



Final Report

Report for Henry Buhr

November 2016

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Executive Summary

This report sets out a socio-economic assessment of the proposed development of 400 dwellings and other community and commercial uses at Pagham South within Arun District. The assessment also considers the potential cumulative impacts arising from proposals for approximately 1,000 dwellings and associated community and commercial uses in the Pagham area.

The Proposed Development, and that in the wider Pagham area, will deliver much needed market and affordable housing in response to the growing population and changing demographics in the area. Both the Pagham South and Pagham North sites have been identified as having potential to accommodate new residential development and are being assessed as part of the process to develop the Arun Local Plan.

The proposed development will deliver 400 homes including affordable homes in line with policy H SP2 of the emerging Arun Local Plan. It is envisaged that a range of dwelling types will be provided to meet community needs, including first homes, family homes and retirement accommodation. Once fully occupied it is estimated that the total resident population will be 890-930 persons. Approximately 710-745 persons are assessed as net additional to the local area.

Pagham is located to the west of Bognor Regis. It has a population of approximately 7,500 (2011 Census) in 3,500 households. There is a range of community infrastructure facilities in the local area, however, development of the scale proposed will require new provision. This will be achieved through a mix of on and off site measures.

Proposed development across Pagham will require a new primary school of approximately 1 form of entry (FE). The Pagham South development will generate a requirement for around 0.3FE. The development proposals incorporate land for a 1FE primary school. There is secondary education capacity at The Regis School. Should mitigation be required for secondary, special educational needs and post-16 provision this will be via financial contributions to enhance existing facilities off-site. Detailed analysis is set out within the full report.

As a result of a growing population across the district there is a need for a number of new GP surgeries. Work ensuring sufficient capacity is being led by the Coastal West Sussex Clinical Commissioning Group (CCG). The Proposed Development includes provision to include a new GP surgery if required.

The Proposed Development also includes a range of further on-site community infrastructure including a crèche, youth centre, day centre for the elderly, and small scale retail provision. In addition land is to be provided for a scout hut, formal sports provision and allotments. Further off-site financial contributions will be made towards indoor sports facilities.

Construction of the Proposed Development will include an investment of £89 million which will support 661 net additional person years of employment and wages of £19.5 million in the local area, spread across the five-year construction period.

During the operational phase, the creation of new facilities will support the creation of an estimated 160 net additional FTE jobs for residents of Arun District, supporting annual wages in excess of £3



million. Further employment will be safeguarded and supported through increased fiscal revenues to local government to fund local services. This is estimated at approximately £1.3 million per annum over the period when New Homes Bonus is payable.

In conclusion, the assessment demonstrates that in socio-economic terms, as a result of mitigation, there are no significant adverse impacts. There will also be positive benefits through the creation of new employment, service provision and local government revenues.



1 Introduction

HJA has been instructed by Hanbury (PM) Ltd to provide a socio-economic assessment to accompany the outline planning application relating to Pagham South.

The Adopted Arun District Local Plan 2003 is time-expired. As noted within the Statement accompanying the application, as a result of Arun District Council being unable to demonstrate a five-year supply of housing, the housing policies within the adopted Local Plan are considered out-of-date in accordance with the National Planning Policy Framework (NPPF)¹. The NPPF states that applications should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The purpose of this report is to assess the potential socio-economic impacts arising from the Proposed Development upon the local community, to ensure that any potential adverse effects are mitigated. The report will also identify any positive impacts.

1.1 Application Site

The location of the application site is shown in figure 1.1 below. The 23-hectare site is bounded by Summer Lane to the north, and Pagham Road to the east. It is located to the west of the Bognor Regis urban area that extends from Pagham in the west to Ancton in the east. In total the settlement extends some 11km (6.7 miles). It is noted in the Local Plan Publication Version (October 2014) that whilst Bognor Regis has merged with its neighbouring settlements to form larger built-up areas the Parish identities remain, as do distinct village identities.

The application site is currently in agricultural use.

