



CHAPTER 6: SOCIO-ECONOMICS

6.1 INTRODUCTION

- 6.1.1 This chapter of the ES has been produced by Savills to assess the potential socio-economic effects that the Proposed Development could have upon existing population groups during the construction and operation phases of OPA Phase 1 and the Wider OPA.

6.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment

- 6.2.1 There are two existing planning consents for the Subject Site, O/14/75735 and O/16/79354.

O/14/75735 and O/16/79354 Planning Applications

- 6.2.2 Eastleigh Borough Council (EBC) resolved to grant outline planning permission in June 2015 for the West Horton Heath development (reference no O/14/75735), comprising up to 950 dwellings, a primary school and secondary school, employment uses, creation of a village centre at Chalcroft Farm (including a community building), and associated infrastructure (including public open space, landscaping, drainage, new access road, public rights of way, footpath and cycle links and utilities infrastructure). The planning permission includes the demolition and/or conversion/change of use of existing buildings at Chalcroft Farm.
- 6.2.3 Subsequently, an outline planning application for the North West Horton Heath (NWHH) development was submitted to EBC in 2016 (reference no O/16/79354), comprising construction of up to 450 dwellings with new road and access onto Fir Tree Lane and Allington Lane and with associated highway modifications, infrastructure, public open space, landscaping and drainage. Outline planning permission was granted in November 2017.
- 6.2.4 Both schemes were EIA developments and each planning application was supported by an ES, which included Socio-Economic Impact Assessments. In both cases, the socio-economic impact assessments concluded that the proposals would not likely result in significant adverse effects on existing population groups during the construction and operation phases of those developments.



Scoping Opinion

- 6.2.5 A Scoping Report was submitted to the Local Planning Authority (LPA) of EBC on 16 April 2020. Queries and comments were received from EBC on 12 August 2020 which have been taken into account in undertaking this assessment.
- 6.2.6 Given the scale of the development and potential impacts, both positive and negative, on the facilities, services and economy of the surrounding area, the LPA is in agreement with the applicant that socio-economics should be scoped into the ES.
- 6.2.7 The ES should include matters covered by Policies DM9 Public Utilities and Communications, DM10 Water and Waste Water, DM23 Housing, DM26 Housing Mix, DM27 Older People's Housing, and DM31 Dwellings with Higher Access Standards of the Submitted Eastleigh Borough Local Plan (2016-2036), as these combine to impact socio-economic considerations. These have been taken into consideration in undertaking this assessment.
- 6.2.8 For social impact and benefits, improved foul sewage connections for the local area, including the scope to remove the need for septic tanks should also be a consideration and could provide a positive impact.
- 6.2.9 The application should include a Health Impact Assessment which addresses the physical, health and wellbeing impacts and opportunities resulting from the development and, in the absence of any formal advice from HCC Public Health, a Rapid HIA is agreed as being appropriate for the EIA. A Rapid HIA has therefore been scoped into the ES.
- 6.2.10 The EBC scoping response stated that the baseline data collection is heavily biased towards social (health and education). Economic sources are therefore extended to include the work being conducted by Oxford Economics, Solent Local Enterprise Partnership (LEP), Partnership for Urban South Hampshire (PUSH), and EBC's Economic Development team.
- 6.2.11 The EBC scoping response also stated that more clarity is needed regarding exactly which aspects of the socio-economic judgements might be subjective. Where judgements are subjective, these are stated.
- 6.2.12 The scoping response also stated that national and regional economic information should be utilised as duplications just beyond the immediate geographical scope when mitigating certain effects. This has been taken into account in undertaking this assessment by comparing EBC's



economic baseline against the South East of England average, and the average for Great Britain.

6.2.13 It was also stated that it is important to consider not only the snapshot of the local economy at the time of study, but also an understanding of how it might evolve given recent events, and what changes we may see in the future as a result of both natural selection and EBC strategy. Oxford Economics has been utilised to review economic growth forecasts from 2019 to 2029.

NHS Healthcare West Hampshire Clinical Commissioning Group (CCG) Response

6.2.14 Consultation with West Hampshire Clinical Commissioning Group (CCG) confirms that a contribution will be required to fund the expansion/improvement of Stokewood Surgery.

Hampshire Country Council (HCC) Education Response

6.2.15 The following are agreed headline commitments that cover the full education outputs of the Proposed Development:

- The yield for a primary school is 0.3 per qualifying dwelling (Based on Paragraph 4.1 requirement set out in HCC Developers' Contributions towards Children's Services Facilities (May 2019));
- There is a requirement for a Primary School to be delivered on site. The size of the primary school site is to be 2.8 ha based on Paragraph 3.2 requirement set out in HCC Developers' Contributions towards Children's Services Facilities (May 2019). The capacity of the primary school is to be 3FE as secured via s106 agreement, based on 0.3 yield and indicative mix. The primary school is to be available to be operational prior to occupation of the 400th dwelling as secured via s106 agreement, based on Paragraph 3.11 requirement set out in HCC Developers' Contributions towards Children's Services Facilities (May 2019);
- The yield for secondary school is 0.21 per qualifying dwelling (Based on Paragraph 4.1 requirement set out in HCC Developers' Contributions towards Children's Services Facilities (May 2019));
- There is not a requirement for a Secondary School to be delivered on site;



- The yield for early years is 0.09 per qualifying dwelling (Based on Paragraph 4.1 requirement set out in HCC Developers' Contributions towards Children's Services Facilities (May 2019)); and
- There is requirement for early years provision to be delivered on site.

Legislative Context

6.2.16 There is no legislation specifically relevant to the socio-economic assessment.

Planning Policy and Guidance

6.2.17 There are a range of documents which are relevant to the undertaking of the socio-economic assessment at the national, regional and district level. In particular:

- National Planning Policy Framework (NPPF) (2019);
- Solent Local Enterprise Partnership (LEP) Transforming the Solent (February 2017);
- Solent LEP Transforming Solent Strategic Economic Plan (SEP) 2014-2020 (2014);
- Solent LEP Delivery Plan 2020-2021;
- Partnership for Urban South Hampshire (PUSH) Economic Development Strategy (2010);
- PUSH South Hampshire Spatial Position Statement (2016);
- Eastleigh Borough Council Local Plan Review 2001-2011 (2006);
- Eastleigh Borough Council Prosperity Delivery Plan;
- Eastleigh Borough Council Corporate Plan Strategy (2018);
- Infrastructure Delivery Plan (IDP) (2018);
- Eastleigh Borough Council Affordable Housing Supplementary Planning Document (SPD) (July 2009, Updated May 2016);
- Eastleigh Borough Council's Community Infrastructure Levy (CIL) Charging Schedule;



- Emerging Eastleigh Borough Council Local Plan 2016-2036 (2018);
- Eastleigh Borough Open Space Needs Assessment (2017);
- Eastleigh Borough's Green Infrastructure Corporate Strategy (2018);
- Hampshire County Council Eastleigh Childcare Sufficiency Update (2019);
- Hampshire County Council Developers' Contributions Towards Children's Services Facilities (2019);
- Department for Transport (DfT) Manual for Streets (2007); and
- National Travel Survey (2019)

National Planning Policy

National Planning Policy Framework (NPPF) (2019)

6.2.18 The revised National Planning Policy Framework (NPPF) (2019) sets out the Government's planning policies for England, and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced, and is underpinned by the presumption in favour of sustainable development, with a clear objective of supporting the supply of homes and economic growth. The NPPF must be taken into account in preparing development plans, and is a material consideration in the planning process.

6.2.19 The following paragraphs of the NPPF are of relevance to the assessment of socio-economic effects.

6.2.20 In terms of achieving sustainable development, the NPPF recognises the importance of coordinating economic investment with the delivery of housing. The economic objective at Paragraph 8a (p5) states:

'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'.

6.2.21 In relation to delivering a sufficient supply of homes, the NPPF states at Paragraph 59:



'It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.

6.2.22 The NPPF also states that a range of homes should be delivered which incorporate a mix of housing to meet local needs including the provision of affordable homes (Paragraph 61).

6.2.23 In relation to building a strong, competitive economy, the NPPF states at Paragraph 80:

'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.

6.2.24 Paragraph 81 (p23) emphasises the importance of housing in securing economic development objectives. It states that planning policies should:

- *'Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth;*
- *Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
- *Allow for new and flexible working practices such as live-work accommodation'.*

6.2.25 The link between delivering homes and supporting economic development is also referenced in terms of promoting healthy and safe communities at Paragraph 92 (p27):

'Planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

6.2.26 In relation to promoting healthy and safe communities, the NPPF states at Paragraphs 91, 92 and 94:

'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- *Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy*



pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

- *Are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas; 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, access to healthier food, allotments and layouts that encourage walking and cycling’.*

‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- *Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and*
- *Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services’.*

‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- *Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- *Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted’.*



6.2.27 In relation to open space and recreation, the NPPF states at Paragraph 96 that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Robust and up-to-date assessments of open space, sport and recreation facilities should be used to determine need.

6.2.28 In terms of making effective use of land, the NPPF at Paragraph 117 (p35) and 119 (p35) states that planning policies and decisions should promote the effective use of land in meeting the needs of homes and other uses to meet development needs.

'Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield register or held in public ownership'.

Regional Planning Policy

6.2.29 The Borough is sited within the Solent Local Enterprise Partnership (LEP) area.

Solent Local Enterprise Partnership (LEP) Transforming the Solent (February 2017)

6.2.30 The borough is sited within the Solent Local Enterprise Partnership (LEP) area. The Solent Local Enterprise Partnership (Solent LEP) helps to determine local economic priorities and drive local economic growth and the creation of new jobs. The Solent LEP is driven by the business community and is supported by four university partners, the further education sector, four upper tier local authorities, eight district Councils and the voluntary and community sector, all of whom are actively working together to secure a more prosperous and sustainable future in the Solent area.

6.2.31 The Solent LEP Transforming the Solent states the following objectives to achieve economic growth and productivity within the Solent:

- Invest in economic infrastructure;
- Develop the skills that the economy needs to succeed;
- Ensure that ideas and knowledge are at the forefront of our approach, supporting our businesses to innovate, export and grow; and
- Build on our sectoral strengths and recognise our comparative advantage.

Solent LEP Transforming Solent Strategic Economic Plan (SEP) 2014-2020 (2014)

6.2.32 The vision for the Solent was set out in the initial growth strategy, 'A Strategy for Growth' in December 2012:



6.2.33 *‘Our vision is to create an environment that will bring about sustainable economic growth and private sector investment in the Solent. It will assist this globally competitive area reach its full potential, enabling existing businesses to grow, become more profitable and to be greener, enabling the creation of new businesses and attracting new businesses to the region’.*

6.2.34 The following objectives from the SEP are of relevance to the assessment of economic development:

- Maximise economic impact of our economic assets in the areas and sectors with the potential for growth. Promoting the area as the UK’s leading growth hub for advanced manufacturing, marine and aerospace both at home, and in the global marketplace. Developing the advanced engineering and manufacturing sector through a business-led approach and supporting the visitor economy.
- Unlock critical employment sites to enable the Solent businesses, particularly the marine, maritime and advanced manufacturing sectors of their economy, to expand.
- Provide new housing to support our growing workforce.
- Ensure people have the right skills to access employment and support our growing sectors.
- Provide effective support to our small and medium-sized enterprises (SMEs) to enable them to grow, including marine and maritime SMEs.
- Unlock innovation led growth to engage more businesses in knowledge exchange and innovation, develop links to wider Higher Education Institutions (HEIs) and demonstrate the benefits of working with knowledge-based partners.

Solent LEP Delivery Plan 2020-2021

6.2.35 The vision for the Solent economy in 2050 is to be:

‘The global leader in maritime and climate change adaptation, with towns and cities that are fantastic places to live, trade and with opportunities for all our communities to flourish’.

6.2.36 The following objectives are noted for their relevance to economic development within the Solent LEP:

- Continue to support start-ups and established businesses to grow;
- Support Solent businesses to identify opportunities post the exit from the EU;
- Support Solent businesses to identify opportunities post the exit from the EU;
- Support and accelerate the delivery of housing to build sustainable communities;
- Lead regional Maritime UK cluster activity;
- Strengthen and formalise the role of Maritime UK Solent;

Partnership for Urban South Hampshire (PUSH) Economic Development Strategy (2010)

6.2.37 Eastleigh Borough sits within the South Hampshire area, which includes the cities of Southampton and Portsmouth along with neighbouring areas related to them through transport



links, their local economy or community interests. PUSH is a partnership of the unitary authorities of Portsmouth, Southampton and Hampshire County Council.

6.2.38 The Partnership for Urban South Hampshire (PUSH) is committed to:

'Delivering sustainable, economic-led growth and regeneration to create a more prosperous, attractive South Hampshire and Isle of Wight, offering a better quality of life for everyone who lives, works and spends their leisure time here'.

6.2.39 Through joint working and public consultation, PUSH has established an Economic Development Strategy for the South Hampshire area up to 2026. The strategy was revised in 2010 and suggests how much economic development will need to be accommodated in the member authorities' cities, Boroughs and districts over that time period, in order to promote a healthy local economy and meet local needs, along with the housing required to support it.

6.2.40 The revised PUSH Economic Development Strategy proposes economic development to help boost south Hampshire's economic performance, which is lagging slightly behind that of other areas in the south east of England. It suggests 1.36-1.72 million sq.ft of new employment over the period 2006 to 2026.

PUSH South Hampshire Spatial Position Statement (2016)

6.2.41 PUSH has produced a statement that apportions the identified development requirements between its constituent authorities, informed by the Economic Development Strategy and Strategy Housing Market Assessment.

6.2.42 There are a number of key spatial principles which have underpinned the development of the Position Statement and which should continue to guide and inform local plan processes in achieving sustainable development. The relevant spatial principles to economic development include:

- Sustainable Economic Growth – Locating new employment close to where people live, delivering high quality employment sites which will attract investment, and protecting high quality and waterfront employment sites from redevelopment.
- Good Places to Live and Work – Optimising potential to reduce reliance on private car, higher employment densities at locations with high public transport accessibility, and providing a good range and mix of homes, jobs, services, leisure, recreational and cultural facilities and public space.

6.2.43 For Eastleigh Borough, the South Hampshire Spatial Position Statement states that:



- Identifies the northern part of Eastleigh Borough as a strategic development location for mixed use development, subject to significant infrastructure investment;
- Identifies Eastleigh River Side as a major regeneration opportunity;
- Identifies Eastleigh town centre as a large Town Centre where there is to be modest expansion of retail, office and other town centre uses;
- Restricts out-of-centre retailing; and
- Requires the development of a net additional 40,000 sq.m of offices and 74,000 sq.m of manufacturing and distribution floorspace in the period 2011-2034.

Local Planning Policy

Current Planning Policy

Eastleigh Borough Council Local Plan Review 2001-2011 (2006)

6.2.44 The following policies from the Adopted Local Plan are noted for the relevance to this assessment:

- Paragraph 4 Urban Renaissance and the Built Environment (p38) – It is essential that we meet the reasonable needs of our communities for development and that we meet those needs in ways which make the towns and villages more rather than less attractive places to live, and protect and conserve as much countryside as possible. These objectives will only be met if new development achieves high standards of design with as much of it as possible being accommodated on previously developed land in built up areas.
- Paragraph 5.3 Housing (p59) – The Council will ensure that its housing policies help to create or maintain mixed and balanced communities, and address the needs of all sections of the community, including those in need of affordable housing. The Council will ensure that as many of the necessary dwellings as possible will be accommodated within existing built up areas or on land committed for development.
- Paragraph 7 The Economy (p97) – A balance needs to be struck between providing development to maintain economic competitiveness and low unemployment, and protecting the environment and reducing the need to travel.
- Paragraph 9.1 Public Open Space, Sport and Recreation (p180) – The key objective for open space is to ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities. When assessing development proposals the Council will consider the nature, type, extent, quality and ease of access and location of existing open space in the vicinity of the proposal.



- Policy 191. IN Community Facilities, Infrastructure and Developers' Contributions (p173) – Appropriate proposals for development will be permitted provided that the developer has made arrangements for the infrastructure necessitated by the development to be delivered.

Eastleigh Borough Council Prosperity Delivery Plan

6.2.45 Eastleigh Strategic Partnership vision is that in 20 years time, Eastleigh borough has a thriving and inclusive economy in which:

- The borough plays an important role in the South Hampshire economy;
- Support for local businesses including a variety of sites and premises to meet business needs, including small-scale starter and 'move-on units';
- Local people have a wide range of employment opportunities, with an increased proportion of high quality jobs;
- Businesses and other organisations work with local young people to enhance their qualifications and skills, so they can compete for, and keep, jobs;
- High quality retail, leisure, community and cultural facilities ensure the vitality and attractiveness of Eastleigh town centre and other district and local centres; and
- Housing needs are met, with provision for people with specific needs.

