

4. Socio-Economic Issues

Introduction

4.1 This chapter assesses the likely socio-economic effects of the proposals relating to employment, local retail expenditure, demographics, housing and local services including healthcare and education.

4.2 The Interorganisational Committee on Guidelines and Principles for Social Assessment (1994) defined socio-economic impacts as;

'the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organise to meet their needs, and generally cope as members of society.'

4.3 This assessment considers the socio-economic issues relating to both the construction and operational phases of development.

Policy Context

National

PPS1 (Delivering Sustainable Development)

4.4 PPS1, published February 2005, sets out the Government's objectives for achieving sustainable development through the planning process. These objectives include:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and
- the maintenance of high and stable levels of economic growth and employment.

4.5 PPS1 aims to promote a strong, stable, and productive economy that aims to bring jobs and prosperity for entire communities.

Regional

Regional Planning Guidance (RPG9) for the South East (March 2001)

4.6 The Regional Planning Guidance for the South East was published in March 2001 and covers the period up to 2016.

4.7 The primary purpose of this guidance is to provide a regional framework for the preparation of local authority development plans. In addition, it also provides the spatial framework for other strategies and programmes including, the preparation of local transport plans by local authorities, the regional strategies of the South East of England Development Agency (SEEDA) and East of England Development Agency (EEDA), as well as the strategies prepared by the Mayor of London including those for economic development and transport.

4.8 The main objectives of the plan focus on promoting economic success throughout the Region while ensuring increased management of natural resources, a more sustainable pattern of development, the concentration of development in urban areas as well as the promotion of regeneration and renewal.

The 'Draft' South East Plan (March 2006)

- 4.9 This is a new document which supersedes the Regional Planning Guidance (RPG9). This was submitted to the Government on 31 March 2006 and which is expected to receive final government approval in 2008.
- 4.10 The South East Plan sets out a vision for the future of the South East region to 2026, outlining the challenges facing the region such as housing, the economy, transport and protecting the environment. The plan aims to ensure that the South East remains economically successful and an attractive place to live for future generations.
- 4.11 The core objectives of the plan focus on balancing continued economic growth with increasing standards of environmental management along with reduced levels of social exclusion and natural resource consumption in the period up until 2016.
- 4.12 The core of the South East Plan comprises cross-cutting policies such as sustainable development, climate change, sustainable construction and resource use as well as policies for specific topics such as the economy or the countryside.

Local

Local Development Framework

- 4.13 The Core Strategy Development Plan Document sets out the strategic direction and priorities of development in Arun for the next two decades. The Core Strategy will set out a vision and spatial strategy for the district, including identifying broad locations for development and setting out principles against which land will be allocated in the future.
- 4.14 The Council has already carried out an Issues and Options consultation and is currently preparing its Preferred Options document.
- 4.15 The key aim of the Core Strategy is to achieve 'sustainable development' in Arun and includes aims related to many socio-economic issues. This is to be achieved through the following objectives:
 - Protecting and enhancing the environment by balancing the need to protect the environment while meeting the need for new development;
 - Housing for all and working well by ensuring new housing and employment development meets local needs;
 - Creating quality places by providing an attractive living and working environment;
 - Social and community infrastructure and meeting social needs; and
 - Transport and movement

Assessment Methodology and Significance Criteria

Assessment Methodology

- 4.16 The socio-economic issues applicable to the Proposed Development, which are addressed in this report, are listed below:
- Employment Impacts;
 - Local Expenditure Impacts;
 - Impact on the Demographic Situation; and
 - Effects on crime.
- 4.17 The assessment is based on the collation and review of information to identify the likely socio-economic effects of the Proposed Development on the Site and the surrounding area.
- 4.18 Information has been gathered from a variety of sources including census data, Experian, Labour Force Survey (LFS) and NOMIS.
- 4.19 The Experian System provides a database for a majority of socio-economic issues including demography, local expenditure and employment based on 2001 Census data.
- 4.20 Crime in the area was assessed through data collected through the National Office for National Statistics (NOMIS).

