
5.0 Socio-economics

5.1 Introduction

This Chapter has been prepared by LRM Planning. It presents the findings of the assessment of potential socio-economic impacts of the proposed development.

The proposed development will increase the housing stock of the local area and will contribute to accommodating future population and household growth. In turn future residents will have associated community infrastructure needs and as such there are potential impacts on education provision; healthcare provision; emergency services; open space requirements; and community facilities. The scheme will also have economic benefits principally at the construction stage.

Policy CS3 of the West Berkshire Core Strategy, which allocates Sandleford Park for development, establishes a range of community infrastructure that development proposals should include, and these are provided as part of the scheme. Certain other infrastructure will be secured by means of planning obligations. In addition, the Community Infrastructure Levy Charging Schedule identifies the aspect of community infrastructure that will receive funding as a consequence of the development. These have been taken into account during this assessment.

This chapter is supported by *Figure 5.1 – Community Facilities*.

5.2 Scoping and Consultation

The EIA Scoping Report (*Appendix B1*) and Scoping Opinion (*Appendix B2*) identified the need to consider the potential significant effects of the proposed development on social and community infrastructure and services in the surrounding area. The scope includes for potentially significant adverse and beneficial effects on: population; housing; education; community facilities; health care, recreation; retail; and emergency services.

In preparing the development proposals for Sandleford Park and the EIA the following organisations have been consulted: Falkland Surgery, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Greenham Parish Council and Newbury Town Council and Sport England, the Newbury and District Clinical Commissioning Group, Newbury College and Park House School. Similarly, discussions were held with West Berkshire Council as the Local Education Authority and Housing Department. These discussions have been held over a number of years and the views of such organisations have been taken into account in preparing the development proposals and this assessment.

The Scoping Opinion also identified the need to assess the likely significant economic effects arising from increased employment opportunities. This chapter only assesses the impacts during construction as the proposed employment uses (B1a) are of a small scale only and are not considered to result in significant impacts.

5.3 Assessment Methodology

5.3.1 Study Area

The area of study for this assessment involves the consideration of the potential impacts of the proposed development on the geographical area of the Newbury, Greenham Parish and West Berkshire. In certain instances, comparative information for the wider South East England region is included.

5.3.2 Assessment Process and Criteria

In terms of the assessment process and criteria, the approach is consistent with that outlined in *Section 2.5*. The following descriptive terms are used for the assessment of significance: Substantial; Moderate; Minor; Negligible (not significant).

The significance criteria used to describe the effects of the proposed development are set out in *Table 5.1*:

Significance	Criteria
Substantial	These effects are generally, but not exclusively associated with sectors or populations of national or regional importance. A change at a regional or district scale may also enter this depending upon the nature of the impact.
Moderate	These effects, if adverse, whilst important at a local scale, are not likely to be key decision-making issues.
Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision-making process. Nevertheless, they are of relevance in enhancing the subsequent design of the proposed development and consideration of mitigation or compensation measures.
Negligible	No effect or an effect which is beneath the level of perception.

Professional judgement has been used to assess the potential impacts and determine the significance of the effects of the proposed development as there are no standard qualitative and quantitative criteria that can be applied.

5.3.3 Sources of Information

Information relating to local socio-economic patterns and trends has been collated from a variety of sources. The latest demographic information has been obtained from West Berkshire Council, the Office of National Statistics (ONS) 2011 Census Data for England, and the Department for Communities and Local Government (DCLG). Mid-year Estimates have also been used where available.

Data is provided at the Newbury level using a composite of figures taken from the ONS 2011 Census Data.

Specific data on local facilities including community, education, sports and recreational facilities has been obtained from a combination of the Local Planning Authority's (LPA's) documents, site visits and relevant websites.

Other specific documents which have been utilised to provide an overview of facilities within the area are referenced throughout this chapter.

5.3.4 Planning Policy Context

Those aspects of planning policy which are of direct relevance to the assessment of the economy and social and community infrastructure impacts are described below.

