Society & Economy

6

6 Society and Economy

6.1 Introduction

6.1.1 This chapter of the ES has been produced by Bidwells and assesses the potential socio-economic effects the proposed development may have on the area around the proposed development site. The assessment includes a review of the baseline conditions found within the area and identifies mitigation measures where appropriate for significant effects that may arise as part of the proposed development.

6.1.2 The assessment follows the scope set out in the Scoping Report and the Council's Scoping Opinion, and includes:

- Effect on affordable and market housing need.
- Effect on nursery, primary and secondary school places.
- Effect on healthcare facilities.
- Effect on formal and informal open space, and sports facilities.
- Effect on local economic activity.

6.2 Legislation and Policy

6.2.1 There is not currently any legislation that specifically details how to assess demand for social infrastructure. However, there is a significant amount of planning policy that sets out the importance of social infrastructure, its protection and the need to ensure that sufficient capacity is maintained to meet predicted changes in population. Similarly there is no relevant legislation for economic assessment of development proposals but there are a range of relevant planning policies promoting economic growth and resilience.

6.2.2 The sections below summarise the planning policies relevant to this assessment.

Housing

6.2.3 Chapter 6 of the NPPF sets out the Government's commitment to delivering a wide choice of high quality homes. In particular, the NPPF requires local authorities to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (paragraph 50).

6.2.4 Local planning policy makes clear that Haverhill should be a focus for sustainable housing growth and that the proposed development site is allocated to accommodate approximately 2,500 new dwellings (policies CS12, HV2 and HV4).

6.2.5 Policy CS5[A] sets out a requirement of 30% affordable housing on large development sites, subject to viability. Affordable housing should reflect local housing needs, including a proportionate contribution to those in the greatest need. Policy DM23 also identifies that there is a need for specialist housing for elderly and vulnerable people.

[A] A Supplementary Planning Document (SPD) has been adopted by West Suffolk which provides further detail on affordable housing requirements.

Social Infrastructure

6.2.6 The NPPF sets out the importance of strong, vibrant and healthy communities with accessible local services that reflect the community's needs (paragraph 7). Particular reference is given to the importance of health and well-being (chapter 8 as a whole), community halls (paragraph 69), schools (paragraph 72), open space and sport (paragraph 73).

6.2.7 In terms of local planning policy:

- Policies CS3, CS12, HV8, HV18, DM41 and DM42 highlight the importance of providing open space, play, leisure and cultural facilities in new development[B].
- Policies CS12, CS14, HV8 and HV15 identify the need for additional education facilities as part of the proposed development.
- Policies CS14 and HV8 identify the need for additional healthcare facilities.
- Policy HV14 identifies the importance of allotments.

Economic Growth

6.2.8 Chapter 1 of the NNPF makes clear the Government's commitment to building a strong, competitive economy; and that planning should encourage and not impede sustainable growth (paragraph 19).

6.2.9 In terms of local planning policy, Policy CS9 identifies the need for at least 13,000 additional jobs in the Borough by 2026. Whilst much of this will be achieved on allocated employment sites, reference is also made to the contribution that mixed-use developments can make. Reference to this is also included in Policy CS12. This should however be read in the context of Policies CS10, HV11 and DM36 which indicate that new retail, leisure, cultural and office development (i.e. those that are most suitably co-located with residential development) should be focused in the existing town centres.

6.3 Methodology

Area of Assessment

6.3.1 Figure 6.1 shows the socio-economic study area. This has been created by combining 14 Lower Super Output Areas (LSOAs) comprising codes E01030105 to E01030118. LSOAs are areas defined by ONS that have statistically homogenous populations based on the 2001 and 2011 Censuses. There are 32,844 LSOAs covering the entirety of England, all of which comprise 1,000-3,000 residents and 400-1,200 households.

6.3.2 Note that the study area intentionally excludes the rural areas to the north of the proposed development site, including Kedington. This is because the proposed development will have a significantly closer association with the urban area of Haverhill than the surrounding rural area.

[B] An SPD has been adopted by the Borough Council which provides further detail of open space, sport and recreation facilities: http://www.westsuffolk.gov.uk/planning/Planning_Policies/supplementaryplanningdocuments.cfm

Figure 6.1: The socio-economic study area

Source: ONS. Neighbourhood Statistics. Crown Copyright © 2014.

Method Overview

6.3.4 The additionality methodology[1] is a process of assessing the net effect attributable to a project, which has been developed by the HCA and advocated by HM Treasury[2]. Research by BIS is also relevant[3]. It can be used to assess the effect of the proposed development on both social infrastructure and local economic activity.

6.3.5 A set of parameters are used to describe the effect of the proposed development and the base case (also known as deadweight) so they can be compared on a like for like basis. Those relevant to the project are leakage effects (the proportion of the effect that occurs outside of the study area), displacement (the proportion of the effect accounted for by reduced output elsewhere in the study area), and multiplier effects (further economic activity associated with additional local income, local supplier purchases and longer term development effects).

6.3.6 The additionality methodology is not used in isolation. Relevant research and experience of other projects is used to validate inputs into the assessment and its results.

6.3.7 Estimates of current and future population underpin the entire assessment. Data from the 2001 and 2011 Census are used as well as the revised mid-year population estimates by ONS for 2001 to 2013. In order to calculate the likely population demographic of the proposed development, a range of multipliers have been derived from the 2011 Census. These are sufficiently detailed to allow an assessment of the likely effect of the proposed development on social infrastructure, and the demand for employment.

6.3.8 Economic impacts are considered primarily in terms of impacts on employment since this is a good indicator for the wellbeing of the local economy as well as significantly contributing to social wellbeing. The number of workplaces provided in a development will be calculated by using standard employment density multipliers produced for the HCA[4], which largely replaces previous guidance[5]. However, the HCA document is not exhaustive and for some employment uses the previous guidance should still be applied.

Assessment Criteria

6.3.9 Baseline sensitivity is described using the criteria in Table 6.1. The sensitivity attributed is based on a detailed review of the baseline conditions and informed by professional judgement.

Table 6.1: Baseline sensitivity and value

Sensitivity	Social Value	Economic Value
Very High to High	The area of assessment suffers from severe issues with capacity and quality of the type of infrastructure being assessed. These issues are likely to have directly contributed to associated social deprivation and inequality in the area of assessment.	The area of assessment suffers from high levels of economic deprivation where the labour market is under stress, business is struggling to stay viable and economic growth is unlikely. Unemployment is often high and wages below average, particularly amongst young adults. Economic inactivity is also often high.
Medium	The area of assessment suffers from some issues of capacity and/or quality of the type of infrastructure being assessed. These issues are likely to influence associated social deprivation and inequality in the area of assessment.	The area of assessment is comparable to regional and national averages in terms of economic activity, employment rates and economic growth. Economic deprivation might be present amongst some parts of the usual resident population, which need particular policy intervention. Existing businesses are generally viable.
Very Low to Low	The area of assessment has no capacity issues in the infrastructure being assessed and is of a good quality. Furthermore, there is little evidence of associated social deprivation and inequality in the area of assessment.	The area of assessment has a strong vibrant economy with low levels of economic inactivity and unemployment, including amongst components of the usual resident population that are statistically more likely to be economically disadvantaged.

6.3.10 The overall impact of the proposed development on particular social infrastructure in an area is assessed collectively as individual impacts (such as providing a new primary school but also introducing a new resident population) will inevitably interact. Again, the level attributed is based on a detailed review of the baseline conditions and informed by professional judgement (Table 6.2).

6.3.11 The overall economic impact of the proposed development on an area is assessed collectively as individual impacts (such as job creation and increased labour supply) will also inevitably interact. Again, the level attributed is based on a detailed review of the baseline conditions and informed by professional judgement.

Table 6.2: Magnitude of change

Magnitude	Characteristics of Change	
	Society	**Economy**
Major Positive	The proposed development would directly address known capacity and quality issues of the type of infrastructure being assessed in the area of assessment and is likely to contribute to reduced social deprivation and inequality.	The proposed development would directly address known economic and employment issues in the area of assessment and is likely to contribute to an improved long term economic outlook of the area.
Moderate Positive	The proposed development would improve capacity and/or quality of the type of infrastructure being assessed in the area of assessment and could contribute to reducing social deprivation and inequality.	The proposed development would create economic and employment opportunities in the area of assessment and could assist in an improved long term economic outlook for the area.
Slight Positive	The proposed development would make some contribution to capacity and/or quality issues of the infrastructure being assessed in the area of assessment but is unlikely to make a material difference to the overall level of social deprivation and inequality in the area.	The proposed development would make some economic and employment contribution to the area but is unlikely to make a material difference to the overall economic outlook of the area.
Neutral	The proposed development would not result in any meaningful change to the area of assessment.	The proposed development would not result in any meaningful economic change to the area of assessment.
Slight Negative	The proposed development would likely reduce capacity and/or quality of the infrastructure being assessed in the area of assessment, but is unlikely to make a material difference to the overall level of social deprivation or inequality in the area.	The proposed development would likely reduce economic and employment activity in the area of assessment, but is unlikely to make a material difference to the overall economic outlook of the area.
Moderate Negative	The proposed development would reduce capacity and/or quality of the infrastructure being assessed in the area of assessment and is likely to make a difference to the overall level of social deprivation and inequality in the area.	The proposed development would reduce economic and employment activity in the area of assessment and is likely to detract from the long term economic outlook of the area.
Major Negative	The proposed development would undermine the capacity and quality of the infrastructure being assessed in the area of assessment and is likely to directly lead to a notable worsening in social deprivation and inequality in the area.	The proposed development would undermine the economic and employment strengths of the area of assessment and is likely to directly lead to a notable worsening of the long term economic outlook of the area.

