

Appendix 7 Socio-economics

Appendix 7: Socio-economics

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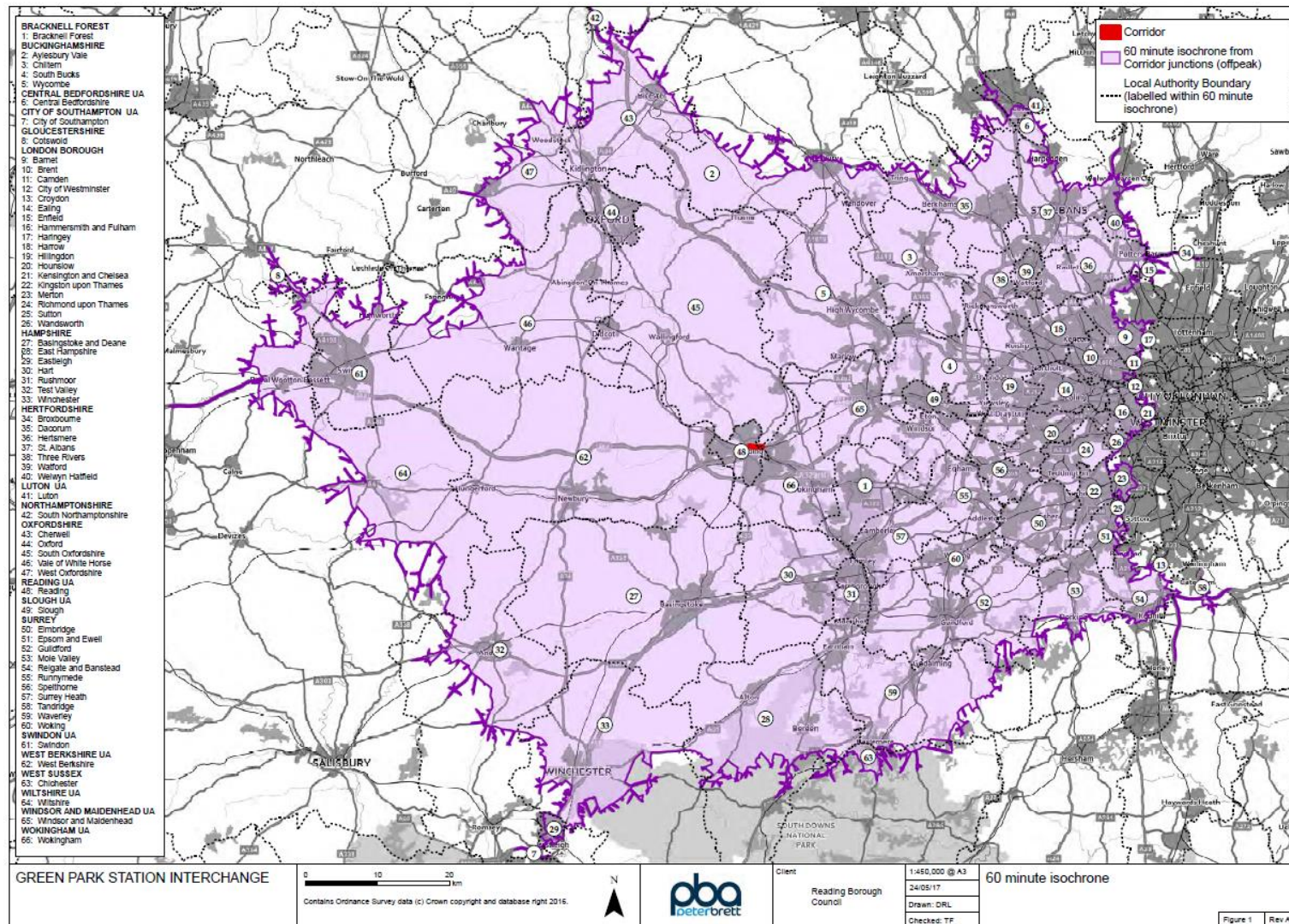
Appendix 7F: Cumulative Impact Assessment

