

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) Environmental Statement

Chapter L: Socio-Economics

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L1.0 **Introduction**

L1.1 This Chapter forms part of an Environmental Statement ('ES') which sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed residential led mixed use development of land near the villages of Barnham, Eastergate and Westergate ('BEW') in West Sussex. The proposals also include the realignment of the A29 strategic route south of Barnham Road.

L1.2 The Proposed Development forms a first phase of a wider strategic allocation of land which is known for the purposes of this ES as 'BEW Parcel SC1'. A description of the background to the proposal, including its role as part of the strategic allocation; the relationship of this chapter to the wider ES; and a description of the site and the development is provided at Chapters A to C of this ES.

L1.3 Chapter N considers cumulative effects including a review of the potential for effects associated with the development of the wider strategic allocation at BEW.

L1.4 This chapter should be read in conjunction with Chapters A, B, C and N.

L1.5 This Chapter reports the assessment of the potential for likely significant environmental effects arising from the Proposed Development in relation to socio-economics. The assessment considers the baseline conditions for the area surrounding the Proposed Development, before assessing the likely socio-economic effects of the Proposed Development during both the construction and operational phases of the scheme.

L1.6 The main socio-economic issues covered in this chapter include the following:

- Extent of the "areas of impact" for the Proposed Development;
- Current economic and labour market conditions in the wider impact area, and the provision of schools, healthcare facilities, and other community facilities and infrastructure in the local impact area;
- Temporary construction employment expected to be supported by the Proposed Development;
- Permanent operational employment expected to be supported by the various commercial and community uses included as part of the scheme;
- Effect on the local population and labour market arising from the Proposed Development;
- Contribution of the Proposed Development to local housing provision; and,
- .

L1.7 The assessment also identifies the role of appropriate mitigation measures to reduce any negative socio-economic effects of the Proposed Development before determining the residual socio-economic effects of the Proposed Development.

L1.8 There are no technical appendices associated with Chapter L.

L1.9 **About the Author**

L1.10 This assessment has been reviewed by Ciaran Gunne-Jones, Senior Director, Head of Economics, BA (Hons) MSc FRGS MIED, and prepared by Nena Pavlidou, Associate Director, MEng(Hons) MSc MRTPI MIED and Selina Pazos, Economics Consultant, BSc(Hons) MSc. Lichfields has an extensive track record of preparing socio-economic assessments in an environmental impact assessment context, having prepared more than 50 such assessments over the past decade.

- L1.11 Lichfields holds corporate membership of the Institute of Economic Development (IED) and has 14 registered members. The IED establishes the firm's professional standing, knowledge and expertise in the area of economic Development practice.

L2.0 **Policy Context**

L2.1 This section provides an overview of relevant planning and economic development policies and strategies at local, regional and national levels which relate to the socio-economic issues identified in this chapter.

National Policy

National Planning Policy Framework (July 2021)

L2.2 The National Planning Policy Framework (NPPF, July 2021) sets out the Government's planning policies for England, which underpin both plan-making and decision-taking.

L2.3 Chapter 2, "*Achieving sustainable Development*", places an emphasis on the importance of promoting sustainable Development. To achieve sustainable development, paragraph 8 states that the planning system has three overarching objectives which need to be pursued, including:

- 1 "*An economic objective - 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.*"
- 2 "*A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*"
- 3 "*An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

L2.4 Chapter 5, "*Delivering a sufficient supply of homes*" requires local planning authorities to plan for a mix of housing, based on current and future demographic trends and market signals, in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Paragraph 62 requires an assessment of:

"The size, type and tenure of housing needed for different groups in the community...(including, but not limited to, those who require affordable housing, families with children, older people, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes)."

L2.5 Chapter 6, "*Building a strong, competitive economy*", states that economic growth should be given significant weight, considering both local business needs and wider opportunities for Development (paragraph 81).

L2.6 In relation to planning for education facilities, Chapter 8, "*Promoting healthy and safe communities*", Paragraph 95 states:

"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."

L2.7 Chapter 8 also refers to achieving 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”
(Paragraph 91a).

Local Policy and Strategy

Arun Local Plan (2011-2031)

L2.8 The Arun Local Plan 2011-2031 (adopted in July 2018) establishes the land use and planning framework for the local authority.

L2.9 Policy H SP1 in the adopted Local Plan sets out a housing requirement for 20,000 additional homes across the District, and Policy EMP SP1 allocates 75ha of employment land across the District. The Foreword to the Local Plan states at paragraph 1.2 that *“economic growth for job creation”* is the *“number one priority”* in Arun.

L2.10 Objectives for the Plan include:

- 1 *“To strengthen Arun’s economic base and provide local job opportunities by increasing, diversifying and improving the quality of employment within the District through the provision of appropriate employment sites, better infrastructure including road access, quality affordable accommodation and the Development of business support and partnerships;”*
- 2 *“To plan and deliver a range of housing mix and types in locations with good access to employment, services and facilities to meet the District’s housing requirements and the needs of Arun’s residents and communities both urban and rural, ensuring that issues of affordability and the provision of appropriate levels of affordable housing are addressed while supporting the creation of integrated communities;”*
- 3 *“To create vibrant, attractive, safe and accessible towns and villages that build upon their unique characters to provide a wide range of uses and which are a focus for quality shopping, entertainment, leisure, tourism and cultural activities;”* and,
- 4 *“To promote strong, well integrated and cohesive communities, through the promotion of healthy lifestyles, provision of good quality accessible community facilities and a safe environment, which delivers an enhanced quality of life to all. This includes meeting the needs of a growing elderly population.”*

L2.11 The Plan includes the aspiration at paragraph 4.3 for Bognor Regis and its surrounding area to achieve *“greater prosperity through economic regeneration and urban renewal, providing a wider range of jobs and services”*. As part of the policy approach to achieve this, the town centre in Bognor Regis is designated as an Economic Growth Area. The Plan also states at paragraph 4.12 that the vision for Bognor Regis will include *“well integrated new communities which bring tangible benefits for the town as a whole”*.

L2.12 The Proposed Development represents the largest of seven strategic allocations to support the sustainable growth of Inland Arun at Policy H SP2c (SD5), which is identified to deliver at least 2,300 homes over the plan period (and an additional 700 homes beyond the plan period), together with key design and infrastructure requirements, including a community hub to include shops, library and healthcare facilities to serve other strategic allocations, namely BEW (SD5) and Fontwell (SD6, 400 new homes), a new A29 route to link the allocation with Bognor

Regis and A27 to the north, a new two-form entry primary school and nursery places, two sports pitches and employment provision.

Barnham, Eastergate & Westergate (BEW) Framework Masterplan 2020

- L2.13 The Barnham, Eastergate & Westergate (BEW) Framework Masterplan was endorsed by the Council in November 2020. The Framework Masterplan will be used to guide decisions on planning applications within the Strategic Allocation as set out in Policy H SP2c of the Local Plan and sets out how the requirements of this policy can be delivered.
- L2.14 The Framework Masterplan is guided by several objectives, which are considered to be key components for creating a new community. The objective of “placemaking” includes:
- 1 Establishing a new community made up of a series of urban extensions and a new vibrant place;
 - 2 Creating two community focused local centres; and
 - 3 Providing for a phased delivery that facilitates a sense of place and community.
- L2.15 The Framework Masterplan sets out a layout for the Development site that includes two distinct neighbourhoods, each with a local centre. It emphasises on health and wellbeing and includes provision for a range of walking and cycling with a legible and permeable network of streets, paths and cycle ways.

Creating Our Future: Arun Economic Development Strategy 2020-2025

- L2.16 Arun District Council’s Economic Development Strategy (2020-2025) sets out the ambition for Arun to *“have a dynamic, diverse and growing business base with strong local supply chains and a wide range of employment opportunities for our people”*.
- L2.17 The Strategy sets out the following “building blocks for economic Development”:
- 1 Future places - shaping places for people to live, work and visit;
 - 2 A business success story - attracting investment and success, giving businesses the space and support to grow and prosper; and,
 - 3 Prosperous and happy communities - putting people centre stage, to support healthy, happy, prosperous lives.

Arun Growth Deal 2018-2023

- L2.18 The Arun District Growth Deal (August 2018) sets out a joint commitment between Arun District Council and West Sussex County Council to support sustainable growth and unlock opportunities for new homes, infrastructure and employment floorspace. The Growth Deal includes a priority focus on regeneration and economic growth in Bognor Regis, centred on three sites in the town: Regis Centre, Hothampton Carp Park and Enterprise Bognor Regis.

Coast to Capital Local Enterprise Partnership Strategic Economic Plan 2018-2030

- L2.19 Arun District is part of the Coast to Capital Local Enterprise Partnership (LEP). The LEP’s Strategic Economic Plan (SEP) sets out the following vision for the area, which includes the whole of West Sussex, Greater Brighton and East Surrey:

“Our vision by 2030 is for our towns and cities to be known around the world as fantastic places to live, to grow and to succeed. We will become the most dynamic non-city region in England, centred around a highly successful Gatwick airport.”

- L2.20 The SEP recognises the potential for Arun, including the towns of Bognor Regis and Littlehampton, to be future economic hubs with scope for growth and investment. However, it recognises that Arun faces economic challenges that are common to many seaside resorts, including in relation to the ageing population, labour market participation, productivity and skills.

Summary

- L2.21 A review of relevant policy and strategy documents highlights the need for sustainable development that meets economic, social and environmental objectives.
- L2.22 In Arun, there is a need to increase, diversify and improve the quality of employment in the District and to deliver a range of housing in well integrated communities. The policy and strategy documents reviewed indicate a need to address socio-economic challenges in Arun and in Bognor Regis, including in relation to the ageing population, labour market participation, productivity and skills.
- L2.23 The Arun Local Plan includes a focus on Bognor Regis as an area for sustainable growth, including at the Development Site, which is allocated at Policy HSP2c (SD5) to deliver at least 2,300 homes over the plan period, together with community facilities and infrastructure. Further detail on how the requirements for the Strategic Allocation can be met are provided in the BEW Framework Masterplan.

L3.0 **Assessment Methodology & Significance Criteria**

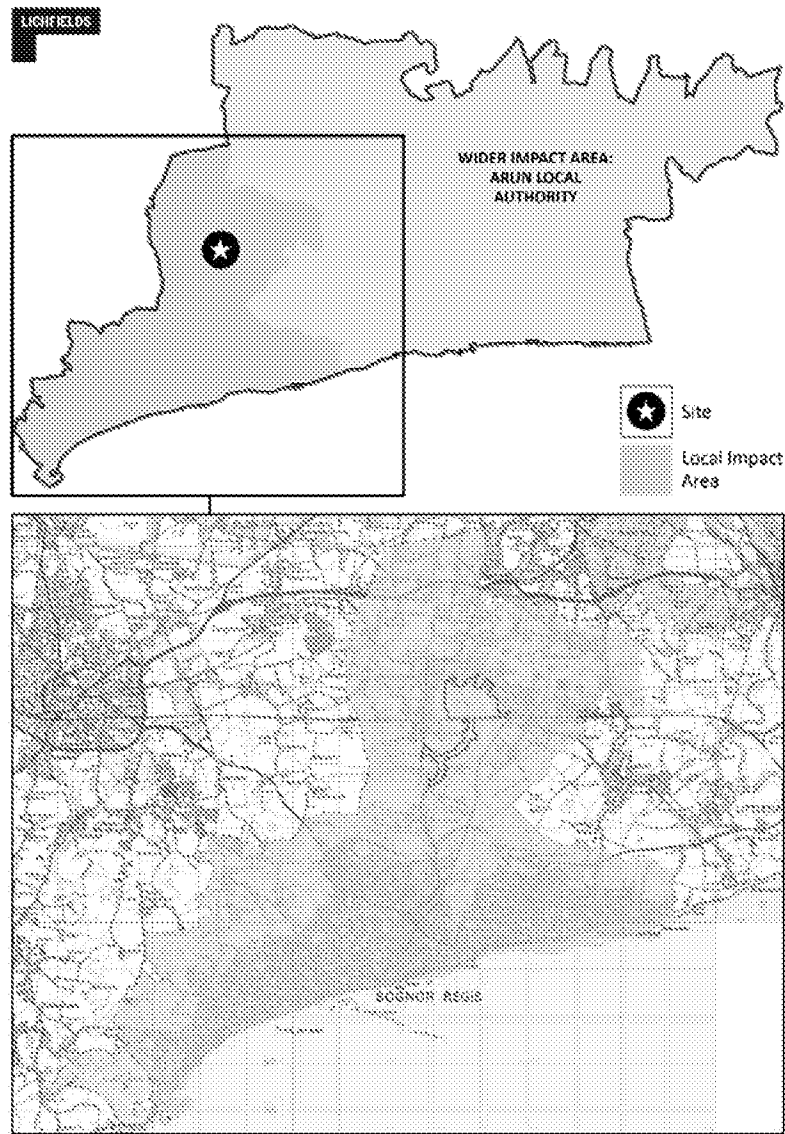
Assessment Methodology

- L3.1 This section sets out the methodological approach used to consider the socio-economic effects of the Proposed Development, including outlining the adopted “area(s) of impact” and “significance criteria” for the assessment.