1.2 Proposed Development

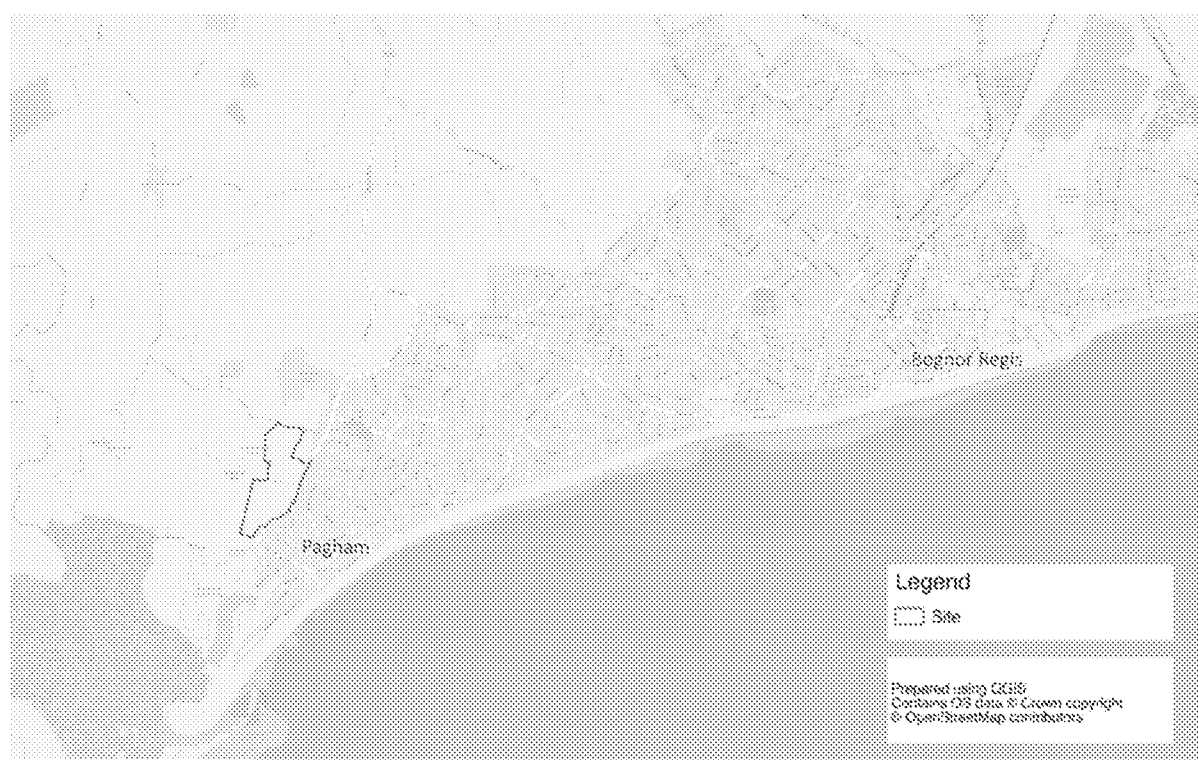
The Proposed Development comprises the following:

- Up to 400 dwellings, of which 30% will be affordable in line with Arun District Council policy. The dwellings will include a mix of house types and sizes, including retirement housing;
- A care home with up to 70 beds;
- A Local Centre comprising up to 2,000 sq m of A1/A2/A3/D1/Sui Generis floorspace which is expected to include local shops and cafes including a small convenience store (up to 500 sq m), primary care facilities (GP surgery/pharmacy), and facilities for the young (crèche/youth centre) and elderly (day centre)
- Provision of land for a primary school (1 Form Entry with capacity to expand);
- Provision of land for a Scout Hut; and
- Other community uses including formal sports provision, informal public open space and allotments.

¹ Confirmed in Pre Application Advice ref PAA/152/16 dated 18th October 2016



Figure 1.1 Site Location Plan



1.3 Further Proposals in the Area

In response to the need to deliver homes to accommodate the growing population and changing demographics of the Arun District two areas in Pagham have been identified with the potential to accommodate new residential development. These are being assessed as part of the process to develop the Arun District Plan.

The site lies within the 'Pagham South' area, which is currently being assessed as a potential site allocation in the emerging Local Plan. In addition to the Proposed Development the land immediately to the north of the application site bounded by Mill Farm Estate to the north, Pagham Road to the east and Summer Lane to the south has two extant planning permissions for 90 dwellings and 40 dwellings² respectively.

A further 600-800 dwellings are being assessed at 'Pagham North'. HJA is aware of emerging proposals for up to 300 homes, an 80-bed care home (C2), a 2 form-entry (FE) primary school (D1) and a day nursery (D1) at Hook Lane, Pagham. Further plans for up to 280 dwellings, land for a 1 FE primary school and other community uses are proposed at Sefter Road, Pagham.

A joint infrastructure plan is being prepared by the respective developers promoting the three major applications within Pagham North and Pagham South. In total, the three proposals comprise approximately 1,000 dwellings, 150 care home bed spaces, land for three primary schools (with the clear expectation that only one will be delivered to serve the area), an Ambulance Community Response Post and provisions for a replacement scout hut at two sites. The joint infrastructure plan is in keeping with pre-application advice received from Arun District Council noting that the