Eastleigh Borough Council Corporate Plan Strategy (2018)

6.2.46 The following objectives of the Corporate Plan are of relevance to the assessment of economic development in Eastleigh Borough Council:

- Develop an appropriately skilled workforce in the Borough and a varied mix of employment opportunities, ensuring the Borough is seen as a desirable location to set up a new business or to relocate a growing business, so as to sustain economic demand and increase job security and satisfaction;
- Secure an ongoing provision of employment land and infrastructure that can support current and future business needs, and to stimulate sufficient economic growth to sustain a rising population.

6.2.47 The four foundations for a strong regional economy, generating productivity, job growth and prosperity are:



- Increased Housing Provision
- Investment in Skills and Expertise
- Improved Infrastructure
- Vibrant Town and Local Centres

Infrastructure Delivery Plan (IDP) (October 2018)

6.2.48 The IDP was updated in October 2018, and provides an indication of the nature, scale and extent of new infrastructure required to support the new development planned in the emerging Eastleigh Borough Local Plan 2016 to 2036. Such infrastructure is required to ensure that future development is accompanied by the services and facilities needed to deliver sustainable communities.

6.2.49 The funding for new infrastructure comes from a variety of sources such as service or utility providers, government grants, other funding schemes and Section 106 agreements.

6.2.50 This IDP establishes a total cost of the infrastructure considered essential to the delivery of the EBLP of £215.38 million. However, funding is identified or anticipated at £153.78 million leaving a potential funding shortfall for infrastructure essential to the delivery of the EBLP of £61.6 million. **Table 6.1** presents the essential EBLP infrastructure identified in the IDP.

Table 6.1 Essential EBLP Infrastructure

	Cost	Funding	Shortfall
Physical Infrastructure			
Transport and Access			
Roads	£143.7m	£82.1m	£61.6m
Total Physical Infrastructure	£142.1m	£82.1m	£61.6m
Green Infrastructure			
Outdoor Sports Facilities	£7.0m	£7.0m	£0.0m
Total Green Infrastructure	£7.0m	£7.0m	£0.0m
Social and Community Infrastructure			
Primary and Secondary Schools	£62.58m	£62.58m	£0.0m
Health Infrastructure	£2.1m	£2.1m	£0.0m
Total Social and Community	£64.68m	£64.68m	£0.0m

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Total Essential Infrastructure	£215.38m	£153.78m	£61.6m
---------------------------------------	----------	----------	--------

Source: Eastleigh Borough Council Infrastructure Delivery Plan (IDP), 2018

Affordable Housing Supplementary Planning Document (SPD) (July 2009, updated May 2016)

6.2.51 The Affordable Housing SPD sets out the guidance on the implementation of the policies in the Eastleigh Borough Local Plan Review (2001-2011) relating to the provision of affordable housing as a proportion of the total number of new dwellings in appropriate development sites.

6.2.52 In accordance with Policy 74.H of the Local Plan, the Council will seek an element of affordable housing on all sites capable of accommodating 15 dwellings or more. Policy 74.H (ii) states that a target of 35% of new dwellings provided on eligible sites will be sought as affordable housing.

Emerging Planning Policy

Emerging Eastleigh Borough Council Local Plan 2016-2036 (2018)

6.2.53 The Emerging Eastleigh Borough Local Plan 2016-2036 (2018) is Eastleigh Borough Council's new plan for the Borough which looks ahead to 2036. This is necessary as the existing plan (Eastleigh Borough Local Plan Review 2001-2011) is now out of date.

6.2.54 EBC have derived a vision of what the Local Plan should achieve for the Borough, which states (p28):

'To ensure development in Eastleigh Borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value'.

6.2.55 New employment floor space is considered a prosperity issue to be addressed through the Local Plan. Issue P5 New Employment Floorspace (p14) states that the Borough Council's Employment Land Review shows that between 2016 and 2036, there is a need for around 144,050 sq.m of net additional employment floorspace to accommodate future economic growth.

6.2.56 Issue P7 Local Growth Sectors (p14) states that there is a need to encourage particular business sectors in the Borough that are growing or that will help to increase prosperity locally and in South Hampshire. These include high-tech, green economy and advanced engineering



and manufacturing, and digital economy and cultural industries. Because the Borough is close to Southampton and its port, there is also likely to be demand for quality office, distribution and logistics floorspace.

6.2.57 The following policies are of relevance to the assessment of socio-economic effects. Policies DM9, DM10, DM21, DM23, DM26, DM27 and DM31 are of particular note as these combine to impact socio-economic considerations:

- Policy DM1 General Criteria for New Development states that all new development should:
 - Not have an unacceptable impact on, and where possible should enhance residential amenities of both new and existing residents, the character and appearance of urban areas, the countryside and the coast, biodiversity, and heritage assets;
 - Not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value;
 - Include a landscape scheme covering the design and layout of external space;
 - Provide fully connected green infrastructure that interlaces the development and connects into the wider network;
 - Incorporate provision for disabled people;
 - Incorporate design measures to inhibit criminal and anti-social behaviour;
 - Incorporate provision for on-site waste management; and
 - Include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy.
- Policy DM3 Adaption to Climate Change states that all development should be designed to adapt to the predicted climate change impacts for the Borough.



- Policy DM8 Pollution states that development will not be permitted if it is likely to cause loss of amenity or impact on public health or other unacceptable environmental impacts.
- Policy DM9 Public Utilities and Communications states that the development of new and improvement of existing utilities infrastructure essential to meet the needs of new and existing communities will be encouraged and permitted subject to the other policies of this plan. New development will only be permitted if the essential utilities infrastructure including communications infrastructure required to serve it is available. Where off-site utilities infrastructure is not adequate to serve a development site, developers will be required to contribute to the costs of new off-site provision in consultation with the utilities providers. The Council will encourage developers to make provision for the installation and maintenance of telecommunications infrastructure within new developments.
- Policy DM10 Water and Waste Water states that where required to meet the Habitats Regulation at 'project level stage' and to meet the Water Framework Directive requirement for no deterioration of the status of water bodies, major development will be phased alongside the completion of enhancements to the water supply of waste water infrastructure.
- Policy DM13 General Development Criteria Transport states that all new development must have safe and convenient access to the highway network and make provision for access to, and by, other transport modes including public transport and cycle and pedestrian routes as appropriate.
- Policy DM15 Safeguarding Existing Employment Sites states that the major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B1, B2 and B8.
- Policy DM16 Workforce Training Requirements and New Jobs states that the provision of workforce training activities will normally be permitted on employment sites where they are related to employment uses on that site, and/or contribute to improving workforce skills for the Borough. Opportunities will be sought for the provision of workforce training opportunities and jobs for local unemployed people on major construction sites, and within the companies occupying new employment developments.



- Policy DM21 New Retail Development states that retail development will be permitted in the defined centres provided that it is compatible with the role and retail character of the centre, and it accords with policies for Eastleigh town centre set out in Chapter 6 of the Local Plan (Policies E3-E4). Retail development will only be permitted outside these centres subject to a sequential test.
- Policy DM23 Residential Development in Urban Areas states that within the urban edge as defined on the policies map, residential development through new build, conversion, sub-division or extension will normally be permitted subject to the general development criteria and transport policies of the Local Plan. New dwellings will be permitted provided that:
 - Where feasible the scheme provides a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM26 and DM27;
 - Affordable housing is provided in accordance with policy DM30;
 - A minimum density of 40 dwellings per hectare (net) should be achieved unless site constraints or local character justify a lower density. In areas with good access to public transport and other services and amenities, higher densities will be sought.
- Policy DM26 Creating a Mix of Housing states that applicants for market residential and mixed-use schemes will be required to:
 - Demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments);
 - Where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for, for example, first time buyers, downsizers, and those in need of lower cost housing; and
 - Demonstrate that where a mix of different house sizes and types is provided on-site, the development is designed to avoid excessive concentrations of the same size or type of home.



- Policy DM27 Delivering Older Peoples Housing states that new development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM31. The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:
 - Located in sustainable locations within the urban edge with good access to the public transport network;
 - Close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centres; and
 - Well integrated into the local community.
- Policy DM30 Delivering Affordable Housing states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:
 - 35% affordable housing will be required as part of new housing developments, where the proposal comprises sites of 0.33 ha or more, or capable of accommodating 11 dwellings or more, or a maximum combined gross floor space of more than 1,000 sq.m;
 - Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;
 - The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;
 - Where affordable housing is provided as part of a mixed use tenure site it should be integrated into the development in terms of its design and layout;
 - The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;



- Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.
- Policy DM31 Dwellings with Higher Access Standards states that the Borough Council requires that development should meet higher national access standards as set out in Part M of the building regulations for new build residential development whereby 100% of dwellings meet at least Part M4(1) standard, including 80% of dwellings on each site meet Part M4(2) standard. For major development of 40 residential units and above, this 80% should include at least 2 dwellings or 7% of all market housing, at least 1 dwelling or 8% of all affordable housing, and 100% of all specialist housing for older people should meet the Part M4(3) standard.
- Policy DM35 Provision of Recreation and Open Space Facilities with New Development states that all new residential development should contribute to the achievement of the quantitative, qualitative and accessibility standards for recreation and open space facilities in the Open Space Needs Assessment 2017. The level of provision and contribution will vary depending on the existing areas of open space located within the distance set by the accessibility standard and the size of the proposed development.
- Policy DM36 New and Enhanced Recreation and Open Space Facilities states that the provision, extension, and private recreation and open space facilities or uses will be permitted provided that they accord with the general development criteria and the biodiversity, and heritage policies of the Local Plan.
- Policy DM38 Community, Leisure and Cultural Facilities states that the development of new community, cultural and leisure facilities and extensions to existing facilities will be permitted within Eastleigh town centre, district and local centres, neighbourhood parades and in the new local centres to be provided as part of the strategic housing sites. Proposals must be of a scale appropriate to the centre.
- Policy DM40 Funding Infrastructure states that development will be permitted provided that the developer has made arrangements for the provision of, or for contributions to the improvement of, any infrastructure, services, facilities or amenities necessitated by the development proposed, by means of either a planning obligations agreement, and/or should it be introduced in the Borough in the future, the Community Infrastructure Levy (CIL) under the Planning Act 2008.



6.2.58 The Emerging Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Eastleigh Borough Council's Community Infrastructure Levy (CIL) Charging Schedule

6.2.59 Eastleigh Borough Council consulted on a draft CIL Charging Schedule in 2013-2014. Following the Inspector's Report into the Eastleigh Borough Local Plan 2011-2029, the examination into this Charging Schedule was not progressed.

6.2.60 As part of the emerging Eastleigh Borough Council Local Plan 2016-2036, Eastleigh Borough Council are currently considering whether to introduce CIL.

Guidance/Best Practice

6.2.61 In addition to the above documents, there are a range of additional documents which are considered appropriate for this socio-economic assessment.

Eastleigh Borough Open Space Needs Assessment (2017)

6.2.62 The Eastleigh Borough Open Space Needs Assessment delivers an update of the Council's 2014 Open Space Study, and provides an evidence base of needs and deficiencies in open space, and establishes local provision standards.

6.2.63 On the whole, provision of open space in Eastleigh Borough is good, with some small pockets of deficiencies as follows:

- There are deficiencies of amenity space in Chandler's Ford and Hiltingbury;
- There are existing surpluses of amenity space in Bishopstoke, Fair Oak and Horton Heath, Eastleigh and Hedge End, West End and Botley Local Areas. These surpluses would be reduced in the event of the project population increases, particularly in Hedge End, West End and Botley.
- There are currently deficiencies of allotments in Chandler's Ford and Hiltingbury.



6.2.64 **Table 6.2** outlines the findings of the Open Space Needs Assessment with specific reference to the local areas of Fair Oak and Horton Heath, and West End North, which the Proposed Development is located within.

Table 6.2 Public Open Space Provision in Bishopstoke, Fair Oak and Horton Heath, and Hedge End, West End and Botley in Eastleigh Borough

Typology (Ha)	Bishopstoke, Fair Oak and Horton Heath	Hedge End, West End and Botley
Amenity Space	161.8	63.8
Country Park	N/A	196.9
Green Routes	24.2	36.5
Allotments	3.7	7.8

Source: Eastleigh Borough Open Space Needs Assessment, 2017

6.2.65 In terms of the proposed quantity standard for amenity space of 1.2 hectares per 1,000 population, West End has moderate levels of provision, and Fair Oak and Horton Heath have a considerable surplus of amenity space provision per 1,000 population. However, when the existing quantity standards for amenity space are applied, this indicates that when the population density of LACs is considered, West End is an area which does not meet the quantity standards. In terms of the accessibility of provision, Natural England's Accessible Natural Greenspace Standard recommends that everyone should be able to access greenspace within a 5 minute walk or 300 metres. West End and Fair Oak and Horton Heath are not considered as areas of deficiency.

6.2.66 At present, Eastleigh Borough has a good provision of Country Parks against the national standard. At a strategic level, the application of the accessibility standards (both 100 ha area of accessible natural green space within 5km, and a 500 ha area of accessible natural green space within 10km) for the provision of country parks are applied, it indicates that all communities in the borough have good provision of country parks, and that adequate provision of country parks exists in Eastleigh Borough. However, application of the 20 ha natural green space accessibility standard indicates that Fair Oak and Horton Heath are deficient in Country Parks.

6.2.67 In terms of the quantity of the current provision of allotments, West End North and Fair Oak and Horton Heath meet the proposed quantity standard for allotments of 0.125 hectares per 1,000 population. However, based on the allotment accessibility standard of 900m, West End and the southern part of Horton Heath do not meet these standards of accessibility, and are therefore considered as areas of deficiency.



- 6.2.68 It is not possible to provide a robust conclusion on the quantity of provision of children's play space and space for young people, due to the lack of mapped data on the exact location and extent of space dedicated to this purpose within Eastleigh Borough. However, there is information available on the open spaces which incorporate some sort of play space for children and young people, and therefore the accessibility standard is employed as the primary indicator of any gaps in provision.
- 6.2.69 The accessibility standard for play space for children is amended to a 300m straight line. Horton Heath is an area which does not currently meet the 300 metre standard, and is therefore considered a residential area which has poor access to local children's play space.
- 6.2.70 In terms of play space for young people, the Eastleigh Open Space Study (2017) states that young people should have access to play space within a 15 minute walk of home. The West End North ward, and Fair Oak and Horton Heath meet the provision standards for young people.
- 6.2.71 **Table 6.3** presents the proposed open space standards for the open space typologies within Eastleigh Borough.

Table 6.3 Eastleigh Borough Proposed Open Space Standards

Open Space Typology	Proposed Quantity Standard	Proposed Accessibility Standard
Children's Play Areas	0.052 hectares per 1,000 population	300 metres
Amenity Open Space	1.2 hectares per 1,000 population	300 metres
Play Space for Young People	0.022 hectares per 1,000 population	900 metres
Allotments	0.125 hectares per 1,000 population	900 metres

Source: Eastleigh Borough Open Space Needs Assessment, 2017

- 6.2.72 The Council should require that high quality open space is provided along with new housing development, particularly in areas with an existing deficiency, or which are likely to have a deficiency following an increase in population. It is recommended that Eastleigh Council use the proposed quantity and accessibility standards in discussion with developers and partners to establish the amount and typology of open space that should be delivered, and the features and facilities included within open spaces.
- 6.2.73 The Open Space Study should be used in conjunction with the Borough's Green Infrastructure Strategy to help define the appropriate locations for new open spaces, which should be



incorporated within the wider green infrastructure network, and also contribute to a range of ecosystem services.

Eastleigh Borough's Green Infrastructure Corporate Strategy (2018)

6.2.74 The Green Infrastructure Strategy has been prepared to help the Council develop action plans, agree priorities and make decisions, in order to meet its longer term objectives relating to a Green Borough.

6.2.75 The vision for green infrastructure is to increase residents' and visitors' access, usage and connection with natural space, to maximise benefits such as physical and mental wellbeing, and to enhance biodiversity.

6.2.76 This will be achieved by ensuring that future development contributes to the Borough's sustainability and resilience through effective low carbon planning and design, incorporating access to and between local facilities, joined up open space, and the safeguarding and enhancement of wildlife and natural resources.

Hampshire County Council Eastleigh Childcare Sufficiency Update (2019)

6.2.77 For the reporting period 1 April 2019 to 31 August 2019, the Childcare Sufficiency Update shows a gain in childminding settings which has created additional places. The wards of West End North and Fair Oak and Horton Heath have some of the highest numbers of early years education places across providers in Eastleigh Borough.

6.2.78 During the reporting period, the local development team have not been aware of any parents who have not been able to secure or access childcare and early years services to meet their needs.

Hampshire County Council Developers' Contributions Towards Children's Services Facilities (2019)

6.2.79 Hampshire County Council is the education authority for the Borough and is responsible for planning the provision of primary and secondary schools places, and securing an appropriate balance between supply and demand.

