

CHAPTER 6: SOCIO-ECONOMICS

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6.0 SOCIO-ECONOMICS

6.1 Scope of Assessment

- 6.1.1 This chapter of the ES assesses the likely significant effects of the Proposed Development in terms of socio-economics.
- 6.1.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Proposed Development in combination with other developments within 1 km of the Site, as well as some committed developments slightly beyond this threshold, added owing to their size.
- 6.1.3 'Intra-project effects' which are the combined effects of individual topic impacts on a particular sensitive receptor are considered in **Volume 2 Chapter 14: Effect Interactions**

6.2 Key Legislation, Policy and Guidance Considerations

- 6.2.1 The socio-economic assessment has been undertaken within the context of relevant planning policies, guidance legislative instruments. These are summarised below.

National Planning Policy

- 6.2.2 The NPPF (2021)¹ is a material consideration for planning decisions by Local Planning Authorities, and for the preparation of local and neighbourhood plans.
- 6.2.3 The NPPF describes the purpose of the planning system as to contribute to the achievement of sustainable development in three mutually supportive ways – economic, social and environmental (paragraph 8). The economic role of the planning system is to contribute to building a “*strong, responsive and competitive economy*” where the right type of land use is available in the right place. The social role involves supporting “*strong, vibrant and healthy communities*” by providing housing to meet the needs of present and future generations and through a high-quality built environment.
- 6.2.4 The key themes relating to socio-economics emphasise achieving sustainable development by supporting “*strong, vibrant and healthy communities*”.
- 6.2.5 The NPPF lists six planning principles that should underpin both plan-making and decision-making, including contributing to the achievement of sustainable development, effective engagement between plan-makers and communities and be accessible to assist public involvement.
- 6.2.6 *Chapter 5: ‘Delivering a sufficient supply of homes’* states that in order to deliver a wide choice of quality homes, improve opportunities for home ownership and create sustainable communities, a mix of housing is required which reflects demographic trends, market trends, the needs of different groups and local demand.

¹ Department for Communities and Local Government (2021). National Planning Policy Framework.

- 6.2.7 *Chapter 6: 'Building a strong, competitive economy'* outlines that planning policies and decisions should address and recognise the specific requirements of different sectors, to help create the conditions in which local economies can thrive and businesses can invest, expand and adapt.
- 6.2.8 *Chapter 7: 'Ensuring the vitality of town centres'* states that planning policies should promote the long-term vitality and viability of town centres as well define a hierarchy and network and recognise that residential development often plays an important role in ensuring the vitality of centres.
- 6.2.9 *Chapter 8: 'Promoting healthy and safe communities'* outlines the key role that planning policy has in ensuring the health and wellbeing of communities through considerations such as the availability of school places, public safety and security, and the promotion of social interaction and community cohesion.
- 6.2.10 *Chapter 12: 'Achieving well-designed places'* highlights the fundamental importance of good and local-oriented design to promote sustainable development and better places for communities to live and work in.
- 6.2.11 For large scale sites, a mix of uses should be promoted to minimise journeys for employment, shopping, leisure, education and other activities (paragraph 30).
- 6.2.12 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision (paragraph 96).

Local Planning Policy

Reading Borough Local Plan

- 6.2.13 The Reading Borough Local Plan was adopted in November 2019 and sets out RBC's spatial strategy to 2036, setting out general policies that are applicable to development across the whole of Reading. The Local Plan (2019) replaces previous development plans – the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document. The Local Plan is the main consideration in deciding planning applications in Reading².
- 6.2.14 *Policy H1: Provision of Housing* states that 'provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough from the period 2013 to 2036'.
- 6.2.15 *Policy H3: Affordable Housing* states that 'on sites of 10 or more dwellings, 30% of total dwellings will be in the form of affordable housing'.
- 6.2.16 *Policy H10: Private and Communal Outdoor Space* states that 'dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying

² RBC (2019) Reading Borough Local Plan. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [accessed 28 February 2020].

space. Houses will be provided with private outdoor spaces whereas flats may be provided with communal outdoor space, balconies and / or roof gardens’.

- 6.2.17 The area-specific section ‘Strategy for Caversham and Emmer Green’ acknowledges that the ‘adequacy of infrastructure to support additional developments remains one of the most significant concerns within the area. In particular, transport, education and healthcare are issues that would need to be addressed in any development’.
- 6.2.18 *Policy CA1b: Part of Reading Golf Course.* The Site is part of an ongoing wider policy consideration that looks to provide residential uses (on part of the Golf Club) dependent on ensuring the future use of the remaining land for golf, in line with the need to protect important sports and leisure facilities set out in Policy RL6.

6.3 Assessment Methodology

Determination of Baseline

- 6.3.1 The baseline in the socio-economic assessment makes use of the most up to date data available, which will vary depending on the dataset. The baseline for the socio-economic conditions of the study area population has been established from a number of sources, including:
- the 2011 Census, which is the most up to date source of information on social, economic and housing conditions at a local level;
 - lists published by the RBC, by the National Health Service (NHS) and by other agencies, of the community facilities that serve the study area; the lists also provide some information on the services offered by, and the capacity of, the facilities;
 - consultation with the organisations responsible for community services and facilities serving the area. Questions have been put to these stakeholders (listed in **Table 6.1**) in order to identify particular issues that need to be considered in the socio-economic assessment;
 - Reading Borough Local Plan, which informs development and sets out RBC’s spatial strategy to 2036;
 - other local studies and strategies, e.g. RBC’s Infrastructure Delivery Plan (IDP); and
 - other online sources, for example, which enable the distances to different facilities to be measured.

Table 6.1: List of Stakeholders Contacted

Stakeholder	Reason for Contact	Information received
RBC Planning Department	Population yield and play space calculator	In the absence of a response by RBC, we have used average family sizes from the 2011 Census to calculate population yield and the ‘Fields in Trust’ Guidance for

Stakeholder	Reason for Contact	Information received
		Outdoor Sports and Play ³ to estimate play space requirements.

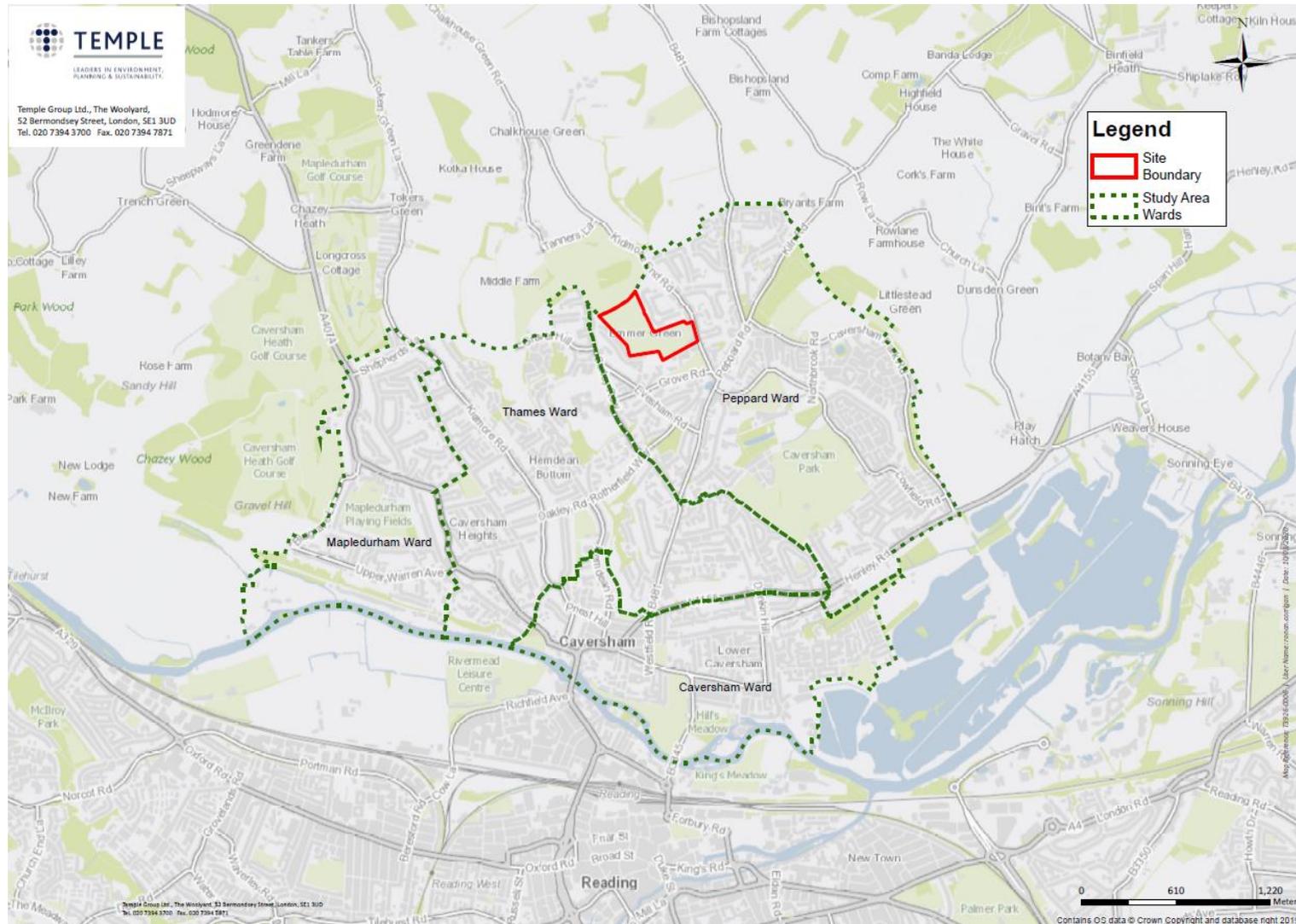
Study Area

- 6.3.2 The Site is located in the Peppard Ward within the Reading Borough Council (RBC) area, as shown in **Figure 6.1**. Four wards (Peppard, Caversham, Thames and Mapledurham) have been selected as the study area. These considerations help to determine where the zone of impact is likely to extend.
- 6.3.3 The two adjacent wards in South Oxfordshire District Council (SODC) area, Kidmore End and Whitchurch (to the northwest) and Sonning Common (to the northeast), have not been considered in this assessment other than for the assessment on education demand. This is due to their rural character and their low population density, differentiating the wards from the rest of the Study Area which is more suburban. Furthermore, residents of Kidmore End and Whitchurch and Sonning Common are likely to use the health and community facilities offered in the towns of Reading and Henley-on-Thames rather than those nearer the Proposed Development in Emmer Green and Caversham⁴. Similarly, future residents of the Proposed Development are unlikely to travel to Kidmore End and Whitchurch or Sonning Common to satisfy their demand for health or community facilities, although it is recognised that a small number of patients of Sonning Common Health Centre are resident in Caversham and Emmer Green.
- 6.3.4 However, there are primary schools and secondary schools within these SODC wards that are reasonably close to the development and have the potential to serve some residents of the Proposed Development, particularly if demand for education places in RBC is high. Therefore, these wards have been included in the assessment of effects on education only.

³ Fields in Trust, Guidance for Outdoor Sport and Play, <http://www.fieldsintrust.org/guidance> [Accessed 15th May 2020].

⁴ Based on Google Maps travel distances

Figure 6.1: Proposed Development Study Area



6.3.5 Alongside ward level data, socio-economic information for RBC, the South East region and England as a whole has also been collected to assess the performance of the study area in comparison with these reference areas.

Educational, Health and Community Facilities

6.3.6 In relation to the accessibility of facilities, distances and travel times from Reading Golf Course (postcode RG4 8SQ) have been collected⁵. Distances from this postcode are seen as representative for the residential areas surrounding the Site. It has not been possible to show distances for all main residential areas of the study area as collecting this level of information was not considered feasible.

6.3.7 For educational, health and community facilities, the assessment of their accessibility and capacity has considered different distances according to the nature of the facility, as shown in **Table 6.2**.