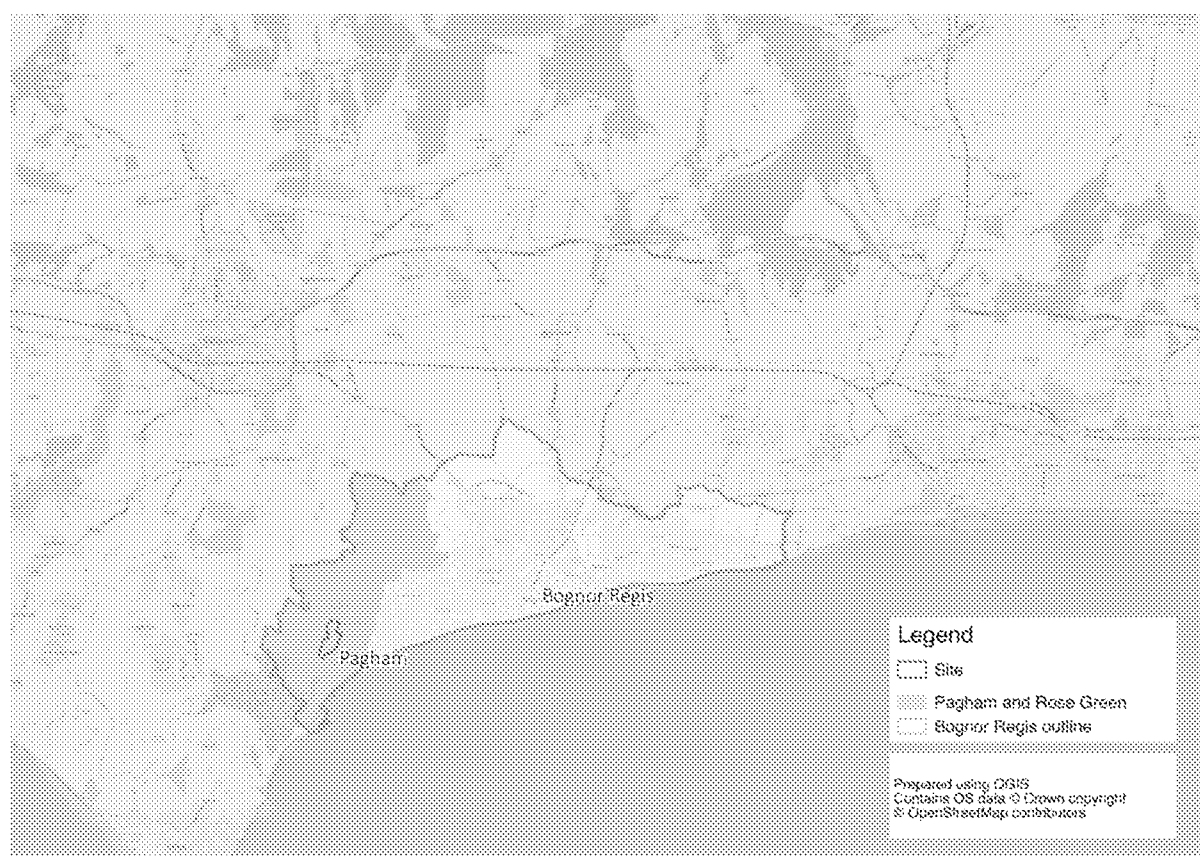
² Only accessible from Pagham Road

Proposed Development should be acceptable both as a 'stand alone' proposal and in conjunction with other sites in the Pagham North and South cluster and Policy INF SP1 of the Arun Local Plan 2011-31 which requires account to be taken of cumulative impact.

1.4 Impact Area

The immediate impact area contains the neighbourhoods within the Pagham and Rose Green Ward. Impacts are also considered on a wider area comprising the entire urban area of Bognor Regis³. Figure 1.2 illustrates these impact areas relative to the site.

Figure 1.2 Impact Areas



³ Bognor Regis is defined using the following wards: Pagham and Rose Green, Aldwick West, Aldwick East, Marine, Pevensey, Orchard, Hotham, Bersted, Felpham West, Felpham East, and Middleton-on-Sea.

2 Baseline Conditions

This chapter sets the socio-economic context in which the Proposed Development will be located.

2.1 Population and Households

The 2011 Census reported a resident population of 7,540 in Pagham and Rose Green. 99.7% of this population lived as part of a household. This represents 11.7% of the population of Bognor Regis (64,700 persons), and 5.0% of the total population of Arun (149,500 persons).

Since 2011 the population of Arun has increased by 4.0% (ONS, Mid Year Estimates). No data is available below this spatial scale.

Pagham has an older population relative to benchmarks, with 43.1% of its population made up of residents over the age of 60 compared with 34% across Bognor Regis and Arun as a whole.

Table 2.1 Resident age profile

	Pagham and Rose Green		Bognor Regis		Arun	
	Total	%	Total	%	Total	%
Age 0-9	620	8.2	6,040	9.3	14,350	9.6
Age 10-17	520	6.9	4,920	7.6	12,140	8.1
Age 18-29	680	9.0	8,900	13.8	17,970	12.0
Age 30-44	1,110	14.7	10,960	16.9	25,430	17.0
Age 45-59	1,360	18.1	12,000	18.5	28,950	19.4
Age 60-74	2,050	27.2	13,100	20.2	30,590	20.5
Age 75+	1,200	15.9	8,790	13.6	20,090	13.4
All usual residents	7,540		64,710		149,520	

Source: HJA adapted from 2011 Census

The 2011 Census reported 3,560 households in Pagham and Rose Green. This represents 12.3% of all households in Bognor Regis, and 5.3% of Arun's households. Based on the usual resident household population, the average household size in Pagham and Rose Green was 2.11, which is smaller than Bognor Regis (2.17) and Arun (2.18). Details are set out in table 2.2, this shows the higher incidence of two person households in the immediate impact zone.

Table 2.2 Household size profile

	Pagham and Rose Green		Bognor Regis		Arun	
	Number	Share	Number	Share	Number	Share
1 person	1,130	32%	9,810	34%	22,020	33%
2 persons	1,550	44%	10,890	38%	25,330	38%
3 persons	400	11%	3,840	13%	8,940	13%
4 persons	350	10%	3,000	10%	7,160	11%
5 persons	90	3%	980	3%	2,290	3%
6 or more persons	30	1%	410	1%	960	1%
Total households	3,560		28,930		66,710	

Source: 2011 Census (figures may not sum due to rounding)



The 2011 Census recorded a total of 3,776 dwellings in Pagham and Rose Green in 2011. 5.8% were not occupied by a household. This is higher than the Arun average (5.1%). The Coastal and West Sussex Strategic Housing Market Assessment (SHMA) Update 2012 noted the reasonably high level of second and holiday home ownership in the Bognor Regis area relative to other parts of the District.

Based on 2011 Census data, Pagham and Rose Green has a higher proportion of homeownership compared with Arun.