National Planning Policy Framework (NPPF) 2019

Paragraph 60 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. This is reflected in paragraph 61 which shows how the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

Paragraph 64 encourages planning policies and decisions to expect major developments involving the provision of housing to provide at least 10% of the homes as affordable housing.

Paragraph 91 shows how planning policies and decisions should aim to achieve health, inclusive and safe places, which enable support healthy lifestyles for example through the provision of safe and accessible green infrastructure. Paragraph 96 promotes access to a network of high quality open space and opportunities for sport and physical activity, which is important for the health and well-being of communities.

Paragraph 104 of the NPPF states that planning policies should support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

West Berkshire Core Strategy (2006-2026) Development Plan Document

Policy CS3 (Sandleford Strategic Site Allocation) states that within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with specific parameters.

Policy CS4 (Housing Type and Mix) articulates that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes.

Policy CS6 (Provision of Affordable Housing) states that affordable housing is to be provided on all new development proposals on-site.

Policy CS18 (Green Infrastructure) seeks that all new developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network.

The Council has recently commenced the preparation of a review of the Core Strategy. Evidence of up to date objectively assessed housing need continues to require the development of Sandleford Park.

Sandleford Park Supplementary Planning Document

The Sandleford Park Supplementary Planning Document, first adopted by the Council in 2013 and then amended in 2015, establishes principles for development at Sandleford Park, as guided by the Core Strategy. It sets out guidance for future development and investment.

Planning Obligations Supplementary Planning Document / Community Infrastructure Levy

WBC has also published supplementary planning guidance relating to Planning Obligations and have in place Community Infrastructure Levy. The former provides guidance to be taken into account in considering development proposals and the latter facilitates financial contributions towards infrastructure.

5.4 Baseline Conditions

This section describes the baseline socio-economic situation for the existing population, community facilities, housing, education, emergency services, open space, as well as healthcare. The existing information will serve as a measure against which future changes associated with the proposed development may be assessed. The baseline data, where appropriate and available, illustrates the most up to date general socio-economic condition of West Berkshire Council administrative area as a whole, with more detailed analysis concentrating on the Newbury level and Greenham Parish.

5.4.1 The Application Site

The application site and its environs are described in *Chapter 3*. The site is well related to the existing urban area and in close proximity to a range of existing services and facilities that will be accessible to future residents. Accessibility is described in greater detail in *Chapter 13*.

To the north and west of the application site are residential neighbourhoods. The effects of the proposed development on these receptors in terms of transportation, noise, air quality and construction impacts are assessed elsewhere in the ES.

5.4.2 Population and Housing

The ONS 2011 Census information indicates that the population of West Berkshire on 27 March 2011 was 153,822, with Newbury comprising 39,186 people. The 2016 Mid-Year Estimate records the population of West Berkshire as 156,837 and Newbury as a settlement is estimated to have a population of 41,553.

Table 5.2 sets out the population composition of West Berkshire based on the predictions made by West Berkshire Council. This illustrates that by 2021 the population will have increased by almost 16,000 or approximately 10%. This indicates that there is an expected growth in population of 6,256 between the 2011 base and 2022. The table also demonstrates that the elderly cohort will experience most population growth over the period to 2022 (38.2% growth between 2011 and 2022), whereas the proportion of working age people will decrease from 64.3% to 59.2% over the period 2011 to 2022. Longer term population projections also forecast that West Berkshire's population will continue to increase.

Age Group	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Population change between 2011 and 2021
0-19	38,907	273	576	563	539	512	475	486	444	469	541	4,878
20-34	24,992	248	67	16	-67	-108	-74	-19	-8	15	-74	-4
35-64	66,366	-196	14	240	440	433	480	420	416	416	358	3,021
65+	23,883	1,226	996	829	750	777	712	682	689	669	749	8,079
TOTAL	154,148	1,551	1,653	1,648	1,662	1,614	1,593	1,569	1,541	1,569	1,574	15,974

Source: Office for National Statistics Population (2017) <http://info.westberks.gov.uk/population>

This is a trend noticed widely across England as the country's population continues both to increase and age. It gives rise to a general need to provide specialist accommodation to support elderly people but also the need to encourage family housing to support existing communities.