Study Area

- 4.21 The study area for a majority of the issues considered in the socio-economic assessment has been dictated by the retail study undertaken by Drivers Jonas in December 2007. The retail study identified a number of zones which were determined suitable in assessing the retail catchment of the Proposed Development. The survey area was divided into 9 zones defined by local wards and based, in part, on a 15 minute drive time from Bognor Regis town centre. These are shown on Figure 4.1.
- 4.22 Data has been collated from the Experian Data System for all the wards within the study area.
- 4.23 This has allowed the baseline socio-economic conditions and the predicted impacts as a result of the Proposed Development to be assessed.
- 4.24 The study area covers the following socio-economic issues:
- Employment (numbers)
 - Demography
 - Retail Expenditure
- 4.25 The Zones and their wards are listed below:
- Zone 1- Pagham & Rose Green
 - Zone 2- Bersted
 - Zone 3- Aldwick West and Aldwick East
 - Zone 4- Pevensey, Orchard, Hotham and Marine
 - Zone 5 - Felpham West and Felpham East
 - Zone 6 - Middleton-on-Sea
 - Zone 7 - Yapton

- Zone 8 – Barnham
- Zone 9 – Walbaton

- 4.26 Employee jobs by industry figures were obtained from the National Statistics Website.
- 4.27 Crime rates for the area were assessed using statistics for Arun District derived from data supplied by the British Crime Survey on the Home Office website.

Assessment of Significance

- 4.28 The assessment of impact magnitude and significance is based on the generic criteria set out in Chapter 1 of this ES.
- 4.29 Socio-economic impact significance has been determined broadly by:
- The value of the resource (international, national, regional and local level importance);
 - The magnitude of the impact;
 - The duration involved;
 - The reversibility of the effect; and
 - The number and sensitivity of receptors.

Magnitude

- 4.30 The methodology for determining the magnitude of socio-economic impacts is shown in Table 4.1.

Table 4.1 Methodology for Assessing Magnitude of Socio-Economic Impacts

Magnitude of Impact	Criteria for assessing socio-economic impacts
Substantial	Total loss or major/substantial alteration to key socio-economic elements of the baseline (pre-development) conditions such that the post development situation will be fundamentally changed.
Moderate	Loss or alteration to one or more key socio-economic elements of the baseline conditions such that the post development situation of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernable/detectable but not material. The situation of the socio-economic baseline conditions will be similar to the pre-development circumstances.

Receptor Sensitivity

- 4.31 The sensitivity of a socio-economic receptor is based on its relative importance using the scale in Table 4.2. However, it is recognised that occasionally sites of local importance can have a higher than low sensitivity in a local context.

Table 4.2 Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The socio-economic receptor/resource such as the existing economic/demographic/employment situation has little ability to absorb change without fundamentally altering its present character.
Medium	The socio-economic receptor/resource such as the existing economic/demographic/employment situation

	has moderate capacity to absorb change without significantly altering its present character.
Low	The socio-economic receptor/resource such as the existing economic/demographic/employment situation is tolerant of change without detriment to its character.

Significance

4.32 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative.

4.33 The Impact Significance Matrix is set out in Table 4.3.

Table 4.3 Impact Significance Criteria

Magnitude	Sensitivity		
	High	Moderate	Low
Substantial	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

4.34 Terminology specific to each potential type of impact is described below:

- Major Adverse Effect: Substantial detrimental or negative impact on a socio-economic factor.
- Moderate Adverse Effect: Moderate local scale detrimental effects upon a socio-economic factor.
- Minor Adverse Effect: Minor changes in socio-economic factors such as small increases in employment but no or limited adverse effects on local community and labour market.
- Negligible Effect: No appreciable impact on net employment or other socio-economic indicators.
- Minor Beneficial Effect: Changes in socio-economic factors which have small beneficial effects such as minor net employment creation effects. Minor local-scale improvement in other socio-economic and community indicators such as housing, community and education.
- Moderate Beneficial Effect: Moderate beneficial changes to socio-economic factors such as moderate net employment creation effects. Moderate local-scale improvement to the quality of employment opportunities. Moderate local scale improvement in other socio-economic indicators.
- Major Beneficial Effect: Substantial beneficial changes to socio-economic factors such as substantial net employment creation effects. Significant local-scale/moderate to significant to significant sub regional scale improvement to the quality of employment opportunities.

Baseline Conditions

- 4.35 This section sets out a profile of current socio-economic conditions within and around the Site. The purpose of this is to establish the context for the Proposed Development against which the impacts can be identified. This section of the baseline is a desk-based exercise and is derived from comparative data and information at Borough and County level.
- 4.36 Given the undeveloped nature of the Site, there are no socio-economic baseline issues identified within the Site itself.
- 4.37 Description of the socio-economic baseline conditions in the surrounding area include:
- Employment Conditions;
 - Local Expenditure Economic Conditions;
 - Demographic Conditions; and
 - Current crime rates.