6.3.12 The sensitivity of the baseline and the magnitude of effect are then combined to determine the significance of effect using the matrix in Table 6.3.

Table 6.3: Significance of effect

		Baseline Sensitivity				
		Very High	**High**	**Medium**	**Low**	**Very Low**
Magnitude of Change	**Major Positive**	Major Positive	Major-Moderate Positive	Moderate Positive	Moderate-Minor Positive	Minor Positive
	Moderate Positive	Major-Moderate Positive	Moderate Positive	Moderate-Minor Positive	Minor Positive	Minor Positive
	Slight Positive	Moderate Positive	Moderate-Minor Positive	Minor Positive	Minor Positive	Negligible
	Neutral	Negligible	Negligible	Negligible	Negligible	Negligible
	Slight Negative	Moderate Negative	Moderate-Minor Negative	Minor Negative	Minor Negative	Negligible
	Moderate Negative	Major-Moderate Negative	Moderate Negative	Moderate-Minor Negative	Minor Negative	Minor Negative
	Major Negative	Major Negative	Major-Moderate Negative	Moderate Negative	Moderate-Minor Negative	Minor Negative

Assumptions and Limitations

6.3.13 This assessment is based on the most recent and accurate data that is publically available. However, there are undoubtedly small errors within this, either through sampling errors or intentional data swapping to ensure individual privacy.

6.3.14 Any estimates of residential population or employment generation are based on best practice multipliers. However, these represent average yields from similar development within which there might be some variation. As such, the effects identified are considered the most probable based on the information available.

6.4 Baseline Conditions

Overview – Indices of Deprivation

6.4.1 The Indices of Deprivation (2010) were produced by the DCLG to identify local areas that require targeted investment to reduce social inequality. They include nine measures (indexes) reflecting different social, economic and environmental issues, plus an overall measure. However, much of the data on which they are based is now out-of-date so they must be treated with care. Table 6.4 sets out the indices of deprivation for the LSOAs that make-up the study area.

Table 6.4: Indices of deprivation, 2010

LSOA (last 3 digits)	IMD	Income	Employment	Health Deprivation & Disability	Education, Skills & Training	Barriers to Housing & Services	Crime & Disorder	Living Environment	IDACI	IDAOPI
	%	%	%	%	%	%	%	%	%	%
105	15.1	11.3	17.0	13.1	56.8	13.6	23.5	11.7	4.8	10.8
106	27.2	26.6	37.0	35.4	64.3	13.1	30.6	5.5	12.6	30.1
107	38.9	36.6	67.5	38.3	83.8	16.1	41.5	5.9	16.4	29.5
108	22.3	18.5	27.9	29.9	57.6	6.1	40.3	10.9	9.0	24.5
109	15.8	13.4	19.4	10.6	55.0	10.0	39.9	9.3	3.6	10.2
110	30.9	34.5	46.1	40.4	46.4	14.5	26.8	8.1	13.2	29.7
111	10.9	10.0	10.5	11.7	46.7	8.6	47.7	4.9	10.5	8.1
112	16.5	14.8	17.7	9.3	50.7	9.1	68.7	10.9	4.1	9.8
113	20.0	25.6	35.2	19.5	79.8	7.6	10.5	3.2	19.4	9.7
114	28.7	38.6	53.8	34.4	71.3	12.2	6.2	6.5	25.9	21.5
115	23.1	26.5	33.4	20.3	65.5	12.4	18.1	6.4	18.5	17.5
116	34.9	39.5	43.3	29.2	81.0	7.5	34.5	22.0	27.1	48.0
117	22.4	31.9	36.9	23.7	73.1	10.8	8.1	3.9	23.5	16.6
118	24.7	26.4	29.8	19.7	72.1	16.0	14.0	15.0	22.6	26.0

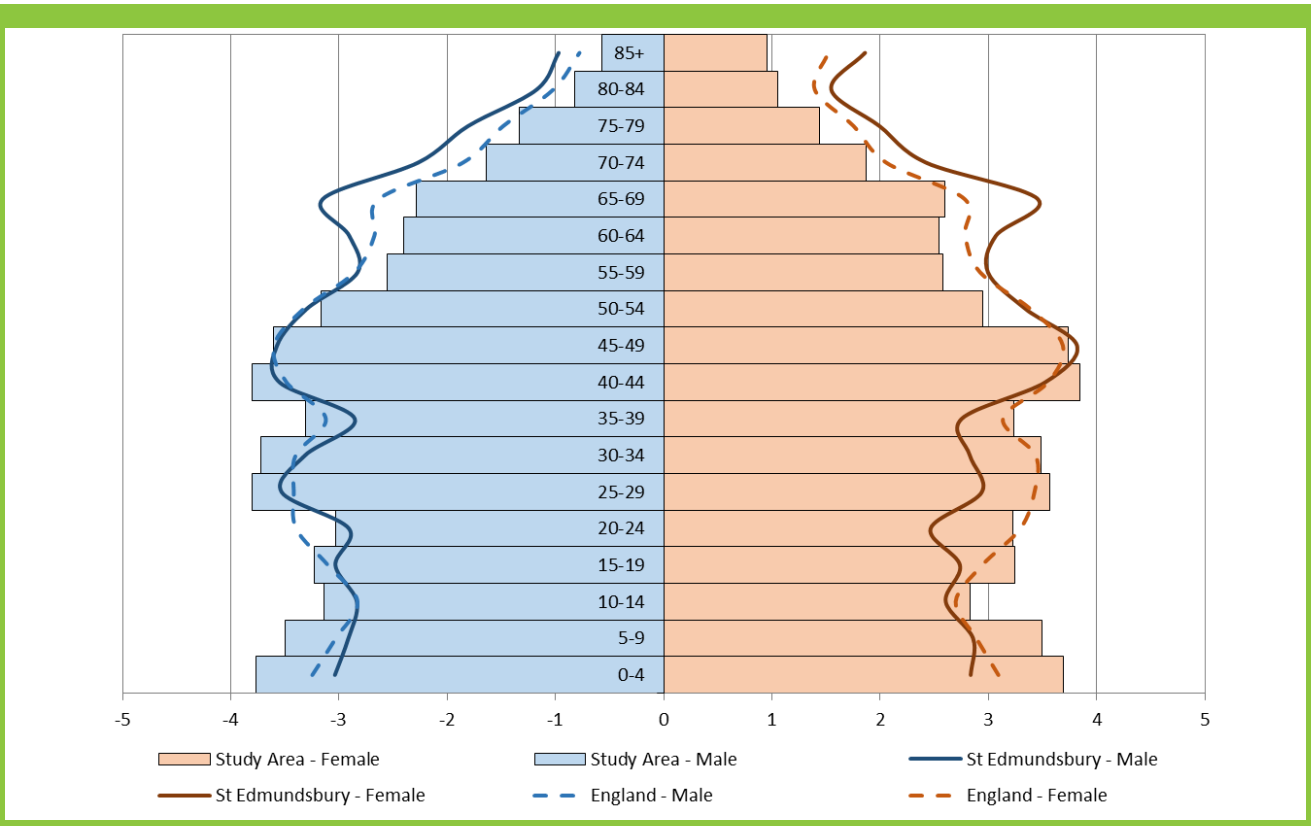
Notes: 0-10% (red) are the most deprived areas in England; 10-20% (orange) are areas of serious deprivation compared to the rest of England; and 20-30% (yellow) are areas with notable levels of deprivation compared to the rest of England. IDACI = Income Deprivation Affect Children Index. IDAOPI = Income Deprivation Affecting Older People Index.
Source: DCLG

6.4.2 This clearly indicates that the study area has relatively high levels of deprivation. In particular there is deprivation relating to housing and services, the living environment, and income affecting children and older people (although income overall does not show significant levels of deprivation). The high level of deprivation suggested by the Indices of Deprivation is particularly concerning when compared to the Borough level summary indices. Overall, the Borough appears to be one of the least deprived local authority areas in England. This is particularly the case with income and employment for which the Borough is within the 30% least deprived local authorities in England.

