

6 SOCIO-ECONOMICS

Introduction

- 6.1 This chapter of the ES presents an assessment of the potential impacts and associated likely significant effects with respect to socio-economics arising from the demolition and construction stage and completed development/operational stage of the proposed development.
- 6.2 The chapter describes the methods used to assess the potential impacts and likely effects; the baseline conditions at and surrounding the application site; the likely direct, indirect and wider socio-economic effects taking into consideration embedded mitigation; the need for additional mitigation; and the significance of residual effects.

Methodology

- 6.3 There is no published guidance for socio-economic assessment in EIA. Accordingly, the assessment has been informed by, but not limited to, the following legislation and policies:
 - NPPF;¹
 - PPG;² and
 - Reading Borough Local Plan 2019³.
- 6.4 In addition, professional judgment has been applied.

Consultation

- 6.5 At the time of undertaking the assessment, the EIA Scoping Opinion remains outstanding.
- 6.6 In addition to the formal EIA Scoping Process, consultation was also undertaken with the RBC Acting Planning Manager and Michael Steen at Bright Futures for Children regarding the pupil yield multipliers for the education element of the assessment. Table 6.1 summarises the consultation with respect to socio-economics.

Table 6.1: Summary of Consultation		
Consultee and Form/Date of Consultation	Summary of Comments	Action Taken
RBC Acting Planning Manager – Julie Williams. Email issued 30 October 2019.	A response was received regarding the use of CIL payments since 2015, but no detail on the pupil yields.	Calculations have been based on the yield multipliers from the RBC November 2013 Supplementary Planning Document.
Brighter Futures for Children – Michael Steen. Email issued 5 December 2019.	No response received.	Calculations have been based on the yield multipliers from the RBC November 2013 Supplementary Planning Document.

¹ Secretary of State for Ministry of Housing, Communities and Local Government, 2019. National Planning Policy Framework.

² <https://www.gov.uk/government/collections/planning-practice-guidance>

Assessment Scope

- 6.7 The assessment has been based on a series of development parameters, assumptions and commitments, as described in Chapter 2: EIA Process and Methodology, in Chapter 4: Proposed Development Description and in Chapter 5: Demolition and Construction Environmental Management. Due to the flexibility being sought in respect of land use classes, the socio-economics assessment has been undertaken based on a worst-case interpretation of the minimum and maximum land use schedule presented in Chapter 4: Proposed Development Description.
- 6.8 Table 6.3 summarises the use classes which have informed the various assessments presented within the ES Chapter and which are considered to represent the worst case for that particular assessment.

Technical Scope

- 6.9 The assessment considers the following:
 - Review of on-site operations and any resulting employment loss;
 - Development works and the resulting generation of direct and indirect employment and economic output, measured in Gross Value Added (GVA);
 - Generation of direct and indirect employment and GVA resulting from the delivery of non-residential floorspace, taking account of existing on-site economic uses;
 - Delivery of new housing including affordable housing;
 - Introduction of a new residential population accommodated by the residential units and the resulting demand for local community services and infrastructure including:
 - Primary healthcare (GP and dental provision);
 - Early years, primary and secondary education;
 - Local expenditure generated by new households;
 - Open/play space;
 - Impact on existing levels of deprivation in the study area; and
 - Impact on perceptions of crime.

Spatial Scope

- 6.10 The application site is situated within the electoral ward of Abbey within the local authority of Reading, as shown in Figure 6.1.

³ Reading Borough Council, 2019. Reading Borough Local Plan. RBC.

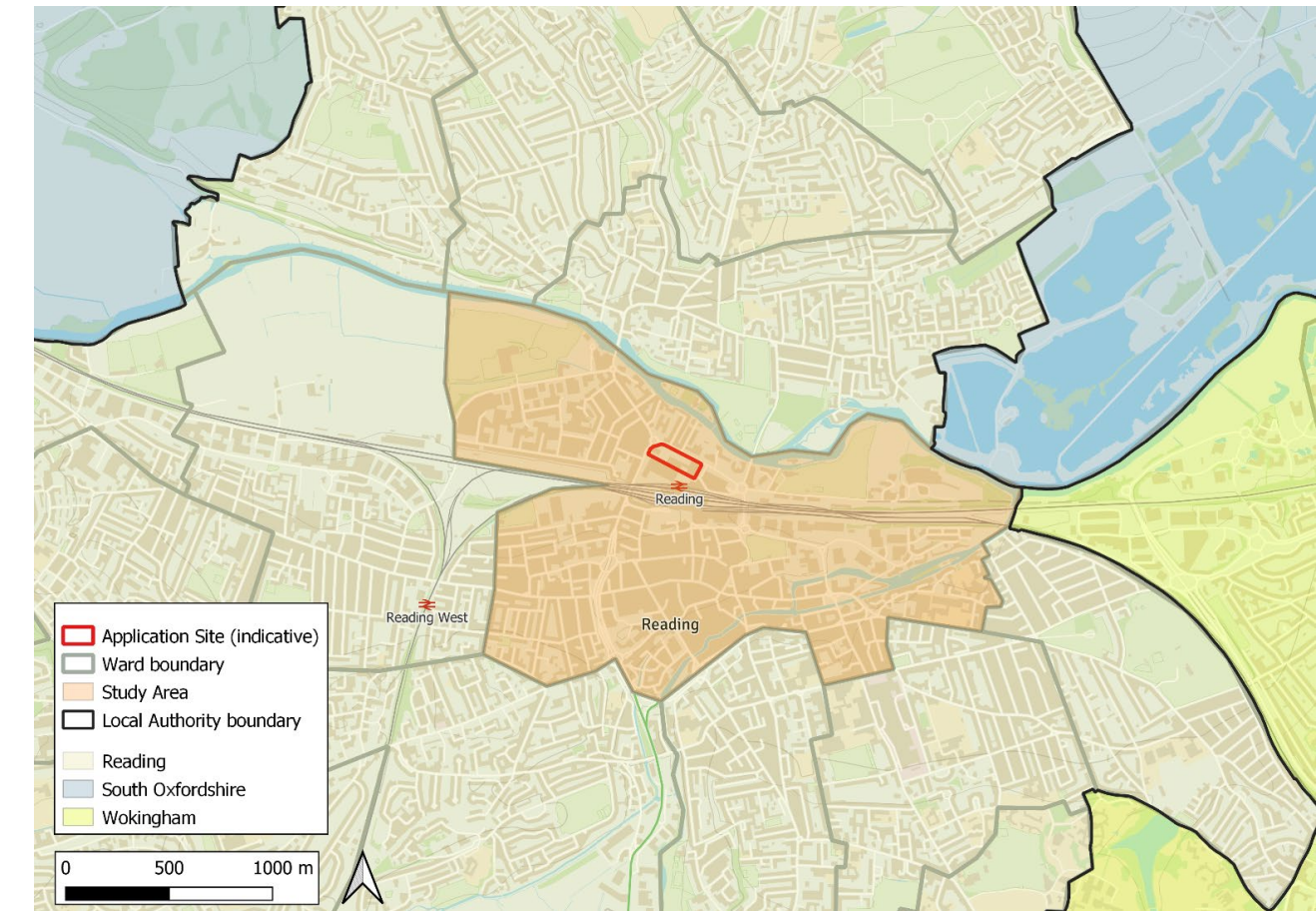


Figure 6.1 Socio-Economic Assessment Study Area

- 6.11 It is important when undertaking an assessment of the proposed development’s potential impacts and likely social and economic effects that the geographical scope of the assessment is clearly understood and that the effects are assessed at the appropriate level.
- 6.12 The electoral ward of Abbey has been used to represent the study area for the socio-economic assessment as the application site sits entirely within this ward. Baseline conditions for the study area (local level) were compared to the RBC’s area (borough level) and England (national level) wherever possible. Distance measures, as opposed to the study area, have been used for the assessment of primary healthcare because people travel beyond the study area for this service. Table 6.2 summarises the receptor selection criteria used within this assessment.

Table 6.2: Receptor Selection Criteria		
Receptor	Measure	Justification
Housing	Study area and RBC area	The additional housing created by the proposed development is considered to impact predominantly on the study area and RBC.
Employment/Economic output	Application site, study area and RBC area	Both construction and operational employment is considered to impact predominantly on the study area and RBC.

⁴ RBC, October 2017, Childcare Sufficiency Assessment 2017: Final Report

⁵ DfT, 26 July 2018, National Travel Survey 2017

⁶ RBC, January 2018, Reading Open Spaces Strategy Update Note 2018

⁷ ONS, 25 October 2019, Population estimates by output areas, electoral, health and other geographies, England and Wales: mid-2018

⁸ ONS, 29 June 2019, Population estimates for the UK, England and Wales, Scotland and Northern Ireland: mid-2018

Table 6.2: Receptor Selection Criteria		
Receptor	Measure	Justification
Early years education	study area	RBC Childcare Sufficiency Assessment (CSA) 2017 ⁴ provides data at ward level.
Primary education	2.6 km from the application site boundary	Based on the average distance travelled to a primary school according to the National Travel Survey 2017 ⁵ .
Secondary education	5.6 km from the application site boundary	Based on the average distance travelled to a secondary school according to the National Travel Survey 2017.
Primary healthcare (General Practitioner (GP) and dental provision)	study area	Since 2015, people can register with any GP of their choice. However, to limit assessment, provision within the study area has been considered as the area most likely to be impacted upon by the proposed development.
Open/play space	0.4 km and 0.8 km	Based on the radial catchments set out in RBC’s Open Spaces Strategy Update Note 2018 ⁶ .
Deprivation	study area and RBC area	The proposed development is considered to impact predominantly on the study area and RBC area in respect of deprivation.
Crime	study area and RBC area	Crime Statistics available at ward level and the proposed development is considered to impact predominantly on the study area and RBC area in respect of crime.

Temporal Scope

- 6.13 The socio-economic assessment has given consideration to baseline conditions for the most recent year for which information is available and a future baseline has been considered for the anticipated year of completion and operation of the proposed development (June 2025) in respect of population and education.
- 6.14 Demolition phase effects have been considered over an 11-month period (assessing Plots A to D) and construction phase effects have been considered over the period July 2021 to June 2025, in accordance with the development programme set out in ES Chapter 5: Demolition and Construction Environmental Management.

Baseline Characterisation Method

Desk Study

- 6.15 Baseline characteristics have been established through interpretation of nationally recognised research, data and survey information sourced from official statistics, including:
- Office for National Statistics (ONS), 2018 Mid-Year Population Estimates (MYPE).^{7,8};
 - ONS, 2016-based Sub National Population Projections (SNPP)⁹;
 - ONS, Census 2011¹⁰;
 - RBC, Annual Monitoring Report 2017-18¹¹;
 - Experian, Retail Planner Data¹²;
 - ONS, Annual Population Survey¹³ (APS);

⁹ ONS, 24 May 2018, Subnational population projections for England: 2016-based

¹⁰ ONS, 2011 Census KS401EW and KS402EW

¹¹ RBC, December 2018, Annual Monitoring Report 2017-18

¹² Experian Retail Planner Data, 2017

¹³ Annual Population Survey, 2018 [downloaded via NOMIS 12 December 2019]

- ONS, Claimant Count¹⁴;
- ONS, Job Seeker Allowance (JSA) claimants¹⁵;
- ONS, Business Register and Employment Survey¹⁶ (BRES) 2018;
- Oxford Economics, 2016-2019 Global Forecasting and Quantitative Analysis¹⁷;
- National Health Service (NHS), GP Workforce Statistics as at 31 June 2019¹⁸;
- NHS Digital database of General Dental practices as at 30th November 2018;
- RBC, Childcare Sufficient Assessment (CSA) 2017¹⁹;
- Department for Education (DfE) Annual School Census January 2019²⁰;
- DfE, School Place Planning Data²¹;
- Ordnance Survey (OS) Open Greenspaces²²;
- RBC, Parks, Outdoor Facilities & Open Spaces register²³;
- RBC, Reading Open Spaces Strategy Update Note 2018²⁴;
- Indices of Deprivation 2019²⁵; and
- Police.uk²⁶

Field Study

6.16 A field study was not undertaken as this was not considered necessary in order to characterise the baseline.

Assessment Method

Methodology

6.17 The assessment of socio-economic effects is based on a worst-case scenario. However, due to the flexible Development Parameters, the worst-case scenario differs with each of the receptors. Table 6.3 sets out the scenario which is considered worst-case for each of the receptors.

Table 6.3: Worst-case Scenario for Receptors	
Receptor	Description
Housing	The worst-case scenario for housing assumed that no residential uses would be delivered.
Local Expenditure	Any new population generated by the proposed development (whether that be residential or employees) has the potential to generate local expenditure. Spending potential is greater for a residential population as spending would be on convenience, comparison and leisure goods and services. Spending from employees is assumed to be limited to convenience goods. The worst-case assessment for local expenditure assumed no residential development and 100 % employment uses. Again, to assess worst-case, it has been assumed that the employment floorspace would be occupied by the use classes which generate the least employment. This is 100,000 m ² of office floorspace (B1a); 8,000 m ² of hotel floorspace (C1) and 7,000 m ² of leisure floorspace (D1-D2).