6.2.80 District and Borough Planning Departments are expected to consult Hampshire Children's Services Department on any planning proposals relating to a development of 10 dwellings or more. It is the County Council's policy that new primary schools are to be provided within major new housing areas, where justified by the number of children likely to be living there when the



development is complete. Where the additional demand is not enough for a new school, in the interest of integrating new development into existing communities and to promote sustainability principles in relation to travel to school, it is expected that a new development will be served by its nearest schools.

6.2.81 **Table 6.4** presents the minimum usable areas for new schools.

Table 6.4 Hampshire Schools Land Areas for New Schools

	School Size	Total Site Area (ha)
Primary	1FE (210 places)	1.2
	2FE (420 places)	2.0
	3FE (630 places)	2.8
Secondary	5FE (750 places)	5.83
	6FE (900 places)	6.77
	7FE (1,050 places)	7.72
	8FE (1,200 places)	8.66
	9FE (1,250 places)	9.61

Source: Hampshire County Council Developers' Contributions Towards Children's Services Facilities, 2019

6.2.82 **Table 6.5** presents the number of school places required per dwelling. These factors apply to all dwellings with two or more bedrooms, excluding those specifically for elderly persons.

Table 6.5 Number of School Places Required per Dwelling

Age Group	Yield/Dwelling
0-3 (Pre-school)	0.09
4-11 (Primary)	0.30
11-16 (Secondary)	0.21
Post-16	0.06

Source: Hampshire County Council Developers' Contributions Towards Children's Services Facilities, 2019

Department for Transport (DfT) Manual for Streets (2007)

6.2.83 The Walkable Impact Area is the walkable catchment in and around the Site. The guidance states that journeys up to 2km could be considered suitable for walking. The Walkable Impact Area for OPA Phase 1 is shown in **Figure 6.1**. The Walkable Impact Area for the Wider OPA is shown in **Figure 6.2**.

National Travel Survey (2019)



6.2.84 The National Travel Survey states that the average distance travelled to secondary schools in the South East of England is 6.4km. This informs the Secondary Impact Area. The Secondary Impact Area for OPA Phase 1 is shown in **Figure 6.3**. The Secondary Impact Area for the Wider OPA is shown in **Figure 6.4**.

Baseline Data Collection

6.2.85 The baseline conditions of the Study Area are established and compared to the wider regional and national conditions for context when applicable. This considers recent and future trends for socio-economic indicators including the demographic profile, employment structure, housing delivery, economic performance and utilisation of social infrastructure.

6.2.86 Baseline data on the socio-economic conditions has been collated from the planning policy and guidance documents stated in the above Section, and a variety of publicly available sources including:

- National Census (2001) and (2011) and other ONS-produced sources;
- NOMIS Labour Market Statistics;
- Ministry of Housing, Communities, and Local Government (2019);
- Oxford Economics;
- Indices of Multiple Deprivation;
- Eastleigh Borough Council;
- Hampshire County Council;
- West Hampshire Clinical Commissioning Group;
- NHS Choices (2020);
- Get Information About Schools (2020);
- Ofsted Inspection Reports.

Assessment Methodology



6.2.87 This section presents the approach to the assessment of socio-economic impacts of the Proposed Development, consistent with the Scoping Opinion and the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6.2.88 The stages of the assessment include:

- Review of legislation, policy and guidance – Review relevant legislation, policy and guidance to establish the baseline of community expectations for the Proposed Development;
- Define socio-economic baseline conditions – Including a review of the existing demographic and economic profile of the local population, local housing need, and identify relevant social infrastructure (education, health, and open and play space) and any spare capacity.
- Impact assessment – Consider the nature, scale and performance of the potential impacts and effects on the relevant impact areas during both the construction and operational phase of the Proposed Development, and also consider proposed mitigation measures where there are any likely significant adverse effects;
- Cumulative impacts and effects and residual impacts and effects; and
- Summary of impacts and effects.

6.2.89 The following sections provide further detail regarding the assessment of socio-economic impact assessments.

Significance Criteria

6.2.90 To arrive at a judgement on the significance of effect on population, the assessment considers the sensitivity of different population groups. **Table 6.6** identifies these receptors and their sensitivity for OPA 1 and the Wider OPA. The assessment of the receptors’ sensitivity is based on the baseline research section below (Section 6.4).

Table 6.6 OPA Phase 1 and Wider OPA Receptor Sensitivity

Receptor	OPA Phase 1 Receptor Sensitivity	Wider OPA Receptor Sensitivity	Commentary
----------	--	--------------------------------------	------------

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Residents in the housing market area looking for new housing in Eastleigh Borough.	Medium	Medium	The baseline research shows that Eastleigh Borough Council has exceeded its housing need. According to the Housing Delivery Test 2019 Measurement, EBC delivered 145% of its housing need between 2016 and 2019. The number of homes required between 2016-2019 was 1,775, and the number of homes delivered between 2016-2019 was 2,572. The population of EBC is projected to increase by 8% from 2016 to 2031.
Residents in Eastleigh Borough that could work on the construction project.	Low	Low	The baseline research shows that the construction unemployment rate in EBC is lower than the South East of England region, and the national average.
Residents in Eastleigh Borough that could benefit from employment opportunities associated with the Proposed Development and new household expenditure.	Low	Low	The baseline research shows that the construction unemployment rate in the South East of England is lower than national average.
Residents in the Walkable Impact Area using or planning to use pre-school education.	Low	Low	The baseline research shows that there is spare pre-school capacity, therefore existing users of these facilities would have low sensitivity to new users.
Residents in the Walkable Impact Area using or planning to use primary education.	High	High	The baseline research shows that there is limited spare primary school capacity, therefore existing users of these facilities would be highly sensitive to new users.
Residents in the Secondary Impact Area using or planning to use secondary education.	Low	Low	The baseline research shows that there is spare secondary school capacity, therefore existing users of these facilities would have low sensitivity to new users.
Residents in the Walkable Impact area using or planning to use GP services.	High	High	<i>OPA Phase 1</i> The baseline research shows that there are no GP practices located within the impact area, and the closest GP practice has no spare capacity, and therefore existing users of these facilities would have high sensitivity to new users. <i>Wider OPA</i> The baseline research shows that there is no spare capacity in the impact area, therefore existing users of these facilities would have high sensitivity to new users.
Residents in the Walkable Impact Area using or seeking open space.	Medium	Medium	The baseline showed that deficiencies in open space exist. Therefore existing users of these facilities would have medium sensitivity to new users.
Residents in the Impact Areas Related to Child Play Space using Child Play Space.	Low	Medium	<i>OPA Phase 1</i> Accessibility standards are employed as the primary indicator of any gaps in provision. The accessibility standard for



			play space for children is 300m straight line. The West End North ward meets these accessibility standards. Young people should have access to play space within 900m straight line distance of home. West End North meets the Eastleigh Open Space Study (2017) accessibility standards for play space for children and young people and therefore existing users of these facilities would have a low sensitivity to new users. <i>The Wider OPA</i> Horton Heath does not currently meet the 300 metre standard, and is therefore identified as an area with deficiency. Bishopstoke, Fair Oak and Horton Heath, and West End North meet the provision standards for young people. The gaps in children's play space provision mean that existing users of these facilities would have medium sensitivity to new users.
--	--	--	--

Source: Savills, 2020

6.2.91 The magnitude of an impact has been described as Negligible, Low, Medium and High. Impacts are either positive or negative in nature. Such terms are relative to the receptor affected by the impact. The scale of effect is determined with reference to planning policy, best practice guidance and relevant contextual factors. For example, employment generation of 100 new jobs could be considered a major beneficial effect in a settlement of 1,000 residents, but it would be a less significant effect in a larger settlement of 100,000 residents. Impacts that are medium or larger in scale are considered to be significant in EIA terms.

6.2.92 As there are no standard criteria for assessing sensitivity, magnitude and significance for socio-economic resources, the level of significance applied to an effect has been determined using professional judgement. The assessment has aimed to be objective and to quantify effects, where possible. Where quantification has not been possible, qualitative assessments have been made and justified. The relative significance of an effect is largely a product of the value and sensitivity of the identified receptor and the magnitude and duration of the impact. **Table 6.7** shows how the receptors' sensitivity and the impacts' magnitude are used to estimate the significance of an effect.

Table 6.7 Matrix of Significance

		Receptor Sensitivity		
		Low	Medium	High
Impact Magnitude	Negligible	Neutral	Neutral	Neutral

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



	Low	Minor	Minor/Moderate	Minor/Moderate
	Medium	Minor/Moderate	Moderate	Moderate/Major
	High	Moderate	Moderate/Major	Major

Source: Savills, 2020

6.2.93 In terms of describing the duration of effect, short to medium-term effects are considered to be those associated with the site preparation and construction phase, and long-term impacts are those associated with the completed development and its operation.

6.2.94 Effects are defined as either:

- Beneficial – An advantageous effect on the impact area;
- Negligible – An imperceptible effect on the impact area; and
- Adverse – Detrimental effect on the impact area.

6.2.95 Major effects are considered to be significant in EIA terms, with other types of effects considered not significant.

Geographical Scope

Impact Areas

6.2.96 The concept of a primary area of influence or study area is standard in socio-economic assessment practice, however there is no standard measure. For socio-economic impact assessments, this is further complicated by the mobility and network of potential receptors.

6.2.97 Socio-economic impacts have been considered across a number of geographic scales, which are explained below in detail:

- Walkable Impact Area
- Secondary Impact Area
- Eastleigh Borough Council

Walkable Impact Area

6.2.98 The Walkable Impact Area comprises the walkable catchment from the Site's proposed access points. The Manual for Streets Guidance (DfT, 2007) states that journeys up to 2km could be



considered suitable for walking. The Walkable Impact Area for OPA Phase 1 is shown in **Figure 6.1**. The Walkable Impact Area for the Wider OPA is shown in **Figure 6.2**.

6.2.99 The following social infrastructure is assessed against the Walkable Impact Area:

- Early years and primary schools
- GP surgeries; and
- Small typologies of open space including child play space.

Secondary Impact Area

6.2.100 People typically travel further for secondary school education. The average distance travelled to secondary schools in the South East of England was 4 miles (6.4km) according to the National Travel Survey (2018/2019; Table NTS9908). This forms the Secondary Impact Area. The Secondary Impact Area for OPA Phase 1 is shown in **Figure 6.3**. The Secondary Impact Area for the Wider OPA is shown in **Figure 6.4**.

Eastleigh Borough

6.2.101 Housing impacts are considered across Eastleigh Borough Council, with housing targets from the relevant Local Plan derived from housing market areas. Eastleigh Borough Council is within the area identified as the Southampton Housing Market Area (HMA).

6.2.102 Employment impacts of the Proposed Development are assessed against Eastleigh Borough Council.

Temporal Scope

6.2.103 The temporal scope for the assessment has considered the length of the construction phase, at 15 years, and the operational phase. This is used to consider the temporary and permanent impacts and effects of the Proposed Development. The temporal scope includes:

- Short term – Generally identified as temporary impacts lasting 0-5 years;
- Medium term – 5-10 years; and
- Long term – Permanent impacts during the operational phase of the Proposed Development.



Assumptions & Limitations

6.2.104 By the nature of the methodology, estimates of change in the socio-economic elements such as economic and employment impacts are subject to uncertainty. The estimates in this chapter are based on good practice, but there is a degree of uncertainty around estimates.

6.2.105 The current Coronavirus crisis will have a major impact on values in the short to medium term. The analysis and conclusions should be considered as potentially relevant to the situation once the UK economy has recovered from the most significant impacts of Coronavirus.

6.2.106 Actual impacts are likely to be in a range of +/- 20% of figures given to account for this uncertainty, as is standard practice with such matters.

6.2.107 The assessment of spare capacity in social infrastructure is relatively high level, which is a reflection of the availability of data.

6.3 CONSULTATION

6.3.1 The scope of this assessment was submitted to EBC in the EIA Scoping Report. Comments from EBC and other stakeholders were received through their Scoping Opinion, and these have been taken into account in the undertaking of this assessment, see Section 6.2.2.

6.4 BASELINE ENVIRONMENT

6.4.1 This section provides details on the existing conditions in EBC, and the relevant impact areas. Where information is available and it is relevant, conditions are framed in the regional and national context.

6.4.2 The baseline is structured around the following subjects. These provide the context for the impact assessment:

- Population demographics
- Economic profile
- Deprivation
- Housing need



- Social infrastructure (early years, primary and secondary schools, GPs, open and play space).

Population Demographics

Population

6.4.3 Eastleigh Borough Council had a population of 133,600 people in 2019¹, with an average household size of 2.36 in 2018². The working age population (persons aged 16-64) was 81,600 in 2019³, which represents 61% of the total population.

6.4.4 The population of EBC is projected to increase from 129,500 in 2016, to 139,900 in 2031, an increase of 10,400 (8% increase). This compares to a population growth of 9% from 2016-2031 in the South East region. The population of England is forecasted to grow by 4,521,700 (8%) from 2016 to 2031. The projected population increase from 2016-2031 in EBC is therefore 1% lower than the South East of England region, but consistent with the England average⁴. **Figure 6.5** shows the population projections for EBC over the time period of 2016-2031.

¹ ONS Population Estimates

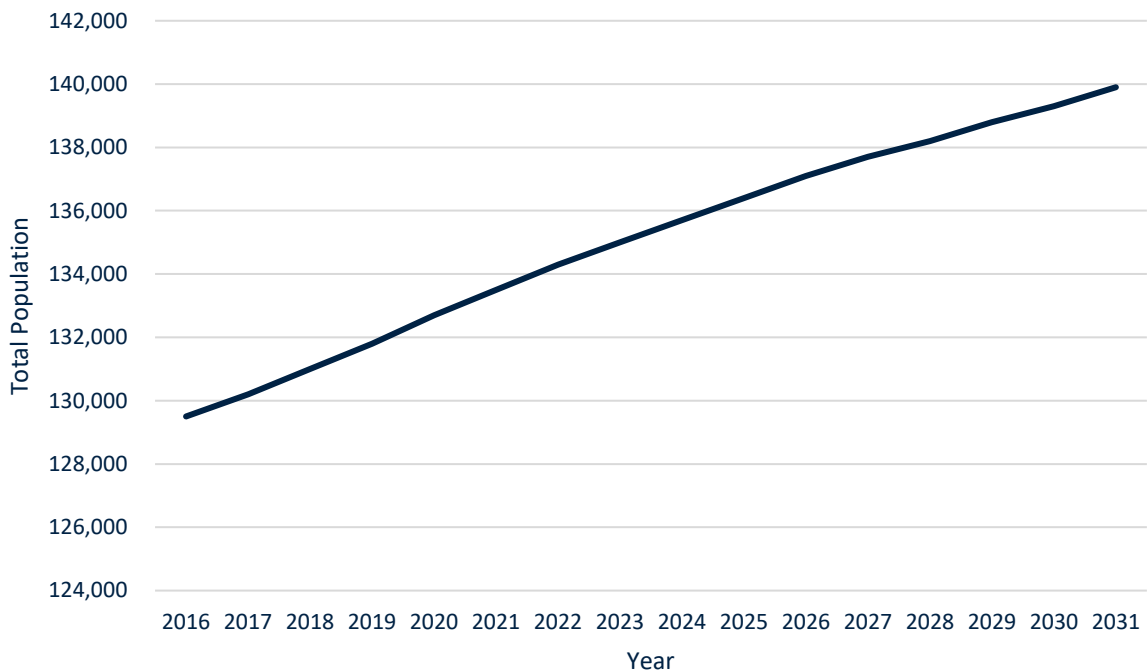
² ONS 2018-based household projections for local authorities and higher administrative areas within England

³ ONS Population Estimates

⁴ ONS 2016-based subnational population projections



Figure 6.5 EBC Population Projections 2016-2031



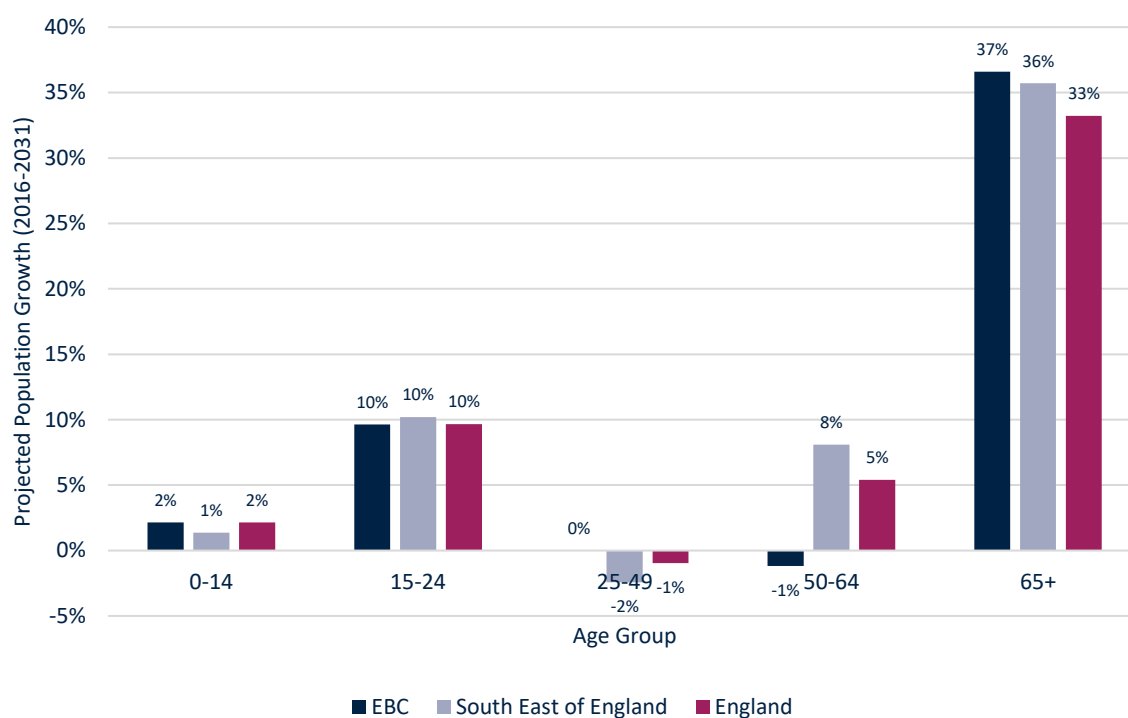
Source: ONS Population Projections, 2016

Changing Age Structure

6.4.5 **Figure 6.6** shows the changing demographic profile of EBC between 2016-2031 in the context of the South East of England region and England. Consistent with population trends in the South East of England and England, the age bracket in EBC with the largest population growth from 2016-2031 is 65+, with a 37% increase over the 15 year period. Also consistent with regional and national trends, in EBC the 0-14 and 25-49 age brackets have the lowest growth in population at 2% and 0% change respectively from 2016-2031. The population growth of 15-24 year olds in EBC is consistent with the South East of England average and England average, at 10% increase from 2016-2031, however the population growth of 50-64 year olds in EBC is negative (-1%), compared to a positive population growth in the South East of England (8%) and England (5%).