Population

6.4.3 In 2013 the study area had an estimated population of 27,221 people. This comprised a relatively young population compared to the rest of the Borough (Figure 6.2), particularly young children and adults aged 20-34.

Figure 6.2: Demographic profile in 2013



Source: ONS. October 2014. Mid-2013 Population Estimates for Lower Layer Super Output Areas in England and Wales by Single Year of Age and Sex. © Crown Copyright 2015.

6.4.4 Table 6.5 shows that the population in 2011 in the study area was 27,041, indicating that the population grew by just 0.6% between 2011 and 2013. The vast majority of the population live in households with only 138 people living in communal establishments, which are predominantly in medical and care establishments with a numerically small but proportionally high population in hostels.

Table 6.5: Usual resident population, 2011

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All usual residents	27,041	100.0	111,008	100.0	100.0
Residents living in households	26,903	99.5	107,942	97.2	98.2
Residents living in communal establishments	138	0.5	3,066	2.8	1.8
Area (hectares)	1,098		65,698		
Density (residents per hectare)	24.6		1.7		
Residents with no second address	26,135	96.6	105,989	95.5	94.8
Residents with a second address within UK	691	2.6	3,726	3.4	3.7
Residents with a second address outside UK	215	0.8	1,293	1.2	1.5

Source: ONS, 2011 Census Tables QS101EW, QS102EW & QS106EW. Crown Copyright © 2014

6.4.5 Population density is particularly high compared to the District as a whole, which is largely rural whilst the study area is entirely urban in character.

6.4.6 Table 6.6 (over page) sets out the composition of households in the study area. Unsurprisingly this suggests relatively low proportions of elderly households and higher proportions of families with children, particularly lone parents.

6.4.7 The 2011 Census shows that the District has a higher proportion of White British compared to England as a whole (91.2% and 79.8% respectively) with the study area falling between the two extremes (89.5%). The study area is broadly Christian (57.2%), although this is notably below the District and England averages (62.3% and 59.4% respectively). This is primarily due to a high proportion of residents reporting that they have no religion (34.7%) compared to the District and England (28.9% and 24.7% respectively). Both the study area and District as a whole have very low representation of other main religions (0.5% or less) when compared with England.

6.4.8 According to the 2011 Census, the vast majority of the resident population of the study area were born in the UK (96.2%), higher than the District and England averages (95.7% and 91.2% respectively). The largest population in the study area born outside the UK is from Poland (553 residents, 2.0%), which is proportionally larger than the District and England (both 1.1%). Unsurprisingly therefore the 2011 Census shows that the vast majority of residents of the study area that were not born in the UK are recent migrants, predominantly since 2001 (6% of residents).

6.4.9 As a result of this recent migration, the study area has a relatively high proportion of residents whose main language is not English (5.3%) when compared to the District (3.5%), although it is still lower than the England average (8.0%).

Table 6.6: Household composition, 2011

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All households	Usual residents	26,903		107,942		
	Households	10,640	100.0	45,802	100.0	100.0
	Average size	2.53		2.36		
One person household	Total households	2,481	23.3	12,089	26.4	30.2
	All aged 65+	1,028	9.7	5,841	12.8	12.4
	Other	1,453	13.7	6,248	13.6	17.9
1 family only	Total households	7,326	68.9	30,784	67.2	61.8
	All aged 65+	801	7.5	4,880	10.7	8.1
	All couples	5,348	50.3	21,854	47.7	43.1
	- No dependents	2,068	19.4	9,537	20.8	17.6
	- 1 dependent	1,043	9.8	3,743	8.2	7.8
	- 2+ dependents	1,588	14.9	5,835	12.7	11.5
	- All non-dependent	649	6.1	2,739	6.0	6.1
	All lone parents	1177	11.1	4,050	8.8	10.6
	- 1 dependent	472	4.4	1,521	3.3	4.0
	- 2+ dependents	379	3.6	1,175	2.6	3.1
	- All non-dependent	326	3.1	1,354	3.0	3.5
Other household types	Total households	833	7.8	2,929	6.4	8.0
	- 1 dependent	190	1.8	520	1.1	1.3
	- 2+ dependents	115	1.1	358	0.8	1.3
	All full-time students	3	0.0	7	0.0	0.6
	All 65+	25	0.2	156	0.3	0.3
	Other	500	4.7	1,888	4.1	4.5

Source: ONS, 2011 Census Tables QS112EW & QS113EW. Crown Copyright © 2014

Housing

6.4.11 The 2011 Census indicated that there were 10,820 dwellings in the study area of which none were shared and very few were unoccupied (Table 6.7). The most available data from the Borough Council indicates that only 31 dwellings were completed between 2011 and 2013 in Haverhill, an increase of only 0.3%[C]. Therefore the 2011 Census is still likely to reflect the vast majority of the housing stock.

6.4.12 When compared to the population in 2011, this equates to an average of 2.53 people per occupied dwelling, higher than the national average of 2.36. This is however not surprising when compared to the housing stock which includes significantly less flats than the national average (Table 6.8).

[C] St Edmundsbury Borough Council. October 2014. Monitoring Report 2012/13.

Table 6.7: Dwellings and household spaces

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All dwellings	10,820	100.0	47,139	100.0	100.0
Unshared dwelling	10,820	100.0	47,127	100.0	99.9
Shared dwelling	0	0.0	12	0.0	0.1
All household spaces	10,820	100.0	47,188	100.0	100.0
Household spaces with at least 1 usual resident	10,640	98.3	45,802	97.1	95.7
Household spaces with no usual residents	180	1.7	1,386	2.9	4.3

Source: ONS, 2011 Census Tables QS417EW & QS418EW. Crown Copyright © 2014

Table 6.8: Accommodation Type

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All households		10,640	100.0	45,802	100.0	100.0
Unshared dwelling	All	10,640	100.0	45,747	99.9	99.6
	House/bungalow	9,535	89.6	40,537	88.5	78.1
	- Detached	2,635	24.8	15,937	34.8	22.4
	- Semi-detached	2,680	25.2	12,344	27.0	31.2
	- Terraced (incl. end-terrace)	4,220	39.7	12,256	26.8	24.5
	Flat/maisonette/apartment	1,105	10.4	4,979	10.9	21.2
	- Purpose-built flats/tenement	930	8.7	4,175	9.1	16.4
	- Part of converted/shared house	122	1.1	473	1.0	3.8
	- In commercial building	53	0.5	331	0.7	1.0
	- Caravan/other mobile/temporary	0	0.0	231	0.5	0.4
Shared Dwelling		0	0.0	55	0.1	0.4

Source: ONS, 2011 Census Table QS402EW. Crown Copyright © 2014

6.4.13 Table 6.9 shows that there are proportionally more 3 and 4-bedroom dwellings in the study area compared to the national average. Therefore, as shown in Table 6.10, whilst there are more people per occupied dwelling in the study area than the national average, overcrowding is not a significant issue.

Table 6.9: Number of Bedrooms, 2011

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All household spaces with at least 1 usual resident	10,640	100.0	45,802	100.0	100.0
No bedrooms	28	0.3	96	0.2	0.2
1 bedroom	915	8.6	3,758	8.2	11.8
2 bedrooms	2,351	22.1	11,347	24.8	27.9
3 bedrooms	5,307	49.9	20,127	43.9	41.2
4 Bedrooms	1,789	16.8	8,252	18.0	14.4
5+ bedrooms	250	2.3	2,222	4.9	4.6

Source: ONS, 2011 Census Table QS411EW. Crown Copyright © 2014

Table 6.10: Occupancy Rating (Bedrooms)

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All households		10,640	100.0	45,802	100.0	100.0
Occupancy rating (bedrooms)	+2 or more	3,843	36.1	18,909	41.3	34.3
	+1	3,682	34.6	15,826	34.6	34.4
	0	2,672	25.1	9,749	21.3	26.7
	-1	407	3.8	1,198	2.6	3.9
	-2 or less	36	0.3	120	0.3	0.7

Source: ONS, 2011 Census Table QS412EW. Crown Copyright © 2014

6.4.15 In terms of tenure, the study area has a relatively high proportion of social rented accommodation compared to both the Borough and England (Table 6.11). This however is not surprising as social rented accommodation does tend to be concentrated in urban areas. Despite this, home ownership is surprisingly high compared to the national average, although not as high as the Borough average. The result of this is a particularly small private rented sector in the study area compared to both the Borough and England.

6.4.16 The Borough Council was estimated to have a waiting list of 998 households for social rented accommodation in 2013[6]. However, this is following a review of waiting lists and a redefinition of the eligibility for social rented housing. Prior to 2013, the annual average waiting list between 2008 and 2012 in the Borough was 3,227 households.