Appendix 7A: Policy Context

Organisation	Year	Title	Provisions
Departments for Communities and Local Government	2012	National Planning Policy Framework (NPPF)	The NPPF sets out core planning objectives to be achieved through the planning system. Among these includes provision for driving and supporting sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places. Planning should aim to objectively account for the housing, business and development needs of the area, whilst managing patterns of growth to make the fullest use of public transport, walking and cycling, and focus on significant developments which are or can be made sustainable. Key to building a strong and competitive economy is identifying priority areas for economic regeneration, infrastructure provision and environmental enhancement. The NPPF also promotes sustainable transport, particularly through transport options which reduce congestion and greenhouse gas emissions.
Departments for Communities and Local Government	Various	Planning Practice Guidance (PPGs)	Relevant PPGs include: • Environmental Impact Assessment • Health and Wellbeing • Ensuring the Vitality of Town Centres • Transport evidence bases in plan making and decision taking
Wokingham Borough Council	2010	Wokingham Core Strategy	Woking's Core Strategy advocates the development of the MRT scheme through Policy C10- Improvements to the Strategic Transport Network. It is identified as "Integral" to the core strategy. Other proposals to improve accessibility should be consistent with the MRT scheme.
Reading Borough Council	2009	Reading Core Strategy	The Core Strategy and Local Development Framework supports ensuring sufficient locations, premises and infrastructure is in place to enable economic growth, and to promote high quality sustainable development. Overall strategy for economic development and employment supports the development of sites in the Reading Central Area Action Plan. Opening up of new employment sites is recognised as impacting transport and travel, which will require commensurate mitigation to address. The provision of future housing also depends on high accessibility and must have access to efficient and effective public transport.

Organisation	Year	Title	Provisions
Reading Borough Council	2009	Reading Centre Area Action Plan	The CAAP sets out the preferred route to the MRT. It also sets out the new development areas (residential, retail and leisure), which are viewed as central to drawing the station to the centre of the residential development. Delivering retail and leisure development in this area was recognised as necessary for meeting needs for housing growth in the area. The CAAP notes that these depend on improved accessibility by public transport and improved permeability for pedestrians and cyclists.
Reading Borough Council	2017	Reading Borough Council Housing and Economic Land Availability Assessment	A review of Residential Commitments (2016) suggested that new permissions at the time were low compared to historic levels. However, completions are above pre-recession levels, and the number of dwellings under construction is at its highest level since 2004.
Thames Valley Berkshire Local Enterprise Partnership	2015	Thames Valley Berkshire Strategic Economic Plan (SEP)	The LEP SEP for the region suggests that congestion is threatening to undermine the growth potential of the area. Evidence supporting the SEP suggests that the strategic road and rail network is operating close to capacity with little scope to improve strategic infrastructure. The M4 has become increasingly constrained by the volume of traffic.
Thames Valley Berkshire Local Enterprise Partnership	2014	Thames Valley Growth Deal	The TV Growth Deal aims to deliver growth through enhancing urban connectivity and addressing strategic infrastructure priorities across the LEP area. This is viewed as essential to delivering housing at Newbury, Wokingham and Bracknell, and improving journey times across the LEP area. 2.5.8 The Deal recognises the need to support regeneration of town centres which cumulatively will deliver 24,000 houses by 2026.
Reading Borough Council	2017	Draft Local Plan	The Draft LP aims to deliver between 53,000 to 119,000 sq. m of office floorspace and 148,000 sq. m of industrial or warehouse space in Reading borough between 2016 and 2016. There is an identified scope to accommodate the full level of need within Reading borough, most of which are through existing permissions. Policy EM2 notes that the majority of this will take place in the centre of Reading along the A33 corridor. It is recognised that new housing and employment developments will have an impact on the transport network. The delivery of projects such as MRT are identified in policy TR2 as 'priority' project for implementation. The development of the MRT and the provision of improved pedestrian and cycle permeability remains a vital part of successful development in Reading Centre. Policy CC9 notes that the highest priority will be given to transport infrastructure, including major cross boundary or sub regional infrastructure projects.
Reading Borough Council	2017	Infrastructure Delivery Plan	The IDP identifies key pieces of infrastructure required for growth.
Reading Borough Council	2016	Economic Development Needs Assessment	This document considers the objectively assessed economic development needs in Reading and Wokingham.