Table 6.2: Areas of Search for Community Facilities

Facility / Infrastructure	Area of Search
State-funded primary schools	3.2 km (2 miles) road travel distance from the Site ⁶
State-funded secondary schools	4.8 km (3 miles) road travel distance from the Site ⁷
NHS General Practitioner (GP) surgeries	1 km road travel distance from the Site (based on professional judgement)
NHS dental surgeries	1 km road travel distance from the Site (based on professional judgement)
Childcare facilities	1 km road travel distance from the Site (based on professional judgement)
Community and recreational facilities	Government funded library, leisure / sports centre, youth and community centres within 1 km of the Site (road travel distance).
Open and play space	800 m (local parks and open spaces) and 1.2 km (borough-wide parks) road travel distance ⁸ ; Play space requirements based on the RBC Open Space Strategy.
Town centres and shopping facilities	RBC

Prediction Methodology

6.3.8 Effects during construction have been assessed for the year 2022 and effects during operation for the year 2026. While some residents are likely to move into the Proposed Development before this date, this is the first year when it is fully operational, and the full operational impacts will be experienced.

⁵ Based on Google Maps shortest travel distance.

⁶ Department for Education (2014), Home to school travel and transport guidance: Statutory guidance for local authorities. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575323/Home_to_school_travel_and_transport_guidance.pdf [Accessed 20th March]

⁷ Ibid

⁸ Reading Borough Council (2018), Reading Open Spaces Strategy Update Note 2018. https://www.reading.gov.uk/media/8643/EV022-Open-Spaces-Strategy-2018-Update-Note/pdf/EV022_Open_Spaces_Strategy_2018_Update_Note.pdf [Accessed 9th January 2020].

- 6.3.9 Assessments have all been undertaken in the context of national and local planning and other policy, e.g. RBC housing targets. In addition to the baseline data, the assessment of effects is underpinned by forecasts/estimates for both the construction and operational phases.
- 6.3.10 Fundamental to the assessment is an estimate of the likely population of the Proposed Development. This is based on the 2011 Census which will provide contextual evidence to estimate the likely size of the future population. Furthermore, this approach would allow us to estimate the Proposed Development's future population based on different groups include ages, the labour force and the range of their skills.
- 6.3.11 Benchmarks have been used to calculate likely demand for GP demand created from the Proposed Development. Existing and future GP demand will be based on:
- GPs – the capacity of local GPs has been assessed using the Healthy Urban Development Unit (HUDU) benchmark⁹ of 1,800 registered patients per NHS GP.
- 6.3.12 These forecasts have been used along with information provided by stakeholders and a review of published material (e.g. RBC's Infrastructure Delivery Plan) to assess the likely future capacity of educational, health and community facilities and their ability to cater for the additional population.
- 6.3.13 The 2011 Census has provided contextual evidence to enable the likely size of different groups in the future population to be estimated; different groups include the labour force and the range of their skills.
- 6.3.14 Employment (gross) in the construction of the Proposed Development has been estimated from:
- the value of the construction contract provided by the Applicant;
 - estimates of turnover per employee from Business Population Estimates produced by the Department for Business, Energy & Industrial Strategy (formerly Department for Business Innovation and Skills); and
 - a conventional assumption that ten years of short-term work equates to one full-time equivalent (FTE) job.
- 6.3.15 Future net employment in the construction and operational phase has been estimated using the Additionality Guide¹⁰, which describes additionality as *"The extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the intervention."* The additionality assessment takes account of:
- the reference case: the estimate of what level of target outcomes would be produced if the intervention did not go ahead;
 - gross direct effects: the total effect of an intervention option or the reference case in terms of a specific output, for example jobs or housing;

⁹ Healthy Urban Development Unit, (2009). HUDU Model.

¹⁰Homes and Communities Agency (2014). Additionality Guide, Fourth Edition.

- leakage effects: outputs (occurring under the reference case and the intervention options) that benefit those outside the intervention’s target area (Reading in the present case, which should be deducted from the gross direct effects);
- displacement: the outputs (occurring under the reference case and the intervention options) accounted for by reduced outputs elsewhere in Reading, which should also be deducted;
- substitution effects: for example, where a firm substitutes one activity for a similar one (such as recruiting a jobless person while another employee loses a job) as a result of the intervention; these effects need to be deducted; and
- economic multiplier effects: further economic activity (jobs, expenditure or income) associated with additional local income, local supplier purchases and longer-term development effects, which need to be added.

6.3.16 The assessment of additionality to the local economy requires this local economy to be geographically defined, relating to the zone of interest for policy makers. In the present case, the RBC has been defined as the local economy.

Sensitivity of Receptor

6.3.17 Sensitivity is generally assessed by reference to a number of characteristics of the receptor, including: their existing state in relation to the dimension being assessed (are they already disadvantaged); their ability to absorb, avoid or mitigate the effect; and level of policy priority. The criteria used for determining sensitivity is provided in **Table 6.3**.

Table 6.3: Methodology for Determining Sensitivity

Sensitivity of Receptor	Description
High	Receptor is identified as a policy priority. Evidence of significant socio-economic challenges and vulnerabilities, comparative to other areas. The receptor / resource has little ability to absorb change.
Medium	Some evidence of socio-economic challenges and vulnerabilities, comparative to other areas. The receptor / resource has moderate capacity to absorb change.
Low	Receptor is not identified as a policy priority. Evidence that the receptor is resilient and no particular challenges.

Magnitude of Impact

6.3.18 The magnitude of the impact varies between the different impacts being considered. Generally, it will depend on factors such as the scale of the receptors which experience the impact, the duration of the impact and the nature of the detriment caused (e.g. permanent or reversible). The criteria for determining impact magnitude is presented in **Table 6.4**.

Table 6.4: Methodology for Determining Impact Magnitude

Magnitude of Impact	Criteria for Assessing Impact
Major	Total loss or major / substantial alteration to key elements. Features of the baseline (pre-development) conditions such that the post-

Magnitude of Impact	Criteria for Assessing Impact
	development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post-development character / composition / attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss / alteration will be discernible / detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances / situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Significance of Effect

6.3.19 The significance of the effects is a product of the magnitude of the impact and the sensitivity of the receptor. **Table 6.5** shows how the significance of the effect is assessed based on those two factors.

Table 6.5: Significance Matrix

Sensitivity of Receptor	Impact Magnitude			
	Major	Moderate	Minor	Negligible
High	Major, significant	Major - moderate, significant	Moderate - minor, significant	Negligible, not significant
Medium	Major - moderate, significant	Moderate - minor, significant	Minor, not significant	Negligible, not significant
Low	Moderate - minor, significant	Minor, not significant	Minor, not significant	Negligible, not significant

Limitations and Assumptions

6.3.20 The principal limitation that conditions the assessment of future impacts and effects is the inability to predict the future. Most predictions or estimates are based on an extrapolation of the baseline conditions, with or without adjustments, based on professional judgement.

6.3.21 Other limitations and assumptions relate to the baseline data and benchmarks used for the assessment. The baseline data is often out of date and robust data are not always available at a local level, with examples including:

- the Census – carried out in 2011, so is ten years out of date;
- turnover per worker in construction – regional data used, which may not be appropriate for the study area; and,
- employment densities – national data from the Homes and Communities Agency.

6.3.22 Despite the data limitations described above, the data used is the best available at the time of assessment, and where required professional judgement and reasonable assumptions have been applied. Overall, the approach adopted is standard and common to all such assessments and therefore deemed appropriate.

- 6.3.23 The Applicant contacted RBC to provide population and child yield information for estimating the future total (and school-aged population) of the Proposed Development. With the lack of information from RBC, the Applicant has used the 2011 Census to estimate future population generated from the Proposed Development.
- 6.3.24 We have compared the Census estimates against other newly built developments in the area and against Oxfordshire County Council's child yield predictions. The latter is relevant due to the proximity of the border with South Oxfordshire and the schools located across this border. The Census-based estimates are in line with other newly built developments and Oxfordshire CC's child yield predictions, and are therefore considered an acceptable method for estimating population yield in the absence of other information.

6.4 Baseline Assessment and Identification of Key Receptors

- 6.4.1 This section contains a summary of the baseline information collected.

Introduction to the Area, Local Population and Demographics

- 6.4.2 The Proposed Development is located within the Peppard ward of Reading Borough Council (RBC). The Site occupies land at Reading Golf Course, off Kidmore End Road in Emmer Green and between residential suburbs in Emmer Green and associated amenities. The Site is approximately 12.15 ha and is currently used as a golf course which has been in use since the early 1900s. The only permanent building on the Site is the existing clubhouse which is located adjacent to the far eastern boundary of the Site.
- 6.4.3 The predominantly residential area of Emmer Green is the northern most suburb of Reading, situated approximately 3 km to the north of the city centre. Beyond Emmer Green to the north is the Chiltern Hills Area of Outstanding Natural Beauty (AONB), and to the south is the suburb of Caversham.
- 6.4.4 Peppard Road and Emmer Green Road provide access northwards to Sonning Common and Henley on Thames. Peppard Road also extends southwards towards Reading. The 23, 24 and 25 bus routes serve the area surrounding the Site, providing access to Reading, Caversham and the wider Emmer Green area.
- 6.4.5 The resident population of the Study Area has the following characteristics¹¹:
- the Study Area (comprising of four wards) has an estimated population of 29,906 which accounts for 18.7% of the total population of RBC, according to ONS 2020 mid-year population estimates¹²;
 - approximately 21% of the Study Area's population are aged 0 – 14 years, 25% are over 60 years old; and
 - reflecting on the religious demographics, people identifying as Christian accounted for around 55% of the Study Area's population, followed by residents reporting as not religious (or religion not stated), who accounted for 39% of the population.
- 6.4.6 There are 21 Lower Super Output Areas (LSOAs) in the Study Area, with the Site being located amongst the 10% most affluent areas in England. Out of the other 20 LSOAs

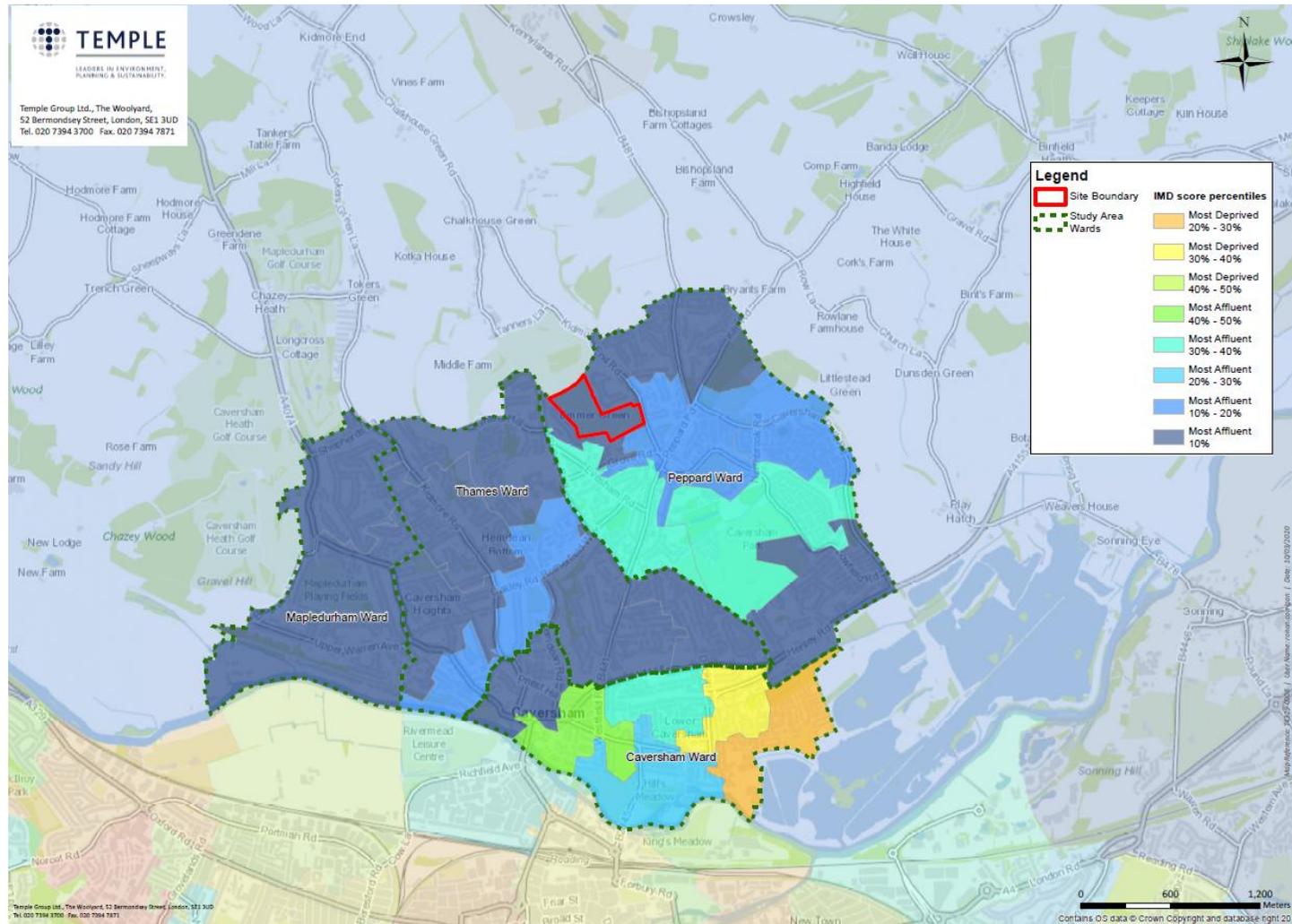
¹¹ Unless otherwise specified, data are derived from the Census (2011).