Areas of Impact

- L3.2 The Proposed Development is located in West Sussex, on the coastal plan east of Chichester, north of Bognor Regis, and north-west of Littlehampton. It borders the north and south of Barnham Road, Westergate Street and Lidsey Road to the west and the existing settlement edge of Barnham to the east.
- L3.3 The assessment considers the socio-economic impacts of the Proposed Development in relation to two key areas (Figure L3.1):-
- Local impact area, which for the purposes of the assessment is defined as the entire Bognor Regis urban area. Bognor Regis is the closest town to the Proposed Development, and it is expected to serve mainly the needs of the new community in BEW; and
 - Wider impact area, which covers the District as a whole.
- L3.4 These are the areas where the majority of impacts of the Proposed Development will be felt. Considering the impacts both on the town and the local authority area also allows for use of a range of data sources, as for some sources the smallest geography available is the local authority level.

Figure L3.1 Areas of assessment



Source: ONS Census 2011/Lichfields analysis

The local impact area has been defined as the nine Middle Super Output Areas (MSOAs) of Arun 003, 012, 013, 014, 015, 016, 107, 018 and 019.

L3.5 For community facilities such as education, health, leisure and recreation and access to open space, the impacts are likely to be felt within the local impact area, which mainly covers the relevant catchments as presented in Table L3.1. This reflects reasonable travel distances to primary school, community, leisure and recreation facilities and other local services. For secondary education, the recommended catchment of 4km extends beyond the local impact area, but the identified capacity falls within the wider impact area.

L3.6 The catchment areas shown in Table L3.1 are used for examining the local supply and assessing the potential effects of social and community infrastructure based on various sources as listed below.

Table L3.1 Community and social infrastructure catchment areas

Facility	Catchment Areas
Primary school	2km from the Development Site
Secondary school	4km from the Development Site
General Practitioner (GP) surgery	2km from the Development Site
Dental surgery	2km from the Development Site
Secondary healthcare	Nearest hospital or hospitals with Accident and Emergency (A&E) provision
Community and recreation	Nearest library, leisure/sports centre
Open space	0.4km from the Development Site for amenity space; 1.2km from the Development Site for parks and gardens, natural and semi-natural space, provision for children and young people, provision for teenagers and allotments

Source: Department for Transport, Manual for Streets (2007) (para 4.4.1); Department for Transport, National Travel Survey Factsheet: Why do people travel: Education and Escort Education (2019); Arun District Council Open Space Standards (September 2016) (Table 2.4)/Lichfields analysis

- L3.7 The baseline conditions include analysis of existing socio-economic and labour market characteristics of the local and wider impact areas, as well as a review of current provision and adequacy of community facilities within the areas set at Table L3.1.
- L3.8 Following this, the likely effects of the proposals, during both construction and operation of the Proposed Development are assessed. The main socio-economic impacts are likely to be those relating to population, housing and the local labour market. Any increase in demand for community facilities such as education, health and leisure facilities arising from the permanent residential accommodation is also considered.
- L3.9 Where any significant effects are identified that would require mitigation, the assessment indicates appropriate measures to address these issues. Measures to enhance the effect of any beneficial impacts to the local area are also identified where possible

Significance Criteria

- L3.10 Since there are no generally accepted criteria for assessing the significance of socio-economic effects, these are assessed based on the scale of the increase over the baseline position, as well as the nature and context of the effects and taking account of the sensitivity of the identified receptor. Where possible, the location of the effects and their likely duration are also considered. However, in many cases these cannot be quantified or measured, so the nature of the effects is considered more generally taking account of qualitative factors.
- L3.11 The significance of each impact identified is then evaluated as adverse or beneficial and as negligible, minor, moderate, or major as defined in Table L3.2 and Table L3.3 below.

Table L3.2 Definition of effects

Criteria	Definition
Beneficial	A positive and/or advantageous effect to a minor, moderate or major magnitude
Neutral	No obvious significant effect to a receptor or environment
Adverse	A negative and/or disadvantageous effect to a minor, moderate or major magnitude

Table L3.3 Scale of effects

Scale	Definition
Substantial/ Major	Where the Proposed Development could be expected to have considerable effects (by extent, duration or magnitude) or of more than local significance on the existing population, level/types of employment, levels of deprivation, economic characteristics and/or community infrastructure.
Moderate	Where the Proposed Development could be expected to have noticeable effects which may be considered significant on the existing population, level/types of employment, levels of deprivation, economic characteristics and/or community infrastructure.
Minor	Where the Proposed Development could be expected to result in a small, very short or highly localised effects on the existing population, level/types of employment, levels of deprivation, economic characteristics and/or community infrastructure.
Negligible/ Neutral	Where no discernible effect is expected as a result of the Proposed Development on the existing population, level/types of employment, levels of deprivation, economic characteristics and/or community infrastructure.

L3.12 The duration of the socio-economic effects is considered against whether it is temporary or permanent. Due to their nature, all operational effects are considered to be permanent unless otherwise stated. In terms of temporary effects, the duration can be determined to be short-term (less than 5 years); medium term (5-10 years); or long-term (more than 10 years).

L3.13 The sensitivity of receptors and impact magnitudes are also considered. Sensitivity varies between receptors, and in some instances, qualified judgement is required to establish where the receptors place on a scale from low sensitivity (easily adapt to change) and high sensitivity (do not easily adapt to change). In identifying the sensitivity, factors including the capacity to accept or respond to change, and the local position, local needs and priority groups are taken into account.

L3.14 A matrix identifying how effects scale depending on receptor sensitivities and impact magnitudes is set out in Table L3.4 below. Effects of moderate and major scale are considered significant, while effects of negligible and minor scale are considered non-significant.

Table L3.4 Effect scale matrix

		Sensitivity of Receptor			
		High	Medium	Low	Negligible
Impact Magnitude	High	Major/ Substantial	Moderate to Major/ Substantial	Minor to Moderate	Negligible/ Neutral
	Medium	Moderate to Major/ Substantial	Moderate	Minor	Negligible/ Neutral
	Low	Minor to Moderate	Minor	Negligible to Minor	Negligible/ Neutral
	Negligible	Negligible/ Neutral	Negligible/ Neutral	Negligible/ Neutral	Negligible/ Neutral

Consultation

L3.15 Aside from the EIA Scoping opinion, no further consultation was undertaken in relation to socio-economics within the EIA. Discussions have been carried out with the Clinical Commissioning Group, who have been invited to the BEW Advisory Group meetings, on financial contributions to expand the existing Croft Practice in Barham. In addition, there are

ongoing discussions with West Sussex County Council on the provision of education facilities and the potential to expand the Proposed 2 FE primary school to 3 FE primary school.

Assumptions and Limitations

- L3.16 Some of the baseline data is only available at a local authority or regional level, which might not necessarily accurately reflect the local economic and demographic conditions in the local impact area. However, given the scale of the Proposed Development, the identified data sources are considered to be appropriate.
- L3.17 The baseline data drawn from third-party sources have not been verified by Lichfields. Moreover, while the latest available data has been used, it should be noted that many data sources are frequently updated and could be subject to change since the time of drafting or during the course of the planning application process. Where possible and appropriate, the data reports both long-term trends and the more recent effects of the COVID-19 pandemic.
- L3.18 The key assumptions applied in this assessment include:
- The following construction phasing schedule: -
 - a Phase 1 (2023 – 2030): A total of 860 new homes and 60 extra care units will be delivered in Phase 1, together with the construction of A29 'Barnham connection' (south of Barnham Road to roundabout) and easterly connection to Barnham station of east-west link Barnham station car parking. In addition, the green link, a new 2FE primary school together with early years facilities (potentially 90 places and 24 places of Special Support, SSC) and a community centre will also be delivered within Phase 1.
 - b Phase 2 (2030 – 2033): A total of 330 new homes together with the linear park that will cross the entire Strategic Allocation from north to south, the cricket pitch and the westerly connection of East West link will be delivered in Phase 2.
 - c Phase 3 (2031 – 2033): The remainder of A29 south of the railway line and the Hanbury Spur will be delivered in Phase 3. On this basis, Phase 3 has limited socio-economic receptors to be assessed, apart from the creation of construction employment and output for the purposes of the socio-economic assessment.
 - The assessment of employment associated with the construction period of 11 years (i.e. 2023- 2033) is based on an estimated construction cost of c.£240 million (including infrastructure and building costs). This is further assumed to be distributed to:
 - a £168.0 million in Phase 1
 - b £36.0 million in Phase 2
 - c £36.0 million in Phase 3
 - A total of 1,250 new homes (including 60 extra care units) will be delivered. The split of the size and tenure of homes is described in Chapter C of the ES. The socio-economic assessment has assumed the following: -
 - a 6% one-bed flats
 - b 14% two-bed flats
 - c 20% two-bed house
 - d 30% three-bed house
 - e 15% four-bed house
 - f 15% five-bed house

- The Proposed Development will deliver a total of 30.46ha of public open space including 20.2ha of parks and gardens (i.e. Lidsey Rife Linear Park), 4.48 ha of Green Link and 5.78ha of Green Corridors.
- A local centre will serve the local community residing in the Proposed Development and provide 1,000 sqm of E Use Class floorspace and a community hall of 250 sqm.

L3.19

Based on discussions with NHS West Sussex Clinical Commissioning Group (CCG), it is likely that the CCG will seek financial contributions for the expansion of the Croft Practice in Barnham to provide additional GP capacity to meet the future needs of the Strategic Allocation. On this basis and for the purposes of the assessment, any arising health pressures are assumed to be mitigated through contributions for the expansion of Croft Practice.

L4.0 Baseline Conditions

Existing Conditions

L4.1 This section establishes the socio-economic context for the Proposed Development by examining the economic and labour market characteristics of the local and wider impact areas including its demographic profile, economic trends, indices of deprivation, unemployment rates, commuting patterns, income levels, skill levels and educational attainment.

L4.2 The current and future planned provision of community infrastructure will also be considered in terms of capacity to meet demand, relating to education, health and other community facilities.

Baseline Assessment

Population

L4.3 The resident population of the local impact area was 74,785 in 2019, having increased by 9.3% since 2011. This population growth rate is above the equivalent rate of growth in Arun (7.3%), the South East (6.1%) and Great Britain (5.6%).