Appendix 7B: Study Area



Appendix 7C: Baseline Profile

The following tables are contained in this section:

Table 7C1: Population

Table 7C2: Age Profile

Table 7C3: Working age Projections

Table 7C4: Economic Activity

Table 7C5: Industry of Employment

Table 7C6: Occupation

Table 7C7: Social Grade

Table 7C8: Travel to Work

Table 7C1: Population (Grey denotes above average)

Population	60 min	Reading	Wokingham	South East	England
Population Projection 2016	7,033,194	164,045	162,373	12,638,868	55,184,574
Population Projection 2021	7,353,850	167,865	169,675	13,159,013	57,125,350
Population Projection 2025	7,588,635	170,968	174,690	13,564,452	58,593,094
Population Projection 2031	7,899,388	175,659	180,464	14,118,823	60,580,993
Change 2021 to 2025	3.2%	1.8%	3.0%	3.1%	2.6%
Change 2025 to 2031	4.1%	2.7%	3.3%	4.1%	3.4%
Change 2021 to 2031	4.1%	2.7%	3.3%	4.1%	3.4%

Source: Experian, 2017

Table 7C2: Age Profile

Population	60 min	Reading	Wokingham	South East	England
0-15	1,317,422	30,116	31,370	2,320,952	10,022,836
16-64	4,457,800	107,750	99,221	7,719,046	34,329,091
16-74	4,953,393	116,808	112,273	8,776,926	38,881,374
64+	543,376	10,288	13,506	1,167,861	4,972,247
74+	4,372,689	97,476	102,043	7,828,068	34,265,959

Source: Experian, 2017

Table 7C3: Working age population projections (Grey denotes above National average)

Industry	60 min	Reading	Wokingham	South East	England
Population Projection 2016	7,033,194	164,045	162,373	12,638,868	55,184,574
Population Projection 2021	7,353,850	167,865	169,675	13,159,013	57,125,350
Population Projection 2025	7,588,635	170,968	174,690	13,564,452	58,593,094
Population Projection 2031	7,899,388	175,659	180,464	14,118,823	60,580,993
Change 2021 to 2025	3.2%	1.8%	3.0%	3.1%	2.6%
Change 2025 to 2031	4.1%	2.7%	3.3%	4.1%	3.4%
Change 2021 to 2031	4.1%	2.7%	3.3%	4.1%	3.4%

Source: Experian Regional Forecasts, 2017

Table 7C4: Economic Activity (Grey denotes above National average)

Economic Profile	60 min	Reading	Wokingham	South East	England
Economically Active	73.2%	73.9%	75.6%	72.2%	69.9%
Economically Inactive	26.8%	26.1%	24.4%	27.8%	30.1%

Source: Experian, 2017

Table 7C5: Industry of Employment (Grey denotes above National average)