Table 6.11: Tenure, 2011

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All households		10,640	100.0	45,802	100.0	100.0
Owned	All	6,886	64.7	30,626	66.9	63.3
	Owned outright	2,529	23.8	15,437	33.7	30.6
	Owned with mortgage/loan	4,357	40.9	15,189	33.2	32.8
Shared ownership		108	1.0	376	0.8	0.8
Social rented	All	2,266	21.3	7,321	16.0	17.7
	Rented from Council	973	9.1	2,808	6.1	9.4
	Other	1,293	12.2	4,513	9.9	8.3
Private rented	All	1,298	12.2	6,798	14.8	16.8
	Private landlord/letting agency	1,191	11.2	5,892	12.9	15.4
	Employer of household member	10	0.1	315	0.7	0.3
	Relative/friend of household member	81	0.8	375	0.8	0.9
	Other	16	0.2	216	0.5	0.3
Living rent free		82	0.8	681	1.5	1.3

Source: ONS, 2011 Census Table QS405EW. Crown Copyright © 2014

6.4.18 Table 6.12 sets out the recent average house prices in Haverhill. Overall the town has seen growth in house prices higher than the national average but lower than the Borough average. However, this hides notable variation in the Town across dwelling types. In particular, detached houses have not been consistent whilst other dwellings types, particularly terraced houses, have seen far better consistent growth.

Table 6.12: Mean house prices in Haverhill

	Detached		Semi-Detached		Terraced		Flats		All	
Period	£	%	£	%	£	%	£	%	£	%
2010-2011	£253,800	-	£166,400	-	£129,000	-	£91,800	-	£170,200	-
2011-2012	£274,800	8.3	£162,200	-2.5	£129,800	0.6	£91,800	0.0	£172,200	1.2
2012-2013	£250,700	-8.8	£171,600	5.8	£135,500	4.4	£100,800	9.8	£183,000	6.3
2013-2014	£288,100	14.9	£178,300	3.9	£144,100	6.3	£105,700	4.9	£192,100	5.0
2014-2015	£287,800	-0.1	£200,800	12.6	£163,200	13.3	£125,300	18.5	£210,900	9.8

Note: Data for 2014-2015 is only up to the end of February 2015.
Source: Land Registry, Crown Copyright © 2015

6.4.19 Generally there are clear signs that the housing market is in recovery following the recession. The volume of house sales in Haverhill has steadily grown from 396 in 2010-2011 to 515 in 2014-2015. Some 40.1% of all sales were terraced houses, which is not surprising as they make up a high proportion of the overall

stock (Table 6.8). Detached houses comprise 30.2% of all house sales during the period but there have been fluctuations in supply which appears to have led to the inconsistencies in price growth. In particular 2013-2014, which saw an increase in price of 14.9%, correlates to only 131 detached dwellings being sold, compared to 155 in 2012-2013 and 179 in 2014-2015 when growth price was suppressed.

6.4.20 House prices in Haverhill are generally lower than the Borough and national averages. However, there is some evidence that household earnings in Haverhill are also lower as well[7]. As such it is likely that the ratio of median house price to median earnings for the Borough is likely to be similar to Haverhill. The most recent data for 2013 indicates a ratio of 7.96 compared to the national average of 6.72[8].

6.4.21 A study by the New Economics Foundation has shown that nationally an average ratio of five was seen between 1950 and 2000[9]. The ratio rapidly increased from 2000 and has remained at a high level since. A ratio of five therefore is considered to be a theoretical ideal and sustained periods above it are likely to highlight areas of poor affordability and high housing demand. Haverhill is undoubtedly one such area.

6.4.22 Based on all the above the housing need baseline is considered to be of very high sensitivity.

Education and Qualifications

6.4.23 The study area includes a range of schools that currently appear to meet the needs of the local population. These include four single-form entry (1FE) and three two-form entry (2FE) primary schools and two large secondary schools (Table 6.13 and 6.14, and Figure 6.3). In addition, the North West Haverhill development includes provision for one single-form entry primary school to meet its own needs ('N' of Figure 6.3).

6.4.24 However, in the longer term, it is clear that there will be an increased demand for primary school spaces from the existing population. Figure 6.2 shows that the proportion of 0-4 year olds in 2013 is far greater than both the 5-9 and 10-14 age groups. It is likely therefore that there is insufficient existing primary school capacity to meet the needs of the current birth rates. As such the primary school baseline is considered to be of high sensitivity.

6.4.25 For secondary schools there is greater existing capacity and, theoretically, more time to address the increased birth rate. However, as the current primary school cohort progresses to secondary school the existing capacity is likely to be significantly diminished. It is probable that there is sufficient capacity to meet the needs of the existing population but little capacity to fully meet the needs of any additional population. As such the secondary school baseline is considered to be of medium sensitivity.

Figure 6.3: Schools in the study area

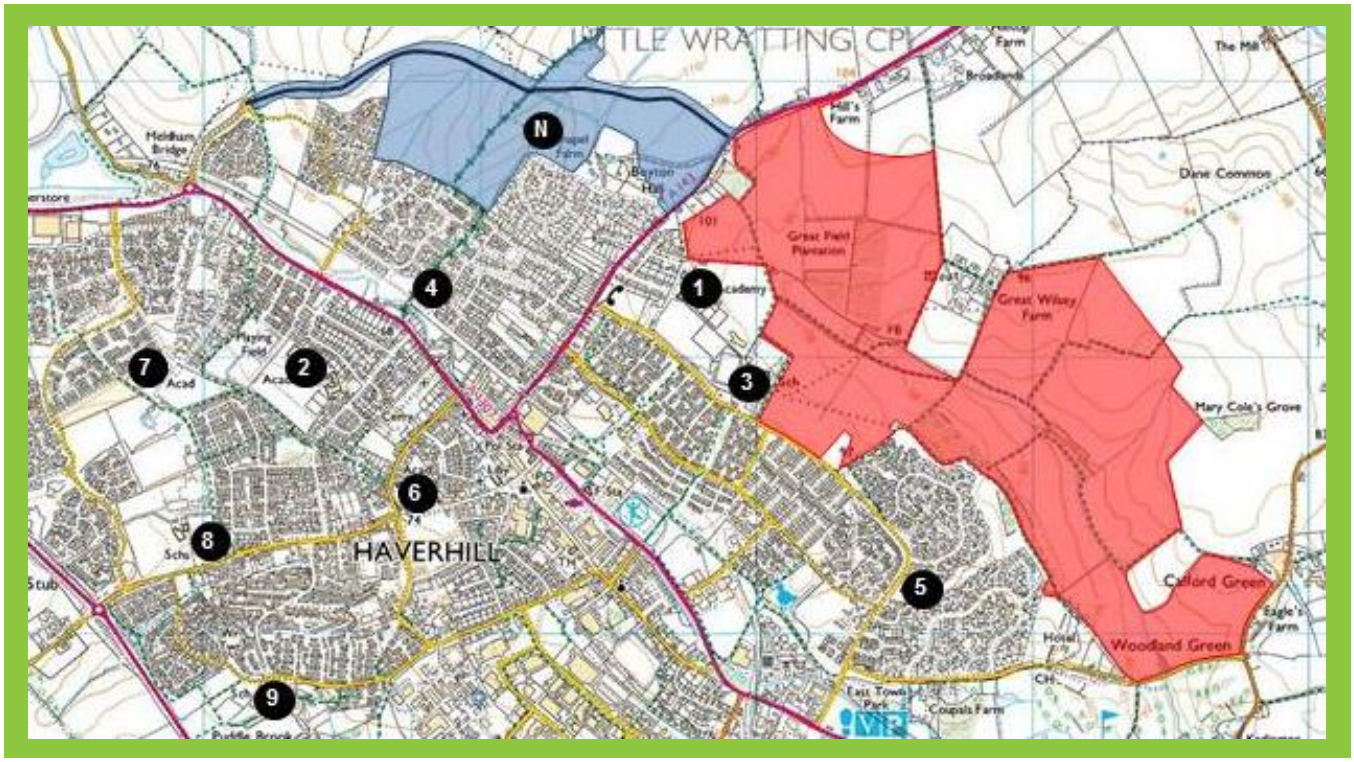


Table 6.13: Primary schools in the study area

No.	Name	Age Range	Cap (R-6)	Roll (R-6)	Roll per academic year								Notes
					N	R	1	2	3	4	5	6	
3	Westfield	3-11	420	262	36	46	46	46	46	26	26	26	2FE, has nursery (est. 40 spaces)
4	New Cangle	4-11	210	254	0	32	32	32	32	42	43	41	1FE, no nursery
5	Coupals	4-11	210	239	0	34	34	34	35	34	34	34	1FE, no nursery
6	Place Farm	4-11	420	406	0	58	58	58	58	58	58	58	2FE, no nursery
7	St Felix RC	3-11	210	275	36	35	35	35	35	45	45	45	1FE, has nursery (est. 40 spaces)
8	Burton End	3-11	420	420	38	60	60	60	60	60	60	60	2FE, has nursery (est. 40 spaces)
9	Clements	3-11	210	227	32	32	32	32	32	33	33	33	1FE, has nursery (est. 40 spaces)
Total			2,100	2,083	142	297	297	297	298	298	299	297	