¹² Office of National Statistics (2021) 2020 Ward Level Mid-Year Population Estimates (Experimental Statistics).

within the Study Area, two LSOAs are amongst the top 40% most deprived areas in England. The remaining 18 LSOAs are amongst the 40% most affluent areas within England.

- 6.4.7 Furthermore, 11 out of the 21 LSOAs within the Study Area are amongst the 10% most affluent LSOAs in England according to the 2019 Index of Multiple Deprivation (IMD). This is shown in **Figure 6.2** which maps the distribution of deprivation within RBC.

Figure 6.2: Indices of Multiple Deprivation in Reading



Source: English Indices of Deprivation 2019

6.4.8 The following sections describe aspects of the local population, their access to facilities and services and the local economy in more detail. These aspects have been assigned a sensitivity to assist with the assessment.

Housing

6.4.9 According to the 2011 Census, the proportion of households with larger bedrooms (4+ bedroom houses) was higher across the Study Area (29%) compared to Reading Borough and the South East (17% and 23%) respectively. In retrospect, the Study Area has a lower proportion of smaller properties (1 and 2 bedrooms) in comparison to RBC and South East region as demonstrated below in **Table 6.6**.

Table 6.6 – Households by Bedroom Size

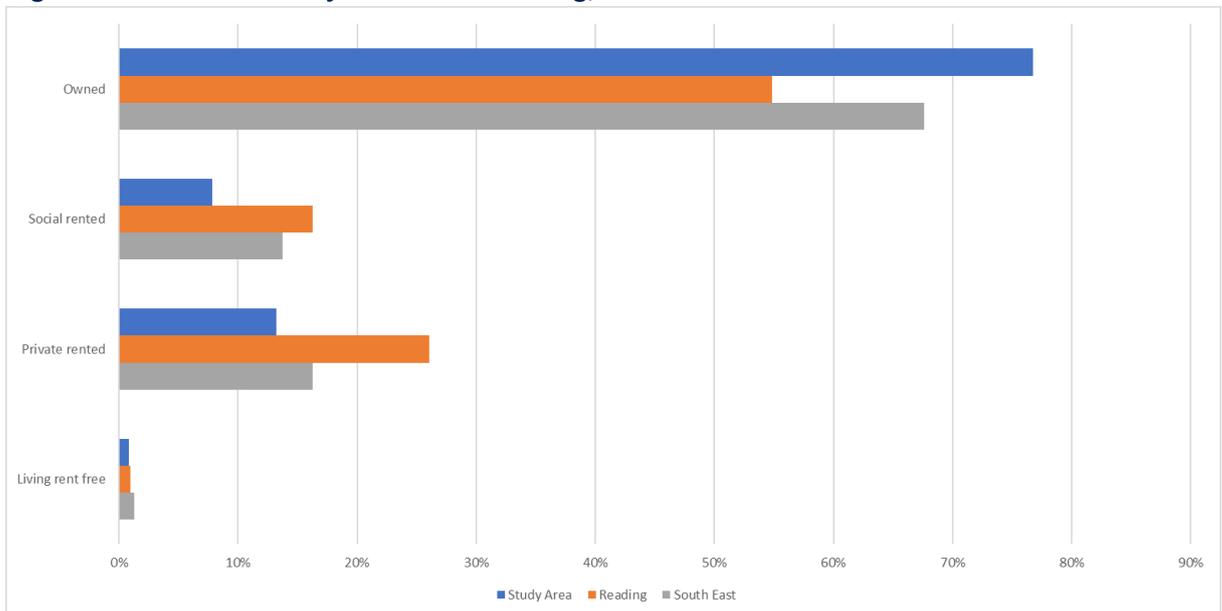
Bedroom sizes	Study area	RBC	South East	England
No bedrooms	0%	0%	0%	0%
1 bedroom	7%	16%	12%	12%
2 bedrooms	21%	29%	26%	28%
3 bedrooms	43%	38%	39%	41%
4 bedrooms	22%	12%	17%	14%
5 or more bedrooms	7%	5%	6%	5%

Source: 2011 Census

6.4.10 As shown in **Figure 6.3**, households in the Study Area are much more likely to be homeowners (77% of households) compared to social and private rented accommodation (8% and 13%, respectively). In comparison, the Study Area has a higher rate of home ownership compared to RBC and South East region (55% and 68%, respectively).

6.4.11 In terms of rented accommodation (both social and private rented accommodation), the Study Area has a lower proportion of households in rented accommodation (21%) compared to RBC and the wider South East region (42% and 30%, respectively).

Figure 6.3: Households by Tenure of Dwelling, 2011



Source: Census of Population, 2011

- 6.4.12 In terms of housing mix, the SHMA identifies a particular need for family housing of three bedrooms or more (when market housing is concerned). For affordable housing, on the other hand, the focus of need is on one and two-bedroom accommodation. Overall, there is a need for over half of new dwellings to be of three or more bedrooms¹³.
- 6.4.13 RBC’s Local Plan (2019) identifies the affordability of housing as an ‘*increasingly critical issue, with rising housing prices and rents putting housing beyond the reach of many residents*’¹⁴. The Strategic Housing Market Assessment (SHMA), published in 2016, identifies the need for 699 new dwellings per year in Reading¹⁵. The Local Plan estimates that over the plan period, around 700 of these (5%) can be provided in North Reading¹⁶. Furthermore, the SHMA estimates that a total of 7,084 households in Reading are living in unsuitable housing and identifies a net affordable housing need of 406 dwellings per annum.
- 6.4.14 As set out in the RBC’s adopted Local Plan, RBC has set a housing delivery target for the Borough over the 2013-36 period, of at least 15,847 new homes (equivalent to 689 homes per annum) to be delivered across the Borough by 2036. The RBC’s latest annual monitoring report (AMR) establishes that between the years 2013/14 and 2019/20 there was a slight undersupply in housing delivery, with net completions below the anticipated

¹³ RBC (2019) Reading Borough Local Plan, p. 75. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

¹⁴ RBC (2019) Reading Borough Local Plan, p. 7f. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

¹⁵ Berkshire (including South Bucks) Strategic Housing Market Assessment. February 2016. Available at: https://www.reading.gov.uk/media/2959/Housing-Market-Assessment/pdf/Berkshire_Strategic_Housing_Market_Assessment_Feb_2016.pdf [Accessed 28 February 2020].

¹⁶ RBC (2019) Reading Borough Local Plan. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

annual target. Over the adopted Local Plan period, there is expected to be a shortfall of 230 homes that would need to be provided in neighbouring West Berkshire.¹⁷

- 6.4.15 The Ministry for Housing, Communities and Local Government's (MHCLG) new standardised methodology for objectively assessing housing need (OAHN) "*is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations*"¹⁸. As stated in paragraph 6.2.14, the Council's adopted housing target (689 dpa) is higher than the new Government's standardised housing methodology.
- 6.4.16 The sensitivity of local residents within the study area with regards to housing is assessed as **medium**. This is because while there is growing demand for homes, in particular affordable homes, this is relatively modest in the study area as compared to other parts of Reading.

Education

- 6.4.17 This assessment uses the Department for Education's 'New home to school travel and transport guidance' to define the Study Area for educational facilities relevant to the Proposed Development. The statutory walking distance is the distance between home and school that the Government thinks a child should be able to walk: two miles (equivalent to 3.2 km) for children under eight years of age; and, three miles (equivalent to 4.8 km) for pupils aged 8–16 years.
- 6.4.18 As stated in **Table 6.2**, the following Study Areas have been used for this assessment:
- **State funded primary schools** – 3.2 km / 2 miles walking distance from Site¹⁹. Schools within the North Reading Catchment Area for primary schools and within the two adjacent wards in SODC, Kidmore End and Whitchurch and Sonning Common will be considered; and,
 - **State funded secondary schools** – 4.8 km / 3 miles walking distance from Site. (statutory walking distance) within the RBC and SODC.
- 6.4.19 There are 10 state funded primary schools within 2 miles travel distance of the Site and four state funded secondary schools within 3 miles, accepting 4 – 19-year-old pupils across both primary and secondary schools. The closest schools are listed in **Table 6.7**.

¹⁷ RBC (2019) Reading Borough Local Plan, p. 72. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 21 October 2021].

¹⁸ Ministry of Housing, Communities & Local Government (2019), <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> [Accessed 15th May 2020].

¹⁹ Department for Education (2014) New home to school travel and transport guidance

Table 6.7 – Closest Schools by Type

Type of school	School and address	Travel distance ²⁰ , time and method	Age range, number of pupils, capacity
Primary	Emmer Green Primary School, Grove Road, Reading, RG4 8LN	0.4 miles / 0.4 km 7 minutes' walk	5 – 11 409 420
Secondary	Highdown School and Sixth Form Centre, Surley Row, Reading, RG4 8LR	0.57 miles / 0.9 km 14 minutes' walk	Secondary and 16 to 18 1,492 1,440

6.4.20 The Reading Infrastructure Delivery Plan²¹ (2018) identifies that “any development likely to result in child yield, in the east and the town centre and possibly the north west of the Borough is going to add to the existing problem of under-provision of school places in these areas”.

Primary Schools

6.4.21 The Department for Education’s EduBase figures on school capacity and pupil numbers have been used to assess whether there is spare capacity in the local education system. Across the 10 primary schools within the Study Area there is a total capacity for 3,552 pupils. Together the primary schools have 3,188 pupils attending, with a surplus of 364 places. All schools are listed in **Table 6.8**.

Table 6.8 – Primary Schools within 2 miles

School name	Travel distance ²² , time and method	Number of pupils	School capacity	Surplus / Deficit
Emmer Green Primary School	0.4 miles / 0.6 km 7 minutes' walk	409	420	11
The Hill Primary School	0.5 miles / 0.8 km 10 minutes' walk	406	420	14
Caversham Park Primary School	0.9 miles / 1.4 km 18 minutes' walk	176	210	34

²⁰ Travel distance is measured from the postcode related to the Site.