Industry of Employment	60 min	Reading	Wokingham	South East	England
Agriculture, forestry and fishing	0.3%	0.1%	0.3%	0.6%	0.8%
Mining and quarrying	0.2%	0.3%	0.3%	0.1%	0.2%
Manufacturing	5.8%	4.9%	6.6%	7.3%	8.8%
Electricity, gas, steam and air conditioning supply	0.4%	0.6%	0.8%	0.5%	0.6%
Water supply; sewerage, waste mgt. and remediation	0.5%	1.1%	0.7%	0.7%	0.7%
Construction	6.9%	6.2%	6.6%	8.3%	7.7%
Wholesale and retail; repair of motor cycles and vehicles	14.8%	15.5%	14.6%	15.8%	15.9%
Transport and storage	5.4%	4.6%	3.7%	5.4%	5.0%
Accommodation and food service activities	5.2%	5.9%	3.2%	4.8%	5.6%
Information and communication	7.7%	11.1%	12.6%	5.2%	4.1%
Financial and insurance activities	5.4%	4.1%	4.3%	4.9%	4.4%
Real estate activities	1.7%	1.0%	1.3%	1.5%	1.5%
Professional, scientific and technical activities	9.7%	9.1%	9.9%	7.4%	6.7%
Administrative and support service activities	5.5%	5.7%	4.6%	5.1%	4.9%
Public administration, defence, compulsory social security	5.0%	4.7%	5.2%	5.9%	5.9%
Education	9.8%	9.7%	11.5%	10.1%	9.9%
Human health and social work activities	10.1%	10.9%	8.8%	11.4%	12.4%
Industry: Other	5.6%	4.3%	5.0%	5.0%	5.0%

Source: Experian, 2017

Table 7C6: Occupation (Grey denotes above National average)

Occupation	60 min	Reading	Wokingham	South East	England
Managers, directors and senior officials	13.1%	9.0%	14.2%	12.1%	10.9%
Professional occupations	21.7%	24.5%	25.7%	18.2%	17.5%
Associate professional and technical occupations	15.3%	13.5%	16.3%	13.7%	12.8%
Highly Skilled	50.1%	47.0%	56.2%	44.1%	41.1%
Administrative and secretarial occupations	11.3%	10.0%	11.7%	11.9%	11.5%
Skilled trades occupations	9.2%	9.0%	8.3%	11.2%	11.4%
Caring, leisure and other service occupations	8.1%	8.5%	7.5%	9.2%	9.3%
Semi-Skilled	28.6%	27.5%	27.5%	32.3%	32.2%
Sales and customer service occupations	7.3%	9.0%	6.7%	7.9%	8.4%
Process, plant and machine operatives	5.0%	5.1%	3.5%	6.0%	7.2%
Elementary occupations	9.0%	11.4%	6.1%	9.7%	11.1%
Unskilled	21.3%	25.5%	16.3%	23.6%	26.7%

Source: Experian, 2017

Table 7C7: Qualifications (Grey denotes above National average)

Qualifications Profile	60 min	Reading	Wokingham	South East	England
No qualifications	16.2%	17.4%	13.2%	19.8%	22.5%
Level 1 qualifications	11.7%	12.2%	11.8%	14.0%	13.3%
Level 2 qualifications	13.5%	12.3%	15.1%	16.1%	15.2%
Apprenticeship	2.6%	2.5%	3.4%	3.6%	3.6%
Level 3 qualifications	11.7%	13.4%	12.4%	12.5%	12.4%
Level 4 qualifications and above	36.5%	34.8%	40.0%	28.9%	27.4%

Source: Experian, 2017

Table 7C8: Social Grade (Grey denotes above National average)

Social Grade	60 min	Reading	Wokingham	South East	England
Social Grade AB	32.9%	31.3%	43.0%	26.7%	23.0%
Social Grade C1	32.0%	30.0%	31.4%	32.5%	30.9%
Social Grade C2	16.9%	17.2%	14.8%	20.5%	20.6%
Social Grade DE	18.2%	21.5%	10.7%	20.3%	25.5%

Source: Experian, 2017

Table 7C8: Origin-Destination data

Place of work	Bracknell Forest	West Berkshire	Reading	Windsor and Maidenhead	Wokingham	Basingstoke and Deane
Output areas (around MTR East corridor)	3%	10%	35%	2%	21%	3%
Reading Borough Council	3%	12%	45%	2%	17%	3%
Wokingham Borough Council	9%	5%	15%	3%	41%	2%