Age Profile

Table 5.3 demonstrates that Greenham (61.7%) and Newbury (58.9%) have a generally younger population (under 45) than West Berkshire as a whole (56.9%). Of this, there is proportionally a greater 0 to 15 year cohort and 30 to 44 year old cohort at the ward level than across the District, indicating a tendency towards younger families. This is reflected with fewer people over the age of 45 in Greenham and Newbury than the remainder of the District.

Age Cohort	Greenham (%)	Newbury	West Berkshire	South East England
Aged 0-15 years	21.2	18.5	20.2	19
Aged 16-29	16.4	17.6	14.5	16.9
Aged 30-44	24.1	22.8	19.3	19.3
Aged 45-59	20.4	19	22.4	20.6
Aged 60-74	12.8	13.7	15.9	15.5
Aged 75+	5.1	8.4	7.6	8.7

Source: Office for National Statistics Housing (2011) <http://info.westberks.gov.uk/population>

In terms of housing within Newbury, it is evident from the 2011 Census data that there are distinct differences between the District and National levels. As shown in Table 5.3, there is a lower percentage of homeowners within Newbury (60.8%) when compared to Greenham (71.3%), West Berkshire (70%) and South East England (67.6%). There is also a higher proportion of social rented accommodation (18.8%) compared to 13% at the Parish, 13.7% across the District and 13.7% in the South East England.

Based on 2011 Census data, the average household size across Newbury is 2.27 (based on 31,331 residents in 16,919 households). While the trend has been towards reducing household sizes, this figure provides a reasonable guide by which to calculate the future population of the proposed development.

Tenure	Falkland	%	Greenham	%	Newbury	%	West Berks	%	South East	%
Owned (inc Mortgages)	2,077	83	1,378	61	10,529	62	43,435	70	2,404,517	68
Shared Ownership	10	0.4	75	3	295	2	695	1	39,280	1
Social Rented	190	8	540	24	3,114	18	8,628	14	487,473	14
Private Rented	219	9	255	11	2,810	17	8,555	13	578,592	16
Living Rent Free	15	0.6	23	1	171	1	1,027	2	45,601	1
Total	2,511		2,271		16,919		62,340		3,555,463	

Source: Office for National Statistics Housing (2011) <http://info.westberks.gov.uk/population>

Taking account of the 2011 Census data, it is evident that the percentage of detached dwellings within Newbury (21.6%) is significantly lower than Greenham (33.2%), West Berkshire (33.9%) and South East England (28.2%). The percentage of semi-detached properties is lower in Newbury (27.9%) than Greenham (31.6%), West Berkshire (33.3%) and South East England (28%).

Additionally, the percentage of flats within Newbury (27%) is higher than across the remainder of Greenham (8.6%) and West Berkshire (13.7%), but lower than South East England (20.3%).

Housing Projections

To assess the implications of future population and household growth, West Berkshire Council, along with other local authorities in Berkshire, commissioned the preparation of Strategic Housing Market Assessment as required by the NPPF.

For West Berkshire, the study indicates a need for an average of 665 new dwellings a year for the period 2013-2036 (see *Table 5.5*). This compares with the requirement in the current Core Strategy of 550 new dwellings each year.

	2012 – based Household Projection (adjusted to reflect 2013 MYE)	London Uplift	Economic Uplift	Reversing Suppressed Household Formation	Improving Affordability	OAN (Homes per annum)
West Berkshire	537	14	35	32	47	665

Source: Berkshire Strategic Housing Market Assessment Final Report (2016)
<http://info.westberks.gov.uk/CHttpHandler.ashx?id=40949&p=0>

The Standard Method for calculating objectively assessed need published at the same time as the White Paper Planning for the Right Homes in the Right Places provides an indicative assessment of housing need based on the proposed formula of 545 dwellings per annum between 2016 and 2026. This is similar to the 525 dwellings per annum upon which the Core Strategy is based.