Table 6.3: Worst-case Scenario for Receptors	
Receptor	Description
Employment/Economic output	The worst-case would be the scenario that generates the least employment/economic output. As such, the assessment of effects on employment/economic output assumed 100,000 m ² residential floorspace (C3); 8,000 m ² of hotel floorspace (C1); and 7,000 m ² of leisure floorspace (D1-D2).
Education (early years, primary and secondary)	The worst-case scenario for education would be the scenario which generates the greatest extent of residential population and therefore demand for education services. As such, the assessment of effects on education assumed that the proposed development would deliver 1,000 residential units. It is also assumed that all residents would be new to the area and not already attending a local school/early year service. The development parameters state that all of the residential units would be apartments. To assess a worst-case scenario it has been assumed that the maximum of 60 % would be 2+ bedrooms and 40 % 1-bedroom apartments.
Primary healthcare (General Practitioner (GP) and dental provision)	The worst-case scenario for primary healthcare would be the scenario which generates the greatest extent of residential population and therefore demand for primary healthcare services. As such, the assessment of effects on primary healthcare assumed that the proposed development would deliver 1,000 residential units. It is also assumed that all residents would be new to the area and not already registered with a local health practitioner.
Open/play space	Worst-case scenario for open/play space would be the scenario which generates the greatest extent of residential population and therefore demand for open/play space. As such, the assessment of effects on open/play space assumes that the proposed development would deliver 1,000 residential units. The development parameters state that at least 10 % of the overall application site area would be provided as publicly accessible open space. Worst-case assessment assumes that the proposed development would deliver the minimum 10%.

Population

6.18 The size of the population generated by the proposed development has been determined by multiplying the number of residential units to be delivered by the proposed development by the average household size for the proposed development’s anticipated year of completion (2025) as projected by the ONS, 2016-based household projections²⁷ for the RBC area.

Housing

6.19 The impact on the local housing stock has been assessed qualitatively based on the contribution that the proposed development would make to the identified housing needs established by planning policy or any potential shortfall in net housing completions identified in the RBC, Authority Monitoring Report 2017-18²⁸.

¹⁴ ONS, Claimant Count October 2019 [downloaded via NOMIS 12 December 2019]

¹⁵ ONS, Jobseeker’s Allowance by occupation October 2019 [downloaded via NOMIS 12 December 2019]

¹⁶ ONS, Business Register and Employment Survey 2018 [downloaded via NOMIS 12 December 2019]

¹⁷ Oxford Economics, 2016-2019, GVA per Worker

¹⁸ NHS, GP workforce Statistics March 2019 and location data of GP practices and branches and dental surgeries, May 2019

¹⁹ RBC, October 2017, Childcare Sufficiency Assessment 2017: Final Report

²⁰ DfE, Annual School Census January 2019

²¹ DfE, 28 March 2019, School planning tables: school capacity academic year 2017 to 2018

²² <https://www.ordnancesurvey.co.uk/business-government/products/open-map-greenspace>

²³ <https://www.reading.gov.uk/parks> [accessed 12 December 2019]

²⁴ RBC, January 2018, Reading Open Spaces Strategy Update Note 2018

²⁵ MHCLG, 26 September 2019, English Indices of Deprivation 2019

²⁶ <https://www.police.uk/> [accessed 12 December 2019]

²⁷ ONS, 2016-based subnational household projections

²⁸ RBC, December 2018, Annual Monitoring Report 2017-18

Local Expenditure

- 6.20 A quantitative assessment has been made on the potential for new residents living and employees working in the proposed development to increase spending on goods and services in the local area. This has been assessed by multiplying the proposed development's number of residential units/number of employees by average annual household/per person expenditure on convenience, comparison and leisure goods and services sourced from Experian (2017).

Employment

- 6.21 Current on-site employment operations have been informed by research undertaken by Jones Lang LaSalle (JLL) Real Estate Advisors.
- 6.22 The likely number of jobs generated during the demolition and construction stage has been assessed based on the Construction Industry Training Board (CITB), Labour Forecasting Tool (LFT). The LFT is able to produce labour forecasts based on historic data. The tool focuses on forecasting labour demand on a month-by-month basis by each occupational group throughout the demolition and construction phase of the proposed development. The LFT calculations have been based actual costs developed by Cast. Demolition and construction stage employment has been calculated separately. The demolition phase has assumed an 11-month demolition programme in accordance with the development programme set out in ES Chapter 5: Demolition and Construction Environmental Management. The construction phase has assumed a 48-month construction programme commencing in July 2021 and finishing in June 2025. The level of indirect employment generated during the demolition and construction period has been assessed quantitatively by applying the ONS, Type 1 employment multiplier, 2015²⁹.
- 6.23 The completed and operational stage employment has been calculated using employment densities³⁰ applied to the proposed development's floorspace schedules by Use Class
- 6.24 Floorspace schedules for the proposed development have been provided by Gross External Area (GEA). GEA has been converted to Gross Internal Area (GIA) by assuming 95 % of the GEA following conversion guidance provided in the HCA, Employment Densities Guide, 3rd Edition, November 2015. However, the Employment Densities Guide requires some use class floorspaces by Net Internal Area (NIA). NIA figures have been calculated by assuming 90 % of the GIA area, again following conversion guidance provided in the HCA, Employment Densities Guide.
- 6.25 Guidance from the HCA, Additionality Guide, 4th Edition, 2014³¹ has been used to understand the potential multiplier effects of the proposed development. The Additionality Guide establishes that gross additional employment levels would most likely be subject to a degree of 'leakage' (referring to the number of jobs likely to be taken up by people outside the RBC area); 'displacement' (the level of employment likely to be lost, moved or adversely affected by the employment created as a result of the proposed development) and 'composite multiplier effects' (the additional economic benefit that would be derived as a direct result of the income earned by the new employment as an indirect result of the supply chain linkages). These factors are collectively known as the additionality factors.
- 6.26 In this instance, it is considered that the degree of leakage would be high (50 %) on the basis that the employment opportunities created by the proposed development would serve not only the new population that would inhabit the proposed new dwellings but also residents of the wider RBC area and beyond; displacement levels would be low at 25 % as the proposed development is expected to take only limited trade from other parts of the RBC Area; and the composite multiplier effect would be local/sub-regional level and therefore 1.29 for the office use (B1a) and 1.38 for the recreational uses (C1 and D1-D2).

²⁹ ONS (March 2019) Type 1 UK employment multipliers and effects, reference year 2015

³⁰ HCA (2015) Employment Densities Guide 3rd Edition

³¹ HCA (2014) Additionality Guide 4th edition

Economic Output

- 6.27 The level of economic output on the existing on-site operations has been measured through the generation of GVA per annum. GVA is a measure of economic impact, distributed through retained profit and wages. GVA resulting from existing on-site uses has been calculated by applying the average GVA per worker by Industry for the South East (SE) sourced from Oxford Economics, 2016-2019 Global Forecasting and Quantitative Analysis³².
- 6.28 GVA resulting from the direct construction jobs has been calculated by applying the average GVA per construction worker per annum for the SE region sourced from Oxford Economics, 2016-2019 Global Forecasting and Quantitative Analysis. Further to this, a total indirect GVA per annum has been calculated using a national average GVA per worker figure.
- 6.29 GVA during the completed and operational stage has been assessed using the same Use Class floorspace assumptions used to calculate operational employment. This assumes a worst-case. The contribution that future residents and workers would make to the GVA output is assessed using the number of economically active residents and residents in employment from the ONS, APS for the 12 months to June 2019, applied to the total population anticipated to arise from the proposed development. The average GVA output per worker by Industry for the RBC area provided by Oxford Economics, 2016-2019 Global Forecasting and Quantitative Analysis³³ is applied to the anticipated number of employed residents of the proposed development and estimated on-site future workers to estimate the GVA contribution per annum.

Primary Healthcare

- 6.30 The number of future residents anticipated to live on the proposed development (as described within the assessment approach for population) has been compared to the levels of capacity within the primary healthcare system to determine whether or not the existing provision assessed within the baseline, would be able to accommodate the needs of the proposed development population.
- 6.31 To determine whether existing GP provision is under or over-capacity, GP to patient ratios of local practices were compared to the average for England of 1 GP for every 2,043 people. The ratio of 1 GP per 2,043 people was derived from GP workforce numbers published by NHS Digital as at June 2018 and 2018 MYPE (also as at June 2018). Reference was also made to NHS Services Finder in respect of whether the service is currently (as at 11 December 2019) accepting new patients.
- 6.32 It is not possible to determine the precise number of patient places available as no central census of dentists is conducted and no definitive ratio of patients per dentist exists. However, a telephone survey was undertaken with each of the identified practices on 16 December 2019 to identify whether they are accepting new patients.

Education

- 6.33 Pupil yields for flats/apartments provided by RBC (summarised in Table 6.4) have been applied to the proposed development's accommodation mix (by type and size) to calculate the number of early years, primary and secondary school aged children generated by the proposed development. The number of pupils generated by the proposed development has been compared to the level of surplus or deficit school places identified in the baseline assessment to determine whether the existing education provision would be able to accommodate the needs of the proposed development population.

³² Oxford Economics, 2016-2019 Global Forecasting and Quantitative Analysis

³³ Oxford Economics, 2016-2019, GVA per worker

Table 6.4: RBC Pupil Yield Multipliers (number of children per new dwelling)		
Age Group	Flats/Apartments	
	2 Bedroom	3+ Bedroom
Rising Fives (Age 4)	0.12	0.18
Primary (Ages 5 to 10)	0.17	0.22
Secondary (Ages 11 to 16)	0.05	0.17

Source: RBC, S106 Planning Obligations SPD, November 2013³⁴

Open Space/Play Space

- 6.34 A qualitative assessment has been undertaken based on the proximity of the application site to existing open space and the quantum and accessibility of open space that would be delivered by the proposed development.
- 6.35 Open space requirements have been based on proximity standards set out RBC’s ‘Reading Open Spaces Strategy Update Note 2018³⁵’ and which are summarised in Table 6.5.

Table 6.5: RBC Open Space Provision Standards			
Name	Description	Size	Radial Catchment
Borough Park	Varied character and facilities; open parkland, natural, formal, sport, play and relaxation; catering	60 hectare (ha)	Not specified
District Park	Varied character and facilities (but fewer than above); natural, formal, sport, play and relaxation	20 ha	1.2 km
Local Park	Relaxation, play and ball games	2 ha or 1 to 2 ha equipped	0.8km
Neighbourhood Park	LEAP (local equipped area for play) + informal space	0.1 to 0.2 ha equipped	0.4 to 0.8 km
Small recreational Open Spaces	‘low-grade’ recreation	0.1 to 0.2 ha	0.4 to 0.8 km
Linear Open Spaces	Relaxation; green link	Not specified	Not specified
Semi-Natural Sites	Comparatively undisturbed sites, managed for wild flora and fauna	Not specified	1.5 to 2.0km

Source: RBC, Reading Open Spaces Strategy Update Note, 2018

- 6.36 RBC does not provide public open/play space requirements per head of population. The Reading Open Spaces Strategy Update Note 2018 states that money collected through the Community Infrastructure Levy (CIL) will be used to fund open space infrastructure. However, RBC emphasise the importance of on-site delivery of open space where that can be achieved.
- 6.37 In the absence of open/play space requirements from RBC, reference has been made to guidance published by the Fields in Trust³⁶. The 2015 guidance for open/play space provision in England is summarised in Table 6.6.

Table 6.6: Open/Play Space Quantity Guidance		
Open Space Typology	Type	Quantity Guidance (hectares per 1,000 population)
Playing pitches	Formal	1.20
All outdoor sports	Formal	1.60
Equipped/designated play areas	Formal	0.25
Other outdoor provision (MUGAs and skateboard parks)	Formal	0.30
Parks and gardens	Informal	0.80
Amenity open space	Informal	0.60
Natural and semi-natural	Informal	1.80

Source: Fields in Trust, Guidance for Outdoor Sport and Play, 2015

- 6.38 The Fields in Trust guidance has been applied to the future residential population of the proposed development to provide the quantum of open/play space provision that would be required to be delivered as part of the proposed development.

Deprivation

- 6.39 The assessment has been undertaken on a qualitatively basis in respect of the proposed development and how this is likely to affect future deprivation levels within the area based on professional judgement.

Crime

- 6.40 Assessment has been qualitatively based on the extent to which increased population and modern housing design techniques are expected to impact upon perceptions of crime within the study area and have been based on professional judgement and experience.

Assessment Criteria

- 6.41 The criteria used to assess if an effect is significant or not, is set out in subsequent sub-sections. This has been determined by consideration of the sensitivity of the receptor, magnitude of impact, duration of the effect, geographical extent of the effect and application of professional judgement.
- 6.42 There are no technical significance criteria relating to assessment of socio-economic effects on human populations other than those that relate specifically to other technical areas such as pollution, noise etc. and these are dealt with in detail, in separate ES chapters, if necessary and, where appropriate, summarised within the socio-economics chapter. The significance of socio-economic effects has therefore been assessed using professional judgement in accordance with the outline methodology for determining sensitivity of receptors and magnitude of impacts and significance of effects.
- 6.43 Quantitative calculations have been undertaken where possible e.g. surplus or deficit of pupil places and comparative GP to patient ratios, and the level of significance determined by the effect at either local, district or national level. Where it is has not been possible to measure effects on a quantitative basis, a qualitative assessment has been provided.