Figure 6.6 Projected Population Growth by Age Group in EBC, South East of England and England (2016-2031)



Source: ONS Population Projections, 2016

Economic Profile

Employment

6.4.6 The employment rate in EBC in the year to December 2019 stood at 77.2%, which is lower than the South East average at 79.5%, but higher than the average for Great Britain (75.8%)⁵.

6.4.7 The unemployment rate within EBC for the working age population (16-64) in the year to December 2019 stood at 2.8%, which is lower than the South East of England average (3.0%), and average for Great Britain (3.9%)⁶.

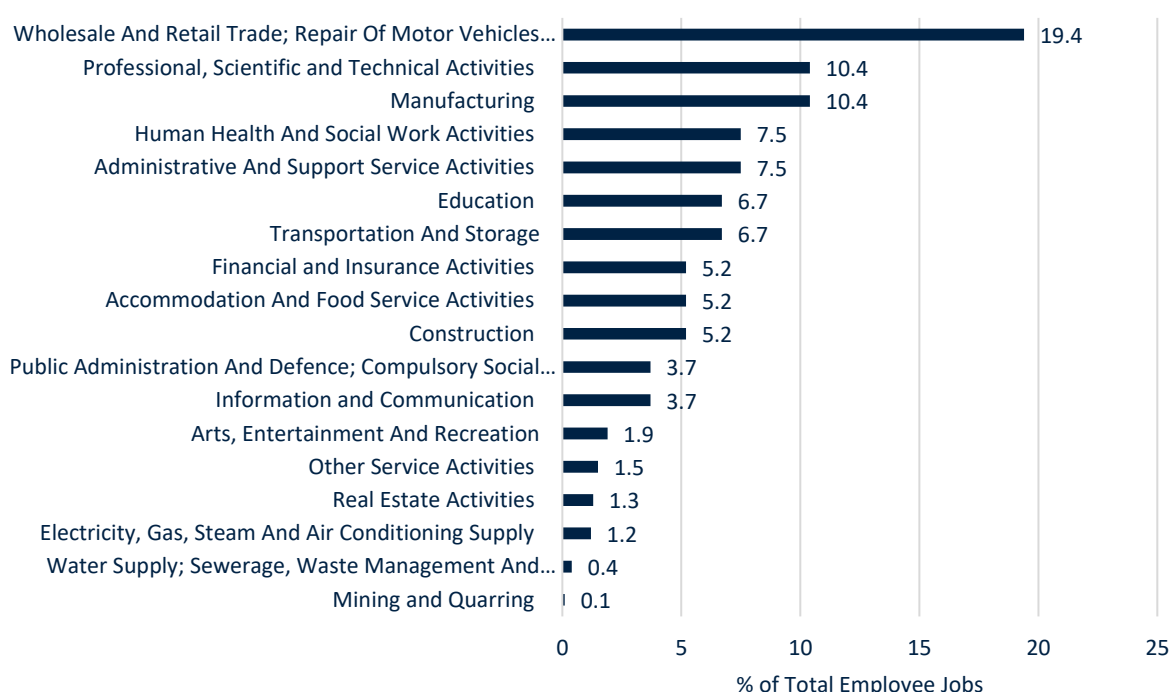
⁵ ONS Labour Market Profile, 2019

⁶ ONS Labour Market Profile, 2019



6.4.8 **Figure 6.7** shows employment by industry sector in EBC. The total employee jobs in Eastleigh is 67,000. The Wholesale and Retail Trade, Repair of Motor Vehicles and Motorcycles is the largest employer in the Borough, employing 19.4% of total employees (13,000 people). Professional, Scientific and Technical Activities, and the Manufacturing sector are the second largest employers, both with 7,000 employees, representing 10.4% of the total workforce. The smallest employer in Eastleigh Borough is the Mining and Quarrying sector, with only 100 employees (0.1%)⁷.

Figure 6.7 Employment by Sector in EBC



Source: ONS Business Register and Employment Survey, 2018

Economic Growth

6.4.9 Oxford Economics produces the UK Local Authority Forecasts. This offers detailed data, forecasts and analysis on 19 industries for all local authorities from 2019 to 2029. Oxford Economics predicts that total employment in EBC will increase by 3,423 additional jobs from

⁷ Business Register and Employment Survey, 2018



2019 to 2029, equivalent to a growth of 0.5% per annum. This is consistent with the regional employment growth of 0.5% per annum from 2019-2029 in the South East of England⁸.

- 6.4.10 The employment sector which is forecasted to have the highest growth in EBC is the Information and Communication sector, estimated to increase by 20% between 2019 and 2029. This is followed by the Arts, Entertainment and Recreation sector (18%), and Human Health and Social Work sector (15%). In the South East of England region, the Arts, Entertainment and Recreation sector is also forecasted to experience the largest growth, also increasing by 18% between 2019 and 2029, followed by the Administrative and Support sector, and Human Health and Social Work sector both increasing by 12% over the 10 year period⁹.

Existing Employment

- 6.4.11 The existing Site is largely comprised of agricultural land, Fir Tree Farmhouse, Victoria Farmhouse and Chalcroft Farm. Fir Tree Farmhouse and Victoria Farmhouse are currently vacant. Chalcroft Farm is excluded from the baseline assessment as EBC are expected to grant consent in January 2021 for the demolition of all buildings, dwellings and structures as part of EBC's ongoing estate management activities. With the demolition works due to be undertaken in early 2021, this area of the Site will therefore be vacant prior to the commencement of the Proposed Development. There is therefore no employment activity associated with the Site in its current use.

Deprivation

- 6.4.12 The Ministry of Housing, Communities and Local Government (MHCLG) publish the English Indices of Deprivation to measure relative deprivation in communities across the country. The last indices were released in 2019, and provide a measure for every local authority and Lower Super Output Area (LSOA) in England. Local authorities and LSOAs are ranked accordingly to how deprived they are relative to each other.

- 6.4.13 These indices of multiple deprivation (IMD) consider a range of indicators, and a household is considered deprived if they meet one or more of the following conditions:

⁸ Oxford Economics, 2020

⁹ Oxford Economics, 2020



- Employment – Any member of a household, not a full-time student, is either unemployed or long-term sick;
- Education – No person in the household has at least level 2 education, and no person aged 16-18 is a full time student;
- Health and disability – Any person in the household has general health 'bad or very bad' or has a long term health problem; and
- Housing – Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in shared dwellings, or has no central heating.

6.4.14 In respect to the IMD at the local authority level, EBC ranks 288 out of 317 local authorities, with 1 representing the most deprived local authority.

6.4.15 In respect to LSOAs, the Site is located within Eastleigh 008F and Eastleigh 009A. These are ranked 29,686 and 21,414 respectively out of 32,844 LSOAs in England (where one is the most deprived LSOA), which indicates that it is not a deprived area. Eastleigh 008F is part of the 10th IMD decile, and Eastleigh 009A is part of the 7th IMD decile, where one is the most deprived 10% of LSOAs. This indicates that Eastleigh 009A is more deprived than Eastleigh 008F, which is amongst the least deprived areas in the UK¹⁰. **Figure 6.8** presents a map of deprivation.

Housing Need

6.4.16 The Borough of Eastleigh is within the area identified as the Southampton Housing Market Area (HMA) which comprises Southampton, Eastleigh, Southern Test Valley, Eastern New Forest and the western wards of Winchester and Fareham.

6.4.17 The Draft Eastleigh Borough Local Plan 2011-2029 contains proposals to accommodate 10,140 new homes in the Borough over the plan period (563 dwellings per annum). The Draft Eastleigh Local Plan 2011-2029 was submitted for formal examination in 2014. The Government's Planning Inspector concluded that the Plan was not sound because it did not provide sufficient housing, and recommended that the Council produces a new Local Plan.

¹⁰ Ministry of Housing, Communities and Local Government English Indices of Deprivation, 2019



- 6.4.18 The Strategic Housing Market Assessment (SHMA) concludes that the provision of 2,045 homes per annum in the Southampton HMA would represent a robust basis for forward planning on the demographic evidence and market signals.
- 6.4.19 The Eastleigh Borough Council Five-Year Housing Land Supply (2020) states that the total five-year housing land supply requirement for Eastleigh is 3,605 dwellings (721 dwellings per annum). This is based on the calculation of local housing need, determined in accordance with the standard method as set out in the PPG. The Objectively Assessed Housing Need is therefore 721 dwellings per annum from 2019-2029. Results published in February 2019 showed that Eastleigh had delivered 1,866 dwellings over the three years between 1st April 2015 and 21st March 2018 against a target of 1,617 dwellings in the same period. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.
- 6.4.20 The most recent 2017-2018 Annual Monitoring Report states that a total of 893 new dwellings were completed in 2017/2018¹¹.
- 6.4.21 According to the Housing Delivery Test (2019), the total number of homes required from 2016-2019 was 1,775, and the number of homes delivered was 2,572. Eastleigh Borough Council has therefore delivered 145% of its housing target¹².

Social Infrastructure

OPA Phase 1

Education

- 6.4.22 The Education Authority for Eastleigh Borough is Hampshire County Council.

Pre-Schools

¹¹ Eastleigh Borough Council Monitoring Report 2017-2018

¹² Ministry of Housing, Communities and Local Government (MHCG) Housing Delivery Test: 2019 Measurement, 2020



6.4.23 The Hampshire County Council Childcare Sufficiency Update for Quarter 1 provides an overview of the supply and demand for childcare in the county, and outlines the priorities for 2019/2020¹³.

6.4.24 In the period of 1 April to 31 August, there has been a small gain in childminder settings which has created additional places. During the reporting period, the local development team have not been aware of any parents who have not been able to secure or access childcare and early years to meet their needs.

Primary Education

6.4.25 **Figure 6.9** shows that Fair Oak Infant School (ages 5 to 7), Fair Oak Junior School (ages 7 to 11), and Saint James' Church of England Primary School (ages 5 to 11) are located within the Walkable Impact Area of OPA Phase 1. **Table 6.8** shows that the only primary school with spare capacity is Saint James' Church of England Primary School, which has a total of 20 places after a 7.5% buffer is applied¹⁴. The 7.5% buffer is taken into account to allow flexibility in responding to parents' preferences, and to account for unexpected changes in pupil numbers.

Table 6.8 Primary Education Capacity

Primary School	Map Reference	Ages Catered For	Capacity (2019)	No. On Roll (2019)	Spare Capacity (After 7.5% Surplus)
Fair Oak Infant School	A	5 to 7	360	403	0
Fair Oak Junior School	B	7 to 11	598	568	0
Saint James' Church of England Primary School	C	5 to 11	620	554	20
Total					20

Source: Get Information About Schools, 2020

Secondary Education

¹³ Hampshire County Council Childcare Sufficiency Update for Quarter 1 (April-August 2019)

¹⁴ National Audit Office Department for Education Capital Funding For New School Places, 2013



6.4.26 **Figure 6.10** shows that there are 3 secondary schools located within 6.4km of the OPA Phase 1 Site. There are no post-16 facilities within the Secondary Impact Area of the OPA Phase 1 Site. **Table 6.9** shows that the existing spare capacity of the secondary schools after a 7.5% buffer is applied is a total of 410 places at Woodlands Community College.

Table 6.9 Secondary Education Capacity

Secondary School	Map Reference	Capacity (2019)	No. On Roll (2019)	Spare Capacity (After 7.5% Surplus)
Secondary School				
Woodlands Community College	A	1,144	648	410
Wildern School	B	1,900	1,913	0
Wyvern College	C	1,350	1,303	0
Total				410

Source: Get Information About Schools, 2020

Primary Healthcare

6.4.27 Primary Healthcare facilities assessed include General Practitioner (GP) surgeries. There are no GP surgeries located within the Walkable Impact Area of OPA Phase 1.

Public Open Space and Play Space

Public Open Space

6.4.28 Eastleigh Borough Council Open Space Needs Assessment (2017) delivers an update of the Council's 2014 Open Space Study, and provides an evidence base of need and deficiencies in open space, and establishes local provision standards. **Table 6.10** shows the results of the open space audits detailing the provision in the local area of Hedge End, West End and Botley, where the OPA Phase 1 development is located in Eastleigh Borough.

Table 6.10 Current Public Open Space Provision in Hedge End, West End and Botley

PPG17 Typology	Hedge End, West End and Botley
Amenity Space	63.8
Country Park	196.9
Green Routes	36.5
Allotments	7.8

Source: Eastleigh Open Space Needs Assessment, 2017



6.4.29 **Table 6.11** presents a summary of the recommended quantity and accessibility standards for Eastleigh Borough.

Table 6.11 Proposed Quantity and Accessibility Standards for Eastleigh Borough

Open Space Typology	Proposed Quantity Standard	Proposed Accessibility Standard
Amenity Open Space	1.2 hectares per 1,000 population	300 metres
Children's Play Areas	0.052 hectares per 1,000 population	300 metres
Play Space for Young People	0.022 hectares per 1,000 population	900 metres
Allotments	0.125 hectares per 1,000 population	900 metres

Source: Eastleigh Borough Open Space Study, 2017

6.4.30 **Table 6.12** below shows that current provision of open space in Eastleigh Borough generally meets or exceeds national standards. The review of the existing Eastleigh standards against those of neighbouring local authorities and relevant national bodies indicates that the current standards are adequate because they are generally in accordance with the neighbouring and national standards.