Table L4.1 Resident population (2019)

	Local Impact Area	Wider Impact Area	South East	Great Britain
2011	74,785	149,811	8,652,784	61,470,827
2019	81,861	160,758	9,180,135	64,903,140
Population change (2011-2019) (%)	9.3%	7.3%	6.1%	5.6%

Source: ONS Mid-Year Estimates / Lichfields analysis

L4.4 The population of the local impact area amounted to 50.9% of the population of Arun in 2019, which represented a slight increase compared to 50.0% in 2011.

Housing

L4.5 There were approximately 34,964 dwellings in the local impact area in 2011, representing 49.8% of all dwellings in Arun¹.

L4.6 Based on data from the Arun Annual Monitoring Report (AMR) (2019), a total of 5,491 dwellings were completed in the District between 2011 and 2020, thereby increasing the number of dwellings by 15.7% for this period.

L4.7 Policy H SP1 in the adopted Local Plan sets out a housing requirement for 20,000 additional homes across the District between 2011 and 2031, with delivery to be phased as follows:

Table L4.2 Local Plan housing requirement

Requirements for net additional homes	2011/12 - 2015/16	2016/17 - 2020/21	2021/22 - 2025/26	2026/27 - 2030/31	2011/12 - 2030/31
Dwellings per annum	610	1,120	1,310	960	1,000 (Average)
Total	3,050	5,600	6,550	4,800	20,000

Source: Arun Local Plan (adopted July 2018)

¹ ONS Census (2011)

L4.8 Hence, the completion of 5,491 dwellings between 2011 and 2020 fulfilled 72.9% of the housing requirement for the District during this period².

Employment

L4.9 In 2019, there were 21,250 jobs in the local impact area and 48,900 jobs in the wider impact area.

L4.10 Health was the largest broad industry group in the local impact area (15.9%), followed by accommodation & food services (15.0%) and retail (13.6%). In Arun, the largest sectors were health and retail (both 14.3%), followed by accommodation and food services (12.3%).

L4.11 Reflecting its position as a seaside town and holiday destination, the local impact area accounts for a larger proportion of employment in accommodation and food services (15.0%) compared to Arun (12.3%), the South East (7.6%) and Great Britain (7.6%).

L4.12 Table L4.3 shows the sectoral distribution across the local and wider impact areas compared to the South East and Great Britain.

Table L4.3 Employment by Broad Industrial Group in 2019

Sectors	Local Impact Area		Wider Impact Area		South East	Great Britain
	No.	%	No.	%	%	%
Agriculture, forestry & fishing	20	0.1%	800	1.6%	1.3%	1.6%
Mining, quarrying & utilities	60	0.3%	600	1.2%	1.2%	1.3%
Manufacturing	1,185	5.6%	3,500	7.2%	6.4%	7.8%
Construction	1,050	4.9%	2,500	5.1%	5.4%	5.0%
Motor trades	505	2.4%	1,250	2.6%	2.2%	1.9%
Wholesale	465	2.2%	1,500	3.1%	4.4%	3.8%
Retail	2,900	13.6%	7,000	14.3%	9.7%	9.2%
Transport & storage (including postal)	1,145	5.4%	2,000	4.1%	4.4%	4.8%
Accommodation & food services	3,180	15.0%	6,000	12.3%	7.6%	7.6%
Information & communication	340	1.6%	900	1.8%	5.6%	4.2%
Financial and insurance	170	0.8%	400	0.8%	2.6%	3.4%
Property	290	1.4%	700	1.4%	1.5%	1.9%
Professional, scientific & technical	1,805	8.5%	3,500	7.2%	9.1%	8.8%
Business administration & support services	1,570	7.4%	3,500	7.2%	8.2%	8.7%
Public administration and defence	565	2.7%	1,500	3.1%	3.1%	4.2%
Education	1,875	8.8%	4,000	8.2%	9.7%	8.4%
Health	3,375	15.9%	7,000	14.3%	12.6%	12.8%
Arts, entertainment, recreation and other	935	4.4%	2,250	4.6%	4.8%	4.5%
Total	21,250	100.0%	48,900	100.0%	100.0%	100.0%

Source: ONS Business Register and Employment Survey (2019)

Note: Employment includes employees plus the number of working owners. BRES therefore includes self-employed workers as long as they are registered for VAT or Pay-As-You-Earn (PAYE) schemes. Working owners are typically sole traders, sole proprietors or partners who receive drawings or a share of the profits.

² Based on the phased housing requirement set out in Table 4.2: 610dpa for 2011/12-2015/16 and 1,120dpa for 2016/17-2018/19, with a total requirement for 6,410 homes during this period

- L4.13 A location quotient analysis reveals that the local impact area has an over-representation compared to both the wider impact area and the South East in the retail, accommodation & food services, professional, scientific & technical, transport & storage and manufacturing sectors.
- L4.14 Since 2015, the local impact area has seen a 7.9% increase in employment, relating to an addition of 1,550 jobs, which is higher than the level of growth in the wider impact area (5.7%, representing an increase of 2,650 jobs). During this period, there was a 3.2% increase in jobs in the South East and a 4.2% increase in Great Britain.
- L4.15 The highest levels of increase in employment by number of jobs in the local impact area were in the professional, scientific & technical sector (+900), the transport and storage sector (+415) and the accommodation and food sector (+320). The largest proportional increase was in the professional, scientific & technical sector (+121.5%), followed by transport and storage (+56.8%).
- L4.16 In the wider impact area, the largest increase by number of jobs was in the professional, scientific & technical sector (+1,250), followed by the business administration and support, transport and storage and education sectors (each with +500 jobs). The largest proportional increase was in the mining, quarrying and utilities sector (+140.0%), followed by the professional, scientific & technical sector (+55.6%).
- L4.17 Table L4.4 shows the employment change by sector between 2015 and 2019 in the local and wider impact areas.

Table L4.4 Change in employment by sector (2015-19)

Sectors	Local Impact Area		Wider Impact Area	
	Number	%	Number	%
Agriculture, forestry & fishing	-30	-60.0%	-450	-36.0%
Mining, quarrying & utilities	+20	+50.0%	+350	+140.0%
Manufacturing	+90	+8.2%	0	0.0%
Construction	+65	+6.6%	+250	+11.1%
Motor trades	+75	+17.4%	+250	+25.0%
Wholesale	-155	-25.0%	-250	-14.3%
Retail	+285	+10.9%	0	0.0%
Transport & storage (including postal)	+415	+56.8%	+500	+33.3%
Accommodation & food services	+320	+11.2%	0	0.0%
Information & communication	-80	-19.0%	-100	-10.0%
Financial and insurance	-40	-19.0%	-200	-33.3%
Property	-90	-23.7%	-200	-22.2%
Professional, scientific & technical	+990	+121.5%	+1,250	+55.6%
Business administration & support services	-275	-14.9%	+500	+16.7%
Public administration and defence	+25	+4.6%	+250	+20.0%
Education	-50	-2.6%	+500	+14.3%
Health	-25	-0.7%	0	0.0%
Arts, entertainment, recreation and other	-40	-4.1%	0	0.0%
Total	+1,550	+7.9%	+2,650	+5.7%

Source: ONS Business Register and Employment Survey (2015-19)

Economic Activity

- L4.18 In the 12 months to December 2020, the average economic activity for residents aged 16 to 64 in Arun (Wider Impact Area) was 80.4%, which was lower than in the South East (81.6%), but higher than in Great Britain (79.1%).
- L4.19 Over the ten-year period from 2010 to 2020, economic activity in the wider impact area increased from 78.8% to 80.4%, similarly to the South East from 79.4% to 81.6% and an increase in Great Britain from 76.1% to 79.1%.
- L4.20 Economic activity rates in the wider impact area have been relatively in line with the regional and national averages for much of this period. However, the period between January 2012 and December 2014 saw higher than average rates in the District, with rates increasing to 85.6% in 2014. There is no known reason for the 2012 to 2015 period being higher. Following this period, economic activity rates in the wider impact area have remained in line with the regional and national averages.

Table L4.5 Economic activity rates (age 16-64)

	Wider Impact Area	South East	Great Britain
Jan 2010-Dec 2010	78.8%	79.4%	76.1%
Jan 2011-Dec 2011	77.3%	79.1%	76.1%
Jan 2012-Dec 2012	81.8%	79.6%	76.8%
Jan 2013-Dec 2013	85.9%	80.0%	77.2%
Jan 2014-Dec 2014	85.6%	79.7%	77.3%
Jan 2015-Dec 2015	76.2%	80.3%	77.8%
Jan 2016-Dec 2016	78.3%	81.0%	77.8%
Jan 2017-Dec 2017	78.8%	81.4%	78.4%
Jan 2018-Dec 2018	76.9%	80.8%	78.5%
Jan 2019-Dec 2019	80.0%	82.0%	78.9%
Jan 2020-Dec 2020	80.4%	81.6%	79.1%

Source: ONS Annual Population Survey

Unemployment

- L4.21 In the 12 months to December 2020, the wider impact area had an average unemployment rate of 4.0%, which was higher than that in the South East (3.9%) but slightly lower than in Great Britain (4.6%). During the period from 2010 to 2020, unemployment in the wider impact area has fluctuated in relation to the average regional rate, with a lower rate than the South East average in six of the last ten years. However, the wider impact area's unemployment rate has remained lower than the national average throughout this period.
- L4.22 Arun's unemployment rate decreased from 6.6% in the 12 months to December 2010 to 4.0% in the 12 months to December 2020, compared to a decrease in the South East from 6.0% to 3.9%. Across Great Britain the average rate decreased from 7.6% to 4.6%.

Table L4.6 Model-based unemployment rates

	Wider Impact Area	South East	Great Britain
Jan 2010-Dec 2010	6.6%	6.0%	7.6%
Jan 2011-Dec 2011	6.4%	5.9%	8.0%
Jan 2012-Dec 2012	4.9%	6.0%	7.9%
Jan 2013-Dec 2013	4.6%	5.7%	7.5%

	Wider Impact Area	South East	Great Britain
Jan 2014-Dec 2014	4.2%	4.8%	6.2%
Jan 2015-Dec 2015	3.8%	4.2%	5.2%
Jan 2016-Dec 2016	4.5%	4.0%	4.8%
Jan 2017-Dec 2017	3.3%	3.2%	4.4%
Jan 2018-Dec 2018	3.0%	3.4%	4.2%
Jan 2019-Dec 2019	3.3%	3.0%	3.9%
Jan 2020-Dec 2020	4.0%	3.9%	4.6%

Source: ONS Annual Population Survey

L4.23 Claimant data for April 2021 shows that 2,660 residents were claiming benefits in the local impact area. Between February 2020 and April 2021, the number of residents claiming benefits increased by 142.9% in the local area, which was lower level of increase than in the wider impact area (146.5%) and the South East (146.9%), but higher than across Great Britain (111.3%). These rapid increases were associated with the Covid-19 pandemic and its effects on the labour market.

L4.24 Claimant data for the pre-pandemic period shows that the number of residents claiming benefits in the local area reduced by 13.8% between February 2013 and February 2020, which was a larger reduction than for the wider area (10.9%) and a slightly larger reduction than in the South East (15.5%), but lower than the average reduction for Great Britain (20.8%).

L4.25 In April 2021, there were 229 Jobseeker Allowance claimants (excluding Universal Credit claimants) in the local area and 369 claimants in the wider area as a whole. Of the claimants in the local impact area, 170 people (82.9%) were seeking work in elementary occupations and 30 (14.6%) were seeking sales and customer service roles. Similarly, in the wider area, 295 people (62.7%) were seeking work in elementary occupations and 130 (27.6%) in sales and customer service roles.

Qualifications

L4.26 In the 12 months to December 2020, a total of 35.5% of the wider impact residents aged 16-64 had a qualification of NVQ level 4 and above, which is lower than the average for the South East (44.9%) and the average for Great Britain (43.1%)³.