³⁴ RBC, November 2013, S106 Planning Obligations Supplementary Planning Guidance

³⁵ RBC, January 2018, Reading Open Spaces Strategy Update Note 2018

³⁶ Fields in Trust, 2015, Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard: England

Receptor Sensitivity Criteria

6.44 The sensitivity of receptors has been classified as low, medium or high, in accordance with the criteria set out in Table 6.7.

Table 6.7: Receptor Sensitivity Criteria	
Sensitivity	Criteria
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.
Medium	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.

Impact Magnitude Criteria

6.45 The magnitude of impact has been classified as low, medium or high, in accordance with the criteria set out in Table 6.8.

Table 6.8: Impact Magnitude Criteria	
Magnitude of Impact	Criteria
Low	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.
Medium	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.
High	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.

Significance Criteria

6.46 Significant effects have been determined based on the standard terminology and matrix approach defined in ES Chapter 2: EIA Process and Methodology and set out in Table 6.9, with moderate and major effects considered significant in EIA terms.

Table 6.9: Significance Criteria			
Magnitude of Impact	Sensitivity of Receptors		
	Low	Medium	High
Low	None	Negligible	Minor
Medium	None – Negligible	Minor	Moderate
High	Minor	Moderate	Major

6.47 Duration of effect has been described as short, medium or long-term, in accordance with the criteria set out in Table 6.10.

Table 6.10: Duration of Effects Criteria	
Duration	Criteria
Short	Up to 5 years
Medium	5 to 10 years
Long-term	10 years and over

Assumptions and Limitations

6.48 There are no further limitations or assumptions made other than those detailed in the assessment method above.

Baseline Conditions

Existing Baseline

Population

6.49 The ONS, 2018 MYPE estimate that the study area has a population of 14,700 people, accounting for 9 % of the RBC area's total population (163,200 people). The study area has a younger population profile than the both the RBC area and England. Only 6 % of the study area's population is aged 65+ years and over compared to 12% in the RBC area and 18 % in England. In contrast, the study area has a higher proportion of its population of working age (77 %) compared to just 67 % in the RBC area and 63 % in England. Whilst the study area has a younger population profile, the proportion of the population aged 0 to 15 years in the study area (17 %) is lower than the RBC area (21 %) and England (19%). Table 6.11 summarises the age profile of the study area, the RBC area and England by broad age group and Figure 6.2 compares the age profile of the study area, the RBC area and England by 5-year age group. All figures have been individually rounded and may not sum.

Table 6.11: Age Profile by Broad Age Group			
2018 MYPE	Study Area	RBC Area	England
All people	14,700 (100 %)	163,200 (100 %)	55,977,200 (100 %)
Aged 0 to 15	2,500 (17 %)	33,900 (21 %)	10,748,500 (19 %)
Aged 16 to 64	11,300 (77 %)	109,300 (67 %)	35,049,500 (63 %)
Aged 65+	900 (6 %)	20,000 (12 %)	10,179,300 (18 %)

Source: ONS, 2018 MYPE

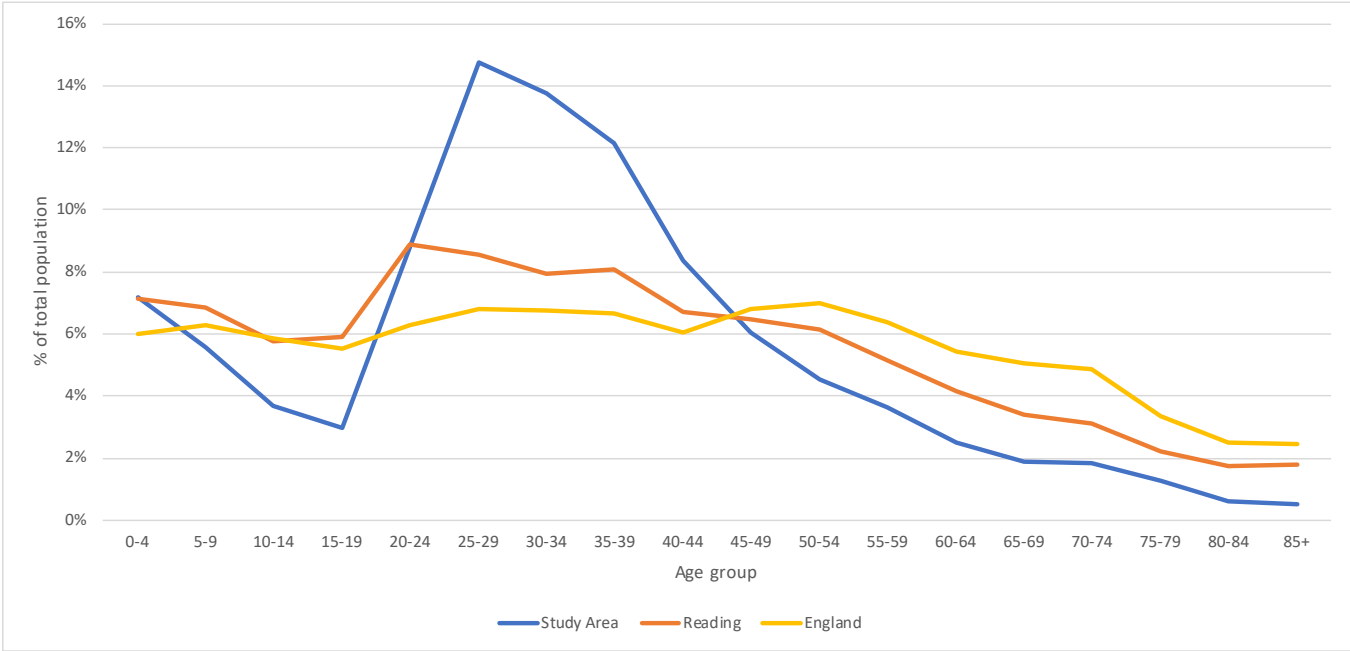


Figure 6.2 Age Profile by 5-year Age Group

Housing

- 6.50 The 2011 Census recorded approximately 65,551 households in the RBC area, 10 % of which (6,783) are within the study area. Table 6.12 highlights that accommodation within the study area predominantly takes the form of flats (72 %). The study area has a higher proportion of flats than the RBC area (32 %) and England (22 %). In contrast, the study area has a lower proportion of terraced (22 %); semi-detached (4 %) and detached properties (2 %) than the RBC area and England.
- 6.51 Accommodation within the study area is mainly private rented (51 %), which is in contrast to the RBC area and England where the majority of accommodation is owner occupied (55 % and 63 % respectively). Only 28 % of accommodation in the study area is owner occupied.
- 6.52 Caravans and other temporary structures are not included. All figures have been rounded and may not sum.

Table 6.12: Household Accommodation Type and Tenure			
Type	Study Area	RBC Area	England
Detached	2%	12%	22%
Semi-detached	4%	25%	31%
Terraced	22%	30%	24%
Flats	72%	32%	22%
Tenure			
Owned	28%	55%	63%
Shared ownership	3%	2%	1%
Social rent	16%	16%	18%
Private rent	51%	26%	17%

Source: ONS, 2011 Census, Tables KS401EW and KS402EW [downloaded from NOMIS 12 December 2019].

- 6.53 The RBC Authority Monitoring Report 2017-2018 establishes that in 2017/18 there was a total of 700 net housing completions in the RBC area. This is above RBC’s current annual housing target of 689 net homes per annum (2013-2036) as set out in the Reading Borough Local Plan (adopted November 2019)³⁷. However, over the last five-years (2013/14 to 2017/18) net housing completions have totalled 3,164 which is equivalent to 633 per annum, falling short of the Local Plan requirement. Nonetheless, the RBC Authority Monitoring report 2017-18 projects completions over the years 2018/19 to 2025/26 to be in excess of the Local Plan requirement in each individual year.

Local Expenditure

- 6.54 Retail expenditure data from Experian (2017) reports the average annual household expenditure in the RBC area on convenience (food), comparison (non-food) and leisure goods and services as follows:
- Convenience = £4,966 per household per annum;
 - Comparison = £8,442 per household per annum; and
 - Leisure = £7,414 per household per annum.

Employment/Economic Output

- 6.55 The application site is currently occupied by four retail units (A1) and one restaurant (A3) as detailed in Table 6.13 along with the existing number of employees. In total, the application site is currently providing employment for 225 people.

Table 6.13: Existing Tenancy of Application Site			
Occupant	Use Class	Employee Numbers	Floorspace (m²)
The Range	A1	80	3,326
Mothercare	A1	30	1,440
Majestic Wine	A1	8	294
Aldi	A1	85	1,480
TGI Friday	A3	22	845

Source: JLL

- 6.56 Applying the average GVA per worker by Industry for the South East region to the application site’s existing employment potential, it is estimated that the existing application site has the potential to generate a GVA of approximately £10.2 million per annum.
- 6.57 In the year ending June 2019 there were 90,800 residents in the RBC area aged between 16 and 64 years who were classified as economically active (ONS, APS, 2019). This is equivalent to 82 % of 16 to 64 year olds and 56 % of all people. This is above the average for England (79 % of 16 to 64 year olds). Economically active includes people in employment, the unemployed and full-time students.
- 6.58 In total 78 % of working age residents aged 16 to 64 years in the RBC area are in employment (ONS, APS, 2019), which is higher than the average for England (76 %). In the RBC area this is equivalent to 53 % of all people.
- 6.59 The unemployment rate in the RBC area (for those aged 16 to 64 years) in the year ending June 2019 was 4.6 % which is higher than the national average (4.1 %). Whilst not a measure of total unemployment, Claimant Count data provides a count of the number of people claiming unemployment

³⁷ RBC, Reading Borough Local Plan, Adopted November 2019, Policy H1

- related benefits including JSA and UC within the study area. As at October 2019 there were 345 claimants of unemployment related benefits in the study area which is equivalent to 3.1 % of all residents aged 16 to 64 years. This is higher than the Claimant Count for the RBC area (2.7 %) and England (2.8 %).
- 6.60 In October 2019, there were 395 residents in the RBC area claiming JSA, of which 50 (i.e. 13 %) resided in the study area. Of those claiming JSA in the RBC area, the majority of people (190, equivalent to 48 %) are seeking employment in Sales Occupations, with the remaining looking for work in: elementary trades, plant and storage related occupations, administration occupations, corporate managers and skilled agricultural trades.
- 6.61 The RBC area is a net importer of labour. According to the 2018 BRES, there are 105,000 employees working in the RBC area, of which 43,000 (41 %) work within the study area. The study area has a comparatively high proportion of employees working in: the Retail sector (14 %); the Professional, Scientific and Technical sector (14 %); the Financial and Insurance sector (9 %); the Accommodation & Food Services sector (8 %) and Public Administration and Defence sector (7 %) in comparison to the RBC area average as is shown in Table 6.14.

Table 6.14: Percentage of Employees by Industrial Sector (Workplace Based)			
Sector	Study Area	RBC Area	England
Retail	14%	11%	9%
Professional, scientific and technical	14%	11%	9%
Information and communication	10%	14%	4%
Business administration and support services	10%	10%	9%
Financial and insurance	9%	4%	3%
Accommodation and food services	8%	6%	7%
Public administration and defence	7%	4%	4%
Mining, quarrying and utilities	6%	3%	1%
Transport and storage (inc/. postal)	5%	4%	5%
Health	3%	12%	13%
Education	3%	6%	9%
Arts, entertainment, recreation and other services	3%	4%	4%
Wholesale	1%	3%	4%
Property	1%	1%	2%
Manufacturing	1%	2%	8%
Construction	1%	2%	5%
Motor trades	1%	2%	2%
Agriculture, forestry and fishing	0%	0%	1%
Total	100%	100%	100%

Source: ONS, BRES 2018

- 6.62 The data also identifies that there is a construction workforce, significant in size, already working within the study area. Whilst only 1% of employment within the study area is within the Construction sector, this is equivalent to 350 employees. In total, 2,250 people work in the Construction sector within the RBC area.

Primary Healthcare

- 6.63 There are six GP practices operating within the study area as shown in Figure 6.3. One of the GP Practices – Russell Street Surgery (Map No. 4) has a further two GP branches associated with the Practice: Coley Park Surgery (Map No. 4a) located in Reading but outside of the study area; and Burghfield Health Centre, Burghfield Common located in the local authority of West Berkshire. This Health Centre is not shown on Figure 6.2 due to the distance from the application site.