Notes: Data on school rolls is provided by pupil age rather than academic year. This is interpreted where possible to show any potential capacity within a particular academic year.
Source: Department for Education, School Census January 2014

Table 6.14: Secondary schools in the study area

No.	Name	Age Range	Cap	Roll	Roll per academic year						Notes
					7	8	9	10	11	12/13	
1	Samuel Ward	11-18	1,250	1,152	207	207	207	207	207	117	7.5FE, has 2FE sixth form (120 spaces)
2	Castle Manor	11-18	1,056	743	139	139	139	139	139	48	7FE, has 1FE sixth form (60 spaces)
Total			2,306	1,895	346	346	346	346	346	165	

Notes: Data on school rolls is provided by pupil age rather than academic year. This is interpreted where possible to show any potential capacity within a particular academic year.
Source: Department for Education, School Census January 2014

6.4.27 Broadly, two large academy trusts manage education in the town:

- Samuel Ward Academy Trust which includes Samuel Ward Secondary School, and Coupals and Westfield primary schools; and
- The Castle Partnership Academy Trust which includes Castle Manor Secondary School, and Burton End and Place Farm primary schools.

6.4.28 In addition there is Clements Community Primary School, New Cangle Community Primary School and St Felix RC Voluntary Aided Primary School.

6.4.29 The 2011 Census indicates that the study area has a relatively low level of education attainment compared to both the Borough and England (Table 6.15). The reasons for this are unclear, particularly given the relatively low level of international in-migration whose qualifications often fall within the 'other' category.

Table 6.15: Highest Level of Qualification, 2011

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All usual residents aged 16+	21,188	100.0	90,683	100.0	100.0
No qualifications	5,421	25.6	20,277	22.4	22.5
Level 1 qualifications (equivalent to 1-4 GCSEs of any grade)	3,816	18.0	13,260	14.6	13.3
Level 2 qualifications (equivalent to 5+ GCSEs grades A*-C)	4,108	19.4	15,616	17.2	15.2
Apprenticeship	782	3.7	3,565	3.9	3.6
Level 3 qualifications (equivalent to 2+ A Levels)	2,488	11.7	10,868	12.0	12.4
Level 4+ qualifications (equivalent to degree or higher)	3,357	15.8	22,278	24.6	27.4
Other qualifications	1,216	5.7	4,819	5.3	5.7

Source: ONS, 2011 Census Table QS501EW. Crown Copyright © 2014

Healthcare

6.4.30 Within the study area there are four GP practices covering six surgeries (Table 6.16 and Figure 6.4). In total there are 17 GPs with most surgeries also providing practice nurses and healthcare assistants. In total these practices have a combined list of 32,171 patients, which equates to 1,892 patients per GP. As a rule the NHS assume a ratio of 1,800 patients per GP, which suggests that the current provision is sufficient to meet the needs of the existing population. Note that the combined patient list represents a far greater population than that of the town itself. This is because approximately a fifth of the patients live in the surrounding rural area.

Figure 6.4: GP practices in the study area

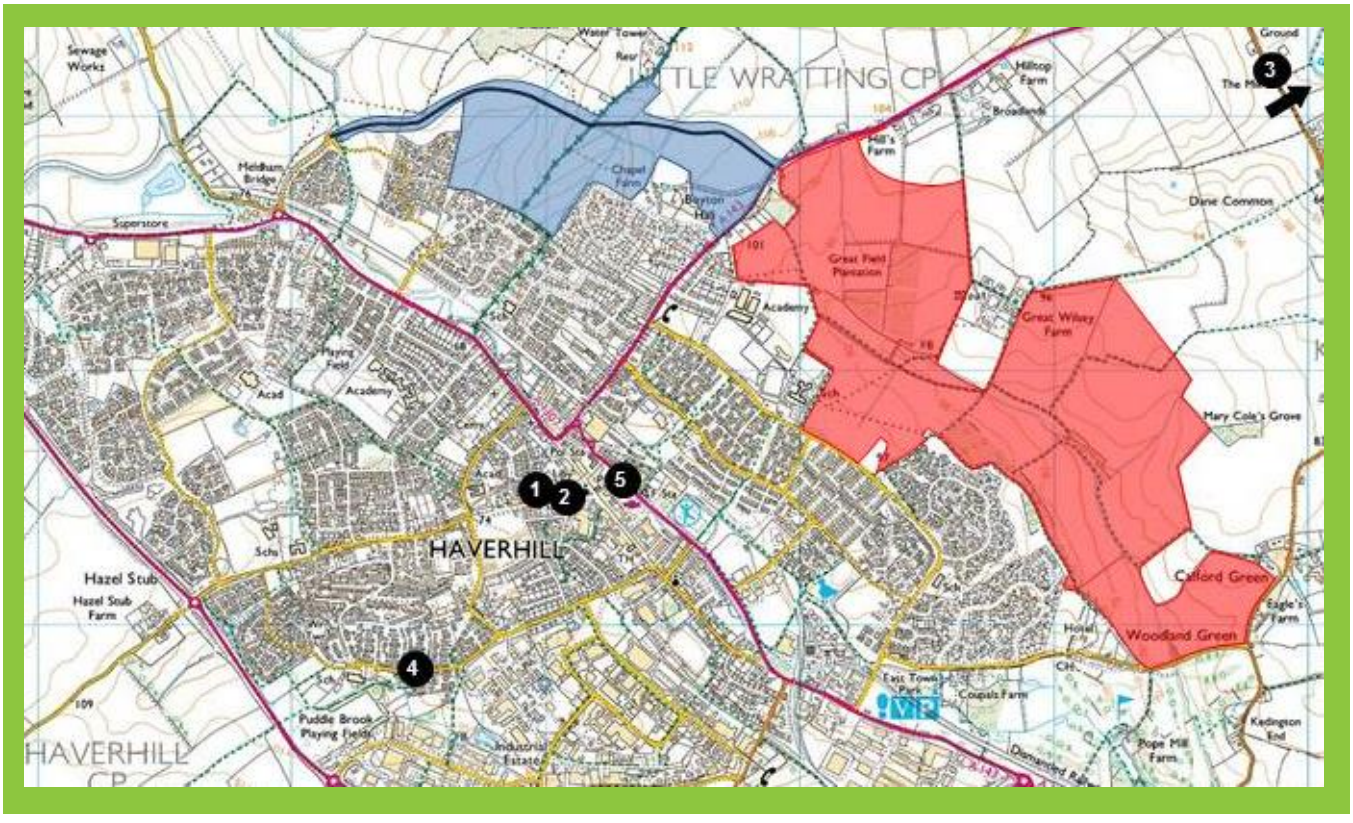


Table 6.16: GP practices in the study area

No.	Practice name	No. GPs	Patients	Accepting patients?	PCT/CCG	Other details
1	Dr Selby & Partners, Christmas Maltings Surgery	5	10,406	Yes	West Suffolk CCG	
2/3/4	Clements & Christmas Maltings Surgery	11	17,819	Yes	West Suffolk CCG	Covers three surgeries, one outside the study area.
5	Stourview Medical Centre	1	3,946	Yes	West Suffolk CCG	

Source: Surgery websites; NHS Choices; NHS Business Services Authority. February 2015. Patient List Size and GP Count by Practice (1 October 2014).

6.4.31 Table 6.17 shows that the population of the study area is in relatively good health with very few people limited by long term health problem or disability. This is likely to be at least partially influenced by the relatively young demographic of the study area.

Table 6.17: General health and long term health problem or disability, 2011

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All usual residents		27,041	100.0	111,008	100.0	100.0
Very good health		12,756	47.2	52,543	47.3	47.2
Good health		9,715	35.9	39,656	35.7	34.2
Fair health		3,255	12.0	14,081	12.7	13.1
Bad health		1,041	3.8	3,695	3.3	4.2
Very bad health		274	1.0	1,033	0.9	1.2
Day-to-day activities	Limited a lot	1,915	7.1	7,863	7.1	8.3
	Limited a little	2,251	8.3	10,350	9.3	9.3
	Not limited	22,875	84.6	92,795	83.6	82.4

Source: ONS, 2011 Census Tables QS302 & QS303EW. Crown Copyright © 2014

6.4.32 Haverhill itself does not have a hospital but there are a range of hospitals nearby:

- Saffron Walden Community Hospital is located approximately 9 miles from Haverhill. It provides a range of services provided by the South Essex Partnership NHS Foundation Trust or the Cambridge University Hospitals NHS Foundation Trust.
- Newmarket Community Hospital is located approximately 11 miles from Haverhill. It provides a range of services provided by the West Suffolk NHS Foundation Trust.
- Addenbrooke's Hospital is located approximately 14 miles from Haverhill and has the nearest accident and emergency department. It is a substantial hospital accommodating most services provided by the Cambridge University Hospitals NHS Foundation Trust.