²¹ RBC (2018) Reading Infrastructure Delivery Plan. Available at: http://www.reading.gov.uk/media/8687/EV007-Full-Infrastructure-Delivery-Plan-March-2018/pdf/EV007_Full_Infrastructure_Delivery_Plan_March_2018.pdf [Accessed 10 March 2020].

²² Travel distance is measured from the postcode related to the Site.

School name	Travel distance ²² , time and method	Number of pupils	School capacity	Surplus / Deficit
St Martin's Catholic Primary School	1.0 miles / 1.6 km 19 minutes' walk	153	210	57
Caversham Primary School	1.2 miles / 1.9 km 26 minutes' walk	415	420	5
Thameside Primary School	1.5 miles / 2.4 km 31 minutes' walk	399	420	21
St Anne's Catholic Primary School	1.6 miles / 2.6 km 33 minutes' walk	194	210	16
Micklands Primary School	1.7 miles / 2.7 km 35 minutes' walk	372	420	48
The Heights Primary School	1.9 miles / 3.0 km 40 minutes' walk	353	350	-3
E P Collier Primary School	1.9 miles / 3.1 km 41 minutes' walk	311	472	161
Total		3,188	3,552	+364

6.4.22 In response to increased demands for primary school places, RBC embarked on a significant primary school expansion project, much of which is now complete. The sensitivity of the local population within the study area in respect to primary education has been assessed as **low**.

Secondary Schools

6.4.23 Across the four secondary schools within the Study Area there is a total capacity for 4,181 pupils. There are reported to be 3,762 pupils attending the four secondary schools, with a surplus of 419 pupils. These schools are listed in **Table 6.9**.

Table 6.9 – Secondary Schools within 3 miles

School name	Travel distance ²³ , time and method	Number of pupils	School capacity	Surplus / Deficit
Highdown School and Sixth Form Centre	0.7 miles / 1.1 km 13 minutes' walk	1,492	1,440	-52
Kendrick School	2.7 miles / 4.4 km 57 minutes' walk	803	920	117
Maiden Erlegh Chiltern Edge	2.9 miles / 4.7 km 57 minutes' walk	355	934	579
Reading School	2.9 miles / 4.7 km 1 hour 1 minutes' walk	1,112	887	-225
Total		3,762	4,181	+419

- 6.4.24 Across the Borough, the increase in primary school places will translate into an increased demand for secondary places and demand for secondary school places is rising on the year. Based on 2019 projections, a shortfall of year 7 places begins to appear in the 2019/20 school year.²⁴
- 6.4.25 The sensitivity of the local population within the study area in respect to secondary education has been assessed as **medium**. It is evident that there is expected to be future under-provision of school places across the borough, in the study area there currently seems to be some capacity to accommodate additional demand.

Childcare

- 6.4.26 There are three childcare facilities within 1 km travelling distance of the Site: Emmer Green Kindergarten, Emmer Green Pre-School and MonkeyMoos Highdown Preschool.
- 6.4.27 The nearest childcare facility to the Site is Emmer Green Kindergarten. Emmer Green Kindergarten caters for children aged between 3 months to 5 years and are not accepting new children until summer 2022. Emmer Green Pre-School has vacancies available immediately for 2 ½ to 5 year old children. MonkeyMoos Highdown Preschool is accepting children aged between 0 to 5 years.
- 6.4.28 RBC's Childcare Sufficiency Assessment (CSA) 2021²⁵ reports that the total number of childcare providers have remained constant over the last 3 years with businesses closing and opening balancing the market. The majority of registered places available across the

²³ Travel distance is measured from the postcode related to the Site.

²⁴ RBC (2019) School Place Planning, p. 4. Available at: <https://democracy.reading.gov.uk/documents/s7583/School%20Place%20Planning.pdf> [Accessed 21 October 2021].

²⁵ RBC (2021) Childcare Sufficiency Assessment. Available at: <https://democracy.reading.gov.uk/documents/s16501/Childcare%20Sufficiency%20Assessment%20Reading%2020-21.pdf> [Accessed 21 October 2021].

Borough are for children aged under 5 years and delivered by a mix of provider types, including childminders, day nurseries, pre-schools and nursery schools. In January 2021, there were 197 providers with the majority of providers reporting having vacant places. **Table 6.10** provides an overview of vacant places in the study area from 2017, no updated data is available within the latest report.

Table 6.10 – Distribution of Vacant Places in the Study Area²⁶

Ward	Childminder	Day nursery	Holiday scheme	Out of school care	Pre-school	Nursery school	Total vacancies	Total registered places	Vacancies as % of total places
Caversham	3	5	0	0	0	80	88	511	17%
Mapledurham	7	0	0	0	00	0	7	24	29%
Peppard	11	0	5	12	8	0	36	566	6%
Thames	3	0	30	0	0	0	33	313	11%
Study Area (Total)	24	5	35	12	8	80	164	1,414	12%

Source: RBC Childcare Sufficiency Assessment 2017

²⁶ Adapted from RBC (2017) Childcare Sufficiency Assessment. Available at: http://www.reading.gov.uk/media/5849/Childcare-Sufficiency-Assessment-2016/pdf/READING_CSA_FINAL_amended.pdf [Accessed 13 March 2020].

- 6.4.29 Survey responses indicate that 10% of parents using childcare thought that childcare costs were reasonable. 112 (69%) of parents/carers stated they were able to find the type of childcare they wanted in the local area. However, 46% feel there should be more childcare in their local area²⁷.
- 6.4.30 The sensitivity of the local population within the study area in respect to childcare has been assessed as **low**, largely due to the sufficient childcare place capacity across RBC.

Health

- 6.4.31 According to local health indicators for Peppard Ward (where the Site is located) show a mixed picture for health in the area which includes:
- Instances of limiting long-term illness or disability are higher in Peppard Ward (14.4 %) than in Reading (12.9%), yet lower than on a national level (17.6%).
 - Life expectancy for both women and men is higher in Peppard Ward than in Reading and on a national level, with female life expectancy at birth being 85.4 years in Peppard ward, compared to 83.1 years in Reading and 83.2 years in England.
 - Male life expectancy is slightly lower and currently stands at 81.7 years in Peppard Ward, 79.1 years in Reading and 79.7 years on a national level.
 - Child obesity at reception age is lower in Peppard Ward than in Reading and on a national level (4.6%, 9.9% and 9.5% respectively)²⁸.
- 6.4.32 There is one GP surgery located within a 1 km catchment area of the Site (considered to be typical walking distance) which is Emmer Green Surgery outlined in **Table 6.11**. There is no dental surgery located within 1 km of the Site, the closest dentist being the Village Dental Practice located at 2 km from the Site (approximately 23 minutes' walking distance).

Table 6.11 – GP Surgery within 1 km of the Site

Name	Travel distance, time and method	Number of GPs	Currently accepting new patients?	Registered patients
Emmer Green Surgery	800 m 10 minutes' walk	8	Yes	11,890

Source: NHS Choices, Google Maps

- 6.4.33 At Emmer Green Surgery, there is a total of eight GPs. The ratio of 1,486 patients per GP below the NHS HUDA's benchmark of 1,800 patients / GP and the surgery is currently accepting new patients.

²⁷ RBC (2021) Childcare Sufficiency Assessment. Available at: <https://democracy.reading.gov.uk/documents/s16501/Childcare%20Sufficiency%20Assessment%20Reading%202020-21.pdf> [Accessed 21 October 2021].

²⁸ Public Health England. Local Health. Available at: <https://www.localhealth.org.uk/#c=home> [Accessed 22 October 2021].

- 6.4.34 RBC's Infrastructure Delivery Plan (2018)²⁹ states that the majority of GP practices in Reading are operating close to or at full capacity, an issue that is likely to worsen taking into account projected population yields from planned housing developments.
- 6.4.35 The sensitivity of the local population within the study area in respect to health has been assessed as **medium**. This is due to the low patient to GP ratio in the local area and Emmer Green surgery currently accepting new patients.

Open and Play Space

- 6.4.36 There are five open spaces / local parks within 800 m and no district parks within 1.2 km from the Proposed Development³⁰. These include the following:
- Emmer Green Recreation Ground (87 m / 1 minute walk) – small park including a children's play area and basketball court;
 - Emmer Green Playing Fields (140 m / 2 minutes' walk) – playing field.
 - Peppard Road / Kidmore End Road (350m / 4 minutes' walk) – open space;
 - Emmer Green Pond (400m / 5 minutes' walk) – small open space with pond;
 - Clayfield Copse and Blackhouse Woods (800 m / 10 minutes' walk) – a large, mainly natural open space consisting of fields and native woodlands; and,
- 6.4.37 RBC's Open Space Audit found significant deficiency in the provision of play areas and safe access to play areas in several parts of RBC. In particular, areas of the northern part of Reading Borough including Caversham are very deficient in children's play facilities³¹.
- 6.4.38 The sensitivity of the local population within the study area with respect to community and recreational facilities is **medium**. This is due to the deficiency of play areas in the local area.

Community and Leisure Facilities

- 6.4.39 RBC's Infrastructure Delivery Plan (2018)³² notes that while there are a number of community centres across RBC having space capacity, inflexible space restricts the level and type of activities supported. Furthermore, projected population growth in RBC is likely to increase the demand on centres.
- 6.4.40 There is one community centre within 1 km of the Proposed Development. Emmer Green Community Centre is located at 850 m (approximately 10 minutes' walking) from the Site.

²⁹ RBC (2018) Reading Infrastructure Delivery Plan https://images.reading.gov.uk/2019/12/EV007_Full_Infrastructure_Delivery_Plan_March_2018.pdf [Accessed 22 October 2021].

³⁰ RBC. Parks, Outdoor Facilities & Open Spaces. Available at: <https://www.reading.gov.uk/parks> [Accessed 16 March 2020].

³¹ RBC (2019) Reading Borough Local Plan, p. 46. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

³² RBC (2018) Reading Infrastructure Delivery Plan https://images.reading.gov.uk/2019/12/EV007_Full_Infrastructure_Delivery_Plan_March_2018.pdf [Accessed 22 October 2021].

- 6.4.41 The Western Berkshire Retail & Commercial Leisure Assessment 2016³³ identifies the need for entertainment uses including bowling, ice skating, additional cinema provision and the need for replacement swimming facilities in RBC. RBC's Infrastructure Delivery Plan (2017) recommends that major leisure development should take place within the centre of Reading to accommodate increased demand resulting from projected population growth.
- 6.4.42 The closest sports and leisure facility is Highdown Sport and Leisure Centre, located at 1 km (approximately 12 minutes walking) from the Site. The closest local authority-run sports and leisure facility is Rivermead Leisure Centre, located at 3.5 km from the Site.
- 6.4.43 There are seven libraries within RBC, which are currently at full capacity. Some libraries, and in particular Reading Central Library, have experienced a significant increase in numbers of users over the last few years with the general demand for libraries in RBC expected to increase. RBC's Infrastructure Delivery Plan thus identifies the need to provide more space to support further library services, either through the extension of existing facilities or the provision of alternative sites.
- 6.4.44 The closest library is Caversham Library, located at 2.3 km (approximately 20 minutes walking) from the Site.
- 6.4.45 Given the limited availability of community facilities in the local area, the sensitivity of the local population within the study area with respect to community and recreational facilities has been assessed as **high**.

Crime, Fear of Crime and Anti-Social Behaviour

- 6.1.6 RBC has higher levels of crime than its neighbouring councils except for Slough (Thames Valley Police Force's average is 63.64), with a crime rate of 93.62 reported crimes per thousand residents in the year ending March 2021³⁴. However, it is important to note, that Reading is likely to have a higher crime level due to the urbanised nature of RBC compared to other areas in the police force.
- 6.1.6 In August 2021, Peppard / Caversham policing neighbourhood (which consists of Peppard and Caversham wards) had experienced 119 incidents compared to 130 incidents in August 2020³⁵. The most common types of crime are violence / sexual offence, followed by anti-social behaviour and vehicle crime.
- 6.4.46 The sensitivity of the population of the study area with respect to crime is deemed to be **medium**. This is due to Reading's crime levels remaining higher than those of its surrounding areas and community safety being a key element for community and individual wellbeing.