Employment

Economic Activity

- 4.38 Table 4.4 shows the main Economic Activity in the zones within the study area as well as the total area (Experian, 2001).

Table 4.4 Economic Activity

	Zone										
Economic Activity	UK	1	2	3	4	5	6	7	8	9	Total of Zones
Economically Active	28,166,738	2,985	4,091	3,623	10,418	4,306	2,200	2,651	4,077	1,236	35,587
Employed	25,602,138	2,783	3,813	3,377	9,365	3,995	2,065	2,508	3,809	1,148	29,489
Unemployed	1,458,207	107	123	100	540	138	78	79	108	36	1,309
Other (students)	1,106,398	95	155	146	510	173	60	64	160	52	1,415
Economically Inactive	14,197,317	2,098	1,776	2,793	5,074	2,359	1,304	1,283	1,655	650	18,992

- 4.39 The proportion of those Economically Active in the UK who are employed is approximately 91%, while those unemployed account for approximately 5% of the total number Economically Active.
- 4.40 In comparison, within the total study area, i.e. the addition of the unemployment figures in all 9 zones, the unemployment figure is approximately 4%, which is slightly lower than that of the national average.
- 4.41 However, the highest rate of unemployment within the zones was within Zone 4 which consists of Pevensey, Orchard, Hotham and Marine. This figure correlates with that of the national average unemployment figure in the UK of approximately 5%.

Employment by Industry

- 4.42 Table 4.5 demonstrates the number of people employed in each sector within the District of Arun compared to the base figures of England (National Statistics, 2001).

Table 4.5 Employment Industry

Industry	Arun (%)	England (%)
All people aged 16-74 in employment	60,400	22,441,498
All people aged 16-74 in Real Estate, renting and business activities	10.72	13.21
All people aged 16-74 in Construction	7.84	6.76
All people aged 16-74 in Wholesale and Retail Trade	18.26	16.85
All people aged 16-74 in Health and Social Work	12.63	10.70

4.43 The greatest proportion of the population within the District of Arun work in Wholesale and Retail Trade (18.26%) which is higher than the average for England (16.85%).

4.44 10.72% of the total District population work in Real Estate, Renting and Business Activities which is just slightly lower than the average for England.

Retail Expenditure

4.45 Table 4.6 shows the estimated Retail Expenditure on Comparison and Convenience goods in the zones within the study area as well as the total of the area assessed (Experian, 2006). These figures are approximate and are based on 2006 prices.

Table 4.6 Retail Expenditure

Zone	UK (Billion)	1 (million)	2 (million)	3 (million)	4 (million)	5 (million)	6 (million)	7 (million)	8 (million)	9 (million)	Total of Zones
Retail Expenditure											
Total Convenience	£99	£13	£14	£17	£35	£18	£10	£9	£14	£5	£135 million
Total Comparison	£172	£22	£24	£29	£64	£30	£17	£17	£26	£10	£239 million
Total Expenditure	£271	£35	£38	£46	£99	£48	£27	£26	£40	£15	£374 million

4.46 Of the total UK Retail Expenditure in 2006, approximately 37% was as a result of expenditure on convenience goods and 63% on comparison goods.

4.47 Within the total study area. Of the total Retail Expenditure of £374 million, 36% was accounted by spending on convenience goods and 64% on comparison goods.

4.48 This demonstrates that within the study area retail expenditure on comparison goods is slightly lower and expenditure on convenience goods is slightly lower than that of the national average.

Demography

4.49 Table 4.7 shows the demographic situation within the study area in terms of the total population and the proportion of males and females at the time of the 2001 Census (Experian, 2001).

Table 4.7 Demography

Zone											
Population	UK	1	2	3	4	5	6	7	8	9	Total of Zones
Total Population	58,789,194	7,211	8,443	9,402	22,555	9,721	5,105	5,370	8,091	2,636	78,534
Males	28,579,869	3,398	4,347	4,312	10,487	4,627	2,373	2,746	3,934	1,306	37,530
Females	30,209,325	3,813	4,096	5,090	22,555	5,094	2,732	2,624	4,157	1,330	51,491

4.50 The total population within the study area is 78,534. This figure consists of a higher number of females (65% of the total population) than males (35%).