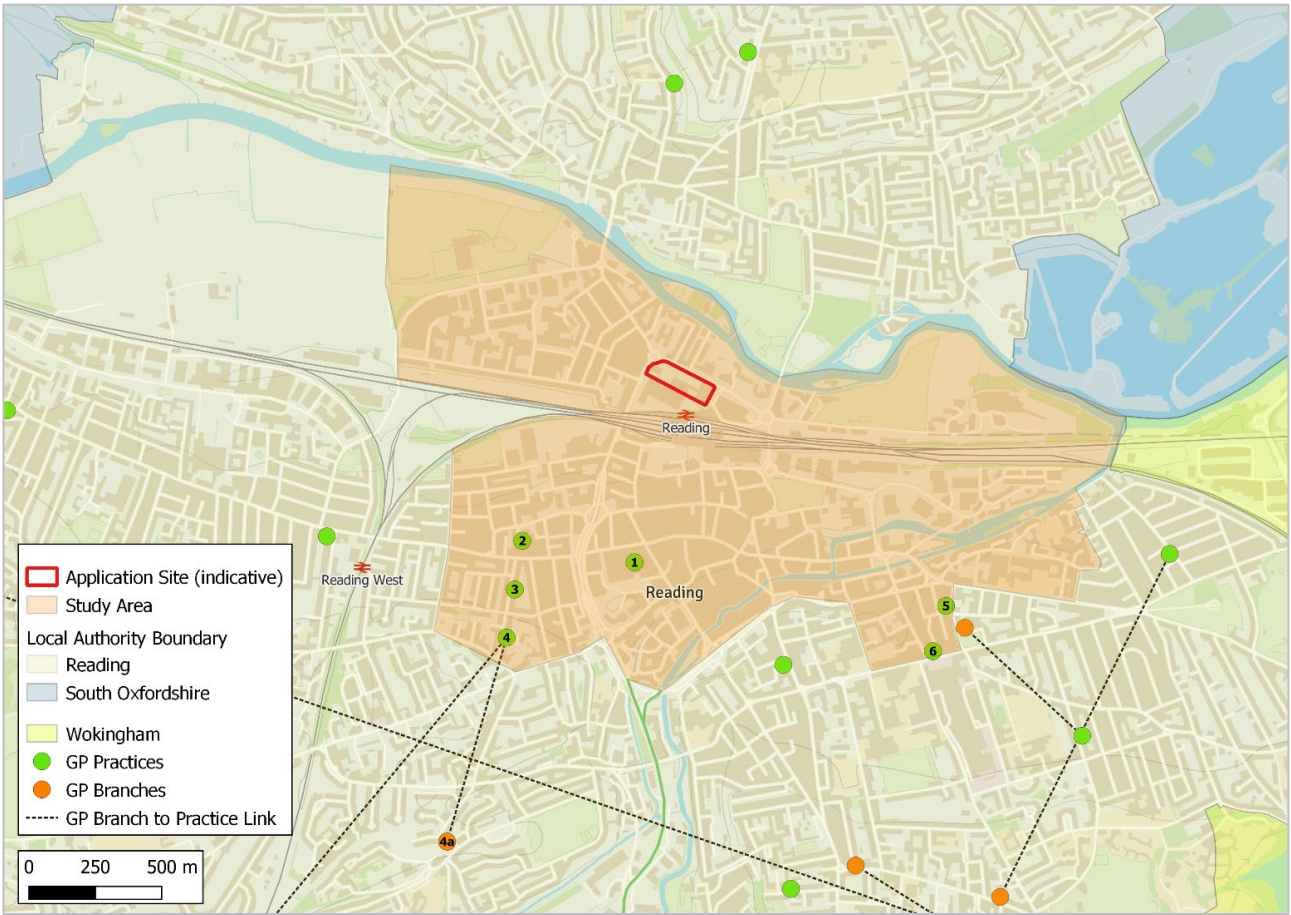


Figure 6.3: Existing General Practitioner Provision

Source: NHS Digital³⁸

- 6.64 Table 6.15 presents the number of registered patients along with the number of Full Time Equivalent (FTE) GPs in the six identified GP Practices. As noted in the assessment methodology section, data is only published for GP Practices and therefore the data presented in Table 6.14 for the Russell Street Surgery, also includes data for the associated GP branches of Coley Park Surgery and Burghfield Health Centre.

³⁸ NHS Digital as at 31 May 2019

Table 6.15: Existing GP Provision and Capacities (June 2019)					
Map No.	Surgery Name	GPs (FTE)	Registered Patients	GP to Patient Ratio	Surplus Capacity*
1	Reading Walk-In Health Centre	4.3	9,872	1:2,296	0
2	Chatham Street Surgery	1.1	6,836	1:6,215	0
3	Abbey Medical Centre	0.8	2,421	1:3,026	0
4	Russell Street Surgery	3.1	8,356	1:2,695	0
5	Eldon Road Surgery	0.7	3,235	1:4,621	0
6	Melrose Surgery	2.4	10,537	1:4,390	0
	Total	12.4	41,257	1:3,327	0

Source: NHS (June 2019)

*Assessed against the average for the South East region of 1 GP for every 2,245 people. Capacity is calculated by subtracting the existing GP to patient ratio from the average for the South East region and multiplying this by the number of FTE GPs at the surgery

6.65 All six GP practices are currently operating above capacity (assessed against the average for the South East region of 1 GP for every 2,245 people). Therefore, there is no surplus capacity within the existing GP provision in the study area.

6.66 There are four dental surgeries located within the study area as illustrated in Figure 6.4.

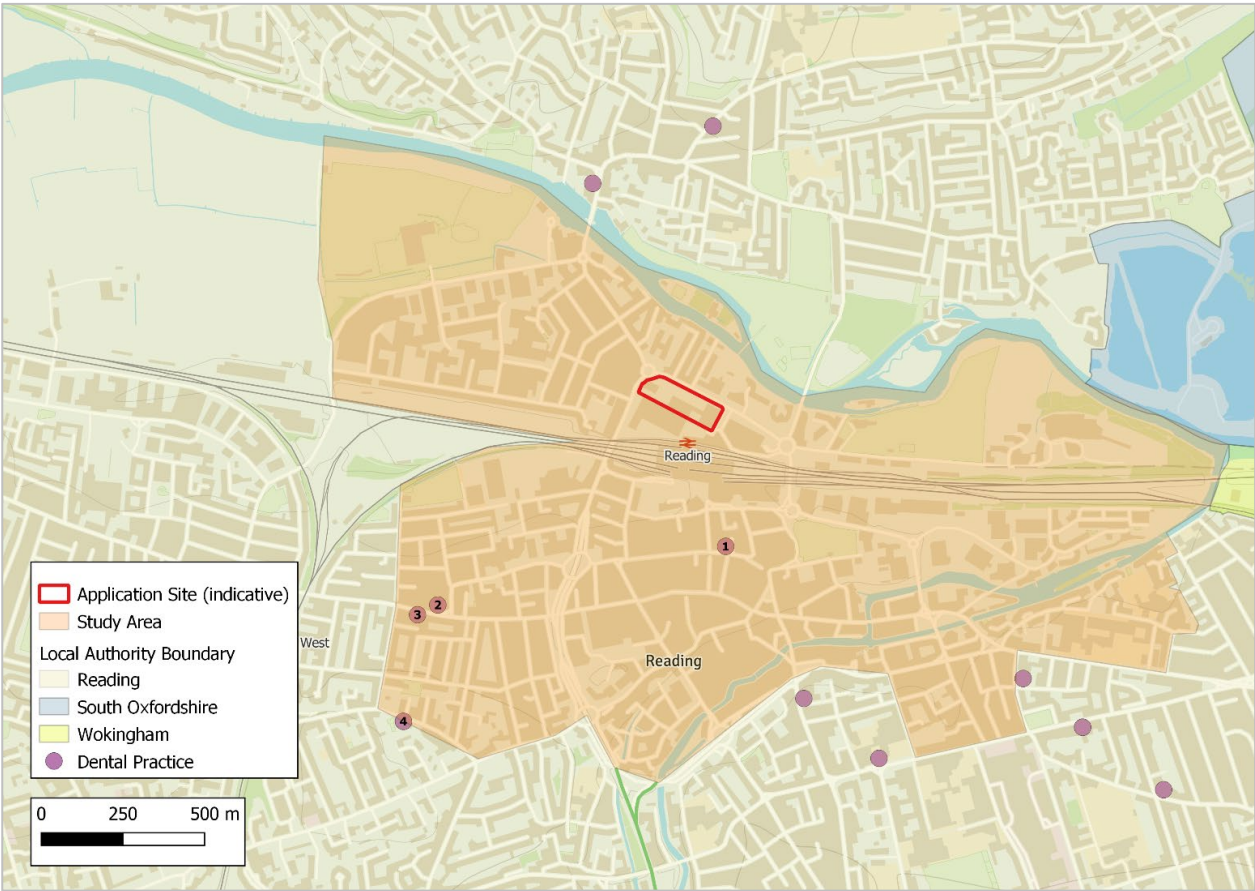


Figure 6.4: Existing Dental Provision

³⁹ RBC, October 2017, Childcare Sufficiency Assessment 2017: Final Report

Source: NHS Digital

6.67 Table 6.16 provides details of the four dental practices along with an assessment of whether the practices are currently accepting new NHS/private patients.

Table 6.16: Existing Dental Provision (December 2019)				
Map No.	Practice Name	Address	Accepting New Patients?	
			NHS	Private
1	Friar Street Dental Surgery	15 Friar Street, Reading, RG1 1DB	Yes	Yes
2	Inspire Dental Reading	124 Oxford Road, Reading, RG1 7NL	Yes	Yes
3	Reading Dental Sedation Clinic	165 Oxford Road, Reading, RG1 7UZ	Referral only	
4	Castle Hill Clinic	1c Tilehurst Road, Reading, RG1 7TW	Yes	Yes

Source: Telephone Survey dated 16 December 2019

6.68 One of the four dental practices (Reading Dental Sedation Clinic) offers treatment by referral only and of the remaining three dental practices, all three are accepting both new NHS and private patients. This indicates available dental provision within proximity of the application site currently.

Education

6.69 Early years education and care is provided in a number of ways including at local authority-maintained nursery schools, children’s centres or primary schools with nursery classes, or privately through independent nursery schools, playgroups, child-minders or creches.

6.70 Reference to RBC’s CSA 2017³⁹ identifies a total of 14 providers of formal early years/childcare provision within the study area providing a total of 629 registered places. The CSA identified 77 vacancies within the study area as at March 2017 (the latest available). Vacancies as a proportion of total places is equivalent to 12 % in the study area, marginally lower than the average for RBC (13 %).

6.71 A total of 21 primary schools have been identified within a 2.6 km radius of the application site as shown on Figure 6.5.

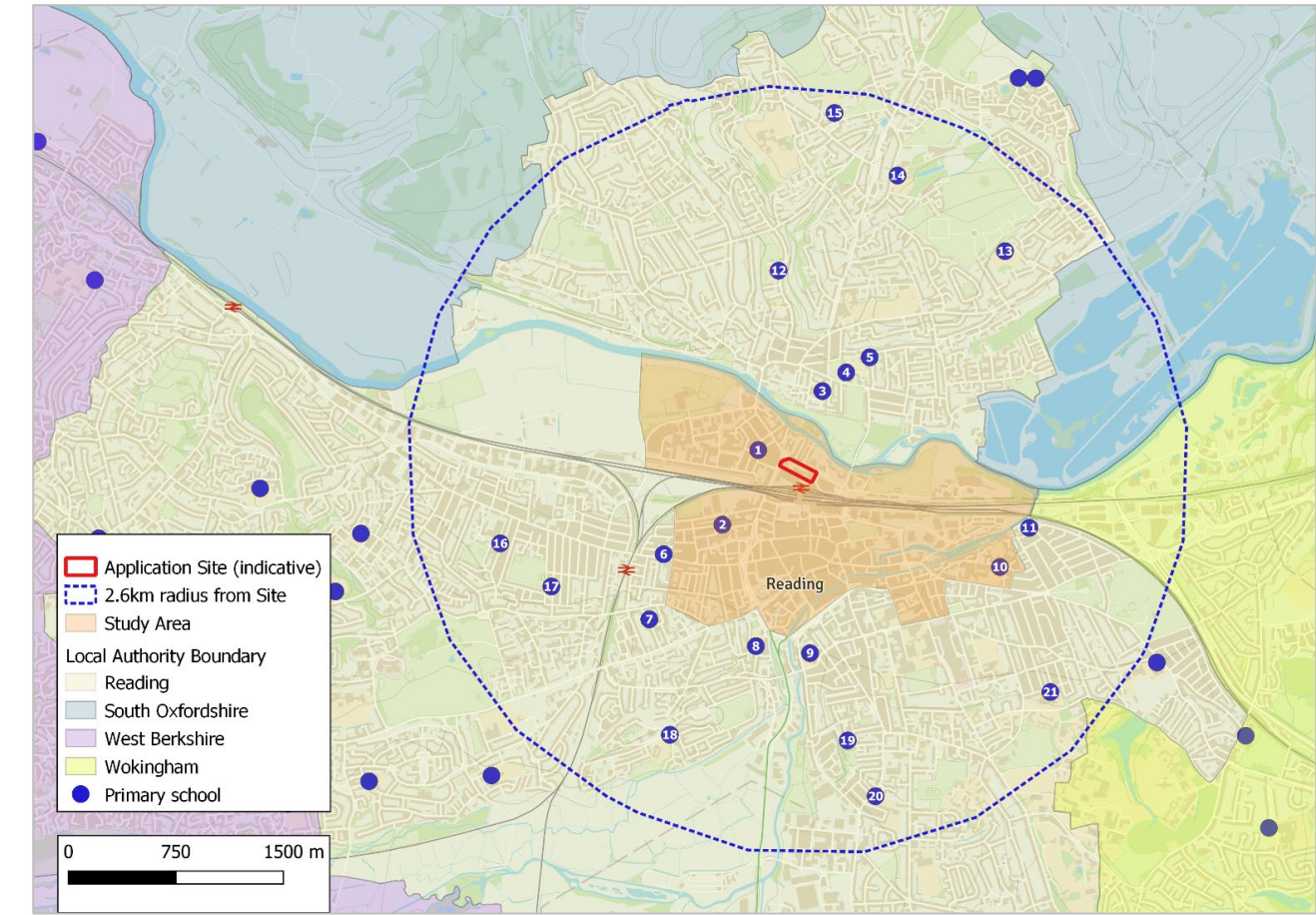


Figure 6.5: Existing Primary School Provision

6.72 Table 6.17 details the number of pupils on roll according to the January 2019 School Census and current capacity figures for each of the identified primary schools.