³³ Western Berkshire Authorities (2017) Western Berkshire Retail & Commercial Leisure Assessment 2016. Available at: https://www.reading.gov.uk/media/7160/Western-Berkshire-Retail-and-Leisure-Study-2017/pdf/Western_Berkshire_Retail_and_Leisure_Study_2017.pdf [Accessed 16 March 2020].

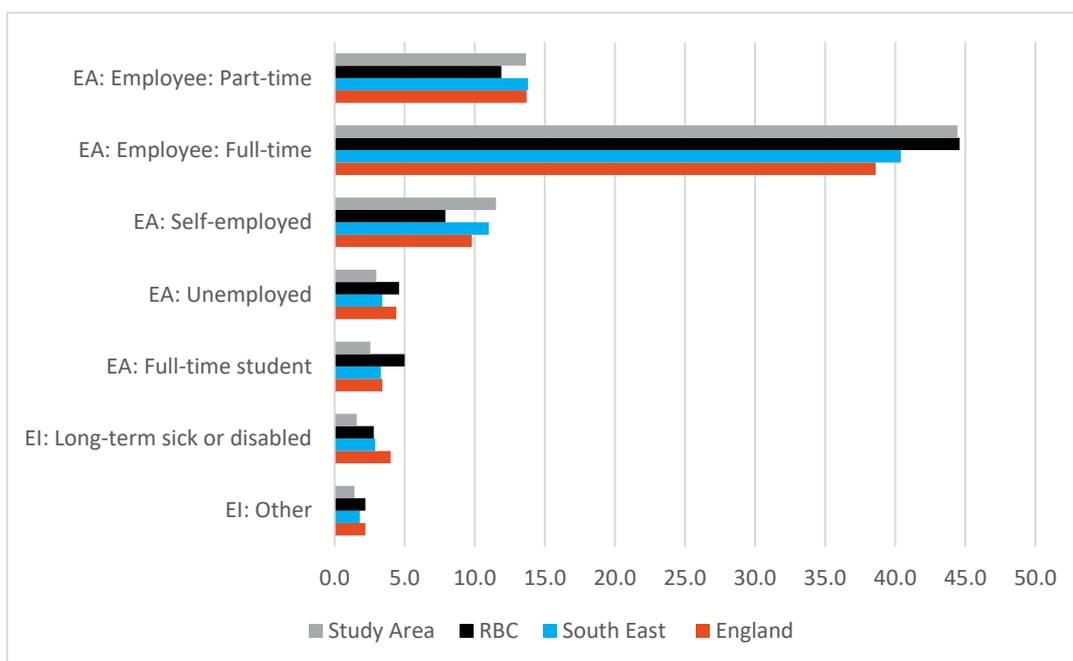
³⁴ Police.uk: Crime in Reading compared with crime in other similar areas <https://www.police.uk/pu/your-area/thames-valley-police/performance/compare-your-area/?tc=N466> [Accessed 22 October 2021].

³⁵ Police.uk: Detailed crime statistics for Peppard / Caversham. <https://www.police.uk/pu/your-area/thames-valley-police/peppard-caversham/?tab=Overview> [Accessed 22 October 2021].

Local Economy, Employment and Skills

- 6.4.47 Reading is a major centre of employment and, despite its proximity to London, is a net importer of work, meaning that there are more jobs in Reading than workers³⁶. Job density in Reading was 1.16 in 2019, meaning that for each resident aged 16 – 64, there are 1.16 jobs available. This is above job density levels for both the South East (0.90) and England (0.88)³⁷.
- 6.4.48 Many of the businesses in Reading rely on the high level of skills in the area and benefit from relationships with the University of Reading. However, there are also pockets of deprivation, where low skills and unemployment are an issue³⁸. The proportion of the population aged between 16 – 64 in full-time employment in the study area is higher than in both the South East region and England, but at a similar level as RBC. The proportion of the working age population in part-time employment however is at a similar level as both regional and national levels but is higher than in RBC. As shown in **Figure 6.3**, economically inactive residents represent a lower proportion in the study area than in RBC, the South East and England.

Figure 6.3: Population Aged 16 – 64 by Economic Activity, 2011



Source: Census of Population, 2011. EA – Economically active; EI – economically inactive

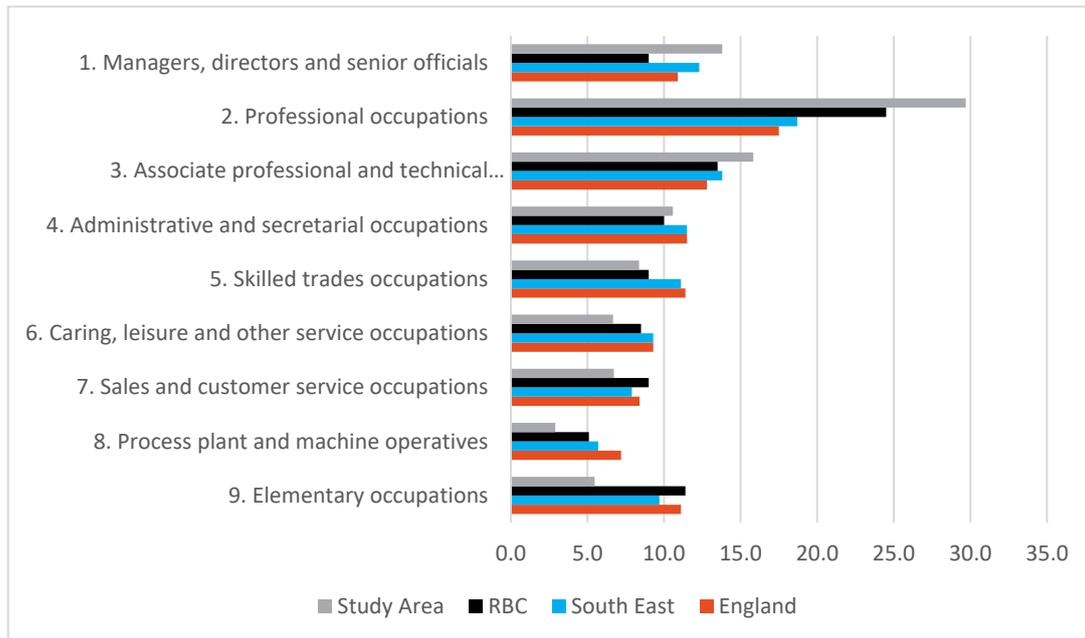
- 6.4.49 As shown in **Figure 6.4**, a higher proportion of the study area’s population works in managerial and professional occupations than in RBC, the South East and England. On the other hand, the proportion of the study area’s population aged 16 – 64 working in elementary occupations is lower than in RBC, the South East and England.

³⁶ RBC (2019) Reading Borough Local Plan, p. 8. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

³⁷ ONS Crown Copyright. Job density, [Accessed 01 November 2021].

³⁸ RBC (2019) Reading Borough Local Plan, p. 8. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [Accessed 28 February 2020].

Figure 6.4: Population Aged 16 – 64 by Occupation, 2011



Source: Census of Population

- 6.4.50 RBC’s (2013) Employment, Skills and Training Supplementary Planning Document³⁹ identifies a lack of qualifications among a part of Reading’s working age population. It emphasises the risk to economic growth resulting from a skills mismatch and skills shortages in the borough. However, in Peppard Ward, where the Site is located, the share of residents having no qualifications is 16.5%. This is lower than the proportion for Reading (17.4%), the South East region (19.1%) and England (22.5%).
- 6.4.51 In 2011, 79.2%, or 2,638 of Peppard Ward’s 3,329 residents (aged between 16-64), were economically active (employed and unemployed). This was similar to overall levels in Reading (79.1%) and slightly above the South East region (77.5%) and England (75.2%). Unemployment in Peppard Ward (3 % of the economically active population) lies below levels for Reading, the South East and England (4.6%, 3.4% and 4.4% respectively)⁴⁰.
- 6.4.52 The sensitivity of the local economy in terms of access to employees and a skilled workforce is considered to be **medium** since currently local demand for labour cannot be satisfied by the local labour supply, meaning that RBC is a net importer of labour. The sensitivity of the local population in terms of employment and skills is assessed as **medium** due to the current skills mismatch in RBC, meaning that residents might not have the required skills to access employment offered in the local area.

³⁹ RBC (2013) Employment, Skills and Training Supplementary Planning Document. Available at: <https://www.reading.gov.uk/media/1064/Employment-Skills-and-Training-Supplementary-Planning-Documents-Adopted-April-2013/pdf/employment-skills-and-training-supplementary-planning-document-apr13.pdf> [Accessed 19 March 2020].

⁴⁰ ONS Crown Copyright. KS601EW to KS603EW - Economic activity by sex, [Accessed 19 March 2020].

Town and Other Centres

- 6.4.53 RBC’s Local Plan⁴¹ emphasises the existing network of district, major local and local town centres, essential in assuring the local community, and particularly those without a car, have access to shops and services. Emmer Green / Peppard Road is the nearest local shopping parade to the Site, located at approximately 350 m, or 4 minutes’ walking from the Site, offers a range of shopping and leisure facilities, and is identified by the Local Plan as a district centre. The larger Caversham neighbourhood centre is located north of Reading and is approximately 2.4 km from the Site; according to the Western Berkshire Retail & Commercial Leisure Assessment 2016 (2017), Caversham has ‘a Waitrose store and a smaller Tesco Express to meet the convenience needs of the local community. The centre offers a number of retail service and business and financial service retail outlets including a pharmacy and opticians. There are a limited number of comparison retail outlets. Multiple retailers include Superdrug and Costa, located on Church Street’ . Reading town centre is located at approximately 3.5 km from the Site. Taking the no24 bus from the Chalgrove Way stop (approximately 1-minute walk from the Site), it can be reached in 30 minutes
- 6.4.54 The nearest shopping centre to the Site is The Oracle Shopping Centre located in Reading Town Centre, located at approximately 4.0 km from the Site. Taking the no.24 bus, it can be reached in 34 minutes.
- 6.4.55 The sensitivity of the Proposed Development’s new residents with respect to access to the town and local centres is considered to be **low**. While the Proposed Development is located relatively far from RBC’s main town centre and shopping centres, a range of shopping facilities are available in the local area.

Summary of Baseline and Sensitivity

- 6.4.1 The baseline has been generated in order to provide benchmarks against which any effects of the Proposed Development can be assessed. The baseline focuses on the Study Area with conditions compared with those in the wider areas of RBC and the South East.
- 6.4.2 The baseline is considered under a series of topics, for each of which the likely receptors and their sensitivity in relation to that topic are identified. These are summarised in **Table 6.12**.

Table 6.12: Summary of Sensitivity

Receptor	Sensitivity	Justification of Sensitivity Classification
Housing	Medium	This is because while there is growing demand for homes, in particular affordable homes, this is relatively modest in the study area as compared to other parts of Reading.
Primary Education	Low	Currently there is a surplus of school places across the relevant primary schools in the Study Area.

⁴¹ RBC (2019) Reading Borough Local Plan, p. 19. Available at: https://www.reading.gov.uk/media/10410/Reading-Borough-Council-Local-Plan/pdf/Local_Plan_Adopted_November_2019.pdf [accessed 28 February 2020].