- West Suffolk Hospital is located approximately 15 miles from Haverhill and also has an accident and emergency department. Whilst smaller than Addenbrooke's Hospital, it also provides a large range of services provided by the West Suffolk NHS Foundation Trust.

6.4.33 Each of the above performs relatively well in terms of various staff and patient surveys, and data indicators.

6.4.34 Overall the healthcare services appear to be sufficient to meet the needs of the existing population. The North West Haverhill planning permission does not include any additional healthcare facilities, but does allow for a financial contribution towards enhancing existing facilities in the town. Based on the above, the healthcare baseline is considered to be of low sensitivity.

6.4.35 Notwithstanding this, it is acknowledged that during public consultation, concerns were raised in terms of current accessibility to healthcare.

Open Space and Sports Facilities

6.4.36 Figure 6.5 is indicative of the level of open space and sports facilities in the study area. The open space is predominantly informal parkland (the darker green), which include a variety of typologies and include local play space. The single largest area of open space is the Haverhill Golf Course, immediately to the south of the proposed development site (light green). The more formal playing fields are generally located on the flatter topography on the southern side of the town (medium green); note however that these do not include playing fields associated with schools, which might be available for hire to sports clubs. The largest area of formal open space in the north of the town is the 'New Croft', the home of Haverhill Rovers FC. This comprises a full-size floodlit football pitch, plus a series of other pitches.

6.4.37 Within the town centre is the Haverhill Leisure Centre (shown in purple) which underwent a major refurbishment in 2010 and now includes 100-station fitness studio, 25m swimming pool, teaching pool, 2 exercise studios, dedicated spinning studio, 5 court main hall, 2 squash courts and 4 tennis courts.

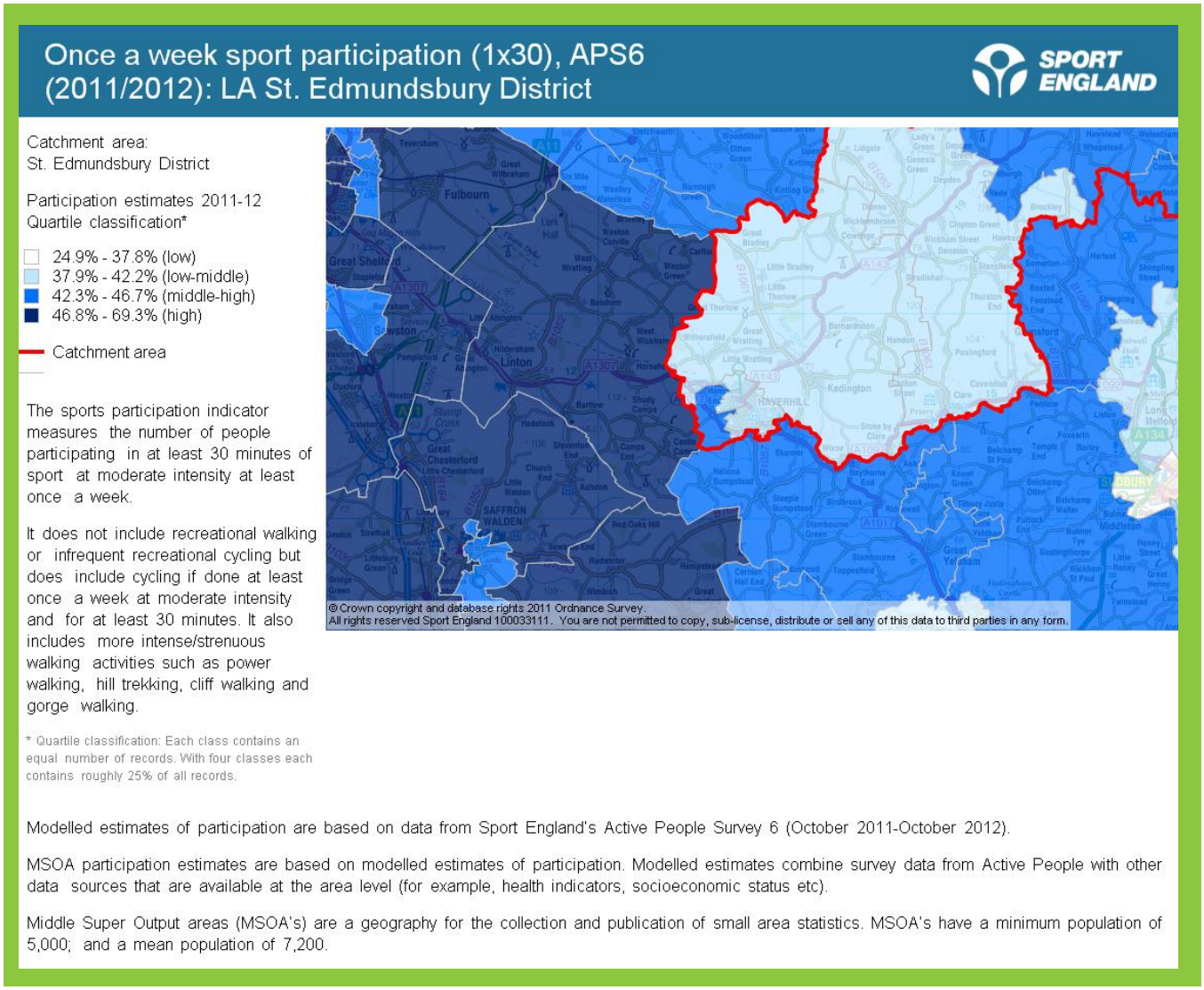
6.4.38 The town centre also has an indoor and outdoor bowls centre (also shown in purple). Allotments are located in the centre of the town (shown in yellow).

Figure 6.5: Open space in the study area

6.4.39 The Sport England small area estimates of local participation in sport suggest a split in participation across Haverhill (see Figure 6.6). Northern, central and eastern areas are identified as having a level of weekly participation of 39.0% (classed as low-middle) whilst the western area is identified as having a level of 44.5% (middle-high). Areas west of Haverhill in Cambridgeshire are identified as having levels of 47.0% (high).

6.4.40 These estimates are modelled based on data from the Active Sports Survey 6 (October 2011-2012) which includes only a small sample per area. The areas used, Medium Super Output Areas, are relatively large with only two covering Haverhill. As such there could be far greater variation in participation across the town than could be shown in this model. Furthermore, the sample for the northern part of Haverhill will be influenced by the rural population further north. Rural populations tend to have lower participation due to fewer formal sports facilities being available close by.

Figure 6.6: Sport England small area estimates in participation



Source: Sport England

6.4.41 Notwithstanding the above concerns with the small estimates, it is still likely that the northern and eastern parts of the town do have slightly lower participation in sport compared to the western part partially due to greater availability of formal playing fields within walking distance. As such the baseline sensitivity is considered to be medium.

Economy and Employment

6.4.42 Table 6.18 shows that the study area has a high level of economic activity compared to the Borough and England. However, despite there being a relatively high proportion in full time employment, the study area has a high level of unemployment compared to the Borough. Unemployment in the study area is still below the national level.

6.4.43 As of October 2014, the study area had 305 jobseekers allowance claimants (JSAC), which equates to approximately 2.1% of the economically active population. The JSAC measure does not include all those that are unemployed, but does give an indication of unemployment relative to other areas. For the same period the Borough had a JSAC rate of 1.3% whilst England was at 2.6%. Across the Borough the number of JSAC has been rapidly declining since the height of the recession in 2009 when there were 1,725 to just 780 in 2014.

Table 6.18: Economic activity, 2011

		Study Area		St Edmundsbury		England
		No.	%	No.	%	%
All usual residents aged 16 to 74		19,624	100.0	80,968	100.0	100.0
Economically active	All	14,837	75.6	59,324	73.3	69.9
	Employee - part-time	2,932	14.9	12,418	15.3	13.7
	Employee - full-time	9,060	46.2	34,373	42.5	38.6
	Self-employed with employees - part-time	42	0.2	307	0.4	0.4
	Self-employed with employees - full-time	220	1.1	1,576	1.9	1.8
	Self-employed without employees - part-time	337	1.7	2,139	2.6	2.5
	Self-employed without employees - full-time	867	4.4	3,947	4.9	5.0
	Unemployed	848	4.3	2,463	3.0	4.4
	Full-Time Student	531	2.7	2,101	2.6	3.4
Economically inactive	All	4,787	24.4	21,644	26.7	30.1
	Retired	2,376	12.1	12,451	15.4	13.7
	Student (incl. full-time students)	694	3.5	2,522	3.1	5.8
	Looking after home/family	758	3.9	2,761	3.4	4.4
	Long-term sick/disabled	673	3.4	2,066	2.6	4.0
	Other	286	1.5	1,844	2.3	2.2

Source: ONS, 2011 Census Table QS601EW. Crown Copyright © 2014

6.4.44 Table 6.18 also shows those that are economically inactive. This indicates that the study area has a particularly low proportion of people in retirement compared to the Borough, which is above the national level. Both the study area and the Borough have significantly lower proportions of students compared to England.