Table 2.3 Housing Tenure 2011

	Pagham and Rose Green		Bognor Regis		Arun	
	Number	Share	Number	Share	Number	Share
Owned	3,076	86.5%	20,898	72.2%	49,254	73.8%
Socially rented	137	3.9%	2,497	8.6%	5,886	8.8%
Privately rented	292	8.2%	5,026	17.4%	10,211	15.3%
Total households	3,558		28,932		66,706	

Source: 2011 Census

2.2 Employment

The most comprehensive measure of jobs in an area is the ONS Jobs Density measure. This indicates 55,000 jobs in Arun in 2014. This measure is not available below the district level.

At the more localised level employment data is less robust and not comprehensive. The Business Register and Employment Survey (BRES) provides the best measure and indicates employment of 1,900 in Pagham and Rose Green, 17,400 in Bognor Regis⁴, and 44,600 in Arun during 2015.

2.3 Community Infrastructure

2.3.1 Education

Education in West Sussex is 'zoned'. There are two primary schools within the catchment zone of the Application Site. Rose Green Infant School (age 4-7) and Rose Green Junior School (age 7-11), which together cater for the full primary age spectrum. At 2015/16⁵ both schools were either close to or over capacity. For secondary education, The Regis School is the only school that falls within the catchment that applies to the Application Site. At 2015/16 this school was well below capacity with 1,437 pupil on the roll compared with maximum capacity of 1,993 pupils. These schools are shown on the map at Figure 2.1.

There are currently a number of planned primary school expansions within Arun District, three of which are planned for Bognor Regis (albeit schools outside the Application Site's primary catchment zone). The expansions are needed to support the previous projected housing growth of 580 dwellings per annum set out in the Arun District Local Plan 2011-2031 (which has since increased).

The West Sussex CC Planning School Places 2016 report makes the following statement regarding education provision in Bognor Regis and Felpham:

⁴ Calculated using equivalent 2011 MSA boundary data as ward data was unavailable.

⁵ Planning School Places 2016, West Sussex County Council



“An increase in primary age pupils in the locality has been experienced over the last few years, this is mainly due to inward migration to the area. Many of the primary schools have undergone expansion to cater for this increase including a temporary measure at Rose Green Infant School. These additional pupils are due to transfer to Junior school in 2016 and measures are in place to cater for this requirement. The secondary schools in the locality currently have sufficient capacity to cater for the increase in pupil numbers at secondary level.” (p26)

The draft IDP 2016 notes that:

The area is served by the Rose Green primary school, which is currently at capacity and oversubscribed. It is also at the County’s preferred maximum size of three forms of entry (3FE). The secondary school (Bognor Regis) that serves this area currently has capacity for additional pupils, but that position will change depending on cumulative impacts. Development in this area would bring forward the need for a 1FE primary school expandable to 2FE (£5.4 to £10.6 million), and the likely cumulative pressure on the secondary school could result in the need for a 1FE (up to £6 million) expansion.

The draft 2016 IDP states that in relation to early years/nursery provision:

The provision of early years/nursery accommodation in the district is determined mainly through parental demand in the local area, government policy and funding. Private, voluntary and independent childcare providers respond to the local market and government policy as appropriate, with the local authority duty bound to secure the equivalent of 30 hours free childcare for qualifying children under The Childcare Act 2016.

All scenarios across Arun will require additional childcare places, ranging from 300 to 600 places at a potential cost of £4.5 to £8 million depending on the scenario. The majority of these places would preferably be additional nursery classes on new school site developments with some provision also being made in suitable community spaces. This increase in capacity would be subject to availability of suitable premises, interest from providers, and availability of developer funding through the CIL or section 106 (s106) given there is no capital grant funding available.

Figure 2.1 Location of Community Infrastructure



2.3.2 Health

There is one GP surgery, one optician practice, and one dental surgery in the area around the Application Site (shown on figure 2.1).

The IDP 2016 which had a greater focus on potential development at Pagham noted that:

West Meads⁶ surgery currently has capacity in the short term, but this development would be an increase of around 25% patient numbers. This would put the facility at critical point and potentially compromise care in the area.

Grove House Surgery that serves the (Pagham North) area is already under pressure and at capacity.

Short term re-structuring of sites and services in the area is part of on-going planning, but this site is a step change to working baseline. Bognor Health Centre re-provision may part solve this, but current infrastructure will need upgrading and expanding.

⁶ West Meads Practice is not the closest located practice to the Proposed Development. The Grove Surgery has a presence at The Parade and is the most proximate to the Application Site.

Policy HWB SP1 of the Arun Local Plan 2011-31 states that:

All development shall be designed to maximise the impact it can make to promoting healthy communities and reducing health inequalities. In particular regard shall be had to:

- a) Providing or contributing to the necessary infrastructure to encourage physical exercise and health, including accessible open space, sports and recreation facilities (including outdoor fitness equipment) and safe, well promoted, walking and cycling routes.*
- b) Creating mixed use development and multi-use community buildings that reduce the need to travel by providing housing, services and employment in close proximity to each other; and*
- c) Ensuring that arts and cultural facilities are accessible to all residents and visitors to the District.*

Where new health, recreation and leisure facilities are planned, these shall be located along public transport corridors that are easily accessible to members of the wider community.