House Prices

At the Newbury level (postcode PG14), based on house sales during December 2019, the average detached house price was £540,925, semi detached house was £369,255, terrace £313,352 and flats £218,095.

Year (July)	West Berkshire	South-East England
2003	191,271	173,931
2004	201,899	190,490
2005	207,696	193,567
2006	215,148	201,629
2007	238,707	222,096
2008	233,846	215,725
2009	206,674	191,939
2010	223,177	208,942
2011	226,874	206,396
2012	228,300	208,965
2013	229,742	213,124
2014	280,502	232,183
2015	305,720	276,942
2016	333,336	302,769
2017	347,017	320,905
2018	355,309	327,091
2019	352,228	324,603

Source: Land Registry <http://landregistry.data.gov.uk/>

At the Greenham level (postcode RG19), based on house sales during the same year, the average house price paid was £336,136. (zoopla.co.uk)

It is evident that the average local house price for Newbury is above the West Berkshire and South East England averages set out in *Table 5.6*.

Affordable Housing

There is an identified need for new affordable housing to be provided in West Berkshire to reflect the relative situation between housing and prices and incomes as explained in the Core Strategy.

Consequently, Core Strategy Policies CS3 and CS6 Affordable Housing seek 40% affordable housing provision as part of new developments. WBC have also published Supplementary Planning Guidance in respect of the provision of affordable housing.

5.4.3 Education

State education provision within Newbury and the surrounding settlements of Greenham, Thatcham and Shaw comprise numerous primary schools, which feed into four secondary schools within the area. Further Education opportunities are available at Newbury College adjacent to the site. Primary and Secondary school information is displayed in *Table 5.7*.

Table 5.7 - Schools Statistical Information				
Name	Distance from Centre of site	Pupils on School Roll	Capacity	Available spaces
Primary Schools				
Enborne CE Primary School	3.4km	61	65	4
Robert Sandilands Primary and Nursery	3km	269	270	1
Falkland Primary School	1km	454	450	-4
Fir Tree Primary School	3.9km	221	210	-11
John Rankin and Infant and Nursery School	1.4km	322	330	8
John Rankin Junior School	1.4km	314	300	-14
Shaw-cum-Donnington CE Primary School	2.6km	88	98	10
Speenhamland Primary School	3.2km	289	301	12
St John the Evangelist CE Infants and Nursery	1.5km	201	180	-21
St Joseph's Catholic Primary School	3.3km	198	210	12
St Nicholas CE Junior School	2.1km	258	256	-2
The Willows Primary School	1.1km	419	422	3
The Winchcombe School	2.1km	457	472	15
Secondary Schools				
Park House School	0.7km	1002	1295	293
St Bartholomew's School	1.5km	1751	1710	-41
Kennett School	5.9km	1757	1691	-66
Trinity School	2.4km	922	1040	118

Source: West Berkshire Council website (2017) <http://www.westberks.gov.uk/article/28254>

The Council have also granted planning permission for the construction of a new 1 FE Primary School on land to the south of Newbury College west of Newtown Road (A339) and this is currently under construction.

Whilst it would appear that there is existing capacity within a number of the local schools, the Local Education Authority have advised that this capacity is required to accommodate the growth in population in Newbury that is going to occur without the proposed development. As such the proposed development is required to provide new education provision for both primary and secondary schooling.

5.4.4 Open Space/ Recreation

WBC does not have an open space assessment to assist in understanding the District's requirements. However, open space requirements associated with development at Sandleford Park are prescribed in Policy C3 of the Core Strategy and is explained further in the Supplementary Planning Document.

The application site includes a small area of land that is part of Newbury Rugby Club. This is consistent with the area of the allocated site shown in the Core Strategy. The proposed development does not affect the area of playing pitch and this land is going to be retained in its current use.