Table 6.12 Benchmarking Open Space Quantity Standards in Eastleigh

Open Space Typology	Eastleigh Current Provision	Eastleigh Standard	Comparable Neighbouring Standards	National Standard
Amenity Space	3.2 ha/1,000 population (Exceeds standard)	1.2 ha/1,000 population	1.5 ha/1,000 population (Fareham) 1.2 ha/1,000 population (Southampton) 0.8 ha/1,000 population (Test Valley)	0.6 ha Amenity Space 0.8 ha Parks and Gardens 1.4 ha total
Country Parks	3.1 ha/1,000 population (Exceeds national standard)	None	None	1.8 ha/1,000 population 1 ha of Local Nature Reserve/1,000 population
Allotments	0.2 ha/1,000 population (Exceed national standards)	None	0.2 ha/1,000 population (Southampton and Test Valley)	0.125 ha/1,000 population

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Play Space for Children	0.4 sites/1,000 population	0.052 ha/1,000 population (LEAP)	0.3 ha/1,000 population (0.6 ha per 1,000 population for children and young people) (Test Valley)	1.35 ha per 1,000 children
Space for Young People	0.3 sites/1,000 population	0.022 ha/1,000 population (NEAP)	0.3 ha/1,000 population (0.6 ha/1,000 population for children and young people) (Test Valley)	0.25 ha equipped play areas for all ages combined

Source: Eastleigh Borough Council Open Space Study, 2017

- 6.4.31 Most Local Areas have good access to a range of open space typologies. The majority of residents are within 300m of an amenity open space of fair or good quality, and the subject ward of West End North, is considered to have moderate levels of provision, and is therefore not considered an area of deficiency. However, when the existing quantity standards for amenity space are applied, this highlights different areas of deficiency, and indicates that when the population density of LACs is considered, the subject ward of West End, does not meet the quantity standards.
- 6.4.32 There is good provision of country parks, which are well dispersed to serve the whole population of Eastleigh. At a strategic level, the application of the accessibility standards (both 100 ha area of accessible natural green space within 5km, and a 500 ha area of accessible natural green space within 10km) for the provision of country parks are applied, which indicates that all communities in the borough have good provision of country parks, and that adequate provision of country parks exist in Eastleigh Borough. In light of the borough meeting the accessibility provision standards, and good provision in proximity to the Borough boundary by neighbouring authorities, it is not recommended that the creation of new country parks is viewed as a priority. Instead, it might be more appropriate for future residential development to support the maintenance of this important strategic open space resource by contributing to their maintenance via Community Infrastructure Levy payments (CIL).
- 6.4.33 The proposed quantity standard for allotments is 0.125 hectares per 1,100 population. There is generally good quantitative provision of allotments, with the borough as a whole meeting the national quantity standards for allotments as promoted by the National Association Allotment and Leisure Gardeners. The subject ward of West End North, meets these standards. However, accessibility to allotments is more varied with notable differences between settlements. West



End is stated as an area which does not meet the standards of accessibility, based on an accessibility standard of 900m.

Play Space

- 6.4.34 It is not possible to provide a robust conclusion on the quantity of provision of children's play space and space for young people, due to the lack of mapped data on the exact location and extent of space dedicated to this purpose within Eastleigh Borough. However, there is information available on the open spaces which incorporate some sort of play space for children and young people, and we suggest that therefore the accessibility standards should be employed as the primary indicator of any gaps in provision. The proposed quantity standard for play space for children is 0.052 hectares per 1,000 population. The proposed quantity standard for play space for young people is 0.022 hectares per 1,000 population.
- 6.4.35 Using accessibility standards as a primary indicator of any gaps in the provision of play space, in line with the Eastleigh Play Strategy, the Eastleigh Open Space Study (2017) recommends that the accessibility standard for play space for children is 300m straight line (approximately 400m walking distance, i.e. a 5 minute walk). The Ward that OPA Phase 1 is located within, West End North Ward technically meets these accessibility standards.
- 6.4.36 In terms of play space for young people, the Eastleigh Open Space Study (2017) states that young people should have access to play space within a 15-minute walk (1,000 metres approximate walking distance, 900m straight line distance) of home. This is in line with the recommendation of the Eastleigh Play Strategy. The West End North Ward meets the provision standards for young people.

The Wider OPA

Education

- 6.4.37 The Education Authority for Eastleigh Borough is Hampshire County Council.

Pre-Schools



6.4.38 The Hampshire County Council Childcare Sufficiency Update for Quarter 1 provides an overview of the supply and demand for childcare in the county, and outlines the priorities for 2019/2020¹⁵.

6.4.39 In the period of 1 April to 31 August, there has been a small gain in childminder settings which has created additional places. During the reporting period, the local development team have not been aware of any parents who have not been able to secure or access childcare and early years services to meet their needs.

Primary Education

6.4.40 **Figure 6.11** shows that there are two infant schools, Stoke Park Infant School and Fair Oak Infant School, serving students from age 5 to 7 located within the Walkable Impact Area. Two junior schools, Fair Oak Junior School (ages 7 to 11) and Stoke Park Junior School (ages 7 to 11) also fall within the Walkable Impact Area, along with Saint James' Church of England Primary School (ages 5 to 11). **Table 6.13** shows that Saint James' Church of England Primary School is the only primary school within the Walkable Impact Area with spare capacity, with a total spare capacity of 20 places including a 7.5% buffer¹⁶. The 7.5% buffer is taken into account to allow flexibility in responding to parents' preferences, and to account for unexpected changes in pupil numbers.

Table 6.13 Primary Education Capacity

Primary School	Map Reference	Ages Catered For	Capacity (2019)	No. On Roll (2019)	Spare Capacity (After 7.5% Surplus)
Stoke Park Infant School	A	5 to 7	270	268	0
Stoke Park Junior School	B	7 to 11	360	359	0
Fair Oak Infant School	C	5 to 7	360	403	0
Fair Oak Junior School	D	7 to 11	598	568	0
Saint James' Church of	E	5 to 11	620	554	20

¹⁵ Hampshire County Council Childcare Sufficiency Update for Quarter 1 (April-August 2019)

¹⁶ National Audit Office Department for Education Capital Funding For New School Places, 2013

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



England Primary School					
Total					20

Source: Get Information About Schools, 2020

Secondary Education

6.4.41 **Figure 6.12** shows that there are four secondary schools and two post-16 facilities within 6.4km of the Wider OPA Site. **Table 6.14** shows that the existing spare capacity of the secondary schools after a 7.5% buffer is applied is a total of 643 places. Data was not available to estimate the capacity of the post-16 facilities.

Table 6.14 Secondary Education Capacity and Post-16 Facilities

Secondary School and Post-16 Facility	Map Reference	Capacity (2019)	No. On Roll (2019)	Spare Capacity (After 7.5% Surplus)
Secondary School				
Crestwood Community School	A	1,500	1,155	233
Woodlands Community College	B	1,144	648	410
Wildern School	C	1,900	1,913	0
Wyvern College	D	1,350	1,303	0
Total				643
Post-16 Facilities				
Eastleigh College	E			
Barton Peveril Sixth Form College	F			

Source: Get Information About Schools, 2020

Primary Healthcare

6.4.42 Primary healthcare facilities assessed include General Practice (GP) surgeries. **Figure 6.13** shows that there is one GP surgery within the Walkable Impact Area, Stokewood Surgery. Old Anchor Surgery is a branch of Stokewood Surgery, and the two GP practices operate as a combined surgery¹⁷.

¹⁷ Data could not be collected for the split of the number of GPs (FTE) and registered patients between Stokewood Surgery and Old Anchor Surgery. The two GP practices operate as a combined surgery as confirmed with a phone call with Stokewood Surgery in July 2020.



6.4.43 **Table 6.15** shows the number of registered patients per GP for Stokewood Surgery and Old Anchor Surgery in 2020, and the estimated capacity, using a ratio of 2,000 patients per 1 GP¹⁸. Data could not be collected for the split of the number of GPs (FTE) and registered patients between Stokewood Surgery and Old Anchor Surgery. The two GP practices operate as a combined surgery as confirmed with a phone call with Stokewood Surgery in July 2020. This indicates that Stokewood Surgery and Old Anchor Surgery have no spare capacity.

Table 6.15 Number of Registered Patients per GP in GP Surgeries within the Walkable Impact Area

GP Surgery	Registered Patients	Number of GPs	Number of Registered Patients per GP	Spare Capacity
Stokewood Surgery and Old Anchor Surgery	18,106	4.133	4,381	0
Total	18,106	4.133	4,381	0

Source: NHS Digital General Practice Workforce, 2020

Public Open Space and Play Space

Public Open Space

6.4.44 As stated above, Eastleigh Borough Council Open Space Needs Assessment (2017) delivers an update of the Council's 2014 Open Space Study, and provides an evidence base of need and deficiencies in open space, and establishes local provision standards. **Table 6.16** shows the results of the open space audits detailing the provision in the local areas of Bishopstoke, Fair Oak and Horton Heath, and Hedge End, West End and Botley, where the Wider OPA is located within in Eastleigh Borough.

Table 6.16 Current Public Open Space Provision in Bishopstoke, Fair Oak and Horton Heath, and Hedge End, West End and Botley

PPG17 Typology	Bishopstoke, Fair Oak and Horton Heath	Hedge End, West End and Botley
Amenity Space	161.8	63.8
Country Park	N/A	196.9
Green Routes	24.2	36.5

¹⁸ NHS England Premises Principles of Best Practice Part 1 Procurement and Development.

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Allotments	3.7	7.8
------------	-----	-----

Source: *Eastleigh Open Space Needs Assessment, 2017*

- 6.4.45 The Wider OPA transgresses the West End North ward, and Fair Oak and Horton Heath ward. In terms of the proposed quantity standard for amenity space of 1.2 hectares per 1,000 population, West End has moderate levels of provision, and Fair Oak and Horton Heath have a considerable surplus of amenity space provision per 1,000 population. However, when the existing quantity standards for amenity space are applied, this indicates that when the population density of LACs is considered, West End is an area which does not meet the quantity standards. In terms of the accessibility of provision, Natural England's Accessible Natural Greenspace Standard recommends that everyone should be able to access greenspace within a 5 minute walk or 300 metres. West End and Fair Oak and Horton Heath are not considered as areas of deficiency.
- 6.4.46 At present, Eastleigh Borough has a good provision of Country Parks against the national standard. At a strategic level, the application of the accessibility standards (both 100 ha area of accessible natural green space within 5km, and a 500 ha area of accessible natural green space within 10km) for the provision of country parks are applied, it indicates that all communities in the borough have good provision of country parks, and that adequate provision of country parks exists in Eastleigh Borough. However, application of the 20 ha natural green space accessibility standard indicates that Fair Oak and Horton Heath are deficient in Country Parks.
- 6.4.47 In terms of the quantity of the current provision of allotments, West End North and Fair Oak and Horton Heath meet the proposed quantity standard for allotments of 0.125 hectares per 1,000 population. However, based on the allotment accessibility standard of 900m, West End and the southern part of Horton Heath do not meet these standards of accessibility, and are therefore considered as areas of deficiency.

Play Space

- 6.4.48 As stated above, it is not possible to provide a robust conclusion on the quantity of provision of children's play space and space for young people, due to the lack of mapped data on the exact location and extent of space dedicated to this purpose within Eastleigh Borough. However, there is information available on the open spaces which incorporate some sort of play space for children and young people, and therefore the accessibility standards should be employed as the primary indicator of any gaps in provision.



6.4.49 In line with the Eastleigh Play Strategy, the Eastleigh Borough Open Space Study (2017) recommends that the accessibility standard for play space for children is amended to 300m straight line (approximately 400m walking distance, i.e. a 5 minute walk). Horton Heath is an area which does not currently meet the 300 metre standard, and is therefore considered a residential area which has poor access to local children's play space.

6.4.50 In terms of play space for young people, the Eastleigh Open Space Study (2017) states that young people should have access to play space within a 15 minute walk (1,000 metres approximate walking distance, 900m straight line distance) of home. The West End North ward, and Fair Oak and Horton Heath meet the provision standards for young people.

6.5 INHERENT DESIGN MITIGATION

6.5.1 The overall strategy is to ensure that OPA Phase 1 and the Wider OPA respond to the surrounding area and produce a high quality, sustainable development.

OPA Phase 1

No inherent design mitigation is proposed as part of OPA Phase 1.

Wider OPA

6.5.2 As part of the Wider OPA, an early years nursery totalling 465 sq.m is proposed to be delivered.

6.5.3 A 3 Form Entry (FE) primary school is also proposed to be delivered as part of the Wider OPA, which will provide a total of 630 primary school places.

6.5.4 For the purposes of this socio-economic impact assessment, the associated access, and supporting amenity space, landscaping and green infrastructure are also considered as inherent design mitigation. The Wider OPA is proposing to deliver 20.16 ha of total open space, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. The amenity space is broken down to comprise 0.16 ha of LEAPs, 0.24 ha of LAPs, 0.07 ha of natural play, 0.54 ha of destination play, 1.86 ha of formal sports area, and 3.77 of other amenity space (including 0.82 ha of allotments).

6.6 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

6.6.1 This section provides a description of the potential socio-economic effects that are anticipated to arise from the construction (temporary) and operation (permanent) phases of OPA Phase 1 and the Wider OPA. The potential impacts and the significance of the effects are characterised



in the absence of mitigation measures, beyond those identified and described as inherent design mitigation. The significance of residual effects, post-mitigation, are also identified.

6.6.2 Impacts may be direct or indirect. The effects during construction are anticipated to be short to medium term duration (temporary), while effects during operation are anticipated to be of long term duration (permanent), unless otherwise stated.

OPA Phase 1

Construction Impacts and Effects

6.6.3 In terms of construction impacts, the most significant effects are likely to be on employment, as the population is not expected to increase significantly during construction as workers are unlikely to relocate to the local area. Therefore, population, housing, and social infrastructure have been scoped out of the assessment of construction effects.

6.6.4 In general, it is considered that disruption during construction would be controlled and managed through implementation of the Construction Environmental Management Plan (CEMP).

Employment

6.6.5 The construction of OPA Phase 1 would help support construction firms operating in the region, and provide jobs in the industry. This would lead to the creation of new direct and indirect jobs, through supply chain benefits and new expenditure introduced to the local economy.

Direct Employment

6.6.6 To estimate the number of jobs required for the construction of OPA Phase 1, the average output per construction worker for the South East of England¹⁹ is used in combination with the estimated construction cost of OPA Phase 1. **Table 6.17** sets out the steps involved in estimating the construction employment for OPA Phase 1. The construction of OPA Phase 1 is expected to support 155 on-site jobs per annum during the construction period of 4 years.

Table 6.17 OPA Phase 1 Construction Jobs

Step Involved

¹⁹ Business Population Estimates for the UK and Regions (2019) Department for Business, Energy and Industrial Strategy

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



A	Estimated Construction Cost (£)	£115,000,000
B	Average revenue per construction employee in the South East of England (2020)	184,771
C	Estimate of number of worker years required for the construction of the Proposed Development (jobs) (A/B)	619
D	Duration of Construction Phase (years)	4 years
E	Average Construction On-Site Jobs per annum (C/D)	155

Source: Savills 2020

- 6.6.7 Given that construction is made up of many discrete elements of work undertaken by specialists, additional construction workers may be employed on the OPA Phase 1 Site for shorter periods.
- 6.6.8 Due to the nature of the construction industry and the different stages involved with the construction of OPA Phase 1, not all trades would be required on the OPA Phase 1 Site permanently and some would be on the Site for less time than others. The construction process would include a range of occupational levels, including unskilled or labouring jobs to more senior positions, as well as across a range of professional disciplines. The construction of OPA Phase 1 could facilitate the growth of the local construction industry, thus enabling firms to expand and potentially take on employees.
- 6.6.9 Occupation and skill demand in the construction sector revolves around specialist skills, i.e. electricians, plumbers, bricklayers, carpenters, and plant operation trades. These skills tend to be contract labour offered by construction/building firms locally. In addition, low skilled manual labour would be expected to be in demand. In this case, employment tends to be contracted via Job Centres and Employment Agencies on a needs basis.

Indirect and Induced Employment

- 6.6.10 In addition, businesses in the local, and regional economy would benefit from the trade linkages that would be established to construct the development, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure as a result of the direct and indirect employment effects of the construction phase, for example, as construction workers spend some of their wages in local shops, accommodation and other facilities.
- 6.6.11 The development of OPA Phase 1 would set off a chain reaction of increases in expenditure, such as through the sale of building materials, design services, legal services and insurance.



This in turn can result in jobs close to the Site, generating an increase in demand for goods and services, and generate growth in the local economy. The above form the multiplier effects.

Additional Employment

6.6.12 There are further steps involved in estimating the ‘additionality’ of development. The first is leakage, which refers to the proportion of output that benefit those outside of the intervention’s target area or group. Taking into account the Proposed Development’s specific characteristics and the guidance in the Housing and Communities Agency’s (HCA) Additionality Guide (2014), leakage of workers from outside Eastleigh Borough is assumed to be 22%²⁰.

6.6.13 The second step is estimating displacement. Displacement is where the proposed activity could displace another activity in the target area; thereby reducing its additionality. In this case, the amount of employment on-site per annum is a small proportion of the existing construction workforce in Eastleigh Borough (4,000²¹), therefore it is likely to have a negligible impact. To be conservative, 25% has been applied as per the Additionality Guide²².

6.6.14 The third step is estimating the indirect benefits of the construction activity, the benefits to companies in the supply chain, and to the local economy by the new expenditure introduced to the area from the construction workers. The construction multiplier is 2.1²³.

6.6.15 **Table 6.18** sets out the steps involved in estimating the additionality of the construction employment associated with OPA Phase 1.