6.4.45 The study area has a strong manufacturing base, employing twice the proportion of people seen nationally (Table 6.19). Wholesale and retail trade are also well represented. Most other sectors show relatively low representation, in particular information and communication, and financial and insurance activities.

Table 6.19: Industry of employment, 2011

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All usual residents aged 16 to 74 in employment	13,862	100.0	56,483	100.0	100.0
A. Agriculture, forestry & fishing	62	0.4	919	1.6	0.8
B. Mining & quarrying	7	0.1	30	0.1	0.2
C. Manufacturing	2,666	19.2	7,399	13.1	8.8
D. Electricity, gas, steam & air conditioning supply	21	0.2	275	0.5	0.6
E. Water supply, sewerage, waste management & remediation activities	88	0.6	325	0.6	0.7
F. Construction	1,104	8.0	4,277	7.6	7.7
G. Wholesale & retail trade, repair of motor vehicles & motor cycles	2,439	17.6	9,381	16.6	15.9
H. Transport & storage	853	6.2	2,543	4.5	5.0
.I Accommodation & food service activities	565	4.1	2,728	4.8	5.6
J. Information & communication	322	2.3	1,451	2.6	4.1
K. Financial & insurance activities	418	3.0	1,317	2.3	4.4
L. Real estate activities	135	1.0	751	1.3	1.5
M. Professional, scientific & technical activities	668	4.8	3,210	5.7	6.7
N. Administrative & support service activities	666	4.8	2,556	4.5	4.9
O. Public administration & defence, compulsory social security	586	4.2	4,101	7.3	5.9
P. Education	959	6.9	4,756	8.4	9.9
Q. Human health & social work activities	1,753	12.6	7,566	13.4	12.4
R,S. Arts, entertainment & recreation; other service activities	528	3.8	2,406	4.3	4.8
T. Activities of households as employers; undifferentiated goods & services, producing activities of households for own use	13	0.1	75	0.1	0.1
U. Activities of extraterritorial organisations & bodies	9	0.1	417	0.7	0.1

Source: ONS, 2011 Census Table QS605EW. Crown Copyright © 2014

6.4.46 In terms of occupation of employment, the study area clearly has a higher proportion of people in skilled trades and those in unskilled or elementary occupations than the Borough and England (Table 6.20). Consequently, there are proportionally fewer people in managerial or professional occupations. This is significant as it is indicative of the relative low household income shown in the Indices of Deprivation, particularly those households with older people or children (Table 6.4).

Table 6.20: Occupation of employment, 2011

	Study Area		St Edmundsbury		England
	No.	%	No.	%	%
All usual residents aged 16 to 74 in employment	13,862	100.0	56,483	100.0	100.0
1. Managers, directors & senior officials	1,137	8.2	6,351	11.2	10.9
2. Professional occupations	1,421	10.3	8,292	14.7	17.5
3. Associate professional & technical occupations	1,574	11.4	7,503	13.3	12.8
4. Administrative & secretarial occupations	1,446	10.4	5,971	10.6	11.5
5. Skilled trades occupations	1,927	13.9	7,095	12.6	11.4
6. Caring, leisure & other service occupations	1,533	11.1	5,700	10.1	9.3
7. Sales & customer service occupations	1,161	8.4	4,246	7.5	8.4
8. Process, plant & machine operatives	1,556	11.2	4,713	8.3	7.2
9. Elementary occupations	2,107	15.2	6,612	11.7	11.1

Source: ONS, 2011 Census Table QS606EW. Crown Copyright © 2014

6.4.47 Overall therefore the baseline situation in terms of accessibility to employment is considered to be of high sensitivity.

6.5 Predicted Effects

Population

6.5.1 The population of the proposed development and that of the permitted North West development has been calculated using an indicative housing mix and comparing this to the dwelling occupation levels seen in the 2011 Census (Table 6.21). This has then been combined with the 2013 population estimates for Haverhill to understand the changes predicted to occur as a result. Note that this takes no account of potential changes in dwelling occupation as a result of the proposed development. Nor does it take into account any underlying demographic changes, such as the general trend towards an aging population.

6.5.2 Overall the proposed development and NW Haverhill combined are likely to result in the town growing by approximately 35.4% by 2031, as envisaged in local planning policy. Two thirds of this population growth is likely to be attributable to the proposed development.

6.5.3 The net effect on the demographic profile is minimal. In reality it is likely that amongst the adult population the average age will increase slightly. However, the national trend towards an older population is a major long term structural change that is unlikely to result in significant changes in local demographic profiles over the period up to 2031.

Table 6.21: Predicted population as 5-year cohorts

Age Range	Proposed Development		NW Haverhill		Haverhill as of 2013		Combined		Change from 2013 baseline		Demographic change
	No.	%	No.	%	No.	%	No.	%	No.	%	%
0-4	439	6.6	202	6.6	2,030	7.5	2,671	7.2	+641	+31.6	-0.3
5-9	462	7.0	212	7.0	1,904	7.0	2,578	7.0	+674	+35.4	0.0
10-14	509	7.7	234	7.7	1,625	6.0	2,368	6.4	+743	+45.7	+0.4
15-19	498	7.5	229	7.5	1,760	6.5	2,487	6.7	+727	+41.3	+0.2
20-24	361	5.5	166	5.5	1,702	6.3	2,229	6.0	+527	+31.0	-0.3
25-29	354	5.4	163	5.4	2,006	7.4	2,523	6.8	+517	+25.8	-0.6
30-34	352	5.3	162	5.3	1,962	7.2	2,476	6.7	+514	+26.2	-0.5
35-39	404	6.1	186	6.1	1,780	6.5	2,370	6.4	+590	+33.1	-0.1
40-44	509	7.7	234	7.7	2,083	7.7	2,826	7.7	+743	+35.7	+0.0
45-49	508	7.7	234	7.7	1,997	7.3	2,739	7.4	+742	+37.2	+0.1
50-54	404	6.1	186	6.1	1,663	6.1	2,253	6.1	+590	+35.5	+0.0
55-59	360	5.4	166	5.4	1,397	5.1	1,923	5.2	+526	+37.7	+0.1
60-64	413	6.2	190	6.2	1,345	4.9	1,948	5.3	+603	+44.8	+0.4
65-69	332	5.0	153	5.0	1,330	4.9	1,815	4.9	+485	+36.5	+0.0
70-74	263	4.0	121	4.0	956	3.5	1,340	3.6	+384	+40.2	+0.1
75-79	188	2.8	86	2.8	755	2.8	1,029	2.8	+274	+36.3	+0.0
80-84	142	2.2	65	2.2	509	1.9	716	1.9	+207	+40.7	+0.0
85+	110	1.7	50	1.7	417	1.5	577	1.6	+160	+38.4	+0.1
Total	6,606	100	3,039	100	27,221	100	36,866	100	+9,645	+35.4	-

Housing

6.5.5 Haverhill is the second largest urban area in the Borough and as such is identified by the Borough Council as a major focus of future housing development to meet the future needs of the Borough's population. This has been enshrined in adopted local planning policy, which subsequently led to the allocation of the proposed development site, the largest in the town. The proposed development meets the housing need identified for the site in adopted policy. As such the proposed development is considered to have a positive effect of major magnitude. Combined with very high baseline sensitivity, this results in an effect of major positive significance.

Education and Qualifications

6.5.6 The proposed development is estimated to generate a need for 554 additional primary school spaces. As such two primary schools have been included in the proposed development:

- A 2FE primary school (420 spaces) located at Plot B1, which will be phased to meet the demands of the earlier phases of the proposed development.

- A 1FE primary school (210 spaces) located at Plot B2, which will meet the needs of the last phase of the proposed development.

6.5.7 This will provide a total of 630 spaces, fully accommodating the needs of the proposed development and providing an additional 76 spaces of capacity for the town. This will contribute towards meeting growth elsewhere in the town. As such the proposed development is considered to have a positive effect of major magnitude on primary schools. Combined with high baseline sensitivity, this results in an effect of major-moderate positive significance.