2.3.3 Community Facilities

The Application Site is well served with existing recreational and leisure facilities such as Pagham Yacht Club, Pagham Football Club, Pagham Cricket Club, and Nyetimber Bowls Club, as well as surrounding open space such as Avisford Park. The closest leisure centre is Arena Sports Centre in Bognor Regis. The IDP 2016 proposes a requirement for the potential development sites at Pagham North and Pagham South to make a financial contribution towards Sports Halls, Swimming Pools and 3G pitch provision.

St Thomas à Becket's church is the only local place of worship. The closest library is Willowhale library in Rose Green. Pagham is also served by a mobile library. The 2016 IDP notes that whilst Pagham South is currently served by a mobile library, the level of development being tested in this area would likely trigger the need for a new Tier 7 facility⁷. There are a number of public houses in close proximity to the Application Site.

Policy INF SP1 of the Arun Local Plan 2011-31 states that:

The Local Planning Authority will support development proposals which provide or contribute towards the infrastructure and services needed to support development to meet the needs of occupiers and users of the development and the existing community. Infrastructure provision and contribution towards services should be delivered using the following approach:

- Testing the capacity of existing infrastructure and where there is insufficient infrastructure capacity to support new development, mitigate the impacts of the development, provision should be secured and must be operational no later than the completion of the development or phase of development for which it is needed.*

⁷ This is described in the IDP as "a small selection of books and a pick-up point for requested items ('click and collect' service). This is not staffed by library staff, except the minimum required to sustain the service – chiefly book delivery. Instead it is likely to be in a shared facility, where staff already employed by partner organisations can provide very limited supervision."

- *Infrastructure provision or improvements should be provided on-site as an integral part of a development, wherever possible and appropriate.*
- *Off-site measures will require planning obligations or financial contributions, to secure the necessary provision.*
- *Where a contribution towards other, district wide, infrastructure improvements or provision is needed and viable this will be achieved through planning obligations, or the Community Infrastructure Levy when it is introduced.*

Any on-site provision or financial contribution should:

- *Meet the reasonable costs of provision to support the development or offset its impact;*
- *Be related to the size and type of each development and the nature of the improvements required; and*
- *Take account of the cumulative impact of requirements on the viability of development, especially where the development meets a particular local need or provides particular benefits*

2.3.4 Retail

There is limited retail provision available on The Parade, which is located a few minutes from the Application Site on foot. A much wider range of retail provision is available in Bognor Regis town centre, which is located over an hour away by foot and 10-15 minutes by car or bicycle. A bus route from the adjacent Pagham Road provides access to Bognor Regis town centre in around 25-30 minutes.

Retail provision on The Parade comprises a Co-operative store, various shops, cafés and fast food establishments, with a majority of businesses being independently owned.

2.3.5 Emergency Services

2016 IDP states that...

There is currently no provision in the Bognor South/Pagham area and as such development of sites in this area would not be covered by the current locations/resources of the ambulance service. An interim facility is currently being sought in this area, but this would only cover a period of 1 to 2 years. Any further development in this location would therefore require a permanent ACRP to be delivered.

Pre-application advice received in respect of the Proposed Development notes a requirement for a financial contribution towards the Fire Service.

4 Community Infrastructure Impact

This chapter focuses on the community infrastructure impacts and requirements resulting from the Proposed Development. There is also explicit consideration of associated development elsewhere in Pagham North and Pagham South as currently identified.

4.1 Housing

The Proposed Development directly addresses identified housing need. The National Planning Policy Framework (NPPF) calls for a significant boost to the supply of housing. The current objectively assessed need for the district stands at 919 dwellings per annum. The provision of 400 dwellings equates to a 10% increase on current baseline housing in Pagham & Rose Green and 2.2% of the housing requirement for Arun District across the plan period 2011-31.

The Proposed Development will provide affordable homes in line with Policy H SP2 of the emerging Arun Local Plan. This will make a direct contribution to meeting the *high* demand for affordable housing throughout the Arun District as confirmed within the pre-application advice received.

It is envisaged that a range of dwelling types will be provided to suit community needs including first homes, family homes and retirement accommodation. The provision of specific housing and facilities for older persons (including retirement housing and a care home) directly relates to the older age profile of the current population of Pagham and Rose Green.

Table 4.1 sets out an indicative dwelling mix based on pre-application advice. Where a range was provided the mid point has been assumed for assessment purposes.

Table 4.1 Indicative Dwelling Mix

Housing Type	Market	Affordable Rented	Total
<i>Share</i>	<i>70%</i>	<i>30%</i>	
1 bed	21	37	58
2 bed	119	51	170
3 bed	105	25	130
4+ bed	35	7	42
Total	280	84	400

4.2 Population and Households

The total population of the Proposed Development when fully complete and occupied is estimated at 890-930 persons⁸. No discount has been applied for second/vacant homes or for reducing household sizes.

Table 4.2 provides an indicative age structure for the resident population of the Proposed Development. A range is shown based on alternative estimation approaches. The first is based on

⁸ Low range estimated using average household size by number of bedrooms from 2011 Census of Population for Arun. High range based on WSCC Planning Obligations: Explaining Contribution Calculations.

the 2011 age structure for Arun District. Two alternatives are based on the projected age structure for the district at 2031 using the 2012-based and 2014-based population projections. The upper and lower limits of the range are shown.