Table 6.17: Existing Primary School Provision within Study Area				
Map No.	Name	Pupils on roll	Capacity	Surplus/Deficit Places
1	E P Collier Primary School	350	472	122
2	Civitas Academy	209	420	211
3	Thameside Primary School	408	420	12
4	The Heights Primary School	276	350	74
5	St Anne's Catholic Primary School	220	240	20
6	Oxford Road Community School	286	292	6
7	All Saints Junior School	95	100	5
7	All Saints Church of England Aided Infant School	60	60	0
8	Coley Primary School	273	300	27
9	Katesgrove Primary School	681	708	27
10	St John's Church of England Primary School	468	420	-48
11	New Town Primary School	290	472	182
12	Caversham Primary School	447	450	3

Table 6.17: Existing Primary School Provision within Study Area				
Map No.	Name	Pupils on roll	Capacity	Surplus/Deficit Places
13	Micklands Primary School	400	420	20
14	The Hill Primary School	450	420	-30
15	Emmer Green Primary School	450	420	-30
16	Wilson Primary School	469	477	8
17	Battle Primary Academy	424	472	48
18	St Mary and All Saints Church of England Primary School	360	460	100
19	New Christ Church Church of England Primary School	184	210	26
20	The Palmer Primary Academy	441	498	57
21	Redlands Primary School	269	210	-59
	Total	7,510	8,291	781

Source: DfE, Annual School Census, January 2019

- 6.73 The primary school nearest to the application site, E P Collier Primary School, is currently operating under-capacity with a surplus of 122 places. In combination, all of the primary schools within 2.6 km of the application site are currently operating under-capacity with a surplus of 781 places.
- 6.74 A total of 11 secondary schools have been identified within a 5.6 km radius of the application site, as shown in Figure 6.6. However, one of the 11 secondary schools (Reading Girls' School, Map No. 8) is an all-girls school and therefore has been excluded from the assessment. Ten secondary schools have therefore been selected for assessment, with two of these schools (The Bulmershe School and Maiden Erlegh School) being located within the Local Education Authority (LEA) of Wokingham. The remaining eight secondary schools are located within the LEA of Reading. Table 6.18 details the number of pupils on roll according to the January 2019 School Census and current capacity figures for each of the 10 identified secondary schools.

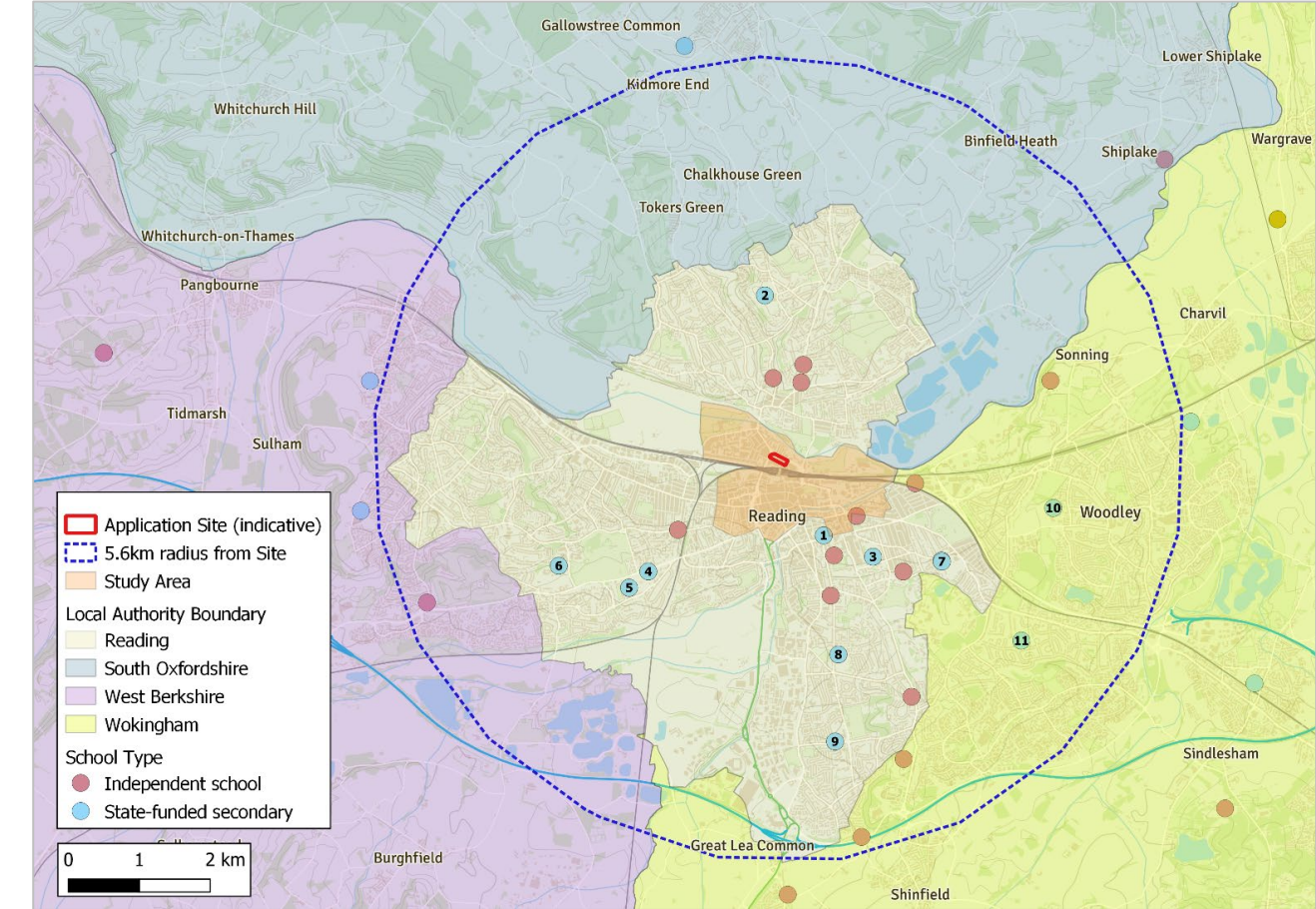


Figure 6.6: Existing Secondary School Provision

Table 6.18: Existing Secondary School Provision					
Map No.	Name	LEA	Pupils on roll	Capacity	Surplus/deficit places
1	Kendrick School	Reading	739	760	21
2	Highdown School and Sixth Form Centre	Reading	1,357	1,440	83
3	Reading School	Reading	1,027	887	-140
4	The WREN School	Reading	589	1,176	587
5	Blessed Hugh Faringdon Catholic School	Reading	815	849	34
6	Prospect School	Reading	1,044	1,700	656
7	UTC Reading	Reading	453	600	147
8	Reading Girls' School	Reading	Not assessed		
9	John Madejski Academy	Reading	612	950	338
10	The Bulmershe School	Wokingham	1,145	1,383	238
11	Maiden Erlegh School	Wokingham	1,824	1,788	-36
Total			9,605	11,533	1,928

Source: DfE, Annual School Census, January 2019

⁴⁰ RBC, January 2018, Reading Open Spaces Strategy Update Note 2018

6.75 The secondary school nearest to the application site, Kendrick School, is currently operating slightly under-capacity with 21 surplus places. In combination, all of the secondary schools within 5.6 km of the application site are currently operating under-capacity with a surplus of 1,928 places.

Open/Play Space

6.76 RBC’s ‘Reading Open Spaces Strategy Update Note 2018⁴⁰ acknowledges that the amount of public open space in the RBC area is broadly in line with the national guidelines and that the total provision of open space across the RBC area is adequate. However, there are parts of the RBC area which are deficient in open space provision with residents in and around the town centre being further away from public open space than the recommended standards. RBC’s Open Space Strategy⁴¹ adopts a 0.4 km to 0.8 km radius catchment for neighbourhood/local parks and play space and a 1.2 km radius catchment for larger parks and sports facilities as detailed earlier in this Chapter (see Table 6.5).

6.77 Reference to OS Open Greenspace identifies the provision of public open space within the required radial catchment of the application site according to RBC’s open space standards. See Figure 6.7 and Table 6.19.

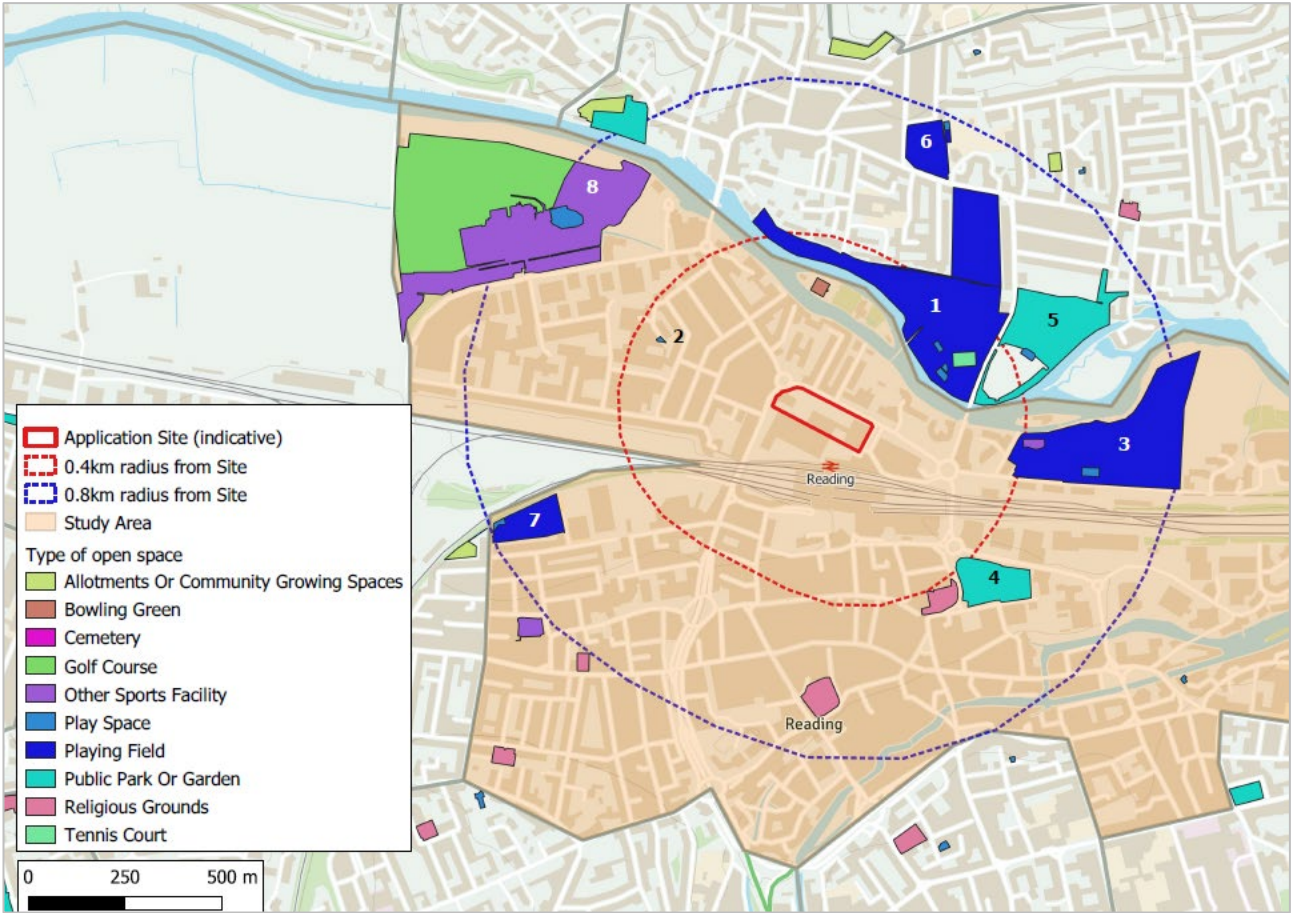


Figure 6.7: Existing Open/Play Space Provision

Source: OS Open Greenspace

⁴¹ RBC, January 2018, Reading Open Spaces Strategy Update Note 2018

Table 6.19: Existing Open/Play Space Provision			
Map No.	Name	Radial Catchment	Description of Facility Surplus/Deficit Places
1	Christchurch Meadows	0.4 km	Playing field, children’s play area, football, fishing and tennis
2	Denbeigh Place	0.4 km	Play space
3	King’s Meadow	0.8 km	Playing field, children’s play area, football, fishing and rugby
4	Forbury Gardens	0.8 km	Recreation ground
5	Hill’s Meadow	0.8 km	Public park, skateboarding and BMX track
6	Westfield Road	0.8 km	Recreation ground and children’s play area
7	Victoria Park	0.8 km	Recreation ground and children’s play area

Source: RBC, Open Spaces Strategy Update Note, 2018

6.78 Figure 6.7 and Table 6.19 demonstrate that within a 0.4 km to 0.8 km radial catchment of the application site there are numerous sites providing a range of public open/play space provision, thereby meeting RBC’s open space requirements.