4.51 The proportion of females within the study area is just higher than the national average which is currently 51% however the proportion of males within the study area is slightly lower than the national average of 49%.

Crime

4.52 Table 4.8 provides a summary of various crimes committed in Arun District between 2006 and 2007 (Home Office, 2006). The figures are provided as offences per 1,000 population.

Table 4.8 Crime

Total Population	Violence against the person	Sexual Offences Committed	Robbery Offences	Burglary Offences
145,000	17	7	0	4

Identification and Evaluation of Key Impacts

4.53 This section identifies the potential socio-economic effects of the Proposed Development. Each socio-economic factor has been assessed in turn for both the construction and operational phases.

4.54 Table 4.9 outlines the socio-economic impacts that have been identified.

Table 4.9 Socio-Economic Impacts

Construction	Operation
Employment	Employment
Retail Expenditure	Retail Expenditure
Demographic Impacts	Demographic Impacts
Crime Impacts	Crime Impacts

Construction Phase

Employment

4.55 The Proposed construction phasing is set out below:

Stage 1 - Asda Store and 1,100 sqm of speculative business units

- Construction start: Quarter 1 2010
- Operation start: Quarter 1 2011
- Assumption is based on the relief road being complete

Stage 2 – Remaining 18,400 sqm Business Park

- Phased over a 14 year period with full operation by 2025

- Assumption for the outline planning application is that this will be built out at an estimated 1,314 sqm a year. Any alterations to this will be dealt with through reserved matters submissions, and updates to the ES as required.
- 4.56 During construction, it is anticipated that there will be an increase in the number of job opportunities, primarily construction based employment for the term of the build out period.
- 4.57 It is estimated that construction of Stage 1 would provide 110 jobs at peak. This would consist of around 30 to 40 jobs on site for the enabling/machinery intensive stage which will then increase up to 110 as labour intensive fit out begins.
- 4.58 For Stage 2, there is anticipated to be a constant stream of construction employment over the 14 years of around 20-40 construction jobs subject to the stage of construction.
- 4.59 It is anticipated that this required labour would be sourced locally taking advantage of the locally available skills base.

Local Retail Expenditure

- 4.60 The temporary workforce would increase retail expenditure during the construction phase in the locality of Oldlands Farm on a range of goods and services. This is expected to provide a boost to the local retail economy.

Demographic

- 4.61 During the construction phase, it is predicted that the workforce will be sourced locally and therefore there will be little change to local demography.

Crime

- 4.62 An increase in population could have a negative effect on crime rates. However, the workforce is expected not to have an effect on demography and therefore crime rates are not expected to increase or decrease. However, the reduction in unemployment may have a positive effect on crime.

Operational Phase

Employment

- 4.63 The operational jobs forecast for the Proposed Development may be calculated using the recognised Employment Densities calculation devised by Arup Economics and Planning (2001).
- 4.64 This forecasts the employee numbers based on the size of the development.
- 4.65 It is estimated that the Asda store in stage 1 will provide up to 240 jobs. The 1,100 sqm of speculative business units will provide up to 60 jobs and these will be immediate from the time stage one becomes operational in the first quarter of 2011.
- 4.66 Stage 2 will ultimately generate up to 900 jobs by 2025.
- 4.67 It is therefore estimated that around 1,200 people in total could be employed in the various offices buildings within the business park by 2025. There will be indirect jobs created that will support the business park, for example in maintaining the landscaping, cleaning the buildings and providing catering. It is difficult to estimate the number of indirect jobs that could be created and supported, however for a business park development

of this scale and quality, it is reasonable to assume that indirect employment would be significant.

- 4.68 The proportion of those unemployed within the study area is 4%, slightly lower than that of the National UK average. The provision of jobs in the retail and business sector will further increase those employed in the area and in turn will boost the local economy.

Local Retail Expenditure

- 4.69 The provision of a long-term workforce is expected to generate increased local retail expenditure.
- 4.70 In the long-term, the additional retail expenditure will create more employment or sustain employment over and above that created directly by the project itself.

Demographic

- 4.71 As new jobs are expected to be locally sourced, the impacts upon the existing demographic situation will be minimal.
- 4.72 However, the increase in job provision in the area could make Arun District a more economically desirable place to relocate to and, in the future, the area may see an increase in population.

Crime

- 4.73 The locally sourced labour will mean that crime rates will not be affected materially. However, the reduction in unemployment through the provision of additional jobs may present a positive effect.

