. This has been calculated by applying the ONS Type 1 employment multiplier (2015)<sup>9</sup> for construction, to the number of direct construction jobs created by the Proposed Development.

#### **v) GVA Creation**

- 5.18 To understand the value of the Proposed Development to the local economy, consideration is given to the creation of GVA. GVA is a measure of economic output, distributed through retained profit and wages.
- 5.19 Construction of the Proposed Development will create GVA via both the direct and indirect construction jobs supported. Oxford Economics estimate that the average GVA per construction worker in the SACDC area is £80,524 per annum. Applied to the 214 direct construction jobs supported by the Proposed Development, this would generate approximately £68.8m of GVA over the 48-month construction period. Applying the national average GVA per worker (across all sectors) of £55,341 to the 207 indirect construction jobs supported by the Proposed Development, this would generate approximately £45.8m of GVA over the 48-month construction period. This would provide a **combined GVA from direct and indirect construction employment of £114.6m over the construction period**.
- 5.20 Once the Proposed Development is completed, GVA will be created by the resident population in employment. Please note there will be some over-lap between this measure and the resident expenditure, so the two measures cannot be added).
- 5.21 The Proposed Development will accommodate approximately 1,010 additional residents, a proportion of whom will be economically active and in employment.
- 5.22 Data from the ONS APS (Section 3) identified that 52% of SACDC's total population are economically active. Applying this proportion to the Proposed Development's estimated 1,010 additional residents, it is calculated that 527 of the Proposed Development's future residents will be economically active.

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<sup>9</sup> ONS, Type 1 UK Employment Multipliers and Effects, reference year 2015

- 5.23 Similarly, data from the ONS APS identified that 50% of SACDC's total population are in employment. Applying this proportion to the Proposed Development's population, it is calculated that 505 of the 1,010 future residents could be in employment.
- 5.24 Utilising a GVA per worker figure of £50,526 per annum<sup>10</sup>, it is estimated that those **residents in employment could generate around £25.5m of economic output (GVA) per annum**, contributing to the success of the local and wider economy.

#### **vi) Impact on Existing GP Provision**

- 5.25 Section 4 of this Statement established that the Proposed Development will provide homes for approximately 1,010 people with the worst-case scenario for assessment assuming that all future residents will be new to the area and therefore will need to register with a local GP.
- 5.26 Section 3 of this Statement established that of the 11 GP practices identified, only three are currently operating with surplus capacity when assessed against the SACDC benchmark of 1 GP for every 2,000 patients. These three GP practices are: The Harvey Group Practice, Grange Street Surgery (both in St Albans) and Colney Medical centre (in London Colney). In total there are currently 9,827 GP places in these three GP practices.
- 5.27 On the basis that the number of available GP places within approximately 4km of the Site (9,827 places) is in excess of the additional demand for GP places created by the Proposed Development (1,010 places), it is considered that the Proposed Development will have little impact on the existing GP provision, as **all demand for GP places created by the Proposed Development can be accommodated within the existing GP provision**.

#### **vii) Impact on Open/Play Space**

- 5.28 Section 4 of this Statement established the open/play space requirements to support a population of 1,010 people through application of SACDC's adopted open space quantity standards; that being 1.21 hectares of public open space and 207 sqm of play space for toddlers.
- 5.29 The Proposed Development will incorporate the provision of at least 2.92 ha of public open space, comprising woodland and the provision of a new central green hub and dedicated cyclist and pedestrian routes which can be used informally for recreation. The public open space areas will contain a variety of parkland trees, both native and ornamental, to reflect the transition

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<sup>10</sup> Oxford Economics (2015-2019) average GVA for SACDC

from urban to rural, provide ecological benefits and a wide variety of species to maximise longevity and adaptability to climate change and disease resilience.

- 5.30 The Proposed Development will provide 0.82 ha of formal play space for children of all ages. In addition, a 295 sqm play space for toddlers will be provided within the central green core.
- 5.31 A range of timber play equipment and natural features which create a focus of activity for community open space, have been incorporated in the functional flood attenuation area in the Centre of the Proposed Development, in the South within the Strategic Play Area and in the south-western corner of the Site.
- 5.32 The Proposed Development is also providing 0.5 ha of areas open to different types of public amenities such as orchards, and opportunities for the creation of focal points through use of land art, ornamental gardens and educational playfields.
- 5.33 In addition, the Proposed Development is also providing 0.82 ha of wildlife corridors through existing retained structural vegetation, new trees to reinforce the defensible green belt western boundary and new parkland trees in the centre.
- 5.34 The Proposed Development's provision of public open space and play space is therefore in excess of the adopted policy requirement.
- 5.35 In addition to the provision of public open/play space being delivered on-site, Section 3 of this Statement identified that there are currently allotments, playing fields, public parks and gardens, and religious grounds all within proximity of the Site which future residents of the Proposed Development will also have access to.