Although this land is not currently used as playing pitches, it is within the curtilage of the Rugby Club and as such is defined as playing field land in the NPPF.

5.4.5 Community Services (including retail)

There are a number of community services within the area. These are facilities shown on *Figure 5.1*.

Retail

Large scale retail development is situated at Newbury Retail Park to the east of the A339. At Wash Common situated at the western end of Monks Lane are small scale retail and community facilities. The town centre is a major location for employment and services and is located 1.8km to the north of the site.

Community Infrastructure

There are local schools and places of worship within Wash Common situated Andover Road, including Park House School which adjoins the application site. Immediately to the north of the application site is situated Falkland Surgery, Newbury rugby club and David Lloyd leisure centre. Planning permission was granted in 2018 for a Care Home to be constructed in this location also. To the north east is Newbury College campus and planning permission has recently been granted for a new primary school. Also within this location is a public house and a children's nursery. St.Gabriel's School is situated to the east of the A339. To the north east of the town centre there is Northcroft Leisure Centre, which is a public amenity

Employment

The application site is situated to the south of Newbury and the town centre is situated 1.8km to the north. It is a major location for employment and services, including the civic offices, civic facilities and the railway station. There is a major concentration of employment to the east of the town centre, centred along London Road.

It is understood that there are a number of matters related to access arrangements and parking facilities for the local retail park which often tend to operate at capacity during peak times. Although these destinations are out of the applicants' control, the development proposal will be providing a bus link that will take residents to some of the facilities outlined above. Moreover, certain highway improvements identified in the transportation chapter will assist the operation of the local highway network.

5.4.6 Healthcare

From the 2011 Census, 84% of all persons within Newbury considered themselves to be in good or very good health. This figure is marginally higher for Greenham (86.4%), West Berkshire (85%) and South East England (84%) (*Table 5.8*).

Health	Greenham %	Newbury %	West Berkshire %	South East England %
Very Good Health	52.5	49	50	49
Good Health	33.9	35	35	35
Fair Health	10.5	12	11	12
Bad Health	2.4	3	3	3
Very Bad Health	0.7	1	1	1

Source: Office for National Statistics (2011) <http://info.westberks.gov.uk/population>

There are two GP surgeries close to the site. Falkland Surgery is located on Monks Lane approximately 0.4km from the site. Eastfield House Surgery on St John's Road is approximately 1.2km distance from the site.

There are eight dental surgeries within Newbury all of which are under 2km away from the site (Wash Common Dental Practice, The Briars Dental Centre, Baldev's Dental Care, Cousins Dental Practice, 20/20 Dental Practice, Newbury Smilemakers, Newbury Orthodontic Centre and Newbury Market Place Dental Lounge).

The NHS Clinical Commissioning Group advised in March 2017 that:

"The closest GP surgery to the Sandleford development is Falklands surgery so it is highly likely that they will feel the impact of this growth in population. The way that we project the growth in patient numbers is using a basic calculation of 2.52 people per dwelling. The impact of 1000 new homes therefore is 2520 and 2000 homes 5040 additional patients. 2520 patients roughly equate to 1.5 whole time equivalent GPs and 5040 is 2.8. Falklands surgery is already working to capacity and as you can see have looked at the impact and are looking to provide more capacity in the form of an extension. We would be looking to secure 100% of the costs associated to mitigate the impact"

Improvements to Falklands Surgery are identified in Infrastructure Section of the Sandleford Park SPD.

5.4.7 Emergency Services

The following emergency services cover the application site:

- Thames Valley Police Station – the station in Newbury is located within approximately 1.6km of the site along Mill Lane.
- Royal Berkshire Fire Station – the station in Newbury is approximately 3.4km from the site along Hawthorn Road.
- South Central Ambulance Services NHS – the service is part of the National Health Service, operating over four major counties: Berkshire; Buckinghamshire; Hampshire and Oxfordshire. The main hub is based in Oxfordshire.
- Newbury Ambulance Station – the station in Newbury is approximately 3.4km from the site along Hawthorn Road. An Ambulance stand is also situated at Newbury Rugby Club to the north of the application site.