L4.27 Similarly, a total of 3.7% of the working age population in Arun held no formal qualifications, compared to 4.9% in the South East and 6.4% in Great Britain.

Occupation

L4.28 In the 12 months to December 2020, a total of 44.1% of employed residents in the wider area held jobs in standard occupational classification (SOC) 2010 major groups 1-3, which was lower than in the South East (53.4%) and in Great Britain (50.1%).

L4.29 Arun had a higher proportion of employed residents (22.2%) in SOC major groups 7-9, which was higher than the South East (18.2%) and Great Britain (21.6%) averages.

L4.30 This data aligns with the findings on qualifications above, which indicate that residents in Arun tend to have fewer qualifications and so are more likely to be employed in elementary occupations.

³ONS Annual Population Survey January-December 2019

Earnings

- L4.31 Average gross weekly earnings for full-time residents in Arun in 2020 amounted to £496.50, which was 21.4% lower than in the South East (£631.80) and 15.4% lower than in Great Britain (£587.10).
- L4.32 The difference between workplace and resident earnings suggests that the residents in Arun commute outside of the local authority area to work in locations where wages are higher, leading to residents earning more on average than those working within the District. Similar patterns occur across the South East. This trend is reflected in the commuting data below.

Table L4.7 Median Gross Weekly Earnings

	Wider Impact Area	South East	Great Britain
Median gross weekly earnings by residence	£496.50	£631.80	£587.10
Median gross weekly earnings by workplace	£466.60	£608.60	£586.70

Source: ONS Annual Survey of Hours and Earnings (2020)

Commuting

- L4.33 The 2011 Census indicates that the local impact area is an exporter of labour, with net out-commuting of 12,819 people. Arun District is also an exporter of labour, with a net total of 18,251 out-commuters.
- L4.34 A total of 10,538 people both live and work within the local impact area, indicating a self-containment rate of 25.8% of all working residents. A total of 25.8% of those working in the local impact area (10,538 people) reside either within the local impact area or in other parts of the District.
- L4.35 A total of 25,454 people both live and work in Arun District, representing a self-containment rate of 48.3%.

Table L4.8 In and out-commuting

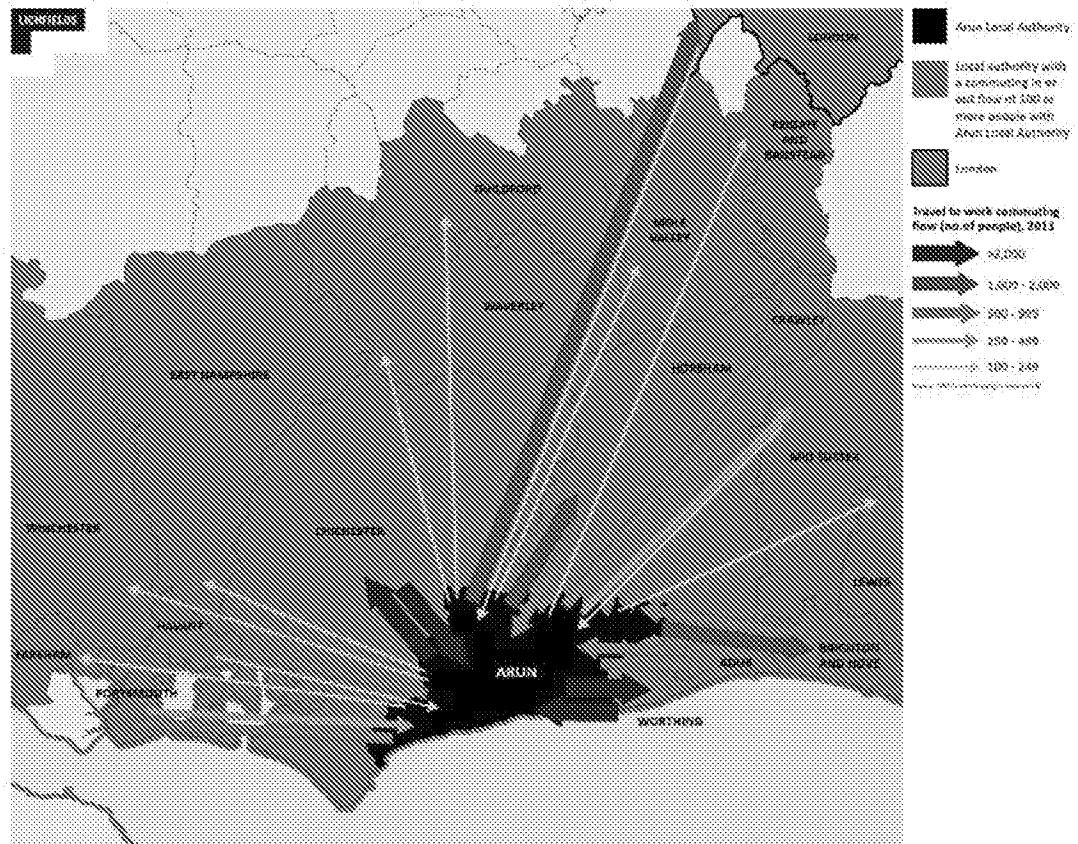
	Local Impact Area	Wider Impact Area
Total employees	28,006	34,427
Employed residents	40,825	52,678
Self-contained population	10,538	25,454
Self-containment (%)	25.8%	48.3%
In-commuting	17,468	8,973
Out-commuting	30,287	27,224
Net out-commuting	12,819	18,251

Source: ONS Census (2011)

Note: Figures may not sum due to rounding.

- L4.36 Figure L4.1 illustrates the strong flows of in and out-commuters from Arun to the neighbouring authorities of Chichester and Worthing. It also shows significant out-commuting to London, Horsham and Brighton & Hove.

Figure L4.1 Commuting patterns for Arun (Wider Impact Area)



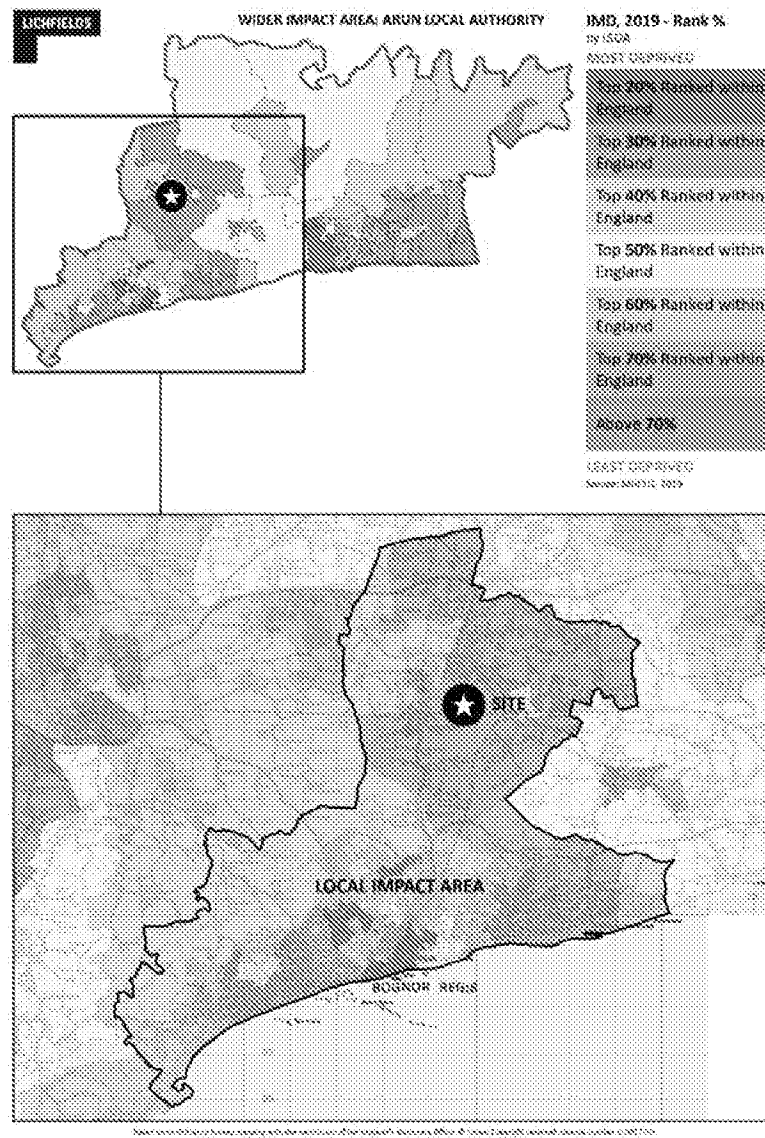
Source: ONS Census (2011)/Lichfields analysis

Deprivation

- | | |
|-------|---|
| L4.37 | Local levels of deprivation are measured by the MHCLG's Index of Multiple Deprivation (IMD) 2019. This uses a range of data to rank areas in seven categories or 'domains' ranging from income to health, which are then combined to create a multiple deprivation score for each area. |
| L4.38 | In relation to the overall IMD 2019, Arun ranked 149 out of 317 local authorities, where a rank of 1 is the local authority with the highest proportion of the population living in the most deprived neighbourhoods. Hence, Arun is close to the national average in terms of its overall levels of deprivation. |
| L4.39 | The Proposed Development is located in the Arun 003A, Arun 003C and Arun 003E LSOAs ⁴ (Lower-layer Super Output Area), all of which are ranked in the 70% most deprived LSOAs in England, i.e. they rank slightly better than the national average. Arun 003A LSOA ranks slightly worse than the national average in terms of housing, crime and education, in the 50% most deprived. Arun 003C ranks in the 50% most deprived in terms of health and Arun 003E ranks in the 30% most deprived in relation to housing and the environment. |
| L4.40 | In the local area, there are pockets of deprivation, with four LSOAs in the 10% most deprived and six in the 20% most deprived neighbourhoods in England. |

4 Arun 003E covers the area at the north eastern edge of Eastergate, Arun 003C covers the western edge of the proposed development and Arun 003A covers the southern part of the proposed development leading down to Barnham.