Table 4.2 Estimated Resident Population Profile⁹

	Total Persons	Percentage Share
Age 0-9	70 - 80	8-9%
Age 10-17	60 - 70	7-8%
Age 18-29	90 - 100	10-11%
Age 30-44	120 - 150	13-16%
Age 45-59	130 - 170	15-18%
Age 60-74	190 - 210	21-23%
Age 75+	160 - 220	18-24%
All usual residents	890 - 930	

Source: HJA

The analysis set out above assumes 100% of the population at the Proposed Development is net additional to the area. The trend towards smaller household sizes means that for any given population level more households will be present in the future than at the current time. In dwelling terms, this means additional housing is required to accommodate the equivalent population as at the current time, before the effects of population growth are applied. The corollary of this is that a portion of all new housing will not accommodate net additional population, but will service the existing population.

Typically analysis of housing requirements is undertaken across housing market areas (HMAs). This is true of the evidence used to inform the Arun Local Plan. This sets out data for several local authority areas as well as the data for the Arun District alone. This allows us to assess what proportion of new housing will be provided to accommodate additional households forming from the 2011 population level, and what level of new housing will be required to meet population growth.

Using the data set out within the March 2015 GL Hearn report¹⁰ approximately 20% of the additional household growth is to accommodate the 2011 population level, with the remaining 80% to meet the need of population growth. On this basis it could be reasonable to discount 20% of population from being net additional¹¹.

On this basis the net additional population at the Arun District level as a result of the Proposed Development when at full occupancy is estimated at 710-745 persons.

⁹ Population of 70 bed care home estimated at 70 persons, with 25% within 60-74 age group and 75% within 75+ age group.

¹⁰ Household numbers taken from Table 8. Population numbers taken from Table 4. All therefore based upon 2012-based projections. Household size derived from these figures. [Aware that there may be minor adjustments for communal establishment population but impact will be negligible].

¹¹ This analysis is based on Arun District. It does not take account of the distribution of new housing growth and hence some population impacts may be net additional at the very local level. The implications of this may vary depending on the community infrastructure being considered.

4.3 Education

Based on the population analysis undertaken to inform Table 4.2 there would be a resulting requirement for approximately 8-9 children per school year throughout the educational system. The WSCC calculation approach delivers a child product of 9.2 pupils per year group. This slightly higher figure arises from data assuming a younger age profile within new housing developments. Both approaches deliver a requirement in the order of one third of a form of entry (0.3FE) across the educational spectrum. Adjusting for net additional population would reduce this figure, but the full gross figure is used for analysis purposes.

It is noted in the baseline analysis that existing local schools are at capacity and a new primary school will be required to meet the needs of new housing development at Pagham. The cumulative effects of 980 dwellings at Pagham increase the educational requirement to 1FE.

The Proposed Development includes land for a 1FE primary school, with expansion capacity to 2FE should it be required in the future. The school will be delivered via financial contributions from across the Pagham schemes. To ensure a school can be delivered and is not contingent on any single scheme, each of the three main housing schemes at Pagham have identified land suitable for a 1FE primary school. It is understood that the Proposed Development is the preferred location for the primary school at present, as confirmed by WSCC. The impacts upon the primary education sector will therefore be fully mitigated.

Using the WSCC Calculator, and based on the development of up to 980 homes at Pagham, there will be approximately 176 secondary aged children generated from the proposed developments (aged between 11-16). 'West Sussex County Council Planning School Places' identifies existing capacity at The Regis School, more than sufficient to accept the number of children generated from the proposed developments.

In light of the above, it is not anticipated any mitigation is required. However, if there is additional demand for secondary education, this will be mitigated through financial contributions to new or enhanced off-site provision. Contributions will be in accordance with the requirements set out within 'Planning Obligations: Explaining Contribution Calculations'. A similar approach will also be taken to mitigate demands for special educational needs (SEN) and post-16 provision.

The additional population will also increase requirements for early years provision. The Proposed Development includes capacity for a crèche facility within the community hub to meet local needs. Provision for a new nursery is also included within the Hook Lane scheme at Pagham North.

The full impacts of additional population at the Proposed Development will be mitigated through a mix of on and off-site provisions. There are no residual negative impacts. The identified provisions are suitable to ensure the cumulative impacts of wider development at Pagham are mitigated.

4.4 Health and Social Care

Additional population will increase demands upon the primary care and social care systems. These will be fully mitigated through both on and off site contributions.



The baseline analysis identified limited capacity within existing local GP practices (Grove House Surgery and West Meads Surgery). The Coastal West Sussex Clinical Commissioning Group (CCG) has recently assumed responsibility for planning primary care infrastructure across the area. Detailed plans are currently being finalised, but consultation with the CCG has indicated a need for a range of new provision across the district.

The Proposed Development includes provision to accommodate primary care services including a GP surgery and pharmacy within the Community Hub. This has been communicated to the CCG so it can be taken into account within its planning. A new GP surgery will offset the full requirements from proposed development at Pagham with capacity to serve a wider catchment.

4.5 Other Community Infrastructure

The Proposed Development includes a Community Hub with a full range of services, including a:

- Creche;
- Youth Centre;
- Day Centre for the Elderly;
- GP surgery; and
- Small scale retail provision including 500 sq m convenience store and complementary A2/A3 uses.

The mix of services has been developed following consultation with the Parish Council. The intention is that the Community Hub is appropriate in scale to the Proposed Development. The inclusion of A Use Classes is intended to serve the local community. There is potential for the community hub to include a Tier 7 library facility.

Land is also being provided for a scout hut, formal sports provision and allotments. Full details of Public Open Space provision are dealt with in Landscape and Visual Impact Assessment.