## 6.0 SUMMARY OF FINDINGS

- 6.1 This Statement has given consideration to the socio-economic conditions that exist in Chiswell Green and the wider area currently, providing a comparison to the SACDC area and national average.
- 6.2 Chiswell Green is relatively affluent. It is ranked within England's least 20% deprived areas according to the Indices of Deprivation and the Mosaic profile of households identifies that the majority are affluent families.
- 6.3 Housing in Chiswell Green is predominantly detached, with the majority of homes being owned. Chiswell Green has a much lower proportion of flat and terraced properties and both social and private accommodation in comparison to the average for the SACDC area. Not surprisingly therefore, Chiswell Green's population tends to be older.
- 6.4 The Proposed Development's delivery of 391 new homes will provide additional housing in the SACDC area, contributing to SACDC's housing requirement established in local planning policy (44% of the annual housing requirement). Furthermore, the provision of 391 homes will meet Draft Policy S6x requirement for the Site for at least 365 dwellings and 40% affordable. In total, the Proposed Development will deliver 156 affordable homes, providing homes to some of those 538 families currently on the housing register.
- 6.5 The Proposed Development will provide homes for approximately 1,010 people and the indicative mix, which incorporates a number of smaller, affordable homes, has the potential to attract a younger demographic which will contribute to creating a mixed and balanced community in Chiswell Green.
- 6.6 The additional homes created by the Proposed Development will generate revenue for the SACDC through Council Tax receipts and the New Homes Bonus. The additional money collected from these sources can be used by SACDC to fund local services such as education, libraries, social care, emergency services, maintaining parks and recreation facilities, street lighting and transport, for example.
- 6.7 The additional residents to the SACDC area created by the Proposed Development will provide an increase in consumer spending as the new residents use local shops and services to meet their day-to-day needs. A proportion of the additional expenditure will be spent within the local area surrounding the Proposed Development Site.
- 6.8 Construction of the Proposed Development will create employment opportunities across all construction disciplines from ground workers to construction management over the 48-month

construction period and further indirect employment and economic benefits would be experienced as a result of spin-off and multiplier effects in the supply-chain.

- 6.9 The Proposed Development will create GVA through construction activities and the future resident population in employment, thereby contributing to the local economy.
- 6.10 The economic benefits of the Proposed Development are quantifiable and are summarised in Table 6.1, along with some of the social benefits that can be quantified.

**Table 6.1: Summary of the Proposed Development's Social and Economic Benefits**

Phase	Benefit	Number
Construction (48-month period)	Direct employment	214 jobs
	Indirect employment	207 jobs
	GVA direct employment	£68.8m
	GVA indirect employment	£45.8m
	GVA direct and indirect employment	£114.6m
Operational	Homes	391
	Resident population (estimate)	1,010
	Resident GVA (per annum)	£25.5m
	Commercial expenditure (per annum)	£10.9m
	Council Tax generation (per annum)	£920,287

- 6.11 The future population of the Proposed Development will create additional demand for community infrastructure, including primary healthcare (namely GP places) and open/play space. Demand for additional education places will also be created but this has been considered via a separate assessment.
- 6.12 In respect of the impact on primary healthcare, this assessment has identified that there is capacity within the existing GP provision within proximity of the application Site to accommodate all of the demand for additional GP places created by the Proposed Development (1,010 places, worst-case).
- 6.13 Whilst the Proposed Development will also create extra demand for open/play space (=1.2 hectares of public open space and 207 sqm of play space for toddlers), the Proposed Development incorporates the provision of at least 2.92 ha of open space, comprising 0.82 ha

of formal play space for children of all ages, a 295 sqm play space for toddlers, amenity space, wildlife corridors and new parkland, which is in excess of the adopted policy requirement.

- 6.14 Therefore, on the basis of the existing community infrastructure that exists within proximity of the application Site, and the delivery of new infrastructure by the Proposed Development, the impact on the surrounding social and economic infrastructure is deemed to be low and rather the Proposed Development will create a number of social and economic benefits for the local area and wider SACDC area.