Deprivation

6.79 According to the Indices of Deprivation 2019, the RBC area is ranked the 141st most deprived local authority in England (out of 326). However, within the RBC area there are pockets of considerable deprivation as illustrated in Figure 6.8. Of the 97 Lower Super Output Areas (LSOAs) in the RBC area, five LSOAs are within the most 10% deprived nationally.

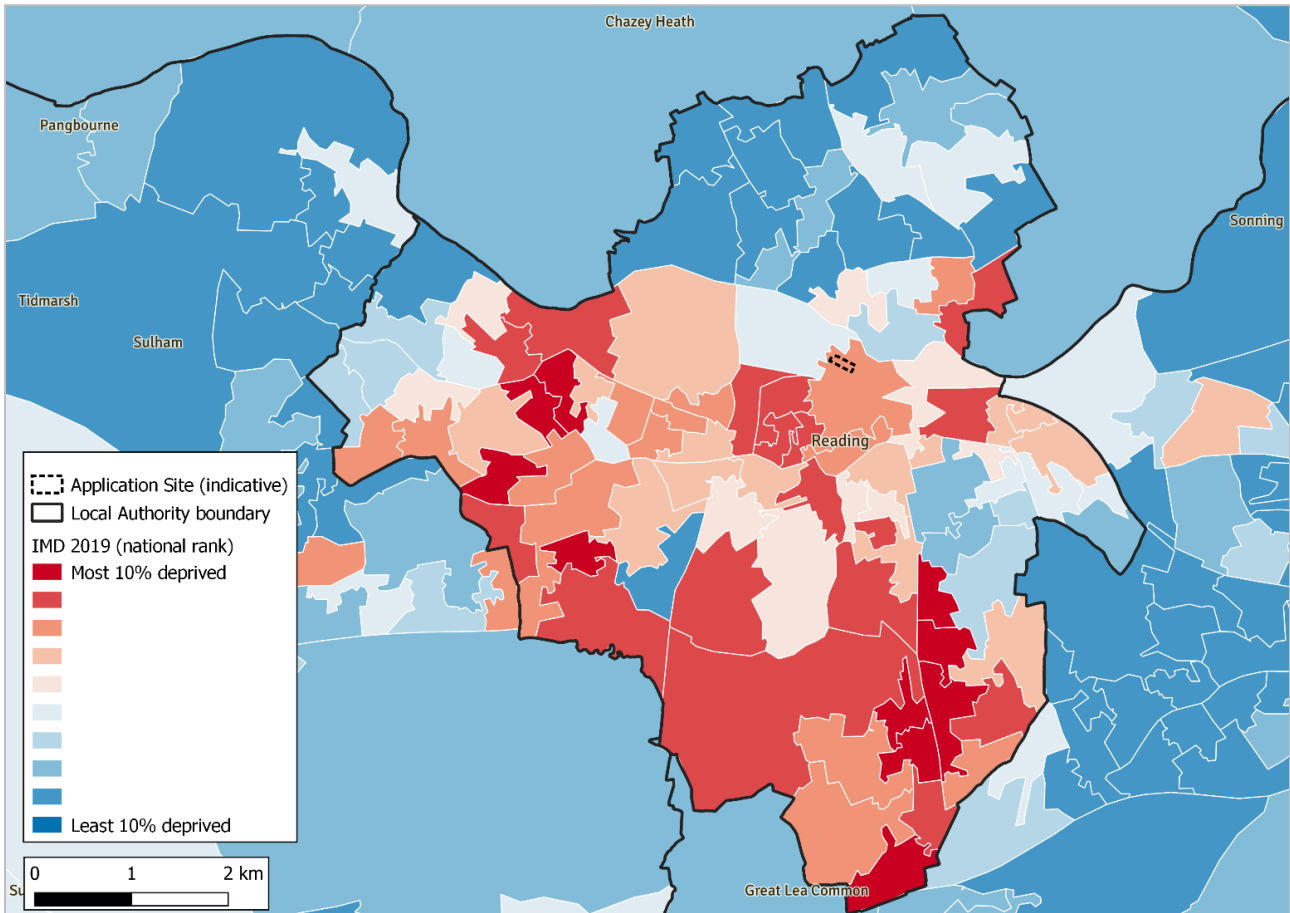


Figure 6.8: Deprivation Levels in RBC

Source: MHCLG, Indices of Deprivation 2019

6.80 The application site is located within the LSOA of Reading 011F. This LSOA is the 32nd most deprived LSOA in the RBC area (out of 97) and is within the 4th decile nationally, meaning it is within England’s most 40% deprived. Table 6.20 details the decile for each of the seven domains (types) of deprivation. The domains comprise: Income Domain; Employment Domain; Education, Skills and Training Domain; Health Domain; Crime Domain; Barriers to Housing and Services Domain; and Living Environment Domain). Decile 1 represents that the LSOA is in the most 10% deprived of LSOAs nationally and decile 10 represents the least 10% deprived LSOAs in England.

Table 6.20: Index of Multiple Deprivation 2019 National Decile for LSOAs in which Application Site is located	
Deprivation Domain	LSOA Reading 011F (National Decile)
Overall IMD	4
Income	5
Employment	7
Health Deprivation and Disability	3
Education, Skills and Training	6
Barriers to Housing and Services	1
Crime and Disorder	2
Living Environment	4

Source: MHCLG, Indices of Deprivation 2019

6.81 Table 6.21 demonstrates that on the Barriers to Housing Services domain, Reading 011F is within the top 10 % deprived nationally (1st decile). The Barriers to Housing Services domain measures the physical and financial accessibility of housing and local services, including household overcrowding and homelessness. Furthermore, LSOA Reading 011F is within the 2nd decile on the Crime and Disorder domain which measures the risk of personal and material victimisation. LSOA Reading 011F is relatively less deprived in respect of Employment (7th decile) and Education, Skills and Training (6th decile).

Crime

6.82 In October 2019 there were 398 incidents of crime reported within the study area. This is equivalent to 27 incidents per 1,000 population (assessed against the study area’s baseline population of 14,670). The rate of crime in the study area is higher than the average for the RBC area of 10 incidents per 1,000 population.

6.83 Figure 6.9 demonstrates the physical location of the 398 incidents of crime in the study area and Table 6.21 details the incidents by type of crime alongside the average for the RBC area.

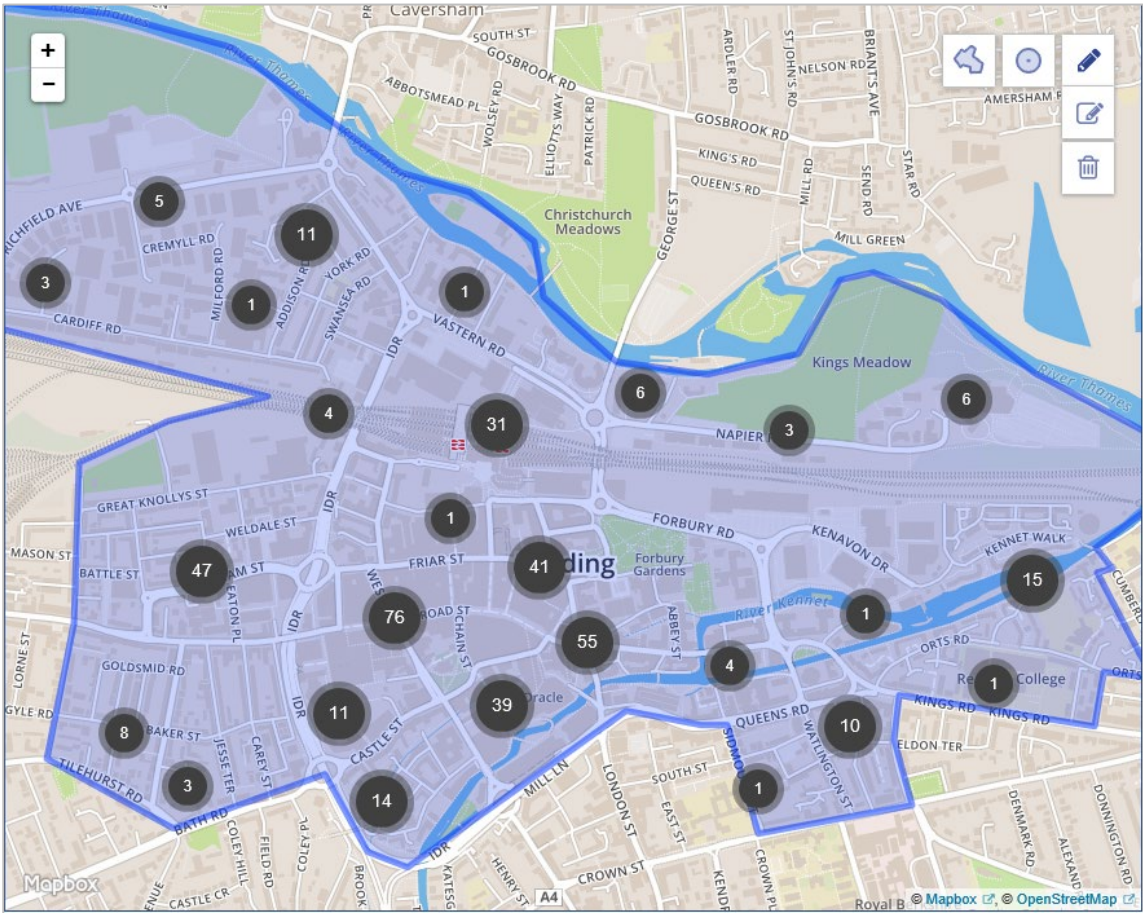


Figure 6.9: Reported Crime Incidents in Study Area (October 2019)

Source: Police.uk

Table 6.21: Incidents of Crime with Study Area and RBC Area(October 2019)		
Incidents	Study Area	RBC Area
Anti-social behaviour	9 %	14 %
Bicycle Theft	11 %	5 %
Burglary	5 %	6 %
Criminal damage and arson	5 %	10 %
Drugs	5 %	4 %
Other crime	1 %	1 %
Other theft	10 %	7 %
Possession of weapons	0 %	0 %
Public order	6 %	5 %
Robbery	2 %	2 %
Shoplifting	12 %	5 %
Theft from the person	4%	2%

Table 6.21: Incidents of Crime with Study Area and RBC Area(October 2019)		
Incidents	Study Area	RBC Area
Vehicle crime	3 %	6 %
Violence and sexual offences	29 %	33 %
Total	100 %	100 %
Number of Crimes	398	1,587

Source: Police.uk

6.84 The majority of incidents within the study area are acts of violence and sexual offences (29 %), although the proportion is slightly lower than the average for the RBC area. Incidents of shoplifting are higher in the study area than in comparison to the RBC area (1 2% compared to 5 %). Similarly, bicycle theft is also higher in the study area (11 %) compared to the RBC area (5 %). The higher incidents of shoplifting and bicycle theft in the study area is considered to be as a result of the Reading Railway Station and retail units located within the study area.

Future Baseline

Population

6.85 It is anticipated that development works would commence in April 2021 and would be complete by June 2025. The ONS 2016-based SNPP project that by 2025 the RBC area would have a population of 171,200. This represents an increase of 4.9 % from the existing baseline characteristics (year 2018) which is marginally higher than the growth projected for England over the same period (4.0 %). Table 6.22 summarises the RBC area’s population by broad age group in 2025. As explained in the assessment methodology section, SNPPs are only published for local authority district areas and higher geographies and are therefore not available for the study area. All figures have been rounded and may not sum.