6.5.8 The proposed development is also estimated to generate a need for 631 additional secondary school spaces. This would equate to a need for a four-form entry school, too small to be a viable new secondary school. To meet this need some 4.8ha of land has been set aside adjacent to Samuel Ward School to allow for further expansion. As such the proposed development is considered to have a net neutral magnitude effect. Combined with medium baseline sensitivity, this results in a negligible effect.

Healthcare

6.5.9 As set out above, the proposed development is estimated to support a population of 6,606 residents. Based on an average GP patient list of 1,800 patients, this equates to a need for 3.7 additional GPs. The proposed development makes provision for a medical centre of sufficient size to at least accommodate an averaged sized four GP practice (approximately 450m^2, located in Plot D1). Consequently, the proposed development will provide sufficient primary healthcare capacity to meet its own requirements and provide a small amount of additional capacity to the town.

6.5.10 However, this is the minimum sized facility proposed. Provision is made within Plot D1 for a larger medical centre subject to further discussions with the Clinical Commissioning Group. Alternatively this floorspace could be used for other uses within Use Class D1 'non-residential institutions'.

6.5.11 As such the proposed development is considered to have a positive moderate magnitude effect on healthcare. Combined with low baseline sensitivity, this results in an effect of minor positive significance.

Open Space and Sports Facilities

6.5.12 The proposed development will provide a considerable amount of open space, totalling 80.19ha, plus a further 1.5ha for allotments and school playing fields associated with the primary schools.

6.5.13 However, the topography of the proposed development site does not lend itself to providing formal sports pitches outside of the primary school sites. As such it is not possible to provide sufficient sports pitches to meet the needs of the resident population. This is partially offset by the provision of other considerable open space to allow for alternative sports and leisure pursuits but it is recognised that further mitigation is necessary to address the deficiency in formal sports pitches. As such the proposed development is considered to have a slight negative magnitude effect on sports facilities. Combined with medium baseline sensitivity, this results in an effect of minor negative significance.

Economy and Employment

6.5.14 The proposed development will provide a wide range of employment opportunities. Table 6.22 sets out the anticipated employment creation, based on an indicative mix of uses. This shows that the floorspace is likely to support approximately 373 jobs.

Table 6.22: Employment supported on the proposed development site

Plot	Unit	Use Class	Multiplier		Ratio from GEA	GEA (m^2)	Jobs
D1	n/a	B1 (offices)	12	NIA	0.75	3,000	188
D1	n/a	D1 (healthcare)	36	GIA	0.80	2,000	44
D1	n/a	D1 (crèche/nursery/gallery/library etc.)	36	GIA	0.80	600	13
D1	Unit 1	A1 (retail)	19	NIA	0.75	250	10
D1	Unit 2	A3/4/5 (cafes/takeaways etc.)	18	NIA	0.75	125	5
D1	Unit 3	A3/4/5 (cafes/takeaways etc.)	18	NIA	0.75	125	5
D1	Unit 4	D1 (crèche/nursery/gallery/library etc.)	36	GIA	0.80	500	11
C1	Unit 1	A1 (retail)	19	NIA	0.75	250	10
C1	Unit 2	A1 (retail)	19	NIA	0.75	125	5
C1	Unit 3	A1 (retail)	19	NIA	0.75	125	5
C1	Unit 4	A1 (retail)	19	NIA	0.75	125	5
C1	Unit 5	A2 (professional services)	16	NIA	0.75	125	6
C1	Unit 6	A3/4/5 (cafes/takeaways etc.)	18	NIA	0.75	125	5
C1	Unit 7	A3/4/5 (cafes/takeaways etc.)	18	NIA	0.75	125	5
B1	n/a	2FE primary school	11.4	Pupils	-	420 pupils	37
B2	n/a	1FE primary school	11.4	Pupils	-	210 pupils	18
Total							373

6.5.15 Table 6.23 sets out the additionality analysis for this employment generation:

6.5.16 Leakage is the proportion of jobs that are likely to be filled by people outside of the study area. In the case of the proposed employment, it is likely that most jobs will be filled by people within Haverhill. However, it is also likely that surrounding villages will provide some of the workforce. Based on the additionality guidance, a robust estimate of 25% is assumed.

6.5.17 Displacement is the proportion of employees of the proposed development that move from other jobs within the study area, and that those jobs go unfilled. Within the study area the considerable population growth is likely to ensure that there is sufficient labour available to prevent this occurring on a large scale. However, it is inevitable that some displacement will occur. As such a moderate estimate of 10% is assumed.

6.5.18 Economic multipliers reflect the linkages created by the purchase and sale of services and goods within the study area, and the probability of this supporting further job creation indirectly attributable to the

proposed development. Realistically, multiplier effect is likely to be relatively small with many services and goods being purchased outside of the study area. This might be due to use of national contractors or the businesses occupying the proposed development being national companies; particularly the case in terms of retail. Consequently, only a small multiplier of 1.1 is applied.

6.5.19 Since the proposed development site is currently Greenfield with negligible employment associated with it, the baseline situation is considered to be zero.

Table 6.23: Employment additionality analysis

		Proposed development	Baseline
A	Gross direct jobs (No.)	373	0
B	Leakage (%)	25	0
C	Gross local direct effect (No.)	280	0
D	Displacement (%)	10	0
E	Net local direct effect (No.)	252	0
F	Multiplier	1.1	0
G	Total net local effect (No.)	277	0
H	Total net additional local effect (No.)		277

6.5.20 The result is a likely total net additional local effect of 277 jobs to the study area, which is an increase of approximately 2%. As such the proposed development is considered to have a slight positive magnitude effect on employment. Combined with high baseline sensitivity, this results in an effect of moderate-minor positive significance.

6.6 Mitigation, Monitoring and Residual Effects

Housing, Education and Healthcare

6.6.1 The effects on these elements are entirely positive and as such no mitigation is necessary. These positive effects described above will be controlled through the planning permission for the proposed development, which will include conditions specifying the quantum of development as set out in Chapter 4 of this ES.

Open Space and Sports Facilities

6.6.2 The proposed development cannot provide the formal open space necessary to meet current standards. To mitigate this it is proposed to make an appropriate financial contribution which is likely to go towards the adjacent New Croft sports facility, which will be controlled through a legal agreement attached to the planning permission. It is also proposed to seek a management agreement with the primary schools to allow public use of their playing fields. Combined, this will reduce the effect to negligible.

6.7 Non-Technical Summary

6.7.1 The proposed development is estimated to support a population of 6,606 people, which will lead to additional demand in Haverhill for healthcare, schools and open space. Consequently, the proposed development provides sufficient floorspace for a GP surgery, two primary schools and over 80ha of open space to fully mitigate these effects.

6.7.2 The proposed development cannot however provide sufficient playing fields to meet recognised standards due to the topography of the site. This will be fully mitigated through seeking a management agreement with the primary schools to allow some public access to their playing fields, and through a suitable financial contribution which is likely to go towards to the New Croft sports facility adjacent to the site.

6.7.3 The proposed development is not of sufficient scale to warrant a new secondary school and instead land is being provided to the adjacent Samuel Ward Academy to facilitate their future expansion plans.

6.7.4 The proposed development will help to address the high housing demand in Haverhill and the surrounding area. It will also provide some onsite employment to supplement nearby employment opportunities.

Table 6.24: Summary of Potentially Significant Effects

Predicted Effect	Sensitivity	Magnitude	Significance	Other Parameters	Mitigation, Monitoring & Controls	Magnitude	Significance	Other Parameters
Housing need	Very High	Major Positive	Major Positive	P	Quantum of development controlled through conditions attached to the planning permission	Major Positive	Major Positive	P
Primary school capacity	High	Major Positive	Major-Moderate Positive	P		Major Positive	Major-Moderate Positive	P
Secondary school capacity	Medium	Neutral	Negligible	P		Neutral	Negligible	P
Healthcare	Low	Moderate Positive	Minor Positive	P		Moderate Positive	Minor Positive	P
Sports facilities	Medium	Slight Negative	Minor Negative	P	Financial contribution controlled through legal agreement to the New Croft to meet the formal open space needs of the proposed development.	Neutral	Negligible	P
Accessibility to employment - construction	High	Sight Positive	Minor Positive	T	None – direct result of construction	Sight Positive	Minor Positive	T
Accessibility to employment -	High	Slight Positive	Minor Positive	P	Quantum of development	Slight Positive	Minor Positive	P

Predicted Effect	Sensitivity	Magnitude	Significance	Other Parameters	Mitigation, Monitoring & Controls	Magnitude	Significance	Other Parameters
operation					controlled through conditions attached to the planning permission			

Notes: Short term (0-5 years) = ST, medium term (5-10 years) = MT, long term (10+ years) = LT, permanent = P, temporary (construction) = T, intermittent = I, reversible = R, irreversible = Ir.

6.8 References

1 HCA. (2014). Additionality Guide, 4th Edition.
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