5.5 Mitigation Measures

Policy CS3 of the West Berkshire Core Strategy establishes a range of community infrastructure that the proposed development should include. Accordingly, there is already inherent mitigation to be provided as part of the application.

Certain other infrastructure will be secured by means of planning obligations. In addition, the Community Infrastructure Levy Charging Schedule identifies the aspect of community infrastructure that will receive funding as a consequence of the development. These have been taken into account during this assessment.

5.5.1 *Inherent Mitigation Measures*

The proposed development includes the following inherent mitigation measures:

- A new 2 form entry primary school located within Development Parcel North One;
- Land for the enlargement of Park House School;
- Country Parkland;
- Local Equipped Area of Play to be provided with Development Parcel North One and Development Parcel Centre
- Neighbourhood Equipped Area of Play to be provided with Development Parcel Centre;
- Local Areas of Play within the residential areas;
- A local centre to provide retail, business and community facilities;
- Footpaths and cycleways within the Country Park as recreational routes; and
- Affordable Housing and Extra Care accommodation.

5.5.2 *Standard and Actionable Mitigation Measures*

The planning permission will have associated with it planning obligations which include the provision of financial contribution towards certain aspects of community infrastructure. There will also be a Community Infrastructure Levy liability payable and the Regulation 123 list identifies various aspects of Community Infrastructure that such monies will go towards.

The Charging Schedule identifies those aspects of community infrastructure towards which the required CIL payment will be directed; namely, public transport improvements (rail), nursery schools, further and higher education, mental healthcare, culture and heritage, social and community facilities, sports centres, supported accommodation, allotments and community gardens, biodiversity, cemeteries and churchyards, green corridors, outdoor sports facilities, parks and gardens, river and canal corridors, emergency services, libraries, waste management and disposal and flood defences.

This is standard mitigation where the requirements of CIL Regulation 122 is adhered to but results in actionable mitigation in the form of expenditure by public bodies on the infrastructure component concerned. The assumption employed in this assessment is that such measures are secured and provided in the manner required by the planning obligation / CIL and this is deemed to be standard mitigation.

5.6 Assessment of Environmental Impacts

5.6.1 Construction Phase

A development of this scale will have a significant associated construction period, which is expected to extend for approximately 11 years.

During this period there will be **minor beneficial** impacts in terms of construction work and local economy spin offs. There are expected to be approximately 150 direct construction jobs and a number of apprentice positions per year over the 11-year construction period.

Adverse effects in terms of construction impacts, namely in relation to noise, air quality and construction traffic, will also be experienced by nearby residents and those who occupy the development during the construction period. These adverse effects are associated with construction activities and will be managed and minimised through a Construction Environment Management Plan, a draft of which is included in *Appendix D1*. Details of these construction effects are addressed within the technical chapters in this ES.

The residential dwellings will be constructed in a phased manner and infrastructure provision is intended to be provided to correspond with this as the resident population of the development gradually increases over time. This avoids the risk of existing services and facilities suddenly becoming overwhelmed.

Nevertheless, the increase in population will give rise to community needs that will be satisfied through a combination of utilising existing community infrastructure within the locality and the provision of new facilities within the proposed development.

However, it is not possible to precisely match the increase in population that occurs as the development is constructed and dwellings are occupied and the provision of associated community infrastructure. For example, the Country Park will be provided in a phased manner in conjunction with the occupation of dwellings within development parcels. Similarly, provision of the primary school will be related to the number of dwellings occupied. Trigger events will be determined through the Section 106 Agreement to ensure effects are minimised.

Accordingly, it is likely that there will be a short term, local, **minor adverse** effect that will occur when new residents occupy the development and before new facilities are fully operational for those residents to use. Yet, on completion, the proposed development will provide significant new community infrastructure the benefits of which are explored in more detail later.