Table 6.18 OPA Phase 1 Construction Jobs – Additionality

	Step Involved	Jobs Per Annum
A	Construction workers on-site (gross, direct, per annum)	155
B	Leakage to workers from outside Eastleigh Borough (22%) (A*(0-22%))	-34

²⁰ Based on NOMIS Distance Travelled to Work by Industry (Workplace Population) 2011

²¹ ONS Business Register and Employment Survey (2019)

²² Homes and Communities Agency (2014) Additionality Guide

²³ ONS Input Output Tables, 2015



C	On-site jobs (direct, for residents from the impact area) (A-B)	121
D	Displacement of other activities (25%) (C*(0-25%))	-30
E	Multiplier effects (2.1)	100
F	Employment off-site induced by construction employment (net, indirect) (D+E)	69
G	Net additional employment from construction of Proposed Development (C+F)	190

Source: Savills 2020, HCA Additionality Guide 2015. Note figures are rounded.

6.6.16 **Table 6.18** shows that the construction of OPA Phase 1 will generate a total of approximately 155 on-site construction jobs. Once the effects of leakage, displacement, and multiplier effects have been considered, this equates to 190 net additional construction jobs. OPA Phase 1 is estimated to have a low positive impact on the low sensitivity construction workers (total 4,000 employees²⁴) in Eastleigh Borough, resulting in a **minor beneficial** effect over the short term.

Occupation Impacts and Effects

6.6.17 This section identifies the likely significant socio-economic effects from the completion and operation phases of OPA Phase 1.

6.6.18 There are a number of operational effects that will result from OPA Phase 1. These include the delivery of new homes, and opportunities for home working. An increase in the local population will bring an associated increase in expenditure in local shops, businesses and services. The new population would also require school places, access to GP services, open space and recreational facilities. The following effects have been considered:

- Employment – Impacts on the labour market;
- Housing – The supply of new homes; and
- Social infrastructure – Impacts on schools, primary health services, and open space.

Employment

²⁴ ONS Business Register and Employment Survey, 2019



6.6.19 Operational phase jobs would be generated once the construction has been completed and the Proposed Development is occupied. The assessment also considers displacement of jobs elsewhere, and indirect multiplier effects as a result of the new jobs on the Site.

6.6.20 The employment study area considered for operational employment is Eastleigh Borough (Figure 6.14).

Direct Employment

6.6.21 Once operational, OPA Phase 1 could generate up to 61 on-site Full Time Equivalent (FTE) jobs upon completion, via the homeworkers²⁵.

6.6.22 **Table 6.19** presents the indicated employment (FTE) derived from the most relevant and recent sources available²⁶.

Table 6.19 OPA Phase 1 Operational Jobs (Direct)

Use Class	Assumed Employment Density	Illustrative Floorspace (GEA sq.m)	Indicated Employment (FTE)
Homeworkers ²⁷		393 units	61
Total FTE jobs generated			61

Source: HCA Employment Density Guide 2015

Indirect and Induced Employment

6.6.23 The Proposed Development of OPA Phase 1 is likely to have indirect/off-site economic benefits. These are considered as indirect multiplier effects which include:

²⁵ Assumed average household size of 2.31, 61.1% of people in the 16-64 age group, 80.9% of 16-64 age group economically active. 16.4% of the economically active population work from home in the South East of England (NOMIS Local Authority Profile (2018), Characteristics of Home Workers, ONS (2014)). 83% FTE.

²⁶ Homes and Communities Agency Employment Density Guide, 3rd Edition, November 2015

²⁷ Assumed average household size of 2.31, 61.1% of people in the 16-64 age group, 80.9% of 16-64 age group economically active. 16.4% of the economically active population work from home in the South East of England (NOMIS Local Authority Profile (2018), Characteristics of Home Workers, ONS, (2014)). 83% FTE.



- Supply linkage multiplier: Such effects occur due to purchases made as a result of the Proposed Development, and further purchases associated with linked firms along the supply chain.
- Income/induced multiplier effects: Such effects are associated with local expenditure as a result of those who derive incomes from the direct and supply linkage impacts of the Proposed Development.

Additional Employment

6.6.24 **Table 6.20** sets out the steps and assumptions taken in estimating the net additionality of OPA Phase 1, in accordance with the Additionality Guide²⁸. There is no leakage due to the nature of homeworking. Displacement is assumed to be 0 due to the increasing local population and associated demand for new housing.

Table 6.20 OPA Phase 1 Operational Jobs – Additionality

	Step Involved	Jobs Per Annum
A	Operational workers on-site (gross, direct, occupied)	61
B	Leakage to workers from outside of study area (A*(0-0%))	0
C	On-site jobs (direct, for residents within the study area) (A-B)	61
D	Displacement (C*(0-0%))	0
E	Multiplier effects ((C+D)*Multiplier 1.4)	33
F	Total off-site jobs (D+E)	33
G	Net additional employment from Proposed Development (C+F)	94

Source: Savills 2020, HCA Additionality Guide 2014. Note figures are rounded.

6.6.25 **Table 6.20** shows that the Proposed Development would support approximately 61 operational on-site jobs via homeworking. Once the effects of leakage, displacement and multiplier effects have been considered, this equates to 94 new FTE jobs.

²⁸ Homes and Community Agency (HCA) (2014)



6.6.26 The magnitude of employment in the Proposed Development is considered to be low positive. The sensitivity of employees is low. Therefore the effect of operational jobs from the proposed development of OPA Phase 1 is predicted to be **minor beneficial** over the long-term.

Gross Value Added

6.6.27 The additional operational jobs are associated with an increase in the productivity of the regional economy (GVA). Each job type is associated with a different GVA per annum. The GVA rates per homeworker per annum is £71,685²⁹.

6.6.28 The GVA that OPA Phase 1 is expected to generate is £4.4 million per annum.

Residential Expenditure

6.6.29 Utilising the average household size of Eastleigh Borough of 2.31 persons in 2033³⁰, the incoming resident population from the Proposed Development would be approximately 908 people.

6.6.30 Of the economically active population in EBC (61.1%), 80.9% of the 16-64 age group are in employment, according to recent estimates³¹. The delivery of 393 new homes in EBC would therefore have the potential to accommodate 449 additional working age, economically active and employed residents once complete.

6.6.31 New residents would introduce new expenditure to the local economy. The Annual Survey of Hours and Earnings from ONS provides income data by local authority. The median earnings for full-time workers living in Eastleigh is £34,336³².

²⁹ Sectors used to estimate homeworkers' GVA are; Information and Communication, Financial and Insurance Activities, Professional, Scientific and Technical Activities, Administrative and Support Services, and Public Administration and Defence. ONS Labour Productivity 2018 Output per Job (Current Price) South East Region

³⁰ ONS 2018-based household projections for local authority and higher administrative areas in England. Average household size in EBC in 2033

³¹ ONS Annual Population Survey, 2019

³² ONS (2020) Annual Survey of Hours and Earnings



- 6.6.32 The income would be used to meet housing and other fixed costs. However, a considerable proportion of this income would be available for discretionary expenditure by households in the local economy.
- 6.6.33 The additional household expenditure that the scheme is capable of generating is likely to have a beneficial impact on the economy of EBC and the demand for products and services of a number of interlinked business sectors. We estimate that the expenditure that would be retained in the local authority area to be approximately £1.4 million per annum.
- 6.6.34 Expenditure from new residents living at the Proposed Development would contribute to local shops and businesses in EBC, which in turn are an important source of local employment. It is estimated that the additional expenditure associated with residents of the Proposed Development would support 2 additional retail and 7 food and beverage jobs.

Housing

- 6.6.35 According to the Eastleigh Borough Council Five-Year Housing Land Supply (2020), the Objectively Assessed Housing Need is 721 dwellings per annum from 2019-2029. The Proposed Development would assist in EBC's housing delivery, providing 393 dwellings comprising a mix of market and affordable housing. The proportion of affordable housing provision will be agreed with the local planning authority subject to viability.
- 6.6.36 The delivery of 393 dwellings would therefore be a significant addition to Eastleigh Borough Council's housing pipeline. The magnitude of additional home provision is considered to be a low positive. The sensitivity of people looking for new housing in Eastleigh Borough is medium, and the impact magnitude of OPA Phase 1 is expected to be low positive. Therefore the effect of the Proposed Development on housing is predicted to be **minor beneficial** over the long term.

Pre-Schools

- 6.6.37 The baseline assessment indicates that there is spare capacity for childcare within the Walkable Impact Area. The Proposed Development is estimated to have a negligible impact on the low sensitivity users of pre-school facilities within the Walkable Impact Area, resulting in a **neutral** effect over the long-term.



Primary Education

6.6.38 The baseline assessment indicates that Fair Oak Infant School (ages 5 to 7), Fair Oak Junior School (ages 7 to 11) and Saint James' Church of England Primary School (ages 5 to 11) are located within the Walkable Impact Area, with a total spare capacity at Saint James' Church of England Primary School of 20 places once a buffer of 7.5% is considered. The need from the Proposed Development is 102 places, calculated by using the Hampshire County Council's Developers' Contributions Towards Children's Services Facilities (2019)³³. The Proposed Development is estimated to have a medium negative impact on the highly sensitive primary school pupils in the Walkable Impact Area resulting in a **moderate adverse** effect over the long term.

6.6.39 However as part of the Wider OPA, a 3FE primary school is proposed, providing 630 primary school places. The Wider OPA would generate a need for 556 primary school places. The moderate adverse effect of Phase 1 OPA on primary school provision will be mitigated through the provision of the 3FE primary school. This will alleviate the pressure of the incoming population resulting in a **neutral** effect over the long term.

Secondary Education

6.6.40 The baseline assessment reports 3 secondary schools within the Secondary Impact Area of the OPA Phase 1 Site. There are no post-16 facilities located within the Secondary Impact Area of the OPA Phase 1 Site. The only secondary school with spare capacity once a 7.5% buffer has been considered is Woodlands Community College, with a total of 410 places. The need from the Proposed Development is 71 places, calculated using the pupil yields published in Hampshire County Council's Developers' Contributions Towards Children's Services Facilities³⁴. The Proposed Development is estimated to have a negligible impact on the low sensitivity users of secondary schools in the Secondary Impact Area, resulting in a **neutral** effect over the long-term.

³³ In 2019 HCC published a study focusing on pupil yields from new developments. This study suggests a primary pupil yield of 0.3 children per dwelling.

³⁴ In 2019 HCC published a study focusing on pupil yields from new developments. For secondary education this is 0.21 children per dwelling. This excludes a Post-16 element.



GPs

6.6.41 There are no GP surgeries located within the Walkable Impact Area of the OPA Phase 1 Site. Utilising the average household size for Eastleigh Borough of 2.31 persons in 2033³⁵, the incoming resident population from the Proposed Development of 393 units would be 908 people. The Proposed Development is estimated to have a medium negative impact on the high sensitivity users of GPs in the Walkable Impact Area resulting in a **major adverse** effect over the long-term.

Public Open Space and Play Space

6.6.42 In terms of the quantity of current provision, the subject ward of West End North is considered to have moderate levels of amenity open space provision. However when the existing quantity standards for amenity space are applied, this highlights different areas of deficiency, and indicates that when population density of LACs are considered, West End North does not meet the quantity standard. There is good provision of country parks, which are well dispersed to serve the whole population of Eastleigh. At a strategic level, the application of the accessibility standards (both 100 ha area of accessible natural green space within 5km, and a 500 ha area of accessible natural green space within 10km) indicates that all communities within the borough have good provision of country parks. The subject ward of West End North meets the proposed quantity standard for allotments of 0.125 hectares per 1,100 population. However in terms of accessibility, West End North is stated as an area which does not meet the standards of accessibility, based on an accessibility standard of 900m.

6.6.43 The Proposed Development of OPA Phase 1 is expected to have a low negative impact on the medium sensitivity users of open space, resulting in a **minor adverse** effect over the long term.

6.6.44 Using accessibility standards as a primary indicator of any gaps in provision of play space, the Eastleigh Open Space Study (2017) recommends that the accessibility standard for play space for children is 300m straight line. The Ward that OPA Phase 1 is located within, West End North ward, technically meets these accessibility standards. In terms of play space for young people, the Eastleigh Open Space Study (2017) states that young people should have access to play space within a 15 minute walk of home. The West End North Ward meets the provision standards for young people.

³⁵ ONS 2018-based household projections for local authorities and higher administrative areas in England.



6.6.45 The Proposed Development of OPA Phase 1 is therefore expected to have a negligible impact on the low sensitivity users of play space, resulting in a **neutral** effect over the long term.

6.6.46 However, as part of the Wider OPA, 20.16 ha of total open space is proposed, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. If this is delivered, this would result in a medium positive impact on the medium sensitive users of open space, resulting in a **moderate beneficial** effect over the long term. In respect to play space, the green infrastructure associated with the Wider OPA would have a medium positive impact on the low sensitivity users of play space, resulting in a **minor beneficial** effect over the long term.

The Wider OPA

Construction Impact and Effects

Employment

6.6.47 The construction of the Wider OPA would help support construction firms operating in the region, and provide jobs in the industry. This would lead to the creation of new direct and indirect jobs, through supply chain benefits and new expenditure introduced to the local economy.

Direct Employment

6.6.48 To estimate the number of jobs required for the construction of the Wider OPA, the same approach is used as stated above for OPA Phase 1. **Table 6.21** sets out the steps involved in estimating the construction employment for the Wider OPA. The construction of the Wider OPA is expected to support 220 on-site jobs per annum during the construction period of 15 years.

Table 6.21 The Wider OPA Construction Jobs

	Step Involved	
A	Estimated Construction Cost (£)	£600,000,000
B	Average revenue per construction employee in the South East of England (2020)	£184,771
C	Estimate of number of worker years required for the construction of the Proposed Development (jobs) (A/B)	3,247
D	Duration of Construction Phase (years)	15
E	Average Construction On-Site Jobs per annum (C/D)	216

Source: Savills 2020

6.6.49 As stated above, given that construction is made up of many discrete elements of work undertaken by specialists, additional construction workers may be employed on the Site for



shorter periods. The construction of the Wider OPA could facilitate the growth of the local construction industry, thus enabling firms to expand and potentially take on employees.

Indirect and Induced Employment

6.6.50 As discussed above with OPA Phase 1, businesses in the local and regional economy would benefit from the trade linkages that would be established to construct the Wider OPA, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment. The development of the Wider OPA would set off a chain reaction of increases in expenditure which in turn can result in jobs close to the Wider OPA Site, generating an increase in demand for goods and services, and generate growth in the local economy. The above form the multiplier effect.

Additional Employment

6.6.51 To calculate the additional employment associated with the construction of the Wider OPA, the same methodology stated above for the OPA Phase 1 is utilised.

6.6.52 **Table 6.22** sets out the steps involved in estimating the additionality of the construction employment associated with the Wider OPA.

Table 6.22 The Wider OPA Construction Jobs – Additionality

	Step Involved	Jobs Per Annum
A	Construction workers on-site (gross, direct, per annum)	216
B	Leakage to workers from outside Eastleigh Borough (22%) ($A \times (0-22\%)$)	-48
C	On-site jobs (direct, for residents from Eastleigh Borough) (A-B)	169
D	Displacement of other activities (25%) ($C \times (0-25\%)$)	-42
E	Multiplier effects (2.1)	139
F	Employment off-site induced by construction employment (net, indirect) (D+E)	97
G	Net additional employment from construction of Proposed Development (C+F)	266

Source: Savills 2020, HCA Additionality Guide 2015. Note figures are rounded.

6.6.53 **Table 6.22** shows that the construction of the Wider OPA will generate a total of approximately 220 on-site construction jobs. Once the effects of leakage, displacement, and multiplier effects have been considered, this equates to 270 net additional construction jobs. The Wider OPA is



estimated to have a medium positive impact on the low sensitivity construction workers (total 4,000 employees³⁶) in Eastleigh Borough, resulting in a minor beneficial effect over the short term.

Occupation Impacts and Effects

6.6.54 This section identifies the likely significant socio-economic effects from the completion and operation phases of the Wider OPA.

6.6.55 There are a number of operational effects that will result from the Wider OPA. These include the delivery of new homes, and opportunities for home working, along with the employment associated with the proposed employment uses. An increase in the local population will bring an associated increase in expenditure in local shops, businesses and services. The new population would also require school places, access to GP services, open space and recreational facilities. The following effects have been considered:

- Employment – Impacts on the labour market;
- Housing – The supply of new homes; and
- Social Infrastructure – Impacts on schools, primary health services, and open space.

Employment

6.6.56 Operational phase jobs would be generated once the construction has been completed and the Proposed Development is occupied. The assessment also considers displacement of jobs elsewhere, and indirect multiplier effects as a result of the new jobs on the Site.

6.6.57 The employment study area considered for operational employment is Eastleigh Borough (**Figure 6.14**).

Direct Employment

³⁶ ONS Business Register and Employment Survey, 2019



6.6.58 Once operational, the Wider OPA could generate up to 1,540 on-site FTE jobs upon completion, based on the employment densities for each use class within the Proposed Development, including 390 homeworkers³⁷.

6.6.59 Employment densities for each use class are set out in **Table 6.23**, derived from the most relevant and recent sources available³⁸.