Prediction of Impact Magnitude

- 4.74 This section assesses the magnitude of the socio-economic impacts resulting from the Proposed Development.

Construction Phase

Employment

- 4.75 During construction, it is anticipated that there will be an increase in the number of job opportunities, primarily construction-based employment for the term of the build-out period.
- 4.76 Construction of Stage 1 of the Proposed Development will provide circa 110 jobs while stage 2 will see a steady stream of 20-40 construction workers over 14 years.
- 4.77 It is expected that the impact magnitude will be moderate.

Local Retail Expenditure

- 4.78 With an increase in construction-based jobs, local retail expenditure in the immediate locality of the Proposed Development is expected to increase.
- 4.79 As the labour force is locally sourced the total expenditure within Arun District as a whole will not noticeably be affected.
- 4.80 The magnitude of this impact is assessed to be moderate.

Demographic

- 4.81 The workforce recruited for the construction phase of the development is expected to be locally sourced.
- 4.82 However, some specialist skilled labour may be required, which may be sourced away from the local area and therefore the magnitude of the impact on demography is assessed to be negligible to minor.

Local services

- 4.83 Due to the locally sourced and temporary nature of the construction workforce it is expected that there will no extra pressure placed on local services.
- 4.84 The potential does arise however for an increase in construction work related injuries. In such circumstances, this will be dealt with by the local health care centres.
- 4.85 The impact magnitude is expected to be negligible.

Crime

- 4.86 Crime rates are not expected to change significantly as a result of the construction phase. A reduction in unemployment however may have a positive effect on crime.
- 4.87 The impact magnitude is therefore assessed as negligible.

Operational Phase***Employment***

- 4.88 The Proposed Development is expected to generate the following employment numbers during the operational phase:
- Stage 1 – 300 jobs as a result of the Asda store and the speculative business units by 2011; and
 - Stage 2 - 900 jobs as a result of the completion of the rest of the business park by 2025.
- 4.89 The provision of increased local jobs would provide a boost to the economy and reduce unemployment particularly in the retail and business sectors.
- 4.90 The impact magnitude is predicted to be high.

Local Retail Expenditure

- 4.91 Within the immediate locality, local retail expenditure is expected to increase. However, beyond this area due to the expected uptake in jobs at the Proposed Development being sourced locally, expenditure is not predicted to increase.
- 4.92 The impact magnitude on local retail expenditure is therefore assessed to be high in the immediate vicinity of the Site and negligible to minor on services further afield.

Demographic

- 4.93 Although the Proposed Development will provide up to 1,200 new long term job opportunities, the majority are expected to be sourced from the existing skills base within the area.
- 4.94 There may however be a requirement to recruit a small number of specialist skilled workers from outside the local area. The impact therefore on the existing population is predicted to be negligible to minor.

Crime

- 4.95 Crime rates in the District of Arun, as identified in Table 4.7 are not expected to increase.
- 4.96 The impact magnitude is expected to be negligible.

Assessment of Impact Significance

Construction Phase

Employment

- 4.97 There will be approximately 110 jobs provided by the construction of stage 1 of the Proposed Development and 20-40 constant jobs over the 14 years build out period. These jobs will provide employment diversity in the area and will reduce levels of unemployment.
- 4.98 The impact is therefore predicted to be of major beneficial significance.

Local Retail Expenditure

- 4.99 Due to the concentration of employees at the Site during the construction phase, it is expected that there will be a major increase in local retail expenditure in the immediate locality of Oldlands Farm.
- 4.100 The increase in expenditure will provide a boost to the local economy.
- 4.101 This will therefore have an impact of major beneficial significance.

Demographic

- 4.102 The significance of project related demographic changes will depend upon the following factors:
- The existing population size and structure;
 - The geographical distribution of the in-migrant population; and
 - The timing of the population changes.
- 4.103 There is expected to be a limited in-migration of workers into the assessment area and employment provided will be short to medium term due to the long construction period of 14 years. The population changes and the impacts upon the existing population size and structure from construction employment will be minor.
- 4.104 The impact significance is therefore assessed to be minor.

Crime

- 4.105 The construction phase of the Proposed Development is not predicted to have an effect on crime levels in the area, provided the Site is suitably locked up and patrolled during non-operational hours.
- 4.106 The impact significance on crime rates in the area is expected to be negligible.