5.6.2 Occupation Phase

Population and Housing

Based on the average household size of 2.27 people, it is expected that once complete, the proposed development will provide homes for approximately 2,270 people / residents. This increase in population will happen gradually during the construction period until the proposed development is completely occupied.

The proposed development will result in the provision of up to 1,000 new dwellings, of which 40% will be affordable. The indicative housing mix is shown in *Table 5.10*. Extra Care accommodation is also to be provided as part of the affordable housing element to meet the growing need for elderly persons.

This increase in the housing stock is a **substantial beneficial**, local, long-term and direct effect.

Indicative Housing Mix

Table 5.9 below shows the indicative housing mix for the proposed development which reflects present market circumstances. This illustrates the range and choice of housing which is to be provided in response to population and household growth and planning policy.

	Open Market	Affordable
1 bed flat	0	35
2 bed flat	10	8
2 bed house	20	27
3 bed house	42.5	25
4 bed house	27.5	5
Total	100	100

Source: Bloor Homes (2019)

A broad range of housing is to be provided, accommodating single person households and families and specialist accommodation for the elderly. Within the context of the overall beneficial effect of increased housing supply, this range of housing proposed is a **substantial beneficial**, local, long-term and direct effect.

Education

West Berkshire Council has advised that the proposed development will require the provision of a 2-form entry primary school and early years provision.

This is to be located within Development Parcel North 1 and will be 2ha in size. Such provision is shown on the Land Use and Access Parameter Plan in *Figure 4.1* and its provision will be secured as a planning obligation in a Section 106 Agreement.

On this basis, the proposed development will have a **negligible** effect on primary education and early years provision.

Additional secondary school provision is also required and the Core Strategy intends for this to be in the form of an expansion to Park House School which adjoins the application site.

The additional area of land is shown on *Figure 4.1* and its provision it to be secured as a planning obligation in a Section 106 Agreement. The expansion of Park House School will result in qualitative improvements to the school's facilities. It is also intended that the school facilities and playing field are available for community use as currently exists. This would provide a beneficial quantitative and qualitative improvement in available community facilities.

On this basis, the proposed development will have a **minor beneficial**, long term and direct effect on local secondary education provision.

Open Space/Recreation

The Green Infrastructure Parameter Plan (*Figure 4.2*) and Strategic Landscape and Green Infrastructure Plan at *Figure 4.3* identify the location of the various open space components listed in *Section 5.5.1*.

The extensive areas of open space that the Country Park will provide will be accessible to both future residents of the proposed development and those who presently live close to the site. Thus, this element of the proposed development is considered a **substantial beneficial**, long term, local and direct effect.

Other types of recreation and sports provision will be provided through Community Infrastructure Levy, as referred to in *Section 5.5.2*.

Community Services

The proposed development allows for local community facilities (D1), retail (A1-A5) and business space (B1) to be provided at the local centre. This is of a scale that complements existing provision in the locality and in proportion to the scale of the future resident population. The impact is assessed as **minor beneficial**, long-term and local in scale.

Moreover, the increase in population will have a beneficial effect on the vitality of existing local community services and retail offer. The impact is assessed as **minor beneficial**, long-term and local in scale.

There are a range of community infrastructure service areas that are addressed by the Community Infrastructure Levy payment as referred to in *Section 5.5.2*. On the basis that the Levy and Charging Schedule has been determined having regard to the impact on new development on local infrastructure, it can be assumed that the proposed development will have **negligible** effects on these aspects.

Health Care

The increase in population will give rise to increased demand for healthcare facilities locally. The site is located close to Falklands Surgery. A financial contribution is required by the Core Strategy towards the improvement of Falkland Surgery and this is included as a planning obligation. The proposed development will therefore have a **negligible** effect.

Emergency Services

The increase in population will give rise to increased demand for emergency services. In the absence of mitigation this would have a negative effect on the ability of these services to support existing communities. This is an area of infrastructure now addressed through the Community Infrastructure Levy as referred to in *Section 5.5.2*. As such, this is a considered a **negligible** effect.