Table 6.23 The Wider OPA Operational Jobs (Direct)

Use Class	Assumed Employment Density	Indicated Employment (FTE)
Office	9.6 NIA sq.m per FTE	752
Industrial	36 GIA sq.m per FTE	125
Storage and Distribution	70-95 GEA sq.m per FTE	58
Retail	15-20 NIA sq.m per FTE	122
Community	112 GIA sq.m per FTE	4
Nursery	15 GIA sq.m per FTE	33
Primary Education	11 pupils per adult FTE	57
Homeworkers		389
Total FTE jobs generated		1,541

Source: British Council for Offices Office Occupancy: Density and Utilisation 2018, HCA Employment Density Guide 205, School Workforce in England, Department for Education 2018. Assuming 50% split between B2 and B8 uses

Indirect and Induced Employment

6.6.60 The development of the Wider OPA is likely to have indirect/off-site economic benefits. These are considered as indirect multiplier effects which include:

- Supply linkage multiplier: Such effects occur due to purchases made as a result of the Proposed Development, and further purchases associated with linked firms along the supply chain.

³⁷ Assumed average household size of 2.31, 61.1% of people in the 16-64 age group, 80.9% of 16-64 age group economically active. 16.4% of the economically active population work from home in the South East of England (NOMIS Local Authority Profile (2018), Characteristics of Home Workers, ONS (2014)). 83% FTE.

³⁸ British Council for Offices, Office Occupancy: Density and Utilisation 2018, Homes and Communities Agency Employment Density Guide, 3rd Edition, November 2015, School Workforce in England, Department for Education 2018.



- Income/induced multiplier effects: Such effects are associated with local expenditure as a result of those who derive incomes from the direct and supply linkage impacts of the Proposed Development.

Additional Employment

6.6.61 **Table 6.24** sets out the steps and assumptions taken in estimating the net additionality of the Wider OPA, in accordance with the Additionality Guide³⁹.

Table 6.24 The Wider OPA Operational Jobs – Additionality

	Step Involved	Jobs Per Annum
A	Operational workers on-site (gross, direct, occupied)	1,541
B	Leakage to workers from outside of Eastleigh	-301
C	On-site jobs (direct, for residents within Eastleigh)	1,240
D	Displacement	-85
E	Multiplier effects	438
F	Total off-site jobs	353
G	Net additional employment from Proposed Development	1,593

Source: Savills 2020, HCA Additionality Guide 2014. Note Figures are rounded.

6.6.62 **Table 6.24** shows that the Wider OPA would support approximately 1,540 operational on-site jobs. Once the effects of leakage, displacement and multiplier effects have been considered this equates to 1,600 new FTE jobs, which accounts for the range of land uses across the Wider OPA.

6.6.63 The magnitude of employment in the Wider OPA is considered to be medium positive. The Wider OPA is anticipated to support 1,540 operational on-site jobs which comprises 2% of the total number of employees in Eastleigh (67,000⁴⁰). The sensitivity of employees is low. Therefore the effect of operational jobs from the Wider OPA is predicted to be **minor beneficial** over the long-term.

Gross Value Added

³⁹ Homes and Communities Agency (HCA) (2014)

⁴⁰ ONS Business Register and Employment Survey Employee Jobs (2019)



6.6.64 The GVA associated with the Wider OPA is £99 million per annum.

Residential Expenditure

6.6.65 Utilising the average household size of Eastleigh Borough of 2.31 persons in 2033⁴¹, the incoming resident population from the Proposed Development would be approximately 5,775 people.

6.6.66 Of the economically active population in EBC (61.1%), 80.9% of the 16-64 age group are in employment, according to recent estimates⁴². The delivery of 2,500 new homes in EBC would therefore have the potential to accommodate 2,855 additional working age, economically active and employed residents once complete.

6.6.67 New residents would introduce new expenditure to the local economy. The Annual Survey of Hours and Earnings from ONS provides income data by local authority. The median earnings for full-time workers living in Eastleigh is £34,336⁴³.

6.6.68 The income would be used to meet housing and other fixed household costs. However, a considerable proportion of this income would be available for discretionary expenditure by households in the local economy.

6.6.69 The additional household expenditure that the scheme is capable of generating is likely to have a beneficial impact on the economy of EBC and the demand for products and services of a number of interlinked business sectors. We estimate that the expenditure that would be retained in the local authority area to be approximately £8.7 million per annum.

6.6.70 Expenditure from new residents living at the Proposed Development would contribute to local shops and businesses in EBC, which in turn are an important source of local employment. It is estimated that the additional expenditure associated with residents of the Proposed Development would support 13 additional retail and 42 food and beverage jobs.

⁴¹ ONS 2018-based household projections for local authorities and higher administrative areas in England. Average household size in EBC in 2033

⁴² ONS Annual Population Survey, 2019

⁴³ ONS (2020) Annual Survey of Hours and Earnings



Housing

6.6.71 According to the Eastleigh Borough Council Five-Year Housing Land Supply (2020), the Objectively Assessed Housing Need is 721 dwellings per annum from 2019-2029. The Proposed Development would assist in EBC's housing delivery, providing up to 2,500 dwellings comprising a mix of market and affordable housing. The proportion of affordable housing provision will be agreed with the local planning authority subject to viability.

6.6.72 The delivery of up to 2,500 residential dwellings would therefore be a significant addition to Eastleigh Borough Council's housing pipeline. The impact magnitude of additional home provision is considered to be medium positive. The sensitivity of people looking for new housing in Eastleigh Borough is considered to be medium, and the impact magnitude of the Proposed Development is anticipated to be medium positive. Therefore the effect of the Proposed Development on housing is predicted to be **moderate beneficial** over the long term.

Pre-Schools

6.6.73 The baseline assessment indicates that there is spare capacity for childcare within the Walkable Impact Area. The Wider OPA is also proposing to deliver an early years nursery totalling 465 sq.m. The Proposed Development is estimated to have a negligible impact on the low sensitivity users of pre-school facilities within the Walkable Impact Area, resulting in a **neutral** effect over the long-term.

Primary Education

6.6.74 The baseline assessment for the Wider OPA indicates that there are two infant schools (ages 5 to 7), two junior schools (ages 7 to 11) and one primary school (ages 5 to 11) within the Walkable Impact Area. Saint James' Church of England Primary School is the only school with spare capacity, with 20 places once a buffer of 7.5% is considered. The need from the Proposed Development is 556 places, calculated by using the Hampshire County Council's Developers' Contributions Towards Children's Services Facilities (2019)⁴⁴. The Wider OPA is proposing to deliver a 3FE primary school which will provide 630 primary school places, and will help to alleviate the pressure of the incoming population. The Proposed Development is therefore

⁴⁴ In 2019 HCC published a study focusing on pupil yields from new developments. This study suggests a primary pupil yield of 0.3 children per dwelling.



estimated to have a low positive impact on the highly sensitive primary school pupils in the Walkable Impact Area resulting in a **minor beneficial** effect over the long term.

Secondary Education

6.6.75 The baseline assessment for the Wider OPA reports four secondary schools and two post-16 facilities within the Secondary Impact Area. The four secondary schools have a combined spare capacity of 643 places. The need from the Proposed Development is 389 places, calculated using the pupil yields published in Hampshire County Council's Developers' Contributions Towards Children's Services Facilities (2019)⁴⁵. The Wider OPA is estimated to have a negligible impact on the low sensitivity users of secondary schools in the Secondary Impact Area, resulting in a **neutral** effect over the long-term.

GPs

6.6.76 There is one GP surgery within the Walkable Impact Area, Stokewood Surgery. Utilising the average household size for Eastleigh Borough of 2.31 persons in 2033⁴⁶, the incoming resident population from the Wider OPA is 5,775 people. The national average of 2,000 patients per GP⁴⁷ has shown there is no spare capacity across Stokewood Surgery and Old Anchor Surgery, and therefore the need of the incoming population would not be met by the existing GP practices. The Wider OPA is estimated to have a high negative impact on the high sensitivity users of GPs in the Walkable Impact Area resulting in a **major adverse** effect over the long-term.

Public Open Space and Play Space

6.6.77 The Wider OPA transgresses the West End North ward, and Fair Oak and Horton Heath ward. In terms of the proposed quantity standard for amenity space of 1.2 hectares per 1,000 population, West End has moderate levels of provision, and Fair Oak and Horton Heath have a considerable surplus of amenity space provision per 1,000 population. However, when the existing quantity standards for amenity space are applied, this indicates that when the

⁴⁵ In 2019 HCC published a study focusing on pupil yields from new developments. For secondary education this is 0.21 children per dwelling. This excludes a Post-16 element.

⁴⁶ ONS 2018-based household projections for local authorities and higher administrative areas in England.

⁴⁷ NHS England Premises Principles of Best Practice Part 1 Procurement and Development



population density of LACs is considered, West End is an area which does not meet the quantity standards. In terms of the accessibility of provision, Natural England's Accessible Natural Greenspace Standard recommends that everyone should be able to access greenspace within a 5 minute walk or 300 metres. West End and Fair Oak and Horton Heath are not considered as areas of deficiency. At present, Eastleigh Borough has a good provision of country parks against the national standard. At a strategic level, the application of accessibility standards indicates that all communities in the borough have good provision of country parks. However, application of the 20 ha natural green space accessibility standard indicates that Fair Oak and Horton Heath are deficient in country parks. In terms of the quantity of the current provision of allotments, West End North and Fair Oak and Horton Heath meet the proposed quantity standard for allotments of 0.125 hectares per 1,000 population. However, based on the allotment accessibility standard of 900m, West End and the southern part of Horton Heath do not meet these standards of accessibility, and are therefore considered as areas of deficiency.

6.6.78 The Proposed Development of the Wider OPA will incorporate an indicative total of 21.14 ha of open space, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. The amenity space indicatively is broken down into 0.16 ha of LEAPs, 0.24 ha of LAPs, 0.07 ha of natural play, 0.54 ha of destination play, 1.86 ha of formal sports area, and 3.77 ha of other amenity space (including 0.82 ha of allotments). The proposed amenity space therefore meets or exceeds the minimum required quantity standards set out by Eastleigh Borough Council.

6.6.79 The Wider OPA is therefore expected to have a medium positive impact on the medium sensitivity users of open space, resulting in a **moderate beneficial** effect over the long term. The Proposed Development is anticipated to have a medium positive impact on the medium sensitivity users of play space, resulting in a **moderate beneficial** effect over the long term.

6.7 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

6.7.1 This section provides a description of any additional enhancement and mitigation measures proposed to minimise the potential adverse effects identified by the assessment of OPA Phase 1 and the Wider OPA as set out previously. The mitigation measures will reduce the severity of impacts, and their significance.

6.7.2 The Proposed Development could be liable for Community Infrastructure Levy (CIL) payments, however EBC do not currently enforce CIL payments. As part of the emerging Eastleigh Borough Local Plan 2016-2036, EBC are currently considering whether to introduce CIL.



- 6.7.3 A financial contribution towards primary education will be required for OPA Phase 1 if the 3FE primary school associated with the Wider OPA is not delivered, resulting in a **neutral** effect over the long term.
- 6.7.4 The major adverse effect of OPA Phase 1 and the Wider OPA on GP provision will be mitigated by a suitable financial contribution to be agreed with Eastleigh Borough Council. This will alleviate the pressure of the incoming population, resulting in a **neutral** effect over the long term.

6.8 RESIDUAL ENVIRONMENTAL IMPACTS & EFFECTS

OPA Phase 1

- 6.8.1 With the implementation of mitigation measures identified in Section 6.7, the residual effects of OPA Phase 1 during the construction and the operational phases are assessed to be:

- Construction Employment: Not Significant
- Operational Employment: Not Significant
- Housing: Not Significant
- Early Years Education: Not Significant
- Primary Education: Not Significant
- Secondary Education: Not Significant
- Primary Heath – GPs: Not Significant
- Open Space: Not Significant

- 6.8.2 The above assessment is based on assessment of the residual effects with the significance criteria set out in Section 6.2.

The Wider OPA

- 6.8.3 With the implementation of mitigation measures identified in Section 6.7, the residual effects of the Wider OPA during the construction and the operational phases are assessed to be:

- Construction Employment: Not Significant



- Operational Employment: Not Significant
- Housing: Not Significant
- Early Years Education: Not Significant
- Primary Education: Not Significant
- Secondary Education: Not Significant
- Primary Health – GPs: Not Significant
- Open Space: Not Significant

6.8.4 The above assessment is based on assessment of the residual effects with the significance criteria set out in Section 6.2.

6.9 CUMULATIVE EFFECTS

6.9.1 The potential for likely significant effects on the environment resulting from committed developments in the area coming forward at the same time as the Proposed Development have been considered.

6.9.2 A committed development on Site is the One Horton Heath Utilities Enabling Works which comprises underground cabling. A further committed development is the Allington Lane, Burnetts Lane and Bubb Lane access. There is also a runway extension proposed at Southampton International Airport, Mitchell Way, Eastleigh, located 2.7km from the Subject Site.

6.9.3 A further committed development is the construction of a bypass for Botley, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane, located 3.3km from the Subject Site.

6.9.4 The Site at Chalcroft Business Park, Burnetts Lane, West End, proposes the development of 10,541 sq.m of non-residential floorspace adjacent to the Subject Site. 2,686 sq.m of non-residential floorspace is also proposed at Eastleigh Police Station, 18-24 Leigh Road, Eastleigh, located 3.4km from the Site. A further 15,731 sq.m of non-residential floorspace is proposed at Land at Park Farm/North Stoneham Park, Stoneham Lane, located 4.3km from the Subject Site. In combination with OPA Phase 1 and the Wider OPA, the Proposed Developments totalling



28,958 sq.m of non-residential floorspace is estimated to have a low positive impact on the low sensitivity employees resulting in a **minor beneficial** effect over the long-term.

6.9.5 The following residential schemes have also been considered:

- Land off Botley Road, West End, Southampton comprising 100 units plus 30 units located 1.5km from Site boundary;
- 680 units at Land at Hedge End North, Winchester Road, Botley, Southampton (Land north west of Boorley Green) located 1.5km from Site boundary;
- Land to North and East of Boorley Green, Winchester Road, Botley, Southampton, SO32 2UA, comprising 704 units at 1.7km from the Site boundary;
- 242 units at Pembers Hill Farm, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA, located 1.7km from the Site Boundary;
- 605 units at Land west of Woodhouse Lane, located 2km from the Site boundary;
- Land South of Maddoxford Lane, Boorley Green, Botley, Southampton, SO32 2DB, comprising 86 units, located 2.4km from the Site boundary;
- 104 units at Land to the south of Maddoxford Lane and west of Westfield, Boorley Green, Botley, SO32 2DB, located 2.5km from Site boundary;
- 53 units at the Mount Hospital, Church Road, Bishopstoke, comprising 53 units located 2.8km from the Site boundary;
- 375 units at Land to the North and East of Winchester Street, Botley, located 2.8km from the Site boundary;
- 109 units at Land off St Johns Road, South of Foord Road, Hedge End, Southampton, SO30 4DG, located 4km from Site boundary;
- 107 units at Serenity, Heath House Lane, Hedge End, Southampton, SO30 0LE, located 4km from Site boundary;
- Land west of Waylands Place and north of Peewit Hill Close, Hedge End, SO31 1DJ comprising 106 units, located within 4.2km of Site boundary;



- 868 units (outstanding) plus 18 units, 39 units and 65 units at Land south of Chestnut Avenue north Stoneham Park, Chestnut Avenue, Stoneham Lane, Eastleigh, within 4.5km of Site; and
- 178 (outstanding) units at Land South of Bursledon Road, Bursledon, Southampton within 5km of Site.

- 6.9.6 Overall, 4,469 residential units are to be delivered within 5km of the Site. These are anticipated to generate additional pressures on the local social infrastructure, but are anticipated to be addressed by financial contributions to allow the Local Authorities to put in place the necessary mitigation. The residual effects of the Proposed Development alongside the expected effects of the identified committed schemes are combined to assess the overall cumulative effect.
- 6.9.7 In combination with the residential developments listed above, the Proposed Development is estimated to have a negligible impact on the low sensitivity pre-school users, resulting in a **neutral** effect over the long-term.
- 6.9.8 In combination with the 14 other committed residential developments in the area, in respect to primary school provision, the Proposed Development is estimated to have a **neutral** effect over the long-term owing to the mitigation measures proposed (Section 6.7).
- 6.9.9 With consideration to the other 14 residential developments within 5km of the Site, in respect to secondary school provision, the Proposed Development is estimated to have a **neutral** effect over the long-term.
- 6.9.10 In combination with the other 14 residential units to be delivered within 5km of the Subject Site, the Proposed Development is estimated to have a negligible impact on the high sensitivity users of GP surgeries, resulting in a **neutral** effect over the long-term.
- 6.9.11 With consideration to the other 14 committed residential developments in the area, the Proposed Development of the Wider OPA is estimated to have a medium positive impact on the medium sensitivity users of open and play space, resulting in a **moderate beneficial** effect on the provision of open and play space over the long-term.
- 6.9.12 The Proposed Development is assessed to have a **neutral** cumulative socio-economic effect over the long-term. This is due to the financial contributions from each cumulative development which are anticipated to mitigate the adverse effects.