As requested within the pre-application response consideration has been given to provision of indoor sports or community centre provision. As noted above, a range of community provision is included such as a youth centre and day centre for the elderly. With regards indoor sports, no such requirement emerged from local consultation. It was therefore deemed appropriate to make provision via off-site financial contributions. However, in line with the Arun District Council Indoor Sport and Leisure Facilities Strategy (August 2016) there is the potential to explore whether the proposed primary school could be made available for some indoor sports.

Across the three major potential residential development sites in Pagham there is a joint infrastructure plan that meets all of the requirements raised by the IDP.

4.6 Emergency Services

The impact of additional population upon emergency services will be mitigated through off site contributions. The details of these contributions are to be confirmed. Pre-application advice confirmed a contribution towards Fire Services will be sought and consultation with the Police Service will be undertaken at the application stage.



The Baseline analysis identified the need for an Ambulance Community Response Post in the Pagham area. Land is being provided for this at the site known as 'Land North of Sefton Road'.

5 Economic Impact

5.1 Construction Phase

5.1.1 Gross Direct Employment and Wages

Total construction costs are estimated at £89 million. The construction phase will extend for a period of 5-years from 2018 to 2023.

Employment impacts are expressed as ‘person years’ of employment. This measure is used to represent one full time equivalent post for a single year. This approach captures the contract nature of much construction work, encompassing a range of trades on varying contract lengths. An estimate of person years is generated on the basis of average turnover per worker in the construction sector taken from the ONS Annual Business Survey (released June 2016). This indicates turnover per worker of £161,766 in the UK. Wage impacts are estimated using the ONS Annual Survey of Hours and Earnings (released November 2015).

On this basis the Proposed Development will support 550 person years of employment generating wages of £ 16.2 million.

5.1.2 Net Additional Local Impacts

The following considers the net additional impacts at the Arun District level. This takes account of leakage, deadweight, displacement and multiplier effects. Full discussion of the approach taken is set out in Appendix 1 to this report.

In adjusting to net additional impacts, rather than reporting on a workplace basis, the impacts are reported on a resident basis. That is, the scale of employment and wage impacts on residents of the Arun District.

It is estimated that 661 person years of employment will be secured by residents of Arun District, supporting wages of £19.5 million across the construction period.

There is therefore a positive economic effect during the construction phase with a major investment into the local construction sector. A development of this scale will also create opportunities for skills and training benefits including apprenticeships.

5.2 Operational Phase

5.2.1 Gross Direct Employment and Wages

The proposed development includes a range of employment accommodating uses including education, health, retail and leisure, care and community uses as well as home based businesses. The following analysis assesses the likely employment and wage impacts at full occupancy. This focuses on on-site employment opportunities¹².

¹² Some additional employment will be supported off-site, such as secondary education. However, a portion of the on-site primary education employment is serving population from outside the site. It was therefore deemed prudent to focus only on on-site employment activities to avoid overstating total attributable impact.

Employment impacts have been estimated by HJA using the best available information. Wage effects are assessed based on the latest ONS Annual Survey of Hours and Earnings (data for 2015, released November 2015) for full time median earnings for the appropriate sectors. All employment and wage data is based on full time equivalents (FTE). Given uncertainty as to the exact mix within the Community Hub only headline impacts are reported and should be viewed as indicative at this stage.

HJA estimates that the Proposed Development will accommodate in excess of 200 FTE jobs generating annual wages in excess of £4 million year on year.

5.2.2 Net Additional Impacts

The above analysis presents a measure of the gross direct effects supported by the Proposed Development. The following considers the net additional impacts at the Arun District level. This takes account of leakage, deadweight, displacement and multiplier effects. Full discussion of the approach taken is set out in Appendix 1 to this report.

In adjusting to net additional impacts, rather than reporting on a workplace basis, the impacts are reported on a resident basis. That is, the scale of employment and wage impacts on residents of Arun District.

The total scheme has the capacity to deliver around 160 FTE net additional jobs supporting in excess of £3 million in wages per annum at Arun District level.

5.3 Council Tax, New Homes Bonus and Locally Retained Business Rates

The Proposed Development will lead to additional revenues to local government as a result of Council Tax receipts, New Homes Bonus and locally retained Business Rates. This will enable the safeguarding and expansion of existing services, investment and associated employment. An initial estimate of potential locally retained revenues is set out below. This analysis is intended as indicative and the final revenue position will be based on formal assessment once constructed. HJA estimate annual equivalent revenues to local government of approximately £1.3 million over the period whilst New Homes Bonus is payable.

Table 5.1 Potential Local Revenues¹³

Type	Annual	Notes
Council Tax	£ 615,000	
New Homes Bonus	£ 630,000	Payable for six years only
Business Rates	£ 60,000	
Total	£1,305,000	

¹³ Council Tax based on 2016-17 rates for Pagham. Assumed 1-bed in Band B, 2 and 3-bed in Band D, 4+ bed in Band E. NHB based on government calculator set for Arun District. Business Rates based on local comparables using 2017 draft valuation and estimate of potential commercial mix. Assumed 50% locally retained. Figures are clearly stated as indicative. Revenues for both lower and upper tier Authorities.

6 Conclusion

This report sets out an assessment of the potential socio-economic impacts of Proposed Development of 400 dwellings and other community and commercial uses at Pagham South. The assessment has been undertaken in the context of potential cumulative development of approximately 1,000 dwellings and associated community and commercial uses in the wider Pagham area.