Receptor	Sensitivity	Justification of Sensitivity Classification
Secondary Education	Medium	Currently there is a surplus of school places across the relevant primary schools in the Study Area. Furthermore, the future under-provision of school places across the borough
Childcare	Low	There is sufficient childcare capacity across RBC.
Health	Medium	There is sufficient GP capacity in the local area, with Emmer Green surgery currently accepting new patients.
Open and play space	Medium	There is a deficiency of play spaces in the local area.
Community and recreational facilities	High	There is limited availability of community facilities in the local area.
Crime, fear of crime and anti-social behaviour	Medium	This is due to Reading's crime levels remaining higher than those of its surrounding areas and community safety being a key element for community and individual wellbeing.
Local economy, employment and skills	Medium	Currently, there is a skills mismatch in RBC, meaning that local businesses might not be able to satisfy their demand for labour through the local workforce, and residents might not have the required skills to access employment offered in the local area.
Town and other centres	Low	A range of shopping facilities are located in the local area.

6.5 Identification and Description of Changes Likely to Generate Effect

6.5.1 **Table 6.13** summaries the elements and their likely effects that are relevant to this socio-economic assessment during the construction and operation phase.

Table 6.13: Elements of the Proposed Development Likely to Generate Change

Element/Change	Type of Effects	Receptor Impacted On
Provision of 223 new homes	<ul style="list-style-type: none"> Overall population of local area Population profile of local area (age/skills) Additional child and school pupil yields Demand for healthcare facilities Demand for open space, parks, sports, leisure and community facilities Overall change to housing stock Overall change to housing profile including tenure and level of affordable housing provision Spending of Additional Population Increase in Labour Supply and Skills 	<ul style="list-style-type: none"> Housing Education Childcare Health Community and recreational facilities Open and play space Local Economy, Employment and Skills Town and other centres

6.6 Assessment of Likely Significant Effects

- 6.6.1 With 223 new dwellings, the Proposed Development will generate an estimated additional population of 516 people⁴² when it is fully operational in 2026. The following sections look at the impact of the new housing on the existing populations in the Study Area and in RBC along with the impacts of the new population on existing facilities, services and employment.

Demolition and Construction Phase

Embedded Mitigation Measures

- 6.6.2 There are no embedded mitigation measures during the demolition and construction phases for socio-economics.

Anticipated Effects

- 6.6.3 Construction will take place from the year 2022 to 2026, when the Proposed Development will be fully operational.

Housing

2022-2026, Construction Phase

Temporary Effect: Construction Workforce

- 6.6.4 The construction of the Proposed Development is estimated to generate some **37** FTE gross jobs. The construction programme is expected to be approximately four and a half years. For a contract of this scale it is likely that many of the workers will travel from other areas to the Site. Some will travel daily from other locations whilst others will seek accommodation locally, which is likely to range from hotels and bed and breakfasts to various forms of housing accommodation.
- 6.6.5 The increase in construction employment has been estimated for the local economy at **28** FTE net jobs. The net job figure takes into account of leakage at 10% / displacement at 25% / multiplier effect at 1.10.
- 6.6.6 In a large and diverse economy which includes large numbers of employees on the move, for example, in the transport sector, and which has large amounts of hotels and other temporary accommodation, it is likely that the impact on the demand for housing will be quite diffuse and it should not impact on the ability of others in the housing market to find accommodation. The potential impact is **negligible**, and the resulting effect will be **negligible** and **not significant**. This is largely due to the construction workforce being expected to either travel from home or stay in a wide variety of temporary accommodation in and around South East region.

⁴² Based on the 2011 census tenure by household size by number of bedrooms for Reading.

Crime, Fear of Crime and Anti-Social Behaviour

2022-2026, Construction Phase

Temporary Effect: Increase in Crime

- 6.6.7 During construction, the Site will be secured by the Contractors in line with the CEMP (to be secured by planning condition) to prevent unauthorised entry to or exit from the worksites. Impacts and effects in relation to crime as a result of the construction of the Proposed Development are expected to be **negligible** and **not significant**.

Town and Other Centres

2022-2026, Construction Phase

Temporary Effect: Increase in Local Spending

- 6.6.8 The local spending of the construction workforce will vary widely between those who travel from outside RBC and bring their lunch with them and those who live and shop locally. It is not expected that in aggregate this will amount to significant additional spending. There may be very local in the shops in and around RBC. These are expected to be **minor** impacts, likely to result in **minor beneficial** effects which are anticipated to be **not significant**.

Operational Phase

Embedded Mitigation Measures

- 6.6.9 There are a number of mitigation effects embedded in the proposals, including the provision for a community use / medical centre, the creation of gardens, public open space and semi-private open space, resulting in a total contribution of approximately 4.51 ha of open space within the Site (including SuDS provision) of which 3.57ha is public open space. This includes 1,600 m² equipped play space in the centre of the development.

Anticipated Effects

- 6.6.10 The Proposed Development is anticipated to be fully operational by the year 2026.

Housing

2026, Operational Phase

Permanent Effect: Additional Housing by Size and Tenure

- 6.6.11 The Proposed Development will involve the construction of 223 dwellings, which equates to 516 new residents. The proposed size mix, as shown in **Table 6.14**, reflects the local needs for RBC as identified in the RBC's adopted Local Plan (2019).

Table 6.14 Dwellings in Proposed Development by tenure and size⁴³

	No. (and % of market, affordable and all respectively)				
	1-bed	2-bed	3-bed	4+ bed	Total
Market	-	46 (29%)	50 (32%)	60 (38%)	156 (100%)
Affordable	10 (15%)	26 (39%)	16 (24%)	15 (22%)	67 (100%)
All dwellings	10 (4%)	72 (32%)	66 (30%)	75 (34%)	223 (100%)

6.6.12 Given the size of the contribution to RBC’s housing needs, the magnitude of the impact of the Proposed Development on housing is considered **moderate**, resulting in a **moderate-minor beneficial** effect which is **significant** in the context of a housing need in RBC.

Education

6.6.13 The Proposed Development will introduce 223 new dwellings to the study area. Based on the 2011 Census population datasets which have been used to estimate the future population generated by the Proposed Development. This equates to 53 new primary places and 55 new secondary places required.

6.6.14 Currently, there is a surplus of 364 primary school places and a surplus of 419 secondary school places across the relevant schools within the study area. Furthermore, school capacity forecasts published by the DfE provide detail of where there is any future capacity in state-run primary and secondary schools. For primary provision, forecasts are available for years 2019/20 to 2023/24. For secondary provision, forecasts are available for years 2019/20 to 2025/26. Forecasts are not available for individual schools, only School Planning Areas as a whole.

6.6.15 The need for and provision of primary education capacity is planned in terms of ‘Forms of Entry’ (FE), with 210 pupils equating to one FE (i.e. 7 classes of 30 students) for primary schools and 150 pupils equating to one FE for secondary schools.

2026, Operational Phase

Permanent Effect: Increase in Demand for Primary School Places

6.6.16 Reference to school capacity forecasts for 2019/20 to 2023/24 published by the DfE identifies that there will be a deficit of primary school places within the Site’s catchment area (North Reading Primary) will continue into the immediate future up to 2024. Across the primary schools within the North Reading catchment area, the surplus in reception places is projected to grow from 2FE in 2019/20 to 2.3FE in 2023/24 and beyond, equivalent to around 476 primary school places in 2023/24⁴⁴.

6.6.17 The previous RBC’s Corporate Plan 2016 – 2019 set out the Council’s priorities. The Plan set out that 2,550 new school places had been planned for, as part of the Council’s £61m

⁴³ Not all percentages add up to 100 % due to rounding up or down.

⁴⁴ Department for Education (2020); School capacity: academic year 2018 to 2019, <https://www.gov.uk/government/statistics/school-capacity-academic-year-2018-to-2019> [Accessed: 25th October 2021]

Primary School Expansion Programme. However, there is still excess demand for primary school places which is expected to lead to the continued deficit of school places. The latest plan from 2021 does not provide distinct targets due to post-Covid recovery, which has required the Council to focus on the immediate future⁴⁵.

- 6.6.18 In terms of future provision, Moorlands Primary School (based in West Reading catchment area) expanded from 1FE to 2FE in September 2019. However, RBC states that additional primary places are needed in north and central Reading in the shorter term, and in southern areas of the Borough in the longer term⁴⁶.
- 6.6.19 The Oxfordshire County Council Pupil Place Plan 2019 - 2023⁴⁷ states that primary schools in Sonning Common are affected by demand from families living on the outskirts of Reading, including Caversham and Emmer Green. However, additional school capacity is not currently expected to be required within this area.
- 6.6.20 The increased population will equate to 0.3 FE for primary school places. This figure is expected to add pressure on to primary schools within the catchment area. However, it is also important to note that schools that sit within the study area (10 primary schools) currently have the capacity for 364 primary places. Thus, there is capacity to accommodate primary school aged children living in the Proposed Development. Therefore, the magnitude of the impact has been assessed as **negligible**, leading to a **negligible effect**, which is **not significant**.

Permanent Effect: Increase in Demand for Secondary School Places

- 6.6.21 In respect to secondary school capacity forecasts (for 2019/20 to 2025/26), it is expected that demand for secondary school places within the catchment area (which is Reading Secondary North) will continue and that demand will be higher than supply by 2025/26. Across secondary schools within the catchment area, the deficit in year 7 places is projected to increase from 0.5FE in 2019/20 to 2.5FE in 2025/26 and beyond, equivalent to around 381 secondary school places⁴⁸.
- 6.6.22 According to RBC's latest IDP, there is expected capital expenditure for the following:
- One new 6FE secondary school, preferably close to town centre – site identification process underway; and
 - Expansion of existing schools to provide 3 forms of entry.
- 6.6.23 Due to the current and future secondary provision across the study area and catchment area (Reading Secondary North), it is anticipated that the additional children generated from the Proposed Development would add additional pressure on to secondary schools in the Study Area. Therefore, the magnitude of the impact has been assessed as **moderate**, leading to a **moderate-minor adverse effect**, which is **significant**.

⁴⁵ Reading Borough Council (2021) Reading Borough Council Corporate Plan 2021/22, <https://images.reading.gov.uk/2021/03/Reading-Borough-Council-Corporate-Plan.pdf> [Accessed: 25th October 2021]

⁴⁶ Reading Borough Council (2018). Infrastructure Delivery Plan 2018, https://www.reading.gov.uk/media/8687/EV007-Full-Infrastructure-Delivery-Plan-March-2018/pdf/EV007_Full_Infrastructure_Delivery_Plan_March_2018.pdf [Accessed: 24th March 2020]

⁴⁷ Oxfordshire County Council (November 2019) Pupil Place Plan 2019 – 2023, https://www.oxfordshire.gov.uk/sites/default/files/file/children-and-families/Pupil_Place_Plan_2019.pdf [Accessed 15th May 2020]

⁴⁸ Department for Education (2020); School capacity: academic year 2018 to 2019, <https://www.gov.uk/government/statistics/school-capacity-academic-year-2018-to-2019> [Accessed: 25th October 2021]

Childcare

2026, Operational Phase

Permanent Effect: Increase in Demand for Childcare

- 6.6.24 The Proposed Development will generate a level of pre-school childcare need – a proportion of the 20 children aged 0-3 estimated to live in the Proposed Development. It will also generate need for after-school childcare.
- 6.6.25 According to RBC's latest Childcare Sufficiency Assessment (CSA), Reading has a mix of provider types, with significant delivery coming from all major provider types – day nurseries, pre-schools, childminders and maintained settings. Overall in January 2021, there were 197 registered settings which were a combination of voluntary, community and children's centre run sessions.
- 6.6.26 In 2017, 23% of registered places for children aged 0-4 years old were in the study area this largely due to Peppard and Mapledurham (which are situated within the study area) having lower child populations. Furthermore, 12% of registered childcare places (equivalent to 1,414 childcare places) are vacant across the study area as outlined in **Table 6.10**, which is similar to the RBC average.
- 6.6.27 The need generated by the Proposed Development could be absorbed by existing facilities given that only a proportion of the children will require formal childcare, and that there is existing capacity in the local area. Therefore, the magnitude of the impact has been assessed as **negligible**, leading to a **negligible effect**, which is **not significant**.