Figure L4.2 Commuting patterns for Arun (Wider Impact Area)



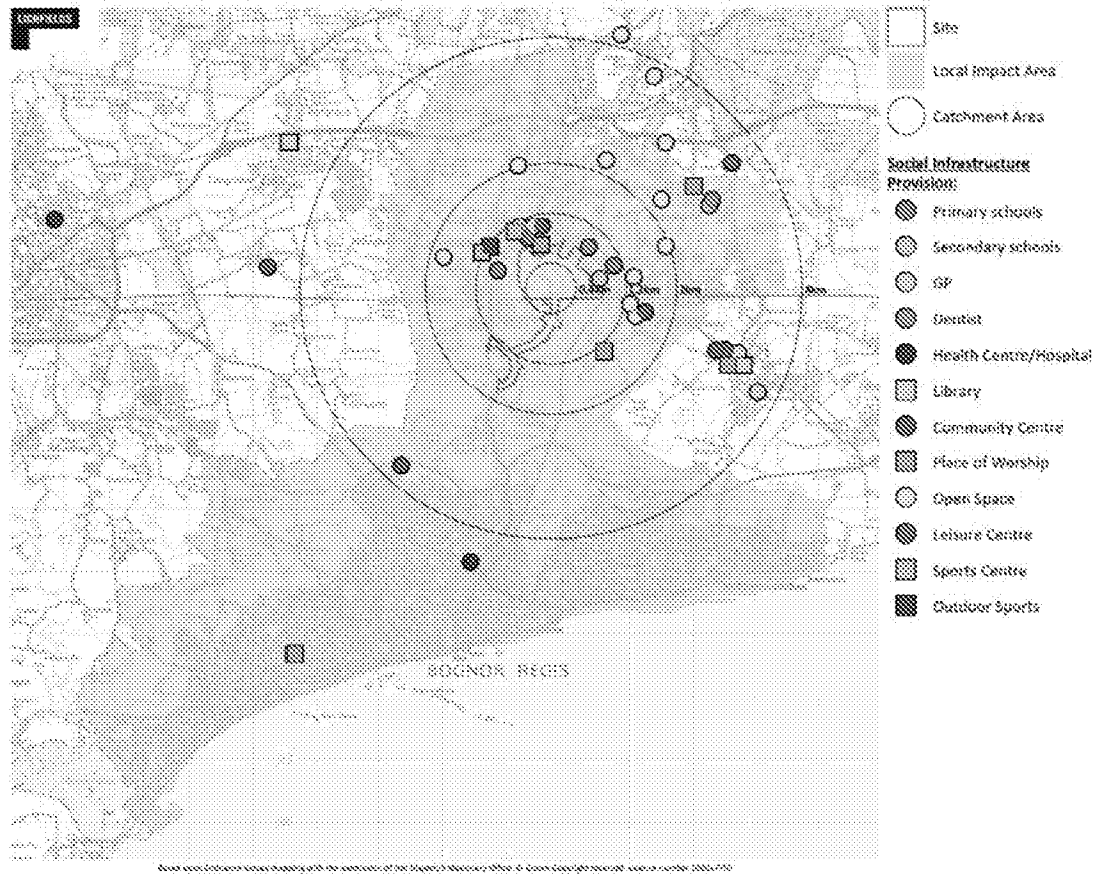
Source: MHCLG (2019) English Indices of Deprivation

Social Infrastructure Provision

L4.41

Figure L4.3 illustrates the key local services located within the local impact area. Details of this provision are provided in the sections below.

Figure L4.3 Location of social infrastructure in the local impact area



Source: NHS Digital, Department for Education, Arun Open Space Assessment (2016) – Lichfields analysis
1km, 2km and 4km zones shown from the Development Site to provide context.

Healthcare provision

L4.42 The NHS West Sussex Clinical Commissioning Group (CCG) is the relevant NHS body for the study area, which includes 96 practices with 482 FTE GPs with a total of 911,014 registered patients⁵. The national ratio according to the same data is 1 FTE GP per 1,782 patients. Hence, the average ratio of GPs to patients in the West Sussex CCG is 1 GP per 1,890 patients, which is slightly higher than the national average.

L4.43 There is one GP surgery, the Croft Practice, within 2km with a 2,906 registered patients per 1 FTE GP (Table L4.9). The Croft Practice is made up of three GP practices including Flintcroft Surgery and Meadowcroft surgery within 4km of the Proposed Development. The total patients and GPs for these practices are all captured within the Croft Surgery Group. In addition, there is one more GP surgery within 4km of the Development Site, namely Avisford Medical Group, with a ratio of 2,220 patients per FTE GP.

⁵ NHS Digital General Practice Workforce (March 2021)

Table L4.9 General Practices Capacity

Practice Code	Practice Name	Distance from Development Site	Total Patients	FTE GPs	Practice Ratio - No of Patients per FTE GP
H82016	The Croft Surgery	Within 2km	11,626	4	2,906
H82058	Avisford Medical Group	Within 4km	10,982	9.00	1,220
All (within 2 km)			11,626	4	2,906

Source: NHS Digital (March 2021) - Lichfields analysis

- L4.44 There is currently only one dental practice within 2km of the Development Site, with an additional dentist within 4km. These practices list a total of five dentists excluding hygienists or orthodontists, of which are accepting new patients (Table L4.10). There is also one pharmacy and optician located in the town centre of Barnham closest to the Proposed Development.

Table L4.10 Dentists within 4km

Name	Postcode	Distance from Development Site (km)	Dentists
Chantry House Dental	PO22 0EE	0.80	2
Wellberton Dental Practice	BN18 0PR	0.50	3
Total No. of Dentists			5

Source: online search by Lichfields

- L4.45 Bognor Regis War Memorial Hospital is located approximately 4.5km from the Proposed Development. St Richard's Hospital is c.8km away and offers the nearest A&E facility and provides a comprehensive range of healthcare departments.

Education and Early Years Provision

- L4.46 A review of the Gov.uk Register of Schools website identified no nursery schools within 2km of the Proposed Development and the primary schools within 2km distance do not cater for nursery pupils (aged 0-4). There are however, seven private nurseries in the local area within 2km of the Proposed Development.

Primary school provision

- L4.47 At the primary level, school capacity statistics as in Autumn 2020 (Table L4.11) indicate that the three primary schools within 2km of the Proposed Development provide 735 pupil places with surplus capacity of 44 places (6.0%).
- L4.48 The West Sussex County Council Planning School Places Study (Feb 2021) (L10.034) states that primary pupil numbers in the Barnham/Westergate planning area have been static in recent years and are predicted to rise in line with the historical trend. According to the report, the available accommodation across the primary provision will require expansion to cater for the demand.

Table L4.11 Primary school capacity

School Name	Capacity 2020/21	Published Admission Number (PAN) Sept 2020	Number on Roll Oct 2020	Net Capacity
Aldingbourne Primary School	210	30	210	-
Eastergate CofE Primary School	315	45	286	29
Barnham Primary School	210	30	195	15
Total	735	105	691	44

Source: West Sussex County Council (2021) Planning School Places

Secondary school provision

- L4.49 At secondary level⁶, there are two schools within 2km of the Development Site (there are no further secondary schools located within 4km), which provide some 1,924 pupil places, with surplus capacity of 249 places (13%), as presented in Table L4.12.
- L4.50 The current provision of places across the schools in the school planning area is sufficient to meet the demand from the cohorts in the primary schools. It should be noted that the St Philip Howard Catholic High School permanently increased its PAN from 2017 from 150 to 180, although no additional accommodation has been provided by the County Council. As such the capacity of St Philip between 2017 and 2022 will be increased by 900 places. As such the school's capacity in 2022 will be 1,168 places and the overall capacity of the surrounding secondary schools will be 1,984 places.

Table L4.12 Secondary school capacity

School Name	Capacity 2020/21	Published Admission Number (PAN) Sept 2020	Number on Roll Oct 2020	Current Net Capacity	Future Capacity (post 2022)
Ormiston Six Villages Academy	816	150	542	274	816
St Philip Howard Catholic School*	1,108	180	1,133	-25	1,168
Total	1,924	330	1,675	249	1,984

**new capacity for permanent changes to schools' PAN will take 5 years from 2017 to be fully implemented as the school(s) only admit pupils into Year 7 with the increased PAN.

Source: West Sussex County Council (2021) Planning School Places

- L4.51 It should be noted that the West Sussex County Council Planning School Places 2020 document states that:-

“The largest Development-related increase in the pupil population in Arun District is expected to arise in the Barnham/Westergate school planning area, as this includes the proposed strategic site allocations at BEW, Ford, Fontwell and Yapton. The existing schools in this area have limited capacity for expansion to meet this need. The Arun DC site assessment process has indicated that site options in the Ford area (outside of the proposed site allocation) should be considered and policies in the Arun Local Plan facilitate a new secondary school in this area.”

⁶ At the time the assessment was undertaken

Open Space, Sport and Recreation and Community Facilities

- L4.52 There are a number of playing fields and children's play spaces in the vicinity of the Proposed Development, including Murrells Field, playgrounds on Farnhurst and Marshall road (all less than 400m from the edge of the Development Site which is considered to be walking distance from the majority of phases). However, there is a lack of local parks within the area but given that the site is located in a rural setting in close proximity to a number of woods and copse and not too far from the South Downs National Park, local residents are likely to journey to the larger open spaces in the local area.
- L4.53 The Council's Open Space Assessment (2016) states that the District accommodates a total of 0.25ha of parks and garden provision per 1,000 population, with 0.2ha per 1,000 population in the West Arun area of the District, where the proposed scheme is located. It states that no further park provision is required.
- L4.54 The Open Space Assessment states that the District accommodates 1.04ha of amenity greenspace per 1,000 population, with 1.07ha per 1,000 population in West Arun. Amenity greenspace is defined in the report as including informal recreation spaces, housing green spaces, village greens, recreation grounds and other incidental space. It states that catchment mapping identifies a "reasonably good" distribution of amenity space provision, serving most areas of higher population density.
- L4.55 The Assessment reports a total of 0.04ha of children's play space per 1,000 population in West Arun. It states that there is a "good spread" of children's play provision across Arun, and it is unlikely that additional provision is required.
- L4.56 Barnham and Westergate offers two large leisure centres: Six Village Sports Centre and Aldingbourne Community Sports Centre, which offer facilities including swimming pools, sports halls, bowling, tennis, football pitches and softplay for children. There is also a range of commercial leisure facilities, sports grounds and playing fields.
- L4.57 In terms of other community facilities, there are two libraries and six community halls/centres in the vicinity of the Development Site, offering a number of functions ranging from private hire to youth clubs:
- 1 Oving Jubilee Village Hall;
 - 2 Eastergate Parish Hall;
 - 3 Barnham Community Hall;
 - 4 Yapton Scout Hut;
 - 5 Wellberton Village Hall; and
 - 6 Bersted Park Community Centre.

Summary of Baseline Conditions

- L4.58 The key relevant socio-economic characteristics of the local and wider impact area are summarised below:
- 1 The population of the local area has experienced higher levels of growth than Arun District in recent years, which in turn has experienced more growth than the South East and Great Britain average;
 - 2 Housing completions in Arun District between 2011 and 2019 have met 95% of the housing target to 2019 and a quarter of the housing target to 2031;

- 3 Reflecting its position as a seaside town and holiday destination, the accommodation and food sector is particularly important in the local impact area in terms of employment; professional, scientific & technical and retail are also key sectors both in the local and wider impact areas;
- 4 Job growth in the local impact area over the last few years has been higher than the average for the South East and Great Britain; Arun District has also seen higher levels of growth than the regional and national average;
- 5 Economic activity in Arun is in line with the regional and national average, however its unemployment rate is higher than the regional average but slightly lower than the national average; performance in relation to both of these metrics has worsened during the Covid-19 pandemic;
- 6 The majority of Jobseeker Allowance claimants in both the local and Arun District in April 2021 were seeking work in elementary occupations and sales and customer service roles;
- 7 Residents and workers in Arun earn less than the regional and national average; however, the earnings data suggests that many Arun residents commute outside of the District to access higher paid jobs;
- 8 Both the local and wider area are net exporters of labour, particularly to London, Horsham and Brighton & Hove; however, there are strong flows of in and out-commuters from Arun to the neighbouring authorities of Chichester and Worthing;
- 9 Arun is close to the national average in terms of its overall levels of deprivation; however, the local area ranks worse than the national average in relation to education and housing;
- 10 The area where the Proposed Development is located includes a number of healthcare facilities; however, the current level of GP provision is below the national average;
- 11 The three primary schools and two secondary schools within 2km of the Proposed Development have an identified surplus capacity currently;
- 12 There is a good range and quantity of open space and children's play space in the vicinity of the Development Site, and there is a good range of sports, leisure and community facilities in the vicinity of the Development Site.

Future Baseline

- L4.59 This section outlines the likely future baseline without implementation of the Development, i.e. the "do nothing" scenario.

Population

- L4.60 Based on the ONS 2019-based Sub National Population Projections, Arun's population is forecast to increase by 19,181 people between 2018 and 2033, which equates to an increase of 12.0%. The working-age population (16 to 64 years old) is forecast to increase by 4,888 people (5.5%).
- L4.61 This anticipated population increase is based upon past trends in population change and so is not directly related to any particular development proposal. Therefore, the baseline conditions in relation to population change in Arun as indicated by the projections can be taken to also represent the future baseline. However, any additional new homes in Arun will have an impact on the rate of population change in future. It is therefore not possible to accurately assess the level of future population change in Arun if the Proposed Development is not implemented.