The Proposed Development, and that at Pagham North will deliver much needed market and affordable housing. It is estimated that the Proposed Development will accommodate a net additional 710-745 persons. This will create additional demands upon community infrastructure.

The assessment has shown that through a mix of on-site provision, new facilities at Pagham North, and through off-site financial contributions, to enhance existing facilities, all adverse socio-economic effects can be mitigated. A joint infrastructure plan across the Pagham South and Pagham North sites has been prepared. Local community provision has been shaped through local consultation.

During the construction phase, an investment of £89 million will support 661 net additional person years of employment and wages of £19.5 million in the local area, spread across the five-year construction period.

During the operational phase, the creation of new facilities will support the creation of an estimated 160 net additional FTE jobs for residents of Arun District, supporting annual wages in excess of £3 million. Further employment will be safeguarded and supported through increased fiscal revenues to local government to fund local services. This is estimated at approximately £1.3 million per annum over the period when New Homes Bonus is payable.

In conclusion, this assessment has demonstrated that in socio-economic terms, as a result of mitigation, there are no significant adverse impacts. There will also be positive benefits through the creation of new employment, service provision and local government revenues.

Appendix 1: Additionality Assumptions

This appendix sets out details of the approach to assessing additionality. This is based on the approach outlined in the Homes & Communities Agency *Additionality Guide, Fourth Edition 2014*. Assumptions vary between the construction and operational phases which are each considered in turn.

6.1 Construction Phase

6.1.1 Leakage

Leakage captures those impacts which 'leak' outside the impact area. For this analysis the primary impact area is identified as Arun District. Commuting data is used as the source of data to assess leakage of employment. Data from both the 2001 and 2011 Censuses of Population has been analysed. This shows that the vast majority of employment impacts are retained within Arun District.

2001 Census data suggests lower than average leakage for construction sector. This records 11% of construction sector employees in-commuting to Arun from outside the District. For comparison, for the whole economy the figure is 18%.

The 2011 Census does not allow sectoral analysis of this data. Data for the whole economy, calculated on the same basis as the 2001 Census reporting shows in commuting at 18% from outside the District. Overall there has been no change to the level of commuting between 2001 and 2011. It has therefore been deemed reasonable to use the sectoral commuting rate from 2001 for construction workers.

It should be noted that these figures are slightly different to the whole economy averages listed for the operational phase. The reason for this is the way in which those working at or from home, and those with no fixed place of work are treated. Within the construction sector there will be a high proportion of itinerant workers that need to be incorporated in the analysis. In the operational phase analysis, the focus is on workers with a fixed workplace outside the home. As a result the leakage analysis differs.

6.1.2 Deadweight

Deadweight is a measure of impacts that would be expected to accrue without the proposed development. It is often referred to as a reference case or do nothing option.

Deadweight at the site level is anticipated to be zero. Without the Proposed Development no development at the Application Site is anticipated.

6.1.3 Displacement and Substitution

Displacement is a measure of impacts that are offset by reduced activities elsewhere in the target area. Substitution is a form of internal displacement. This could be where a construction contractor secures work on the proposed development and declines work elsewhere in the area. Typically displacement and substitution effects are considered together.



Gross Direct impacts are shown to peak at approximately 6% of current Arun District construction employment and not at a scale that is likely to have substantial displacement impacts. Displacement and substitution effects are therefore deemed to be low in this instance, a figure of 10% at the District level is assumed.

6.1.4 Multipliers

Multipliers capture the effects of further rounds of indirect and induced economic activity. This includes the expenditure through the supply chain of core occupiers and the effects as employees spend their wages in the local economy.

The construction sector has particularly high multipliers, with high levels of locally retained expenditure. This reflects the local sourcing of labour and the expenditure of earned incomes in the local area, as well as the often localised purchase of building materials, particularly non specialised materials. A multiplier of 1.5 at the District level is applied.

6.2 Operational Phase

6.2.1 Leakage

Leakage captures those impacts which 'leak' outside the impact area. For this analysis the primary impact area is identified as Arun District. Commuting data is used as the source of data to assess leakage of employment. Data from the 2011 Census of Population has been analysed. This shows that the vast majority of employment impacts are retained within the District.

2011 Census of Population data indicates that for jobs within a fixed workplace in Arun 74% are filled by Arun residents.

6.2.2 Deadweight

Deadweight is a measure of impacts that would be expected to accrue without the proposed development. It is often referred to as a reference case or do nothing option.

Deadweight at the site level is anticipated to be effectively zero. There are no substantive employment generating activities on the site at present, with the land supporting negligible agricultural employment. There is therefore no loss of existing employment at the site which needs to be offset.

In the absence of the development some jobs might be accommodated elsewhere within District. However, the need for residential development with associated community infrastructure is clear. On this basis it is appropriate to set deadweight at a minimum level of 10% within Arun District.

6.2.3 Displacement

Displacement is a measure of impacts that are offset by reduced activities elsewhere in the target area.

This is anticipated to be very low with the Proposed Development primarily catering for a growing population which will support a growth in the local economy over time.

6.2.4 Multipliers

Multipliers capture the effects of further rounds of indirect and induced economic activity. This includes the expenditure through the supply chain of core occupiers and the effects as employees spend their wages in the local economy.

Multiplier effects are assessed as medium and set at 1.2 at the District level. All assumptions based on the HCA *Additionality Guide, Fourth Edition 2014*.