Operational Phase

Employment

- 4.107 Table 4.5 demonstrates that the majority of the working population within the assessment area are based in the Wholesale and Retail Trade. This amounts to 18.26% of the total working population of the assessment area.
- 4.108 The proposed use of the Proposed Development will also provide jobs in the business sector. Approximately 10.72% of the total working population of the assessment area are based within this sector.
- 4.109 The Proposed Development would provide up to an additional 1200 jobs equating to 2% of the total workforce in the assessment area.
- 4.110 This increased provision of jobs in the retail and business sectors would assist in boosting the local retail economy.
- 4.111 The long term job provision represents major beneficial impact significance.

Local Retail Expenditure

- 4.112 The operational phase will lead to a long term increase in employment opportunities, equating up to an additional 1200 people. This will create an increase in demand for local retail services
- 4.113 The impact significance of this increase in workforce on local retail expenditure is expected to be major beneficial.
- 4.114 Further afield from the Site, there is expected to be an impact significance of minor beneficial.

Demographic

- 4.115 Table 4.6 shows the total population within the study area is 78,534. This figure consists of a higher number of females (65% of the total population) than males (35%).
- 4.116 The workforce is expected to be locally sourced with the exception of a potentially small number of specialist skilled workers migrating from further afield.
- 4.117 The impact significance is therefore considered to be negligible to minor adverse.

Crime

- 4.118 Given the nature of the Proposed Development involving retail and storage of some goods in the Asda store, there is the potential for some valuable goods to be stored at the Site which could attract criminal interest.
- 4.119 The impact significance is expected to be negligible to minor adverse.

Mitigation Measures

- 4.120 Socio-economic mitigation for this scheme should focus on how the beneficial impacts of a Proposed Development can be enhanced. When positive impacts are identified the primary objective should be to ensure that they do take place and are not diluted.

4.121 The beneficial impacts at Oldlands Farm Business Park may be enhanced through the following:

- Through ensuring that the labour force recruited is primarily local;
- Providing appropriate skills training programmes for local people; and
- The use of good management practices such as a local liaison committee which brings together the local operator and community representatives and the provision of a responsive complaints procedure.

4.122 In order to mitigate against increasing crime rates, suitable security measures could be installed on the Site such as CCTV cameras and the recruitment of security personnel, during both construction and operation

Cumulative Impacts

4.123 This section assesses the impacts of the development cumulatively with other developments where there are likely to be significant effects on socio-economic conditions.

4.124 It is expected that the Proposed Development at Oldlands Farm will have an overall beneficial impact on the locality.

4.125 With the increased provision of jobs, higher demand may be placed upon local goods and services in the locality which may lead to further construction of services to meet this demand.

4.126 The increase in job provision in the area would make Arun District a more economically desirable place to relocate to and in the future, the area may experience an increase in population.

4.127 Committed development has been identified as the following:

- Reference BE/45/04/ - Land North of Bersted, East of A259 Chichester Road and North of Rowan Way, Bersted, Bognor Regis

Outline Application for residential development comprising 650 residential dwellings, formal and informal public open space, including sports pitches, community facilities and associated works. The western section of the Bognor Regis North Relief Road between the A259 Chichester Road and Rowan Way

- Reference FP/92/04/ - Land to the North of Felpham, Bognor Regis

Outline Application for residential development and associated uses forming part of Policy Site 6. Construction of the Bognor Regis Northern Relief Road from A259 at Felpham to A29