6.10 IMPACT OF CLIMATE CHANGE

6.10.1 A future climate change scenario has been developed using UK Climate Projections 18 (UKCP18) published by the Met Office. UKCP18 projections are based on the latest developments in climate science and translate global climate change statistics into changing seasonal weather characteristics for the UK. This is used to facilitate consideration as to how the environmental and socio-economic effects of a Proposed Development may change under a future climate scenario.

6.10.2 The projection with central UK mean has been used in this analysis. The timeframe considered most relevant for urban regeneration projects covers 2070-2099. Several environmental factors are likely to vary in the future due to climate change. These include warmer air temperatures with warming being greater in the summer, a significant increase in winter precipitation, and decrease of summer rainfall and sea level rise.

6.10.3 When considering climate change effects, it is necessary to firstly consider the vulnerability of specific receptors to climate change. High vulnerability receptors are those where the receptor is directly dependent on the existing or prevailing climate. Moderate vulnerability receptors are those where the receptors are dependent on some climatic factors, but able to tolerate a range of conditions. A receptor that is of low vulnerability is one where climate has little influence on the receptor.

6.10.4 In the context of socio-economics, it is considered that climate factors have little influence on most receptors. Receptors which may experience some climate influence are:

- Residential using or seeking GP services;
- Residents using open space; and
- Residents using child play space.

6.10.5 Under a future climate, the possible socio-economic considerations of relevance to the Proposed Development primarily relate to health risks, and are thought to be as follows:

- An increased risk of over overheating due to a forecast increase in mean average air temperatures;
- A reduction in cold-weather related illness in winter, particularly in vulnerable groups such as the elderly, due to forecast increases in mean average air temperatures;



- An increased risk of surface water flooding, and associated water-borne disease resulting from an increase in average annual precipitation and sea level rise.

6.10.6 All of the above (in addition to an aging population) have the potential to place an extra burden on primary health care services, specifically the demand for GP services. As such, residents using or seeking GP services are considered to be of moderate vulnerability to climate change.

6.10.7 The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use local open spaces and children's play space. It is plausible therefore that there could be a more consistent demand for outdoor amenity and play space. The need for well-designed/presented and equipped areas is becoming increasingly important. As such, residents using open space and children's play space are considered to be of moderate vulnerability to climate change.

6.10.8 It is considered that whilst the impact of climate change could magnify the adverse impacts of the Proposed Development on the demand for GP services, open space and play space, the magnification, although uncertain, is assessed as being relatively low. This is on the basis that the demand arising because of the Proposed Development is being accounted for through onsite provision.

6.10.9 As such, under a future climate, the effects of the Proposed Development on residents using or seeking GP services and residents using open space and children's play space are anticipated to remain as presented for the Proposed Development under the current climate conditions.

6.11 ASSESSMENT SUMMARY

6.11.1 The baseline research found that the population in EBC is forecasted to grow by 8% over the period of 2016-2031, lower than the population growth of the South East of England but consistent with the England average over the same time period.

6.11.2 In 2016 the average household size in EBC was 2.37, and this is projected to decrease to 2.31 by 2033.

6.11.3 Consistent with population trends in the South East of England and England, the projected demographic profile of EBC shows an ageing population, with a 37% increase in the population of those aged 65 or over during the time period of 2016-2031. Also consistent with regional and national trends, in EBC the 0-14 and 25-49 age brackets have the lowest growth in population at 2% and 0% change respectively from 2016-2031.



6.11.4 The unemployment rate within EBC for the working age population (16-64) in the year to December 2019 stood at 2.8% which is lower than the South East of England average (3.0%) and the average for Great Britain (3.9%).

OPA Phase 1

6.11.5 The baseline assessment indicates that Fair Oak Infant School (ages 5 to 7), Fair Oak Junior School (ages 7 to 11) and Saint James' Church of England Primary School (ages 5 to 11) are located within the Walkable Impact Area, with a total capacity of 20 places at Saint James' Church of England Primary School once a buffer of 7.5% is considered.

6.11.6 There are no GP surgeries located within the Walkable Impact Area of OPA Phase 1, the closest GP surgery of Stokewood Surgery has no spare capacity.

6.11.7 There are 3 secondary schools located within the Secondary Impact Area (6.4km from the OPA Phase 1 Site). The Woodlands Community College is the only secondary school with existing spare capacity after a 7.5% buffer is applied, with a total of 410 places. There are no post-16 facilities located within the Secondary Impact Area of OPA Phase 1.

6.11.8 The construction of the Proposed Development is expected to generate 190 net additional construction jobs on and off-site per annum. The Proposed Development is estimated to have a low positive impact on the low sensitivity construction workers in Eastleigh Borough resulting in a **minor beneficial** effect over the short term.

6.11.9 Once operational, the Proposed Development could support a total of 60 homeworkers within the Proposed Development. The magnitude of employment in the Proposed Development is considered to be low positive. The sensitivity of the employees in Eastleigh Borough is low. Therefore operational jobs in the Proposed Development is predicted to be **minor beneficial** over the long term.

6.11.10 The delivery of 393 dwellings provided by the Proposed Development would be a significant addition to the housing pipeline of Eastleigh Borough Council. Including the impact of the affordable housing, the Proposed Development is estimated to have a low positive impact on the medium sensitive users looking for new housing in the borough resulting in a **minor beneficial** effect over the long term.

6.11.11 The baseline assessment indicates that Fair Oak Infant School (ages 5 to 7), Fair Oak Junior School (ages 7 to 11) and Saint James' Church of England Primary School (ages 5 to 11) are



located within the Walkable Impact Area, with a spare capacity of 20 places once a 7.5% buffer is considered. The need from the Proposed Development is 102 places, calculated using the guidance stated in HCC's Developers' Contributions Towards Children's Services Facilities (2019). The Proposed Development is estimated to have a medium negative impact on the highly sensitive primary school pupils in the Walkable Impact Area resulting in a **moderate adverse** effect over the long term. However as part of the Wider OPA, a 3FE primary school is proposed, which would provide 630 primary school places. This will help to alleviate the pressure of the incoming population, resulting in a **neutral** effect over the long term. If the 3FE primary school associated with the Wider OPA does not come forward, a financial contribution toward primary school places will be required, resulting in a **neutral** effect over the long term.

6.11.12 The baseline assessment reports 3 secondary schools located within the Secondary Impact Area of the OPA Phase 1 Site. There are no post-16 facilities located within the Secondary Impact Area. Woodlands Community College is the only secondary school with spare capacity once a buffer of 7.5% is considered, with a spare capacity of 410 places. The need from the Proposed Development is 71 places, calculated using the pupil yields published in the HCC's guidance on developers' contributions. The Proposed Development is estimated to have a negligible impact on the low sensitivity secondary school pupils in the Secondary Impact Area resulting in a **neutral** effect over the long term.

6.11.13 The baseline assessment reports that there are no GP surgeries that fall within the Walkable Impact Area. The Proposed Development is estimated to have a medium negative impact on the highly sensitive GP users in the Walkable Impact Area resulting in a **major adverse** effect over the long term. This will be mitigated by a suitable financial contribution to allow the local planning authority to increase GP capacity, resulting in a **neutral** effect over the long term.

6.11.14 The baseline assessment reports the subject ward of West End North is an area where deficiencies in access to open space exist. The Proposed Development of OPA Phase 1 is expected to have a low negative impact on the medium sensitivity users of open space, resulting in a **minor adverse** effect over the long term.

6.11.15 In respect to play space, the subject ward of West End North meets the Eastleigh Open Space Study (2017) accessibility standards for play space for children and for young people, and therefore the Proposed Development is estimated to have a negligible impact on the low sensitivity users of play space resulting in a **neutral** effect over the long-term.



6.11.16 However, as part of the Wider OPA, 20.16 ha of open space is proposed, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. If this is delivered, this would result in a medium positive impact on the medium sensitivity users of open space, resulting in a **moderate beneficial** effect over the long term. In respect to play space, the green infrastructure associated with the Wider OPA would have a medium positive impact on the low sensitivity users of play space, resulting in a **minor beneficial** effect over the long term.

Wider OPA

6.11.17 The baseline assessment indicates that there are two infant schools (ages 5 to 7), two junior schools (ages 7 to 11) and one primary school (ages 5 to 11) within the Walkable Impact Area. Saint James' Church of England Primary School is the only school with spare capacity, with 20 places once a buffer of 7.5% is considered.

6.11.18 There is one GP surgery, Stokewood Surgery, located within the Walkable Impact Area. Old Anchor Surgery is a branch of Stokewood Surgery, and the two GP practices operate as a combined surgery. Stokewood Surgery and Old Anchor Surgery have no spare capacity.

6.11.19 There are four secondary schools and two post-16 facilities within the Secondary Impact Area (6.4km from the Site). The existing spare capacity of the secondary schools after a 7.5% buffer is applied is a total of 643 places.

6.11.20 The construction of the Wider OPA is expected to generate 270 net additional construction jobs on and off-site per annum. The Wider OPA is estimated to have a medium positive impact on the low sensitivity construction workers in Eastleigh Borough resulting in a **minor beneficial** effect over the short term.

6.11.21 Once operational, the Wider OPA could generate a total of 1,540 on-site jobs, including 390 homeworkers and across the range of employment uses. The magnitude of employment in the Proposed Development is considered to be medium positive. The sensitivity of the employees in Eastleigh Borough is low. Therefore operational jobs in the Wider OPA is predicted to be **minor beneficial** over the long term.

6.11.22 The delivery of up to 2,500 dwellings would be a significant addition to the housing pipeline of Eastleigh Borough Council. Including the impact of the affordable housing, the Wider OPA is estimated to have a medium positive impact on the medium sensitive users looking for new housing in the borough resulting in a **moderate beneficial** effect over the long term.



- 6.11.23 The baseline assessment undertaken for the Wider OPA indicates that there is only one primary school with spare capacity within the Walkable Impact Area, totalling 20 places once a 7.5% buffer is considered. The need from the Wider OPA is 556 places, calculated using the guidance stated in HCC's Developers' Contributions Towards Children's Services Facilities (2019). The Wider OPA is proposing to deliver a 3FE primary school, which will provide 630 primary school places. This will help to alleviate the pressure of the incoming population. The Proposed Development is estimated to have a low positive impact on the highly sensitive primary school pupils in the Walkable Impact Area resulting in a **minor beneficial** effect over the long term.
- 6.11.24 The baseline assessment reports four secondary schools and two post-16 facilities within the Secondary Impact Area. The combined spare capacity of the four secondary schools is 643 places. The need from the Proposed Development is 389 places, calculated using the pupil yields published in the HCC' guidance on developers' contributions. The Wider OPA is estimated to have a negligible impact on the low sensitivity secondary school pupils in the Secondary Impact Area resulting in a **neutral** effect over the long term.
- 6.11.25 The baseline assessment reports that there is one GP surgery that falls within the Walkable Impact Area, which has no spare capacity. The Proposed Development is estimated to have a high negative impact on the highly sensitive GP users in the Walkable Impact Area resulting in a **major adverse** effect over the long term. This will be mitigated by a suitable financial contribution to allow the local planning authority to increase GP capacity, resulting in a **neutral** effect over the long term.
- 6.11.26 The baseline assessment reports the subject wards of West End North, Fair Oak and Horton Heath are areas where deficiencies in open space exist. In respect to play space, Horton Heath does not currently meet the 300m accessibility standard for child's play space, and is therefore identified as an area with deficiency. The Wider OPA is proposing to deliver a total of 20.16 ha of open space, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. The amenity space is broken down into 0.16 ha of LEAPS, 0.24 ha of LAPs, 0.07 ha of natural play, 0.54 ha of destination play, 1.86 ha of formal sports area, and 3.77 ha of other amenity space (including 0.82 ha of allotments). The proposed amenity space therefore meets or exceeds the minimum required quantity standards set out by Eastleigh Borough Council. The Proposed Development is estimated to have a medium positive impact on the medium sensitivity users of open and play space resulting in a **moderate beneficial** effect over the long-term.



6.11.27 **Table 6.25** summarises the potential socio-economic effects and relevant mitigation measures for OPA Phase 1.

6.11.28 **Table 6.26** summarises the potential socio-economic effects and relevant mitigation measures for the Wider OPA.

6.11.29 **Table 6.27** summarises the mitigation implementation for OPA Phase 1.

6.11.30 **Table 6.28** summarises the mitigation implementation for the Wider OPA.

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Table 6.25: OPA Phase 1 Socio-Economics Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect
Construction Effects							
Employment	Low	Positive	Low	Not significant	None Required	Low	Not Significant
Operation Effects							
Housing Provision	Medium	Positive	Low	Not significant	None Required	Low	Not Significant
Employment	Low	Positive	Low	Not significant	None Required	Low	Not Significant
Pre-School	Low	Negligible	Negligible	Not significant	None Required	Negligible	Not Significant
Primary	High	Negative	Medium	Not significant	Wider OPA 3FE Primary School/Financial Contribution	Negligible	Not Significant
Secondary	Low	Negligible	Negligible	Not significant	None Required	Negligible	Not Significant
GP Practices	High	Negative	Medium	Significant	Financial Contribution	Negligible	Not Significant
Open Space	Medium	Negative	Low	Not significant	None Required	Low	Not Significant
Play Space	Low	Negligible	Negligible	Not significant	None Required	Low	Not Significant
Cumulative Effects							
Effect	Description				Mitigation		Significance
Housing Provision	The Proposed Development is anticipated to generate additional pressure on the local social infrastructure, such as primary school places and primary healthcare facilities.				Financial Contribution		Not Significant
Impact of Climate Change							

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Effect	Description	Mitigation	Significance
Residents using or seeking GP services	An increased risk of over overheating due to a forecast increase in mean average air temperature. An increased risk of surface water flooding, and associated water borne diseases resulting from an increase in average annual precipitation and sea level rise. Both of these have the potential to place an extra burden on primary healthcare services, specifically the demand for GP services.	None required	Not significant
Residents using open space	The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use local open spaces. It is plausible therefore that there would be a more consistent demand for outdoor amenity space.	None required	Not significant
Residents using child play space	The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use child play space. It is plausible therefore that there could be a more consistent demand for play space.	None required	Not significant

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Table 6.26: The Wider OPA Socio-Economics Assessment Summary

Environmental Effect	Sensitivity of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect
Construction Effects							
Employment	Low	Positive	Medium	Not Significant	None Required	Medium	Not Significant
Operation Effects							
Housing Provision	Medium	Positive	Medium	Not Significant	None Required	Medium	Not Significant
Employment	Low	Positive	Medium	Not Significant	None Required	Medium	Not Significant
Pre-School	Low	Negligible	Negligible	Not Significant	None Required	Negligible	Not Significant
Primary	High	Positive	Low	Not Significant	None Required	Low	Not Significant
Secondary	Low	Negligible	Negligible	Not Significant	None Required	Negligible	Not Significant
GP Practices	High	Negative	High	Significant	Financial Contribution	Negligible	Not Significant
Open Space	Medium	Positive	Medium	Not Significant	None Required	Medium	Not Significant
Play Space	Medium	Positive	Medium	Not Significant	None Required	Medium	Not Significant
Cumulative Effects							
Effect	Description				Mitigation		Significance
Housing Provision	The Proposed Development is anticipated to generate additional pressures on the local social infrastructure, such as primary healthcare facilities.				Financial Contribution		Not Significant
Impact of Climate Change							
Effect	Description				Mitigation		Significance

Environmental Statement Chapter 6: Socio-economics

One Horton Heath, Eastleigh



Residents using or seeking GP services	An increased risk of over overheating due to a forecast increase in mean average air temperature. An increased risk of surface water flooding, and associated water borne diseases resulting from an increase in average annual precipitation and sea level rise. Both of these have the potential to place an extra burden on primary healthcare services, specifically the demand for GP services.	None required	Not significant
Residents using open space	The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use local open spaces. It is plausible therefore that there would be a more consistent demand for outdoor amenity space.	None required	Not significant
Residents using child play space	The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use child play space. It is plausible therefore that there could be a more consistent demand for play space.	None required	Not significant

Table 6.27: OPA Phase 1 Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
Financial Contribution	District Council	Planning Obligation/CIL	GP Places	Upon phased occupation of the Proposed Development
Financial Contribution	District Council	Planning Obligation/CIL	Primary School Places	If the Wider OPA 3FE Primary School is not delivered.

Table 6.28: The Wider OPA Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
Financial Contribution	District Council	Planning Obligation/CIL	GP Places	Upon phased occupation of the Proposed Development