Health

2026, Operational Phase

Permanent Effect: Increase in Demand for Health Services and Facilities

- 6.6.28 Assuming the 'worst case scenario' (223 new homes), that all 516 of the new residents register with a GP (a 4 % increase on the existing number of patients served by the 8 accessible GPs) and based on the HUDU ratio of 1:1,800, it is estimated that Proposed Development will generate demand for an additional 0.3 GPs. Currently, baseline figures for GP services (only provided by Emmer Green Surgery) within the local immediate area (within 1 km) indicate an average patient size of 1,486 which is well below the target patient list of 1,800 FTE patients per GP recommended by Department of Health.
- 6.6.29 Emmer Green surgery currently has capacity to absorb additional demand arising from the Proposed Development. Therefore, the magnitude of the impact is **negligible**, resulting in a **negligible effect**, which is **not significant**.

Open and Play Spaces

2026, Operational Phase

Permanent Effect: Increase in Supply of and Demand for Open and Play Spaces

- 6.6.30 The Proposed Development will involve the creation of 3.57 hectares of publicly accessible open space and 3 hectares of private garden amenity space; the public open space including 1,600 m² of specifically designated play space. This conforms with the

'Fields in Trust' Guidance for Outdoor Sport and Play⁴⁹, according to which total playspace required for the Proposed Development is 1,500 m².

- 6.6.31 According to RBC's '*Local Green Space and Public Open Space Background Paper*' (2018), the Borough is well served with open space despite this provision varying across the Borough. Between 2008-18, there has been an increase in unrestricted open space over the last ten years, with unrestricted open space being open space without restrictions on public access. As highlighted in the background paper, there is sufficient provision of greenspace in the north of Reading (where the Site sits within).
- 6.6.32 RBC has acknowledged that there is currently poor access to formal children's play facilities in a number of areas of the Borough, particularly in northern areas of Reading Borough.
- 6.6.33 Although most are not accessible to the general public, the children's play spaces on Site at the podium level, will cater for the children from the Proposed Development and will reduce the likelihood of them using the alternative already limited play spaces in the area.
- 6.6.34 Demand for existing open spaces will be increased by the Proposed Development; however, the proposed increase in provision (open space and play areas) will be able to absorb the increased demand. The on-site open space is therefore likely to create a **minor** impact, resulting in a **minor beneficial** effect which is **not significant**.

Community and Recreational Facilities

2026, Operational Phase

Permanent Effect: Increase in Demand for Community and Recreational Facilities

- 6.6.35 The increase in population (an additional 516 people in 2026) will increase the demand for community and recreational facilities, including libraries and leisure centres. According to RBC's IDP, studies undertaken for RBC '*identify that most community centres have space capacity, but inflexible space restricts the level and type of activities supported*'⁵⁰. There is already adequate provision of community and recreational facilities in the immediate local area. However, the lack of nearby libraries in the north of RBC and the rest of the Borough is highlighted as an issue RBC wants to address in the future.
- 6.6.36 Overall, the magnitude of the impact has been assessed as **moderate**, leading to a **moderate-minor** adverse effect, which is **significant**.

Crime, Fear of Crime and Anti-Social Behaviour

2026, Operational Phase

Permanent Effect: Increase in Crime due to Change of Use

- 6.6.37 Upon completion the Proposed Development will introduce 516 residents to an area that is currently occupied by an existing commercial building. By virtue of the extra population, there is potential for the 'absolute' incidence of crime to increase slightly, although in

⁴⁹ <http://www.fieldsintrust.org/guidance>

⁵⁰ Reading Borough Council (2018). Infrastructure Delivery Plan 2018, https://www.reading.gov.uk/media/8687/EV007-Full-Infrastructure-Delivery-Plan-March-2018/pdf/EV007_Full_Infrastructure_Delivery_Plan_March_2018.pdf [Accessed: 24th March 2020]

relative terms, there is no evidence that the Proposed Development would increase the crime rate for the population of the study area or RBC.

- 6.6.38 The change of use of the Site is likely to change the nature of crime in the area. The impacts, however, are uncertain and difficult to predict, not least because much of the criminal activity will either be displaced to or from elsewhere and would not necessarily increase overall levels of crime in the study area or RBC.
- 6.6.39 Given the overall design, the magnitude of the impact is assessed as **negligible**, resulting in a **negligible effect** which is **not significant**.

Local Economy, Employment and Skills

2026, Operational Phase

Permanent Effect: Changes in Employment

- 6.6.40 No new employment is expected in the operational phase. In the context of RBC employment, the magnitude of this impact is considered **negligible**. This results in a **negligible effect**, which is **not significant**.

Permanent Effect: Increase in Labour Supply and Skills

- 6.6.41 The additional 223 dwellings in the Proposed Development are expected to accommodate a population of about 516⁵¹, some of whom will represent an increase in the local labour supply with a range of skills. According to the ONS 2011 Census, 63% of residents within the Study Area are aged between 16-64 years old, which is defined as the working age population. Therefore, it is expected that the Proposed Development will accommodate 325 working age residents (16-64-year olds).
- 6.6.42 If the new population has similar age and economic activity characteristics to the Study Area population in 2011, there would be some people aged 16-64, of whom 46% would be employed full-time, 14% employed part-time and 11% self-employed. A further 6% would be full-time students or unemployed. The remaining 24% would be economically inactive (retired, student (economically inactive), looking after home or family, or long-term sick or disabled). The proportion of economically active could be expected to be higher than these figures indicate as the Proposed Development is focused on smaller households, in which, for example, there will be a smaller proportion of children.
- 6.6.43 The magnitude of impact on the local labour market is considered to **minor** resulting in a **minor beneficial effect**, which is **not significant**.

Town and Other Centres

2026, Operational Phase

Permanent Effect: Spending of Additional Population

- 6.6.44 Applying a conservative 'worst case scenario' for the Proposed Development, the additional 223 dwellings in the Proposed Development are expected to accommodate a population of approximately 516⁵² people, whose retail spending will be net additional to

⁵¹ Based on 2011 Census dataset

⁵² Ibid

that already available in the study area (no homes will be lost as a result of the Proposed Development).

- 6.6.45 It is estimated that the average homeowner spends approximately £5,500 to make their house 'feel like home' when moving into a property⁵³. This money is generally spent on furnishing and decorating a property. This expenditure will generate a range of economic benefits for the local economy by supporting indirect and induced jobs within local businesses. By applying this average level of one-off spending on household products and services, it is estimated that the new residents of the 223 dwellings could generate £1.2 million of first occupational expenditure. This injection of resident spending into the local economy will help support businesses and increase work prospects in the area.
- 6.6.46 According to the Western Berkshire Retail & Commercial Leisure Assessment 2016 (2017), there is expected to be Borough-wide leakage in local spending to other centres (outside of RBC) of over 32% by 2026⁵⁴, if including online shopping. Leakage to Wokingham is the highest outside of RBC, where the Site is located. A significant amount of spending (68%) of the additional population would therefore be retained in the local economy. Comparison goods are estimated to have a higher retention of 88% within the local economy.
- 6.6.47 Using estimates of spending per head on convenience and comparison goods and estimates of where local people shop for these goods from the Western Berkshire Retail & Commercial Leisure Assessment (2017), an assessment has been made of the additional spending in local shops and of the employment that would be supported. Approximately £3.8 million per year is expected to be spent by residents living in the Proposed Development. Of this (£3.8 million per year), Reading Borough and other shopping destination across RBC are expected to retain up to £3.2 million per year of the Proposed Development's expenditure. This constitutes a **moderate** magnitude impact, likely to result in a **minor beneficial** effect which is anticipated to be **not significant**.

6.7 Scope for Additional Mitigation Measures

- 6.7.1 The Community Infrastructure Levy (CIL) addresses infrastructure at the Borough level. The proposal will attract a significant CIL payment, which will be used to fund a wide range of infrastructure (including childcare and healthcare). Contributions could help to mitigate the likely minor and moderate adverse effects with respect to primary education and community facilities provision within RBC.
- 6.7.2 While there is no certainty that CIL funds will be applied to secondary education and community facilities serving the Study Area, it is the responsibility of the Local Authority to apply funds appropriately. This is supported by RBC's planning obligation SPD that identifies the potential for 'top-up' infrastructure and services. The Local Authority has a statutory duty to put measures in place to ensure sufficient primary school places and community facilities are available to make up shortfalls, so that new demand arising from the Proposed Development will be catered.
- 6.7.3 It is anticipated that the Applicant will negotiate S106 payments with RBC to support the expansion of the Emmer Green surgery. It is expected that the local clinical

⁵³ Research carried out by OnePoll on behalf of Barratt Homes, August 2014

⁵⁴ Western Berkshire Authorities (2017), Western Berkshire Retail & Commercial Leisure Assessment 2016. https://images.reading.gov.uk/2019/12/Western_Berkshire_Retail_and_Leisure_Study_2017.pdf [Accessed 27th October 2021]

commissioning groups prefers to expand the current Emmer Green surgery rather than providing a new health centre on site. This S106 option will be discussed with the Applicant and the relevant stakeholders.

6.7.4 Other measures that could enhance the likely beneficial effects of the Proposed Development include:

- local skills and placement measures could assist local people to access the permanent jobs that will be created by the Proposed Development; and
- provision of information to new residents about shops and services in town and local centres, for example by way of a new resident information pack, could also increase spending in the study area.

6.8 Residual Effects

6.8.1 **Table 6.15** provides a summary of the significant residual effects resulting from the Proposed Development after effective implementation of the embedded and additional mitigation measures proposed above (all are related to the completed development). The magnitude for secondary education and community facilities provisions after additional mitigation of the CIL / S106 are minor adverse, giving a minor adverse effect which is **not significant**.

Table 6.15: Significant Residual Effects

Phase	Effect	Duration / Significance
Operation (Completed Development Phase)	Population with respect to housing supply	Permanent moderate-minor beneficial effect

6.9 Cumulative Effects

- 6.9.1 The ES Addendum has given consideration to ‘Cumulative Effects’ for committed developments located within a 1 km radius from the boundary of the Site. Committed developments slightly beyond the 1 km radius have also been considered due to the size of these schemes. The committed developments that have the potential to lead to cumulative effects have been presented in **Volume 2, Chapter 3: EIA Methodology, Table 3.7**.
- 6.9.2 Given the location of the Proposed Development, as stated in the study area section (**Table 6.1**), cumulative effects on socio-economics resources and receptors have been calculated on the schemes located in RBC. **Table 6.16** sets out the consented and committed schemes for consideration in the cumulative effects’ assessments.

Table 6.16: Schemes for Consideration in the Cumulative Effects Assessment

No	Development	Planning Application Reference	Summary of Development	Planning Status
1	SSE, Vastern Road	200188	Land at Vastern Road, Reading, involving demolition of a number of structures on the site and the erection of a new residential scheme (up to 210 units), with a max height of 11 storeys (up to 36m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road towards the station as well as drainage infrastructure and landscaping.	At appeal
2	Broad Street Mall, Broad St, Reading, RG1 7QG	182137	Construction of three residential buildings (Use Class C3) ranging in height from 5 to 22 storeys above Broad Street Mall (Site E to provide up to 50 units, Site B to provide up to 134 Units and Site A to provide up to 164 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail(Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide up to 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Wayand	Submitted

No	Development	Planning Application Reference	Summary of Development	Planning Status
			ground floor retail (Use Class A1/A2/A3)	
3	199-203 Henley Rd and land to the Rear of 205-207 Henley Rd, Caversham, Reading, RG4 6LJ	190835	Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82-unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.	Granted
4	St Martins Precinct Church Street Caversham Reading	140997	Erection of new and extended retail (use class A1) floorspace, new restaurant (use class A3), new leisure (use class D2) floorspace, residential apartments (use class C3), car park works (including erection of a single storey deck and reconfiguration at ground level) and associated landscaping, surfacing, public realm and shopfront improvement works.	Permitted

6.9.3 The committed developments in RBC are estimated to provide around 1,048 residential units (including the Proposed Development). Using the cumulative schemes' planning application documents, the resident population of the housing in these committed developments (including the Proposed Development) is estimated at around 2,301 people⁵⁵.