Table 6.22: Projected Age Profile (2025)			
Age Profile	Study Area	RBC Area	England
All people	N/A	171,200 (100 %)	58,224,900 (100 %)
Aged 0 to 15	N/A	34,600 (20 %)	11,068,800 (19 %)
Aged 16 to 64	N/A	113,700 (66 %)	35,605,700 (61 %)
Aged 65+	N/A	22,900 (13 %)	11,550,400 (20 %)

Source: ONS, 2016-based SNPP⁴²

6.86 By 2025 the working age population of the RBC area is projected to be 113,700 providing an increase of 4.0 % from the existing baseline. In comparison, England’s working age population is projected to increase by just 1.6 %.

6.87 The ONS, 2016-based household projections project that by 2025 the average household size in the RBC area will be 2.43 persons per household.

Education

6.88 Future baseline characteristics in relation to primary and secondary school capacities are available for school planning areas (not individual schools). In 2018/19 there were 553 surplus primary places

⁴² ONS, 24 May 2018, Subnational population projections for England: 2016-based

within the Central West Primary Planning Area. DfE forecasts indicate that by 2022/23 the number of surplus primary places will have reduced to 264.

6.89 Within the Reading Secondary Planning Area there were 1,779 surplus secondary places in 2018/19. DfE forecasts indicate that by 2024/25 the number of surplus places will have decreased to 133.

Sensitive Receptors

6.90 The receptors identified as being sensitive to the proposed development and which have been ‘scoped-in’ to the assessment are summarised in Table 6.23. The sensitive receptors are based on the potential for effects based on the development parameters rather than the sensitivity in EIA terms.

Table 6.23: Summary of Sensitive Receptors	
Receptor	Sensitivity
Population	Low
Housing	Low
Local expenditure	Low
Employment	High
Economic output	High
Early years education	Low
Primary education	Low
Secondary education	Low
Primary healthcare – GP provision	Low
Primary healthcare – Dental provision	Low
Open/play space	Low
Deprivation	Low
Crime	Low

Assessment of Effects

Demolition and Construction Effects

6.91 Demolition effects are focused on employment. Similarly, construction effects are also focused on economic impacts including construction jobs and spending. Construction phase effects on education and primary healthcare have not been included in the assessment, as it is assumed that the construction workforce would use facilities near their place of residence and therefore not place any additional demand on local provision.

Employment/Economic Output

6.92 Employment would be created throughout the demolition phase. Based on calculations produced through use of the CITB LFT and the estimated demolition cost, it is anticipated that the demolition phase would support 39 jobs over the demolition period.

6.93 The construction phase of the proposed development is expected to generate a number of jobs across all construction disciplines from ground workers to construction management. Based on calculations produced through use of the CITB LFT, which are in turn based on an indicative construction cost, it is anticipated that the proposed development would support 531 direct FTE construction jobs on-site per month over the construction period. This average is considered to provide a conservative estimate as it

would be further enhanced by workers who would construct open space and other landscaped areas not included within the LFT calculations.

6.94 In addition to jobs created as a direct effect of the construction and management of the proposed development, further indirect employment and economic benefit would be experienced as a result of the spin-off and multiplier effects. The level of indirect employment generated during the construction period has been assessed quantitatively by applying the ONS Type 1 employment multiplier, 2015 to the direct construction employment (=0.97 x 531) resulting in 515 indirect jobs.

6.95 Construction phase employment would generate economic output, measured through the generation of GVA. Based on an average GVA per construction worker of £50,400 per annum for the SE region, the direct employment from the proposed development could generate a GVA of approximately £26.8 million per annum (=531 x £50,400). Over the 48-month construction period this is equivalent to £107.1 million. The indirect 515 jobs are expected to generate £26.7 million per annum based on applying the UK average GVA across all employment (=515 x £51,781). Over the 48-month construction period this is equivalent to £106.7 million. This would provide a combined GVA of £213.8 million over the construction period.

6.96 The creation of 12 demolition jobs and a further 531 direct and 515 indirect jobs over the construction period is considered to have a temporary, **Major Beneficial** effect (significant) at the Borough level on employment.

6.97 Generating a combined GVA of £213.8 million over the construction period the proposed development is considered to have a temporary, **Major Beneficial** effect (significant) at the Borough level on economic output during the construction phase for which no mitigation measures are required.

Completed Development Effects

6.98 Completed development effects on each socio-economic receptor have been assessed on the basis of the worst-case scenario outlined earlier in the Chapter in Table 6.3.

Demand for Housing

6.99 On the basis that no residential dwellings are delivered, it is considered that the proposed development would not contribute to RBC’s future overall or affordable housing requirement and therefore the proposed development is considered to have a **Negligible** effect on housing (not significant) at the local level for which no mitigation measures are required.

Local Expenditure

6.100 Convenience goods expenditure from employees is based on convenience goods expenditure per person from Experian. Experian estimate that the national average expenditure per person per annum on convenience goods is £2,202. Based on professional judgement and in light of an equivocal evidence base, it is assumed that approximately 10 % of this annual spend per person could be spent by employees in the local area (i.e. buying lunch etc) which equates to some £220 per worker per annum. On the basis of an operational workforce of 3,522, this equates to annual growth in convenience goods expenditure of £775,795.

6.101 Baseline characteristics identified that there are currently 225 direct jobs on the application site. Applying the average convenience spend per person (£220) to these workers would suggest that the current on-site employees are spending £49,500 per annum in the local area.

6.102 On the basis that the proposed development’s employee population has the potential to generate spend of £775,795 per annum, which is higher than the £49,500 spend by employees currently, it is considered that the proposed development would have a **Major Beneficial** effect (significant) on local expenditure at the local level for which mitigation measures are not required.

Employment/Economic Output

6.103 Table 6.24 illustrates the worst-case operational employment generation on the basis of the assumed floorspace set out earlier in this Chapter in Table 6.3. Zero employment is generated by the residential floorspace.

Table 6.24: Potential Operational Employment Generation					
Use Class	m² per FTE Worker	Floorspace Provision (m²)			Jobs (FTE)
		GEA	GIA	NIA	
Residential (C3)	N/A	N/A	N/A	N/A	N/A
Leisure (D1-D2)	65*	7,000	6,650	5,985	92
Hotel (C1)	67**	N/A	N/A	N/A	67
Total					159
* The Employment Densities Guide provides a range for Use Class D2 of between 65 and 300 m² per FTE worker depending on use. 65 m² has been assumed for this analysis as this reflects a mid-market/family fitness centre.					
** Based on a maximum floorspace of 8,000 m², the hotel is assumed to have 200 bedrooms and the HCA Employment Densities Guide refers to an employment density of 1 job per 3-bedrooms.					

Source: HCA⁴³

- 6.104 Assuming the worst-case scenario for employment generation, 159 jobs could be generated by the proposed development.
- 6.105 As detailed in the assessment methodology section of this chapter, the proposed development’s non-residential uses are considered to have a high level of leakage (50 %) and a low level of displacement (25 %). The composite multiplier effects applied are 1.38 for the leisure use and ; 1.29 for the office use. The additionality factors applied to the proposed development (worst-case) therefore result in the following calculations:
- 159 jobs minus 50 % leakage = 79 jobs;
 - 79 jobs minus 25 % displacement = 60 jobs; and
 - 60 jobs multiplied by between 1.29 and 1.38 = 76 jobs.
- 6.106 GVA generated by the proposed development (worst-case) would equate to £2.7 million per annum.
- 6.107 The residential floorspace (assumed to be 100,000 m² to represent worst case) would provide 1,000 residential units that would accommodate up to 2,430 residents (=1,000 dwellings x average household size of 2.43 for the RBC area in 2025). Based on the existing proportion of the total population that are economically active as determined in the baseline assessment (56 %), the proposed development would be expected to accommodate 1,361 economically active residents, of which 1,288 (53 %) are assumed to be in employment.
- 6.108 The growing resident workforce would deliver economic output. Applying the GVA output per worker for the RBC area (£62,853) to the estimated 1,288 future residents assumed to be in employment, the proposed development would generate around £80.9 m in GVA per annum (based on current values).
- 6.109 The number of net jobs generated by the proposed development (76 direct jobs) is lower than the number of jobs on existing on-site operations (225 jobs) and therefore the proposed development would have a **Minor Adverse** effect (not significant) on employment at the local and borough level which would not require mitigation. However, the existing on-site uses only generate GVA of £10.2 million per annum whereas the proposed development would generate GVA of £23.6 million per annum (worst-case). For this reason, it is considered that the proposed development would have a permanent,

Moderate Beneficial effect (significant) on economic output at the local and borough level which is considered significant but for which mitigation is not required.

Primary Healthcare

- 6.110 Baseline characteristics identified six GP practices within the study area, one of which (Russell Street Surgery) has a further two GP branches associated with the Practice. All six of the GP practices are currently accepting new patients (as at 12 December 2019). However, compared to the SE regional average of 1 GP for every 2,245 patients, the six GP practices are collectively operating above this average with 1 GP for every 3,327 patients. Assessed against the SE average, this indicates no spare capacity within the existing GP provision.
- 6.111 To assess worst-case for the primary healthcare receptor, it has been assumed that the proposed development would deliver 1,000 residential units, providing homes to approximately 2,430 people. This assessment assumes that all 2,430 people would be new to the area and therefore would need to register with a new GP. This again assumes a worst-case scenario as some residents are likely to already be from the local area and therefore already registered with a local GP.
- 6.112 Given that there is no capacity within the existing GP provision, it is considered that proposed development would have a **Moderate Adverse** effect (significant) on GP provision at the local level for which mitigation is required.
- 6.113 In addition, four dental practices have been identified within the study area. However, one of the four dental practices (Reading Dental Sedation Clinic) offers treatment by referral only. Of the remaining three dental practices, all three are accepting both new NHS and private patients which indicates available dental provision within proximity of the application site currently.
- 6.114 Although all three dentists are currently accepting both new NHS and private patients, it is uncertain (because there is no central patient register) as to whether there would be surplus capacity to accommodate an additional 2,430 patients generated by the proposed development. For this reason, it is considered that the proposed development would have a **Minor Adverse** effect (not significant) on dental provision at the local level which is not considered significant and for which mitigation is therefore not required.

Education

- 6.115 To assess worst-case for the education receptor, it has been assumed that the proposed development would deliver 1,000 residential units. Pupil yield arising from the proposed development’s 1,000 residential units (assuming 400 x 1-bed apartments and 600 x 2-bed apartments) has been calculated through application of RBC’s pupil yield multipliers set out earlier in this chapter (Table 6.5). Table 6.25 presents the resulting pupil yield by education phase.

Table 6.25: Pupil Yield from Proposed Development				
Type	Number of Units	No. of Pupils		
		Rising Fives	Primary	Secondary
Flat/Apartment (1 bed)	400	0	0	0
Flat/Apartment (2 bed)	600	72	102	30
Total	1,000	72	102	30

- 6.116 The proposed development is anticipated to yield 72 early years pupils; 102 primary school aged pupils; and 30 secondary aged pupils.

⁴³ HCA (2015) Employment Densities Guide 3rd edition, Homes & Communities Agency

- 6.117 Baseline characteristics identified 77 vacancies within the existing early years education provision in the study area which is in excess of the 72 early year places calculated to arise from the proposed development. On this basis, the proposed development is considered to have a negligible effect (not significant) on early years education for which mitigation is not required.
- 6.118 The nearest primary school to the application site (E P Collier Primary School) is currently operating under-capacity with a surplus of 122 places. Furthermore, baseline conditions identified an existing surplus of 781 primary pupil places within a 2.6 km radius of the application site. DfE forecasts identify that by 2022/23 there will be a surplus of 264 primary school places for the Central West Primary Planning Area (in which the application site is located) which would be sufficient to accommodate the 102 primary places arising from the proposed development. On this basis, the proposed development is considered to have a negligible effect (not significant) on primary education for which mitigation is not required.
- 6.119 The nearest secondary school to the application site (Kendrick School) is currently operating slightly under-capacity with a surplus of 21 places. However, within 5.6km of the application site, there is currently a surplus of 1,928 secondary school places. DfE forecasts indicate that this surplus will diminish over coming years and by 2024/25 the surplus number of secondary places will have reduced to 133. Nonetheless, this would still be sufficient to accommodate the 30 secondary places arising from the proposed development.
- 6.120 On this basis, the proposed development is considered to have a **Negligible** effect (not significant) on education for which mitigation is not required.

Open/Play Space

- 6.121 Total population arising from the proposed development’s 1,000 residential units is calculated to be 2,430 people. In the absence of specific guidance from RBC, the quantity of formal/informal open/play space required for the proposed development has been calculated using guidance from the Fields in Trust as set out earlier in this chapter (Table 6.6). Table 6.26 presents the resulting open/play space requirement.

Table 6.26: Open/play Space Requirements from Proposed Development		
Open Space Typology	Type	Hectares
Playing pitches	Formal	3.6
All outdoor sports	Formal	3.8
Equipped/designated play areas	Formal	0.6
Other outdoor provision (MUGAs and skateboard parks)	Formal	0.7
Parks and gardens	Informal	1.9
Amenity open space	Informal	1.4
Natural and semi-natural	Informal	4.3

- 6.122 Baseline evidence established that there is a range of public open/play space within the required radial catchment of the application site according to RBC’s Open Space Strategy.
- 6.123 The parameter plans for the proposed development identify that 10 % of the overall site area (equivalent to 1,770 m² or 0.177 ha) would be provided as publicly accessible open space including hard and soft landscaping, public realm and the provision of amenity spaces, including play space provision. The proposed development would therefore provide on-site delivery of open/play space which RBC are looking for where possible.