Housing

- L4.62 The level of future housing supply would be measured against the housing requirement in the adopted development plan. This assessment therefore takes the level of housing planned for in the adopted Arun Local Plan as the future baseline.

Labour Market

- L4.63 An unemployment rate of 4.4%, which is the average rate between 2010 and 2019 has been applied as the future baseline, as this captures the previous economic cycle including recession and as such it is expected to remain broadly similar for the next fifteen years (capturing also the pandemic impacts and the economic recovery). However, any changes to the availability of jobs would have an impact on these rates.
- L4.64 The breakdown of employment in the local area into sectors is expected to broadly reflect its current makeup. However, the level of overall growth and the maintenance and future growth of each sector will depend upon the availability of suitable premises. Similarly, the types of occupations held by workers, earnings, economic activity, unemployment and educational attainment will depend upon the strength of the local economy as well as many other factors. It is therefore not possible to accurately forecast a specific future baseline for the labour force in Arun. This assessment instead considers the potential impact of the Proposed Development on the current status of relevant labour market indicators, which are taken to represent the future baseline.

Commuting and Deprivation

- L4.65 This assessment assumes that existing commuting patterns will continue and therefore applies the most recent record of commuting patterns (the 2011 Census) as the future baseline. Similarly, existing levels and patterns of deprivation, as recorded by the IMD (2019), are taken to represent the future baseline.

Early Years and Education, Healthcare Provision, Community Facilities and Open Space, Sport and Recreation

- L4.66 The existing provision of early years and education, healthcare, community and open space, sport and recreation facilities has been applied as the future baseline, using the most recent data.

L5.0 **Potential Effects**

- L5.1 This section assesses the potential socio-economic effects of the Proposed Development on receptors in the different impact areas.
- L5.2 The socio-economic effects of the Proposed Development are assessed across three phases encompassing a build period of 11 construction years expanding between 2023 and 2033. For each development phase, we have considered the impacts during construction and operation.
- L5.3 On this basis, this section assesses the effects the following phases (see also L3.18 for detailed phasing assumptions):
- a Phase 1 (2023 - 2030): A total of 920 new homes will be delivered (including 60 care units), together with a new 2FE primary school and early years facilities (90 places and 24 places of Special Support, SSC), a community centre and a green link. Parts of A29 as explained in detail in paragraph L3.18 will be delivered in this Phase.
 - b Phase 2 (2030 - 2033): A total of 330 new homes together with the linear park that will cross the entire Strategic Allocation from north to south, the cricket pitch and the westerly connection of East West link will be delivered in Phase 2.
 - c Phase 3 (2031-2033): The remainder of A29 south of the railway line and the Hanbury Spur will be delivered between 2031 and 2033 as part of Phase 3, which has limited socio-economic receptors to be assessed, apart from the creation of construction effects.

Phase 1

- L5.4 The construction cost of these Development phase is estimated at c.£168.0m. This primarily consists of the construction of the 920 new homes, the A29 'Barnham connection' and easterly connection to Barnham station of east-west link Barham station car parking. In addition to the construction of a green link, a new 2 FE primary school and a community centre.

During Construction

Employment and Economic Output

- L5.5 Using labour coefficients from the former Homes and Communities Agency (HCA) Calculating Cost per Job Best Practice Note (2015) (L10.024), it is possible to calculate the number of direct construction jobs supported during this phase. We have used the combined 'New Housing and Infrastructure coefficient' of 16.9 to calculate this given this phase relates to both infrastructure and housing delivery. This assumes that the Development generates 16.9 years of Full-Time Equivalent employment per £1 million of construction cost in 2011 prices.
- L5.6 To use the coefficient, the construction cost of £135.8m has been deflated to 2011 prices using the latest UK Government GDP Deflator (2019) (L10.026), resulting in a construction cost of £143m. Applying the coefficient to the deflated total construction cost and then dividing the result by the length of the construction phase (i.e. eight years) leads to the generation of 302 gross direct FTE jobs annually over the construction phase. As construction is made up of many discrete elements of work undertaken by specialists (especially in relation to the bridge construction) the number of workers on the Development Site will fluctuate during this period. The draft construction environmental management plan (CEMP) indicates a peak of c. 150 workers on-site.

- L5.7 While the construction phase will generate new employment opportunities, it is important to take account of the potential displacement of jobs. Some of the people employed during the construction of this development phase could switch from jobs elsewhere, leading to a temporary displacement of jobs.
- L5.8 In the absence of specific local information, a medium displacement rate (50%) from the HCA Additionality Guidance (2014) (L10.030) has been considered appropriate to balance construction workforce mobility with the fact that the wider impact area represents a large labour pool (c. 1,050 people working in construction⁷) from which a reasonable proportion of the construction workforce could be drawn from. Applying this displacement rate to the number of gross direct jobs results in the generation of 143 net direct FTE construction jobs per year over the eight-year build period in this phase.
- L5.9 Construction involves purchases from a range of suppliers who, in turn, purchase from their own suppliers via the supply-chain. The relationship between the initial direct spending and total economic effects is known as the ‘multiplier effect’, which demonstrates that an initial investment can have a larger economic impact as this expenditure is diffused through the economy. It is anticipated that businesses in the wider impact area would benefit from trade linkages established during the construction phase of the Development. As a result, further indirect jobs would be supported in the impact area through suppliers of construction materials and equipment.
- L5.10 ONS ‘UK input-output analytical tables’ (2020) (2016-based) (L10.027) indicate that the construction industry has an indirect employment multiplier of 2.21. Applying this employment multiplier to the 143 net direct FTE jobs each year derived above results on a total of 174 indirect FTE jobs that could be supported during each year of the construction phase.
- L5.11 Taking account of the net direct and indirect jobs generated by Phase 1 during each year of the construction phase a total of 317 FTE jobs are created annually. A breakdown of this calculation is presented in Table L5.1.

Table L5.1 Construction Employment (Phase 1)

	FTE Jobs p.a.
Gross Direct Employment	287
Net Direct Employment	143
Net Indirect Employment	174
Total Net Employment	317

Source: Lichfields analysis

Economic Output

- L5.12 As well as creating net additional jobs, the economic activity induced by the construction of Phase 1 will generate additional economic output, measured in Gross Value Added (GVA). Based on 2021 Experian data (L10.031), the construction sector generates on average £79,731 GVA per FTE job in the South East annually. Applying this to the number of gross direct construction jobs (as derived above) indicates that around £22.9m of gross direct GVA could be generated per year of the construction phase. This decreases to £11.4m when a 50% displacement rate is applied to take account of the displacement of economic activity from elsewhere.

⁷ ONS, (2019); Business Register and Employment Survey

- L5.13 Based on an indirect GVA multiplier of 2.22 from the ONS (L10.027), it is estimated that a further £14.0m of indirect GVA could be generated per annum. Therefore, the construction of this development phase is estimated to generate £25.4m of net additional GVA annually (Table L5.2).

Table L5.2 Construction GVA (Phase 1)

	GVA p.a.
Gross Direct GVA	£22.9 m
Net Direct GVA	£11.4 m
Net Indirect GVA	£14.0 m
Total Net GVA	£25.4 m

Source: Lichfields analysis (Note: figures may not sum due to rounding)

A proportion of the construction jobs estimated above would be expected to be based in the impact areas. This needs to be assessed in terms of unemployed residents in the local area, which include 299 JSA claimants in the local impact area and 369 in the wider impact area (see paragraph L4.25) of which around 82.9% and 62.7%, respectively, were seeking elementary occupations, which would be appropriate for construction work. On this basis, the employment impacts during the construction period is assessed as having a **temporary (short-term) beneficial** impact of **moderate** significance for both the local and the wider impact areas.

During Operation

- L5.14 During this phase is assumed that the first residents will reside in 2024 and all units will be occupied by 2030. The school and local community centre will open by 2030.

Operational Employment

- L5.15 This phase of Development includes the construction of the 2FE primary school, including 90 early years spaces and 24 SSC spaces, alongside the commercial space provided within the local centre. This will result in the provision of 149 workforce or 113 gross direct FTE jobs.

Table L5.3 Gross Direct Operational Employment (Phase 1)

Use	Specification	Workforce Density	Workforce Jobs	FTE Density	FTE Jobs
Primary School	2FE (1 facility)	26 jobs per form of entry	52	17 jobs per form of entry	34
Early Years Provision	90 places and 24 SSC places	1 job per 5 children aged 0 to 4 and 1 job per 2 children SSC	30	1 job per 5 children aged 0 to 4 and 1 job per 2 children SSC	30
High Street Shops/ Restaurants	1,000 sqm	16 sqm per job	63	22 sqm per job	45
Care Homes employment ⁸	60 extra care units	3.3 permanent jobs per 45 apartments	4	3.3 permanent jobs per 45 apartments	4
Total			149		113

Source: Department for Education, (2019), School workforce in England: November 2020, School Census: Jan 2020 - Lichfields analysis

- L5.16 The displacement at this stage is expected to be limited (i.e.25%) based on the supply pool of the local and wider impact area, therefore the net direct jobs are expected to be 111 workforce jobs and 85 FTE jobs at Phase 1.
- L5.17 The net direct employment generated by Phase 1 will also support additional indirect and induced jobs. The HCA Additionality Guide (2014) (L10.023) provides composite multipliers that are specific to local and wider geographies, so it is possible to estimate the number of indirect and induced jobs that may come forward in both impact areas. By using multipliers of 1.25 (sub-regional) and 1.45 (regional) for “all observations” as outlined in the Guide (L10.027) to the net employment, Phase 1 is estimated to support 28 FTE net indirect and induced jobs in the local impact area and 51 FTE indirect and induced jobs in the wider impact area.
- L5.18 Through the net direct, indirect and induced jobs generated by Phase 1 during operation, it is estimated that 148 workforce (113 FTE) net jobs will be supported in the local impact area and 178 workforce (136 FTE) net jobs will be supported in the wider impact area (incorporates jobs in the local impact area). Table L5.48 presents a full breakdown of how the total net employment results were calculated.

Table L5.4 Total Operational Employment (Phase 4)

	Local Impact Area		Wider Impact Area	
	Workforce Jobs	FTE Jobs	Workforce Jobs	FTE Jobs
Gross Direct Employment	149	113	149	113
Net Direct Employment	111	85	111	85
Net Induced and Indirect Employment	37	28	67	51
Total Net Employment	148	113	178	136

Source: Lichfields analysis

⁸ Direct employment figures for Care Homes supporting jobs are reported in the Homes for Later Living (February 2021) Report by WPI Strategy (L10.036)

Economic Output

L5.19 Based on 2021 Experian data (L10.031) (which provides information on the amount of GVA generated per worker in different sectors of the economy) and the number of gross direct FTE jobs shown in Table L5.4, it is estimated this phase of Development will generate £5.3m of gross direct GVA annually. Considering displacement assumptions as above (i.e. 25%) a net GVA of £4.0m will be generated by Phase 1.

L5.20 By applying composite multipliers of 1.25 and 1.45 for the local and wider impact areas to the amounts of net direct GVA, it is estimated that Phase 1 could generate £1.2m and £2.2m of indirect and induced GVA per annum in the local and wider impact areas, respectively. As such, this phase of Development is estimated to produce a net total of £5.2m in the local impact area and £6.2m in the wider impact area.