Construction Phase

6.9.4 As the timing of the implementation of these cumulative schemes is uncertain, their cumulative impact has been assessed alongside the operational phase of the Proposed Development. However, given the scale of the cumulative schemes, it is clear that there will be a significant scale of construction activity and employment, which will offer

⁵⁵ Based on the 2011 census average household size for Reading of 2.39 people per house, <http://www.reading.gov.uk/media/3779/2011-Census-Analysis/pdf/2011-Census-Analysis.pdf> [Accessed 8 April 2020]

increased opportunities to the local community and result in **moderate beneficial significance**.

Operational Phase

Housing

- 6.9.5 The committed developments are estimated to generate around 1,048 additional units; the impact will be commensurately greater. The contribution to the housing stock in general will be a **moderate** impact, producing a **major-moderate beneficial** effect which is likely to be **significant**.

Education

- 6.9.6 A high-level assessment of the likely requirement for school places generates the following numbers of places (the cumulative schemes and the Proposed Development combined):
- 144 primary school; and
 - 104 secondary school.
- 6.9.7 The committed developments will be expected to contribute through s106 / CIL contributions to further mitigate future pupil projection increases. This however does not guarantee that the schools will be operational on time to cater the needs of the population of these committed developments.
- 6.9.8 Across the primary schools across Reading Borough, the surplus in reception places is projected to increase from 10FE in 2019-20 to 11.8FE in 2023-24 and beyond, equivalent to around 2,470 primary school places in 2023-24⁵⁶. Therefore, the cumulative impact is **minor**, and the effect is **minor adverse and not significant**. Primary school provision in RBC is unlikely to face pressures from the cumulative scheme and Proposed Development.
- 6.9.9 Whereas, across the secondary schools across Reading Borough, the surplus in year 7 places is projected to dramatically reduce from 9.8FE in 2019-20 to -0.6FE in 2024/25 and beyond, equivalent to around 94 secondary school places in 2025-26⁵⁷. Therefore, the cumulative impact is **moderate**, and the effect is **moderate-minor adverse and significant**. Secondary school provision in RBC is likely to face pressures and could possibly struggle to cater for the cumulative schemes and Proposed Development.
- 6.9.10 However, as stated earlier, s106/CIL contributions should aim to mitigate the effects of the cumulative scheme and Proposed Development) on both primary and secondary education provisions.

⁵⁶ Department for Education (2020); School capacity: academic year 2018 to 2019, <https://www.gov.uk/government/statistics/school-capacity-academic-year-2018-to-2019> [Accessed: 25th October 2021]

⁵⁷ Department for Education (2020); School capacity: academic year 2018 to 2019, <https://www.gov.uk/government/statistics/school-capacity-academic-year-2018-to-2019> [Accessed: 25th October 2021]

Health

- 6.9.11 Once operational the cumulative schemes, including the Proposed Development, will result in an additional 1,048 homes and a population of around 2,319⁵⁸.
- 6.9.12 This is likely to generate demand for 1.3 full time GPs in the area. The committed developments will be expected to contribute through s106 / CIL contributions to further mitigate future healthcare demand increases.
- 6.9.13 While there are no committed plans for additional GP provision, there is likely to be additional capacity in some local GP practices given their current ratios. The magnitude of the impact is **negligible**, and the effect is **negligible and not significant**.

Local economy

- 6.9.14 Other uses in all committed developments, include approximately 1,202 m² (gross internal area) of retail uses (including the Proposed Development). A broad estimate of the employment potential of the other uses, some details of which are not available, is around 268 jobs. In addition, there is some 850 m² floorspace set aside for community, educational and leisure uses. The additional employment opportunities are likely to result in a **moderate-minor beneficial** impact and effect which is **significant**.
- 6.9.15 The operational phase of the Proposed Development is considered to produce a **moderate-minor beneficial** impact and effect through the additional employees and skills that it would bring to the local labour market.

Spending of the Additional Population

- 6.9.16 The Proposed Development is expected to have a minor, beneficial effect due to the additional spending of the new residents in local shops. The committed developments would increase the additional population by 2,319 (including the Proposed Development), and therefore spending is likely to increase commensurately. The effect could increase to **moderate-minor beneficial**, which is likely to be **significant**.

Additional Mitigation Measures

- 6.9.17 The scale of additional housing provided by the committed developments under the cumulative scenario tends to affect some of these effects: beneficially in relation to housing numbers, the additional employment and spending and negligible in relation to childcare, education and health.

6.10 Summary and Conclusions

- 6.10.1 The Proposed Development is located within the Peppard ward of Reading Borough Council (RBC). The Site occupies land at Reading Golf Course, off Kidmore End Road in Emmer Green and between residential suburbs in Emmer Green and associated amenities.
- 6.10.2 The population in respect to health and community facilities have high sensitivities, reflecting the high demand for primary healthcare provision and community facilities by the Study Area's residents that are not being met by the Borough. Whereas, the

⁵⁸ Based on the 2011 census average household size for Reading of 2.39 people per house.
<http://www.reading.gov.uk/media/3779/2011-Census-Analysis/pdf/2011-Census-Analysis.pdf> [Accessed 8 April 2020]

population in respect to housing, education, open space, crime and local economy have medium sensitivities, reflecting anticipated growth in population and demand. All other receptors are considered to have low sensitivity.

- 6.10.3 The assessment of socio-economic effects has adopted the methodology set out in **Volume 2, Chapter 3: EIA Methodology** for the assessment of impacts of the Proposed Development; assessment of the effects by reference to the scale of the impacts and the sensitivities of the receptors; consideration of measures to mitigate negative effects and enhance positive effects; derivation of the residual effects and assessment of the cumulative effects.
- 6.10.4 The greatest effects have been assessed in relation to housing, secondary education, community facilities and the local economy. Prior to additional mitigation, these effects would be
- Significant moderate-minor beneficial effects from the additional 223 dwellings to the housing stock, including a proportion of affordable housing and to a size mix in line with local policies; and,
 - significant moderate-minor adverse effects as a result of the additional population (generated by the Proposed Development) on secondary education and community facilities in the study area.
- 6.10.5 Minor beneficial effects include: the increase in employment during construction; open space; an increase in labour supply and skills; and increased expenditure by the additional new residents (generated by the Proposed Development). Furthermore, there are negligible effects on the impact of the additional population on availability of childcare, primary education, healthcare provision and crime in the study area.
- 6.10.6 Additional mitigation, namely by way of a CIL / s106 payment to mitigate effects on education, community facilities and healthcare, will be negotiated with RBC. With the CIL / s106 in place the residual effects on primary education and community facilities would be considered minor adverse and not significant. As a recommended enhancement measure, skills and placement schemes could assist local people to access the jobs likely to be generated and further improve the anticipated beneficial effects on the local economy.
- 6.10.7 **Table 6.17** summarises the socio-economic effects resulting from the Proposed Development.

Table 6.17: Summary of Residual Effects

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction (2022-2026)								
Population with respect to housing supply	Medium	Impact on demand for housing from construction workforce	None	Negligible Indirect RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to childcare	Low	Impact on demand for childcare from construction workforce	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to primary education	Low	Impact on demand for primary places from construction workforce	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to secondary education	Medium	Impact on demand for secondary places from construction workforce	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to healthcare	Medium	Impact on demand for healthcare from construction workforce	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to open and play space	Medium	Impact of additional population on the availability of spaces	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to community and recreational facilities	High	Impact of additional population on the availability of these facilities	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to crime	Medium	Impact of construction phase on crime levels	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact on employment and skills of residents	None	Negligible Indirect RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact on employment increase in labour supply	None	Negligible Indirect RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Local economy, town and other centres	Low	Increase in local spending in RBC	None	Minor beneficial Indirect RBC Temporary Likely	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
<i>Operation (2026)</i>								
Population with respect to housing supply	Medium	Impact of additional provision for housing	None	Moderate, beneficial Direct RBC Permanent Near-certain	Moderate beneficial, significant	None	Minor	Moderate- minor beneficial, significant
Population with respect to childcare	Medium	Impact of additional population on the supply of childcare	None	Negligible Indirect Study Area / RBC Permanent Uncertain	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to primary education	Low	Impact of additional population on the supply of primary school places	None	Major, adverse Direct Study Area / RBC Permanent Uncertain	Negligible, not significant	CIL contribution towards primary education provision in the Borough	Negligible	Negligible, not significant
Population with respect to secondary education	Medium	Impact of additional population on the supply of secondary school places	None	Negligible Indirect Study Area / RBC Temporary Likely	Moderate- minor adverse, significant	None	Minor	Minor, not significant

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to healthcare	Medium	Impact of additional population on the availability of health services	None	Negligible Direct Study Area / RBC Permanent Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to open and play space	Medium	Impact of additional population on the availability of spaces	Provision of open and play space within the development	Minor beneficial Indirect Study Area / RBC Permanent Likely	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
Population with respect to community and recreational facilities	High	Impact of additional population on the availability of these facilities	None	Moderate, adverse Indirect Study Area / RBC Temporary Likely	Moderate- minor adverse, significant	CIL contribution towards community facility provision in the Borough	Minor	Minor adverse, not significant
Population with respect to crime	Medium	Impact of additional population and built development on levels of crime	Design and layout measures to secure the Proposed Development and prevent crime	Negligible Indirect Study Area / RBC Permanent Uncertain	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact on employment and skills of residents	None	Negligible Direct RBC Permanent Uncertain	Negligible, not significant	None	Negligible	Negligible, not significant

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to employment and skills	Medium	Impact on employment increase in labour supply	None	Minor, beneficial Direct RBC Permanent Uncertain	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
Local economy, town and other centres	Low	Spending of additional population within local economy (RBC)	None	Moderate, beneficial Direct RBC Permanent Likely	Minor beneficial, not significant	None	Minor	Minor beneficial, not significant
Cumulative Effects - Construction								
Population with respect to employment and skills	Medium	Increased employment opportunities	None	Moderate, beneficial Direct RBC Permanent Certain	Moderate-minor beneficial, significant	None	Moderate, beneficial	Moderate beneficial, significant
Cumulative Effects - Operation								
Population with respect to housing supply	Medium	Impact on population of increase in housing supply, including affordable housing	None	Moderate, beneficial Direct RBC Permanent Near-certain	Major-Moderate beneficial, significant	None	Moderate, beneficial	Major-Moderate beneficial, significant

Receptor/ Affected Group	Sensitivity of receptor	Activity/ impact	Embedded Design Mitigation	Magnitude / Type / Spatial Extent / Duration / Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Population with respect to primary education	Low	Impact of additional population on the supply of school places	None	Moderate, adverse Direct RBC Permanent Uncertain	Moderate-minor adverse, significant	CIL contribution towards primary education provision in the Borough	Minor, adverse	Minor adverse, not significant
Population with respect to secondary education	Medium	Impact of additional population on the supply of school places	None	Moderate-minor, adverse Direct RBC Permanent Uncertain	Moderate-minor adverse, significant	CIL contribution towards secondary education provision in the Borough	Minor, adverse	Minor adverse, not significant
Population with respect to healthcare	Low	Impact on demand for healthcare from residents	None	Negligible Indirect Study Area / RBC Temporary Likely	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact on employment and skills of residents	None	Negligible Direct RBC Permanent Uncertain	Negligible, not significant	None	Negligible	Negligible, not significant
Population with respect to employment and skills	Medium	Impact on employment increase in labour supply	None	Moderate, beneficial Direct RBC Permanent Uncertain	Moderate-minor beneficial, significant	None	Moderate	Moderate-minor, beneficial

Local economy, town and other centres	Low	Spending of additional population within local economy (RBC)	None	Major, beneficial Direct RBC Permanent Uncertain	Moderate-minor beneficial, significant	None	Major	Moderate-minor, beneficial
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