Table 5.10 – Summary of Impact Assessment – Occupation Phase				
Receptor	Description of Impact	Inherent & Standard Mitigation Measures	Type of Effect	Significance of Effect
Population (Housing)	Increase in housing to meet future population and household growth	Delivery of up to 1,000 new market and affordable dwellings	Permanent Long Term Direct	Substantial Beneficial
Population (Primary Education Provision)	Additional pupils of primary school age that need to be accommodated	Provision of 2 form entry primary school including early years provision	Permanent Long Term Direct	Negligible
Population (Secondary Education Provision)	Additional pupils of secondary school age that need to be accommodated	Provision of land and financial contribution towards expansion of Park House School	Permanent Long Term Direct	Minor Beneficial
Population (Access to Open Space)	Future residents require open space and recreation opportunities	Provision of a range of open spaces within the development Financial contributions towards recreation provision via CIL	Permanent Long Term Direct	Substantial Beneficial
Population (Access to Community Facilities)	Future residents will require community facilities conveniently located	Local Centre included within the proposed development to complement existing provision in the locality Financial contributions towards community infrastructure provision via CIL	Permanent Long Term Direct	Minor Beneficial
Population (Access to Health Care Services)	Future residential will increase the demand for healthcare facilities	Financial contributions towards improvements to health care facilities at Falklands Surgery	Permanent Long Term Direct	Negligible
Population (Emergency Service Provision)	Future residents will increase the demand for emergency services	Financial contributions towards emergency services via CIL	Permanent Long Term Direct	Negligible

5.6.3 Residual Impact Assessment

As no actionable mitigation measures are proposed, the residual effects are as set out in Section 5.6.2.

5.7 Cumulative Impact Assessment

5.7.1 Sandleford Park West Impact Assessment

The Sandleford Park West scheme as described in *Chapter 4* will result in additional market, affordable and extra care housing, areas of open space associated with that development, further education provision in the form of a second primary school and additional land for the expansion of Park House School. These will have similar environmental effects as the proposed development. Similar to the proposed development, development at Sandleford Park West will also be subject to planning obligations and the Community Infrastructure Levy.

In overall terms, the development of the wider area will have **substantial beneficial**, long-term, direct socio-economic effects.

5.7.2 Cumulative Impact Assessment

In combination with other developments identified in *Chapter 4*, the proposed development will contribute to the housing stock of the Borough to meet identified needs. This is a beneficial effect of those developments. In aggregate, these developments will increase the population of Newbury and the demand for community infrastructure.

Each development has or will be required to provide mitigation measures, either directly or by means of planning obligation, that are necessary to make the development acceptable in planning terms. Similarly, Community Infrastructure Levy payments will be required by those sites which still require planning permission.

For these reasons, there are not considered to be significant cumulative socio-economic effects of the proposed development alongside these other sites.

5.8 Summary

The Sandleford Park site is allocated through policy CS3 of the West Berkshire Core Strategy. This development will include the provision of 1,000 dwellings and a range of community infrastructure, including employment, educational and community uses as well as open space.

The development will result in **minor beneficial** effects during the construction period of district level, through the provision of new construction jobs and apprenticeship opportunities, but there will also be **minor adverse** effects on new residents until new facilities are fully operational for those residents to use.

The delivery of 1,000 new market and affordable dwellings the development will have a **substantial beneficial** effect in terms of meeting future population and housing requirements.

The provision of the Country Park and its associated open space will be a **substantial benefit**.

The proposed development will result in approximately 2,270 residents which will create an additional demand on community infrastructure. The development will aid in accommodating this demand through the provision of schools, open space and other community facilities secured through planning obligation. Where the development is not providing these facilities the planning obligations and CIL will secure the financial contributions for facilities requiring funding. Impacts on education, health and emergency services are **negligible**, albeit for secondary education there will be a **minor beneficial** effect.

The provision of retail and business opportunities at the local centre will result in a **minor beneficial** effect.