Table L5.5 Total Operational GVA (Phase 1)

	GVA p.a.	
	Local Impact Area	Wider Impact Area
Gross Direct GVA	£5.3m	£5.3m
Net Direct GVA	£4.0m	£4.0m
Net Induced and Indirect GVA	£1.2m	£2.2m
Total Net GVA	£5.2m	£6.2m

Source: Lichfields analysis (Note: figures may not sum due to rounding)

L5.21 Overall, the jobs generated by the Proposed Development would equate to 0.7% of jobs within the local impact area and 0.3% of jobs within the wider impact compared to 2019 baseline data. Considering this and other factors the economic impacts of Phase 1 result in a **permanent, beneficial** impact of **minor** significance in the local impact area and **negligible** in the wider impact area.

Resident Expenditure

L5.22 A total of 920 households will reside in the Development Site by the end of Phase 1. It should be recognised that not all the residents of this phase will be 'new' to the local area, as some will move from elsewhere within the local and wider impact areas. In addition, only a proportion of the total resident expenditure by new residents of the proposed housing will be retained within the local impact area.

L5.23 According to the Arun Retail Study (Update 2016) the retention rate for convenience goods in the local impact area is 26.2% and for comparison goods is 7.94%. The convenience goods retention rate across Arun as a whole is 43.6% and for the comparison goods is 52.1%.

L5.24 As a result, the net additional expenditure of the local impact area would be c. £5.82m and could create at least 55 supported jobs in the local impact area.

L5.25 In addition, it is estimated that the first occupation expenditure, which relates to the initial spends to make a house "feels like a home", is c. £5.1 million for Phase 1⁹. This will support 10 additional jobs locally (under 10 miles). As a result, a total of 65 supported jobs will be created locally.

L5.26 This additional spending will support the vitality and viability of local businesses within Phase 1 as well as the local and wider impact areas. This increase in resident expenditure is assessed to

⁹ This is based on research carried out by OnePoll on behalf of Barratt Homes (August 2014), which suggests that an upfront average of £5,500 per home is required as a first occupation cost per home.

have a **permanent beneficial** impact of **minor** significance on the economy of the local and wider impact areas.

Population Growth

- L5.27 Population growth is estimated based on the proposed housing mix (see paragraph L3.18). The population of the market homes is estimated using the average household size for Arun of 2.18¹⁰ based on Census 2011. The estimation excludes the number of homes that could be vacant at that time. This is estimated based on the Local Authority Council Tax Base (2018) data for Arun, which was published on 14 November 2018, and equated to 1.6% vacancy rate which is assumed to be kept constant for the purposes of this assessment. It is assumed that the affordable housing will be fully occupied.
- L5.28 Applying the above approach, Phase 1 yield up to 2,472 residents. This is equivalent to 3.0% and 1.5% of the projected populations of the local and wider impact areas in 2030 (L10.022).
- L5.29 The population growth assumes that those people occupying the new residential units are not presently living in the local and wider impact areas. However, it is likely that some of the residential units would be occupied by existing residents, such as residents buying their first homes, trading-up and local residents on Housing Association or the Council's waiting lists. In any event, those residents that decide to move within the local area would release other residential units for occupation by other new residents to the local area, which would ultimately increase the level of choice and availability in the local market.
- L5.30 The implied growth in the resident population in both the local and wider impact areas does not present a significant growth to the projected population level. It is unlikely the existing population will grow rapidly in a short period of time due to the delivery of this phase.
- L5.31 The significance of these effects depends on their implications for other socio-economic factors, such as effects on schools and healthcare facilities, which largely depend on whether the current availability of such facilities can support the additional demand generated by this phase of Development. These impacts are considered in turn below. As noted above, the additional income and expenditure generated by the new residents would provide positive benefits to the local economy.

Housing

- L5.32 The total of 920 dwellings are likely to be built in this phase, making a contribution of 11.5% to the Arun's housing target of 1,000 per annum (8,000 homes across Phase 1, see paragraph L2.9). A range of homes will be built including 431 affordable homes. Taking all relevant factors into consideration, the effect of Phase 1 in terms of housing is assessed to be **permanent beneficial** impact of **moderate** significance in the local and **minor** significance within the wider impact areas for this phase.

Education

- L5.33 Any development scheme that delivers additional housing demand locally will also influence the requirements for school places. Using the West Sussex Explaining Contributions Calculation Guide (L10.034), this phase of Development is estimated to generate demand for 230 primary school children and 166 secondary school places (in addition to 37 post-16-year places).
- L5.34 According to Table L4.11 there is a surplus of 44 places at the primary schools within 2km distance from the site. In addition, the school planning area has been static in recent years and

¹⁰ Arun District Council, Population Key Facts, Data available at
<https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n8547.pdf&ver=8319>

are predicted to rise in line with the historical trend. The available accommodation across the primary provision will require expansion to cater for the demand. Therefore, demand for primary provision generated by this phase of Development is expected to create additional pressures on the existing supply.

- L5.35 Phase 1 will deliver the new 2FE Primary School, which will have a capacity for at least 420 primary students, and this is expected to meet the primary education requirements for the entire Proposed Development. Following the delivery of Phase 1, there will be a surplus of c. 187 primary school places to accommodate the needs of the wider area.
- L5.36 In terms of secondary education, this phase of Development would create demand for 166 places in secondary schools. Considering local evidence, those schools falling within 2km distance from the Development Site have recorded a surplus of 249 places (as presented in Table L4.12). As a result, this phase is not expected to create additional pressures in the secondary schools' provision as the current surplus is adequate to accommodate the arising demand.
- L5.37 In terms of early years care provision, there is not a mechanism to estimate the exact amount that will be generated by the Proposed Development. However, it is expected that the need arising would be fully accommodated locally as there a variety of private facilities in the local area. In addition, the new primary school which will be delivered in Phase 1 will provide 90 places of early years facility and 24 places of Special Support. On this basis, it is not likely that additional pressures for early education provision will be created by this phase.
- L5.38 Taking all relevant factors into consideration, the effect of this phase of Development in terms of education is assessed to be **permanent beneficial** impact of **moderate** significance in the education providers in the local and **minor** significance in the wider area.

Healthcare

- L5.39 The resident population from this phase is estimated to amount to 2,472 residents. Existing GP provision within 2km from the Development Site operates at a ratio of 2,906 registered patients per FTE GP (Table L4.9). The potential population growth associated with Phase 1 would increase this ratio to 1:3,524 (+21%). Of note all the practices are accepting new patients, however they do operate in a higher number of patients per FTE GP as analysed in para L4.42. . On this basis, the sensitivity of the receptor is assessed to medium. The magnitude of impact on access to GP services is judged to be low to medium based on the fact that there is an increase of 21% in the existing ratio of patients per FTE GP.
- L5.40 There are also two dental practices with at least an offer of five dentists in proximity to the Development Site (Table L4.10). All the practices accept new patients.
- L5.41 As a result, Phase 1 is assessed to have a **permanent adverse** impact of **minor to moderate** significance on healthcare across the local and wider impact areas. This impact should be mitigated through the financial contributions and/or the expansion of the existing GP in proximity, namely the Croft Surgery, preferably during Phase 1.

Open Space

- L5.42 The additional population generated by Phase 1 would create further demand for open space, sports and recreation facilities, particularly within the local impact area.
- L5.43 As outlined in the baseline analysis, a number of open space amenities are located within the local impact area, however there is a lack of small local parks within the area. However, this will be mitigated through the delivery of green links and corridors and parks and gardens as part of the Proposed Development in accordance to the Council's standards. At this stage, in Phase 1 the

green link will be delivered resulting on 4.06 additional ha of open space with additional open space delivered in Phase 2.

- L5.44 Taking into account the quantum of open space and play space provided currently the effect on open space and play space is considered as **permanent beneficial** impact of **minor** significance.

Community Facilities

- L5.45 The additional residents induced by this phase of Development would give rise to some additional demand for community facilities such as libraries, places of worship, community halls and leisure facilities. As indicated in the baseline section, there is a reasonable level of existing provision in terms of such facilities in the surrounding area. A total of 250sqm community space will be delivered as part of Phase 1, enhancing further the existing provision.
- L5.46 Taking these factors into account, it is assessed that the effect of Phases 1 and 2 on community facilities will be **permanent beneficial** impact of **minor** significance.

Phase 2

- L5.47 The construction cost of this phase is estimated at c.£36m across four construction years¹¹. A total of 330 new homes together with the linear park that will cross the entire Strategic Allocation from north to south, the cricket pitch and the westerly connection of East West link will be delivered in Phase 2.

During Construction

Employment and Economic Output

- L5.48 Adopting the same approach as explained in paragraphs L5.5 to L5.12, the appropriate labour coefficient for this phase is £19.9 of Full-Time Equivalent employment per £1 million of construction cost in 2011 prices (i.e. New Housing coefficient only), Table L5.6 shows the net employment generated by the construction of Phase 2.

Table L5.6 Construction Employment (Phase 2)

	FTE Jobs p.a.
Gross Direct Employment	145
Net Direct Employment	72
Net Indirect Employment	88
Total Net Employment	160

Source: Lichfields analysis (Note: figures may not sum due to rounding)

Economic Output

- L5.49 As well as creating net additional jobs, the economic activity induced by the construction of Phase 2 will generate additional economic output, which is summarised in Table L5.7.

Table L5.7 Construction GVA (Phase 2)

	GVA p.a.
Gross Direct GVA	£11.5 m
Net Direct GVA	£5.8 m

¹¹ The overall development expands across 11 construction years with Phase 1 accounting for eight years, Phase 2 across four years between 2030-2033 and Phase 3 across three years between 2021-2033.

	GVA p.a.
Net Indirect GVA	£7.0 m
Total Net GVA	£12.8 m

Source: Lichfields analysis (Note: figures may not sum due to rounding)

- L5.50 Synthesising the outcomes of employment and economic output, the employment impacts during the construction period is assessed as **temporary (short-term) beneficial** impact of **minor** significance for both the local and the wider impact areas.

During Operation

- L5.51 During this phase, it is assumed that the additional 330 homes will be occupied by 2033.

Resident Expenditure

- L5.52 An additional 330 households will reside in the Development Site by the end of Phase 2. Adopting the approach presented in paragraphs L5.22 to L5.25, the net additional expenditure of the local impact area would be c £2.1m and the equivalent for the wider area would be £5.2m. This expenditure could create at least 20 supported jobs in the local impact area and 49 supported jobs in the wider impact area.
- L5.53 In addition, estimated first occupation expenditure of £1.8m will support an additional 3 FTE jobs in Phase 2. As a result, a total of 23 supported jobs will be created locally and at least 49 supported jobs will be created in the wider impact area.
- L5.54 This increase in resident expenditure is assessed to have a **permanent beneficial** impact of **minor** significance effect on the economy of the local impact area and **negligible** on the economy of the wider impact area.

Population Growth

- L5.55 Applying the same approach as presented in paragraphs L5.28 to L5.31, the 330 new residential units that will be provided in Phase 2 yield 887 residents. This is equivalent to 1.1% and 0.5% of the projected populations of the local and wider impact areas in 2033 (L10.02121), respectively.

Housing

- L5.56 The total of 330 dwellings are likely to be built in this phase equate to 11% of Arun's housing target across the period (see paragraph L2.9). A range of homes will be built including 155 affordable homes. Taking all relevant factors into consideration, the effect of Phase 2 in terms of housing is assessed to be **permanent beneficial** impact of **moderate** significance in the local and **minor** significance effect in the wider impact area.

Education

- L5.57 This phase of Development is estimated to generate demand for 83 primary school children and 59 secondary school places (in addition to 13 post-16-year places).
- L5.58 The current primary school capacity is over 44 places as presented in Table L4.11. Phases 1 and 2 cumulatively will create demand for 312 primary school places. However, the scheme will be delivering a 2-form entry primary school in Phase 1 with overall capacity estimated at 420 primary places.
- L5.59 In terms of secondary schools, phases 1 and 2 will cumulatively generate demand for 225 places. The secondary school capacity according to Table L4.12 from 2022 onwards will be 1,984 places.