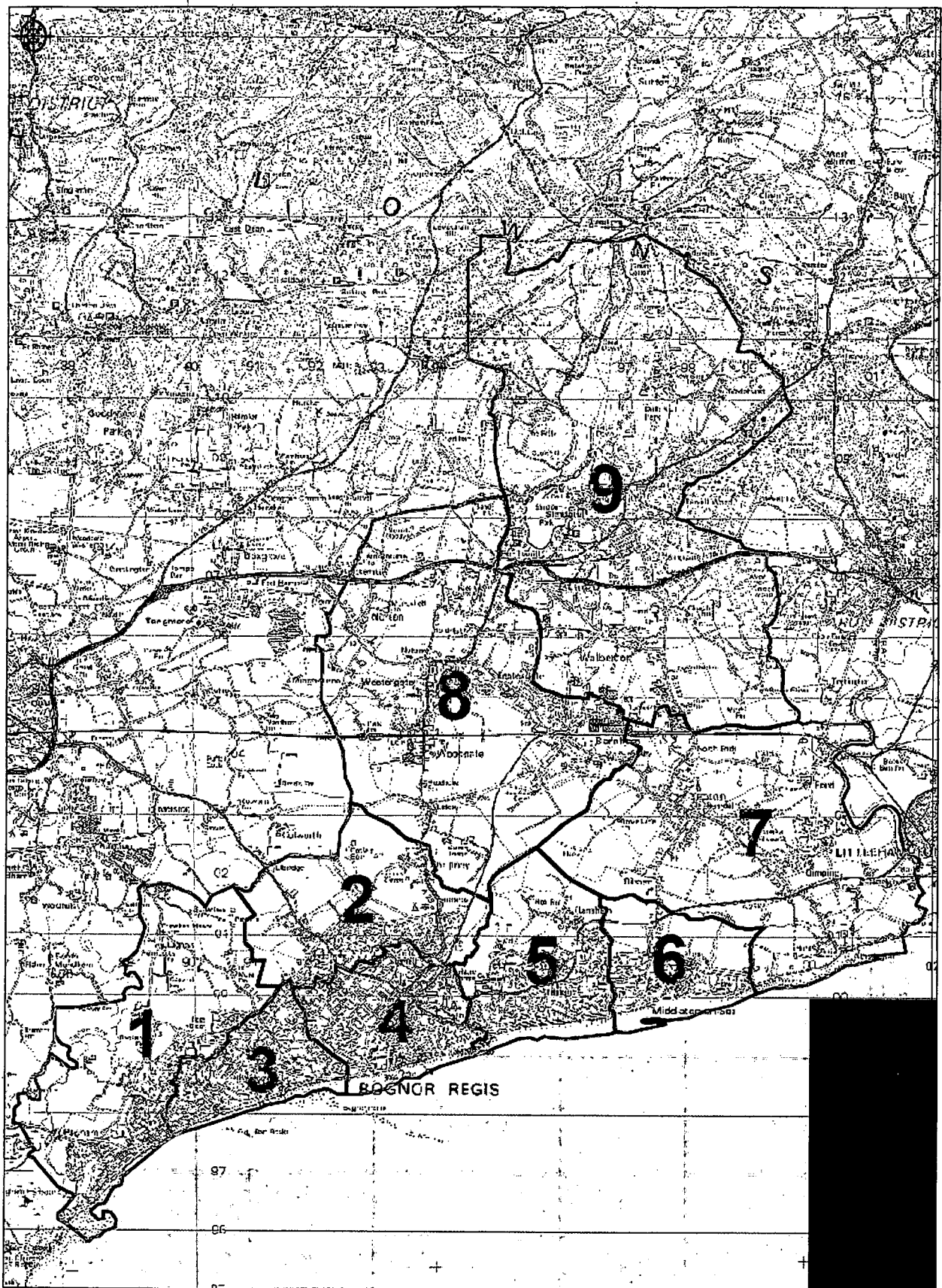
4.128 The development of these proposed residential schemes will provide a greater opportunity for increased local expenditure in the Asda store and other such retail outlets in the area.

Residual Impacts

4.129 After implementation of the proposed mitigation measures, it is predicted that there will be no negative impacts as a result of the Proposed Development. Indeed the Proposals represent a major positive impact on the local economy through provision of new employment and additional local expenditure.

Summary

- 4.130 The Socio Economic chapter has assessed the potential effects that may arise from the Proposed Development. The following impacts have been identified as been relevant to the construction and operational phases of the development:
- Employment Impacts;
 - Impacts on local Retail Expenditure;
 - Demographic Impacts; and
 - Effects on crime.
- 4.131 The Proposed Development will provide up to 1,200 operational jobs which will assist in creating new jobs, attracting future investment and broadening the employment base of the area.
- 4.132 The overall impact on the socio-economic situation in the area is considered to be positive.
- 4.133 The construction phase is expected to last through to 2025 providing up to 110 temporary jobs through to 2011 and a constant stream of between 20-40 jobs through to 2025.
- 4.134 The operational phase will see the provision of 1,200 permanent jobs provided with full operation of the business park. This is considered to be of major beneficial significance.
- 4.135 The predicted effects on crime are assessed to be negligible with the implementation of mitigation measures.



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Figure:	4.1		
Title:	Study Area		
Project:	Oldlands Farm		
Date:	20/12/07	Scale:	