- 6.124 The overall provision of open space within the proposed development would: provide a net increase in open/play space provision in RBC; would help to create a high quality and attractive landscape; and make an important significant contribution towards the quality of life of local residents.
- 6.125 However, despite the proposed development increasing the quantum of open/play space provision in RBC, the proposed development’s open/play space requirements (Table 6.26) cannot all be met by the 0.177 ha of open/play space being provided on-site. The proposed development is therefore likely to place additional demand on existing open/play space. On this basis, it is considered that the proposed development would have a **Negligible** effect on open/play space at the local and borough level, for which mitigation is not required.

Deprivation

- 6.126 Baseline evidence established that the application site is located within the LSOA of Reading 011F which is the 32nd most deprived LSOA in the RBC area (out of 97) and within the 4th decile nationally. However, Reading 011F is within the top 10% deprived nationally (1st decile) on the Barriers to Housing Services domain and the top 20% nationally (2nd decile) on the Crime and Disorder domain but is relatively less deprived in respect of Employment (7th decile) and Education, Skills and Training (6th decile).
- 6.127 The development parameters have been designed to be flexible and therefore the provision of any new homes would have the potential to improve deprivation related to housing. As identified in the baseline conditions, the Barriers to Housing and Services domain measures the physical and financial accessibility of housing, including household overcrowding and homelessness. The provision of 1,000 dwellings, 30 % of which would be affordable in accordance with Policy H3 of the adopted Reading Borough Local Plan, would provide homes across a range of tenures for 2,430 people.
- 6.128 However, to assess a worst-case scenario in respect of deprivation it has been assumed that no residential units would be delivered by the proposed development and that all of the proposed development’s uses would be employment related. Given the existing use of the application site is employment related, the provision of new employment floorspace by the proposed development is not considered to the change the deprivation levels in respect of employment and therefore the proposed development is considered to have a **Negligible** effect (not significant) on deprivation at the local level for which mitigation is not required.

Crime

- 6.129 Baseline conditions identified that the rate of crime in the study area is higher than the average for the RBC area (27 compared to 10 incidents per 1,000 population). Incidents of shoplifting and bicycle theft are higher in the study area than in comparison to the RBC area, likely to be as a result of the railway station and retail units located within the study area.
- 6.130 The provision of 1,000 new homes by the proposed development would increase the resident population by 2,430 people and would naturally increase the opportunities for additional crime. However, an increase in population numbers and dwellings can also have a beneficial effect on levels of local safety, and on a perceived fear of crime, through an increase in footfall and through natural surveillance, particularly in an area where minimal footfall will have been present in the past.
- 6.131 However, given the development parameters have been designed to be flexible, the proposed development may not deliver any new housing and all of the uses may be employment related. The provision of office (B1a), hotel (C1) and leisure (D1-D2) floorspace has the potential to reduce incidents of shoplifting, but there is the potential for other types of crime to increase.
- 6.132 Nonetheless, the design of the proposed development would incorporate design measures that would assist in detracting anti-social behaviour. Design measures include landscaping and change in materials through paving, texture and colour which act as psychological barriers to prevent access in areas which

are private. A careful lighting strategy would be produced to ensure open visibility and prevent anti-social behaviour. Windows would be designed to maximise overlooking, whilst also protecting privacy.

6.133 Overall, it is considered that the proposed development would have a **Negligible** effect (not significant) on crime at the local level for which mitigation measures are not required.

Assessment of Residual Effects

Additional Mitigation

6.134 A **Moderate Adverse** (significant) effect on GP provision has been assessed at the local level for which mitigation is required. Effects can be mitigated via on-site provision (subject to market take up) or CIL payment, which can be used towards the extension of, or new provision of a GP service in the local area.

Enhancement Measures

6.135 There are no enhancement measures proposed in respect of socio-economics.

Demolition and Construction Residual Effects

6.136 No mitigation measures have been identified and therefore residual effects with respect to employment/economic output would remain temporary, **Major Beneficial**.

Completed Development Residual Effects

6.137 Once the proposed development has reached completion and following the implementation of the additional mitigation measures (CIL payment), there would be:

- **Major Beneficial** residual effects on:
 - Local expenditure;
- **Moderate Beneficial** residual effects on:
 - Economic output;
- **Negligible** residual effects on:
 - Housing;
 - Early years/primary/secondary education;
 - GP provision (following mitigation);
 - Open/play space;
 - Deprivation; and
 - Crime
- **Minor Adverse** residual effects on:
 - Employment; and
 - Dental provision.

Summary of Residual Effects

6.138 Table 6.27 presents the residual socio-economic effects of the proposed development.

Table 6.27: Summary of Residual Socio-Economic Effects								
Receptor	Residual Effect	Additional Mitigation	Nature of Residual Effect*					
			Scale of Effect **	+ -	D I	P T	R IR	St Mt Lt
Demolition and Construction								
Employment	Generation of construction employment	None required	Major	+	D/I	T	R	St
Economic output	Local expenditure	None required	Major	+	D/I	T	R	St
Completed Development								
Housing	No residential dwellings delivered	None required	Negligible	+	D	P	IR	Lt
Local expenditure	Increased spending from new employees	None required	Major	+	D	P	IR	Lt
Employment	Net loss of employment on-site	None required	Minor	-	D/I	P	IR	Lt
Economic output	Local expenditure	None required	Moderate	+	D/I	P	IR	Lt
Primary healthcare – GP provision	Demand for GP provision	CIL payment	Negligible	-	D	P	IR	Lt
Primary healthcare – Dental provision	Demand for dentist provision	None required	Minor	-	D	P	R	Lt
Education – early years	Demand on early years school places	None required	Negligible	+	D	P	IR	Lt
Education – primary	Demand on primary school places	None required	Negligible	+	D	P	IR	Lt
Education – secondary	Demand on secondary school places	None required	Negligible	+	D	P	IR	Lt
Open/Play space	Demand for open space	None required	Negligible	+	D	P	IR	Lt
Deprivation	Impact on levels of deprivation	None required	Negligible	+	D	P	IR	Lt
Crime	Impact on crime	None required	Negligible	+	D	P	IR	Lt
Notes:								
* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt –Long term.								
**Negligible/Minor/Moderate/Major								

- 6.139 The likely significant effects, i.e. those residual effects which are moderate or major in scale are as follows:
- Economic output during demolition and construction - **Moderate Beneficial** at the borough level; and
 - Local expenditure - **Major Beneficial** at the local level.

Cumulative Effects

6.140 Table 6.28 provides a summary of the likely cumulative effects resulting from the proposed development and the inter-project cumulative developments identified.

Table 6.28: Inter-Project Cumulative Effects				
Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Former BMW Site – Thames Quarter (162166)	Yes	Demolition and construction stages overlap and therefore effects considered likely. 760 construction jobs created.	Yes	The development would provide 315 apartments introducing an additional 765 people to the area increasing demand for education and primary healthcare. 13 operational jobs would be created in supporting services.
Station Hill (151426 and 151427/allocation CR11c)	Yes	Demolition and construction stages overlap and therefore effects considered likely. 370 construction jobs created.	Yes	The mixed-use development would provide 475 residential units introducing 1,154 people to the area increasing demand for education and primary healthcare. Retail uses (A1-A5) proposed would provide between 4,900 and 8,845 operational jobs.
Toys R Us (170509)	Yes	Demolition and construction stages overlap and therefore effects considered likely.	Yes	The development would provide 765 residential units introducing an additional 1,859 people to the area increasing demand for education and primary healthcare. Retail (A1-A5) and leisure (D1-D2) uses would provide employment opportunities.
Land between Weldale Street and Chatham Street Reading (170326/allocated CR12b)	Yes	Demolition and construction stages overlap and therefore effects considered likely.	Yes	The development would provide 427 residential units introducing an additional 1,037 people to the area increasing demand for education and primary healthcare. Retail uses (A1-A3) would provide employment opportunities.
Network Rail Thames Valley Area	Yes	Demolition and construction stages	Yes	The development would provide 658 residential units

Table 6.28: Inter-Project Cumulative Effects				
Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
site office/ Former Royal Mail site (182252/validated allocation CR11e)		overlap and therefore effects considered likely.		introducing an additional 1,599 people to the area increasing demand for education and primary healthcare. Retail (A1-A3) and Leisure (D1) would provide employment opportunities and the Health Centre (D1) would provide new primary healthcare.
Former Scottish and Southern Energy site (Awaiting application/allocation CR11e)	Yes	Demolition and construction stages overlap and therefore effects considered likely.	Yes	The development would provide 210 residential units introducing an additional 510 people to the area increasing demand for education and primary healthcare.
29 Station Road Reading, RG1 1LG (181930)	Yes	Demolition and construction stages overlap and therefore effects considered likely. 190 construction jobs created.	Yes	Provision of retail (A1-A5) and office (B1a) uses and a 135-bed hotel (C1) providing 124 direct operational jobs.
Broad Street Mall Broad Street Reading, RG1 7QG (182137/allocated CR12c)	Yes	Demolition and construction stages overlap and therefore effects considered likely. 632 demolition and construction jobs created.	Yes	The development would provide 493 residential units introducing an additional 1,198 people to the area increasing demand for education and primary healthcare. Retail uses (A1-A3) would provide 4 direct operational jobs.

Demolition and Construction Cumulative Effects

- 6.141 Demolition and construction effects are focused on employment.
- 6.142 For a number of the inter-projects, the application sites are currently occupied by existing retail/ employment floorspace. Details are not available as to the existing number of jobs on each site which would be lost through development of each of the inter-projects. However, employment would be created throughout both the demolition and construction stage across a range of disciplines from ground workers to construction management.
- 6.143 A minimum of 1,952 jobs would be created by the inter-projects and a further 544 by the proposed development during the demolition and construction stage. However, this is considered to provide a conservative estimate as detail on the number of demolition/construction jobs is not available for all projects.
- 6.144 Nonetheless, the creation of at least 2,496 jobs during the demolition and construction stage is considered to have a temporary, **Major Beneficial** effect (significant) at the Borough level for which mitigation is not required.

Completed Development Cumulative Effects

- 6.145 The inter-projects presented in Table 6.28 would cumulatively provide 3,343 additional residential units. When combined with the proposed development the total number of residential units that could cumulatively be delivered is 4,343 generating a population of 10,553 people. The worst-case assessment would assume that all of these people are new to the area and therefore would need to register with a local GP and dentist. Baseline conditions identified that local GP provision is currently operating over-capacity and therefore the cumulative schemes would have a **Major Adverse** effect on primary healthcare at the local level for which mitigation is required. However, it is noted that the cumulative scheme on the Network Rail Thames Valley Area site office/ Former Royal Mail site is proposing a new Health Centre. If delivered, this has the potential to reduce the effects on primary healthcare to **Negligible**.
- 6.146 The population accommodating the 4,343 residential units would also increase demand for education services within the local area. In the absence of detailed information for all of the inter-projects on the size of units to be provided, it has been assumed (to assess worst-case as the yields are higher) that all of the units would be 3+ bed flats/apartments. Applying the RBC pupil yield multipliers it is calculated that cumulatively the inter-projects and proposed development would generate a need for 674 (=602+72) early year places; 837 (=735+102) primary places; and 598 (=568+30) secondary places. The cumulative demand cannot be accommodated in the existing education provision (early years, primary and secondary) and therefore the cumulative schemes would have a **Major Adverse** effect on education for which mitigation is required. Effects can be mitigated via a CIL payment which can be used towards the extension of an existing, or provision of a new school(s) in the local area to be advised by Reading LEA.
- 6.147 Employment opportunities would be created by the cumulative schemes. Information available for the inter-projects report that between 5,041 and 8,986 operational jobs could be created by the proposed employment floorspace of the inter-projects with a further 76 jobs generated by the proposed development. However, the number of jobs created by the inter-projects is considered to provide a conservative estimate as detail on the number of operational jobs is not available for all projects. Furthermore, it is noted, for a number of the inter-projects, that the application sites are currently occupied by existing retail/employment floorspace which would be lost through development of the cumulative schemes. It is not possible to determine the net employment generation from the information available, or to calculate economic output.
- 6.148 The new population generated by the cumulative schemes (whether that be residential or employees) has the potential to generate local expenditure. Given the addition of up to 4,343 new homes to the area and the provision of employment floorspace, it is considered that the cumulative schemes would have a **Moderate Beneficial** effect on local expenditure at the local level.
- 6.149 All of the cumulative schemes provide hard and soft landscaping, public realm and open space to some degree which is considered to have a **Minor Beneficial** effect on open/play space in comparison to the existing uses on the application sites currently.
- 6.150 The cumulative schemes provide the potential to improve deprivation levels and whilst the schemes may be designed to reduce crime levels, details are not available from publicly accessible material. Therefore, it is considered that the cumulative schemes would have a **Negligible** effect on deprivation and crime in the local area.