Against the existing capacity, there is a surplus of 249 places currently. On this basis, existing secondary education provision can accommodate the needs arising by the Development.

L5.60 Finally, as discussed at paragraph L5.37, it is expected that any demand for early year provision could be met locally and through the additional early year provision that will be provided by the new primary school that will be delivered in Phase 1.

L5.61 As a result, the effect of this phase of Development in terms of education is assessed to be **negligible** in both the local and wider impact areas.

Healthcare

L5.62 The resident population from this phase is estimated to amount to 887 residents. Existing GP provision within 2km from the Development Site operates at a ratio of 2,906 registered patients per FTE GP (Table L4.9). The potential population growth associated with Phase 1 would increase this ratio to 1:3,524 as explained in paragraph L5.39. Phase 2, assuming no mitigation takes place, will increase this ratio to 1:3,746 (+28.9%). The sensitivity of the receptor is assessed to be medium and the magnitude of impact on access to GP services is judged to be medium based on the increase in the existing ratio.

L5.63 There are also two dental practices with at least an offer of five dentists in proximity to the Development Site (Table L4.10) which accept new patients.

L5.64 As a result, Phases 1 and 2 is assessed to have cumulatively a **permanent adverse** impact of **moderate** significance effect on healthcare across the local area and **minor** significance on the healthcare of the wider impact area. This impact will be mitigated through the financial contributions and the expansion of the Croft Surgery preferably during Phase 1. Then the residual effects of both Phases will be negligible.

Open Space

L5.65 The additional population generated by Phase 2 would create further demand for open space, sports and recreation facilities, particularly within the local impact area.

L5.66 Considering the existing open space provision in combination to those that will be provided through the scheme, which includes the delivery of a linear park, green corridors and the green link resulting in a total of 29.92 ha of additional green space. The Proposed Development will also deliver a cricket pitch providing additional recreational amenity space for resident and locals in the community. Therefore, it is likely that this phase will create positive impacts from the provision of additional sports facilities and new open space. Therefore, the effect on open space and play space is considered as **permanent beneficial** impact of **minor** significance.

Community Facilities

L5.67 Considering the current and future provision of community facilities within the local and wider area, it is assessed that the effect of Phase 2 on community facilities will be **negligible**.

Phase 3

L5.68 The construction cost of this phase is estimated at c.£36m across three construction years. The remainder of A29 south of the railway line and the Hanbury Spur will be delivered between 2031 and 2033 as part of Phase 3.

During Construction

Employment and Economic Output

L5.69 Adopting the same approach as explained in paragraphs L5.5 to L5.12, the appropriate labour coefficient for this phase is £13.9 FTE employment per £1 million of construction cost in 2011 prices (i.e. Infrastructure coefficient only), Table L5.8 shows the net employment generated by the construction of Phase 3.

Table L5.8 Construction Employment (Phase 3)

	FTE Jobs p.a.
Gross Direct Employment	135
Net Direct Employment	67
Net Indirect Employment	75
Total Net Employment	142

Source: Lichfields analysis (Note: figures may not sum due to rounding)

Economic Output

L5.70 As well as creating net additional jobs, the economic activity induced by the construction of Phase 3 will generate additional economic output, which is summarised in Table L5.9

Table L5.9 Construction GVA (Phase 3)

	GVA p.a.
Gross Direct GVA	£10.8 m
Net Direct GVA	£5.4 m
Net Indirect GVA	£6.4 m
Total Net GVA	£11.8 m

Source: Lichfields analysis (Note: figures may not sum due to rounding)

L5.71 Synthesising the outcomes of employment and economic output, the employment impacts during the construction period is assessed as **temporary (short-term) beneficial** impact of **minor** significance for both the local and the wider impact areas.

During Operation

L5.72 During the operation, the infrastructure works will be completed. There are no socio-economic receptors that could be assessed at this phase.

L6.0 **Mitigation and Monitoring**

L6.1 The Proposed Development is anticipated to generate mainly beneficial effects with regard to the assessed receptors and so these require no mitigation. The only moderate adverse effect to have been identified relates to healthcare provision which is expected to be mitigated as set out below.

During Construction

L6.2 The socio-economic effects assessed during the construction of both phases are beneficial. The construction environmental management plan (CEMP) would ensure that any traffic disturbance is limited.

L6.3 To enhance further the beneficial socio-economic effects of the Proposed Development during construction the following initiatives could be considered:

- Providing employment, training and education opportunities for local residents;
- Encouraging procurement opportunities for local businesses to source products and services locally where possible and practical; and
- Establishing links with local businesses, organisations and training providers to offer training, development and employment opportunities via work experience and apprenticeship schemes.

L6.4 These measures would be subject to discussions with the Council and other relevant bodies; therefore, the potential implications are currently unknown.

During Operation

L6.5 Most of the operational employment effects of the Proposed Development have been assessed to be beneficial. The beneficial effects of the Proposed Development in relation to operational employment could be enhanced further by employing measures to encourage local recruitment for the new job opportunities.

L6.6 The Proposed Development has been assessed to have a moderate adverse effect on healthcare of the local impact area and minor adverse in the wider. Engagement with NHS West Sussex Clinical Commissioning Group (CCG) has confirmed that the CCG will seek financial contributions for the expansion of the Croft Practice in Barnham (the existing GP in 2km of the Proposed Development) to provide additional GP services to meet the future needs of the Proposed Development and the entire Barnham, Eastgate and Westergate Strategic Allocation. These contributions will mitigate entirely the moderate adverse effects on healthcare.

L7.0 **Residual Effects**

During Construction

L7.1 This section considers the residual effects of the Proposed Development, taking into account the baseline position and any proposed mitigation measures. As relatively few mitigation measures are assessed as necessary for the Proposed Development, the residual effects are in most cases the same as the impacts discussed in earlier sections.

During Operation

L7.2 Following the mitigation measures, the effects on healthcare will be negligible. As a result, no significant adverse residual effects are anticipated during the operation of the Proposed Development. The Proposed Development will otherwise give rise in a mix of minor beneficial (non-significant) impacts as the housing and employment uses become operational.

L8.0 Summary & Conclusions

- L8.1 In summary, the Proposed Development, which is part of the wider Development of the Barnham, Eastergate & Westergate Strategic Allocation, will deliver up to 1,250 new homes, 1,000 sqm of Class E floorspace; a community centre; a 2 FE primary school; and a variety of open space and parks, natural and semi-natural space, allotments and play spaces.
- L8.2 The Proposed Development will have non-significant, permanent minor beneficial residual effects to the local and wider impact areas across the phases assessed in this ES Chapter. The only significant, moderate beneficial, but temporary, residual effect assessed during Phases 1 and 2 relates to the construction employment and economic output.
- L8.3 The NHS West Sussex Clinical Commissioning Group (CCG) has confirmed that they will seek financial contributions for the expansion of the Croft Practice in Barnham to provide additional GP services to meet the future needs of the Proposed Development and the entire Barnham, Eastgate and Westergate Strategic Allocation. These contributions will mitigate entirely the moderate adverse effects on healthcare and, subsequently, the residual effects are assessed to be negligible.
- L8.4 No further mitigation is required based on the impact assessment. However, a variety of enhancement measures for the construction and operational employment have been identified. If these measures are in place, the employment and economic output during both construction and operation would be further enhanced.
- L8.5 The residual effects of the Proposed Development are summarised in Table L8.1.

Table L8.1 Summary of Effects

Aspect	Receptor	Effect	Mitigation/Enhancement	Residual Effects
Phase 1				
Construction Effects				
Employment and economic output	Local and wider impact areas' economies	Temporary (medium-term) Moderate Beneficial	Additional initiatives to maximise local benefits	Temporary (medium-term) Moderate Beneficial
Operational Effects				
Employment and economic output	Local impact area economy	Permanent Minor Beneficial	Additional initiatives to maximise local benefits	Permanent Minor Beneficial
	Wider impact area economy	Negligible	Additional initiatives to maximise local benefits	Negligible
Resident expenditure	Local and wider impact areas' economies	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Housing	Housing market of the local impact area	Permanent Moderate Beneficial	No mitigation measures	Permanent Moderate Beneficial
	Housing market of the wider impact area	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial

Aspect	Receptor	Effect	Mitigation/Enhancement	Residual Effects
Education	Education providers in the local area	Permanent Moderate Beneficial	No mitigation measures	Permanent Moderate Beneficial
	Education providers in the wider area	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Healthcare	Health services in the local and wider impact areas	Permanent Minor to Moderate Adverse	Contribution for expansion at existing facilities	Negligible
Open Space	Open and play spaces in the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Community Facilities	Local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Phase 2				
Construction Effects				
Employment and economic output	Local and wider impact areas' economies	Temporary (short-term) Minor Beneficial	Additional initiatives to maximise local benefits	Temporary (short-term) Minor Beneficial
Operational Effects				
Residential expenditure	Local impact area economy	Permanent Minor Beneficial	No mitigation	Permanent Minor Beneficial
	Wider impact area economy	Negligible	No mitigation	Negligible
Housing	Housing market of the local impact area	Permanent Moderate Beneficial	No mitigation measures	Permanent Moderate Beneficial
	Housing market of the wider impact area	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Education	Education providers in the County	Negligible	No mitigation measures	Negligible
Healthcare	Health services in the local impact area	Permanent Moderate Adverse	Contribution for expansion at existing facilities	Negligible
	Health services in the wider impact area	Permanent Minor Adverse	Contribution for expansion at existing facilities	Negligible
Open Space	Open and play spaces in the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Community Facilities	Local and wider impact areas	Negligible	No mitigation measures	Negligible
Phase 3				

Aspect	Receptor	Effect	Mitigation/Enhancement	Residual Effects
Construction Effects				
Employment and economic output	Local and wider impact areas' economies	Temporary (short-term) Minor Beneficial	Additional initiatives to maximise local benefits	Temporary (short-term) Minor Beneficial

L9.0

Abbreviations & Definitions

- 1 AMR - Annual Monitoring Report
- 2 BRES - Business Register and Employment Survey
- 3 DPA - Dwellings per annum
- 4 ES - Environmental Statement
- 5 FTE - Full Time Equivalent
- 6 HCA - Homes and Communities Agency (now Homes England)
- 7 IED - Institute of Economic Development
- 8 IMD - Index of Multiple Deprivation
- 9 JSA - Job Seeker's Allowance
- 10 MSOA - Middle Level Super Output Area
- 11 NPPF - National Planning Policy Framework
- 12 NVQ - National Vocational Qualification
- 13 ONS - Office for National Statistics
- 14 PPG - Planning Policy Guidance
- 15 R&D - Research & Development
- 16 SOA - Super Output Area
- 17 SOC - Standard Occupational Classification
- 18 VAT - Value Added Tax

L10.0

References

- 1 Arun District Council Open Space Standards (September 2016)
- 2 Department for Transport, Manual for Streets (2007)
- 3 Department for Transport, National Travel Survey Factsheet: Why do people travel: Education and Escort Education (2019)
- 4 Ministry of Housing, Communities and Local Government (MHCLG), National Planning Policy Framework (2021)
- 5 White Paper Planning for the Future Consultation (August 2020)
- 6 Office for National Statistics (ONS), Mid-year Population Estimates
- 7 ONS Middle Super Output Area population estimates
- 8 ONS (2011) Census
- 9 PPG Housing and Economic Needs Assessment
- 10 ONS Business Register and Employment Survey
- 11 ONS Annual Population Survey
- 12 ONS Claimant Count
- 13 ONS Jobseeker's Allowance flows by occupation
- 14 ONS Annual Survey of Hours and Earnings – Workplace Analysis
- 15 ONS Annual Survey of Hours and Earnings – Resident Analysis
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