Source: Nomis 2017; Census 2011

Appendix 7D: Additionality Assumptions

Construction

Table 7D1: Data and Assumptions to Estimate Net Additional Construction Jobs

	Study Area (60-minute drive time)	England	Comments
Construction			
Deadweight	See Table 7D2	See Table 7D2	Deadweight has been derived from the capacity realised by the MRT East and the P&R scheme
Leakage	45%	1%	The south East of England is characterised by higher than average construction workforce mobility and higher than average import of construction labour. Around 45% could be taken up by workers outwith the study area (i.e. 45% leakage). A negligible proportion (1%) may go to workers from outside the country.
Displacement	5%	0%	Displacement is assumed to be relatively low (5%) within the study area as there is a plentiful supply of construction labour to implement the proposed development and each of the committed developments. Displacement at national level is also assumed to be zero (0%).
Substitution	0%	0%	Assumed no incentives to influence substitution behaviour.
Multiplier	1.40	1.87	Construction Multipliers from Additionality Guide Fourth Edition (2014). ¹ Around 75% of the goods and services and household expenditure are assumed to occur in the study area. ²

¹ http://www.homesandcommunities.co.uk/sites/default/files/aboutus/additionality_guide_2014_full.pdf

² Note 2.03 is 75% of 2.70.

Table 7D2: Deadweight Derived from Capacity Released by MRT East & P&R

	Jobs (15,000)		Homes (6,000)	
Demand Model Outputs	2021	2031	2021	2031
Bus	1.7%	2.2%	2.1%	2.8%
TVP P&R	1.0%	1.6%	1.3%	2.0%
Combined	2.7%	3.8%	3.4%	4.8%
Deadweight (used in Model)				
Bus	Not used	97.8% (100%-2.2%)	Not used	97.2% (100%-2.8%)
TVP P&R	Not used	Not required for assessment	Not used	Not required for assessment
Combined	Not used	96.2% (100%-3.8%)	Not used	95.2% (100%-4.8%)

Source: PBA

Operation

Table 7D3: Data and Assumptions to Estimate Net Additional Operational Jobs

	Study Area (60-minute drive time)	England	Comments
Construction			
Deadweight	See Table 7D2	See Table 7D2	Deadweight has been derived from the capacity realised by the MRT East and the P&R scheme
Leakage	25%	1%	Travel to work patterns show Reading (75%) and Wokingham (80%) have relatively contained labour markets.
Displacement	25%	1%	Displacement is assumed to be relatively low (25%) within the study area as there is a plentiful new skilled workers entering the labour market each year. Displacement at national level is also assumed to be negligible (1%).
Substitution	0%	0%	Assumed no incentives to influence substitution behaviour.
Multiplier	1.18	1.47	General Employment Multipliers from Additionality Guide Fourth Edition (2014). ³ Around 80% of the goods and services and household expenditure are assumed to occur in the study area. ⁴

³ http://www.homesandcommunities.co.uk/sites/default/files/aboutus/additionality_guide_2014_full.pdf

⁴ Note 2.03 is 75% of 2.70.

Appendix E: Sensitivity Analysis

Table E1: Sensitivity Analysis

	% Impact				
	Used in Assessment (See Table 7D2)	90%	75%	50%	25%
Construction Effects					
Person years (Temp jobs)	300	605	1,512	3,023	4,535
GVA (£m)	£25.0	£50.3	£125.8	£251.7	£377.5
Operational Effects					
Jobs	380	994	2,486	4,972	7,457
GVA (£m)	£29.3	£76.6	£191.5	£383.0	£574.5
Value for Money Indicators					
Cost per job	£51,512	£19,712	£7,885	£3,942	£2,628
£1 GVA per £1 Capital cost	£1.5	£3.9	£9.8	£19.5	£29.3

Appendix 7F: Cumulative Impact Assessment

The Cumulative Impact Assessment shows the construction job requirement for each project included in the cumulative assessment and the impact on the local labour market.

The impact of labour demands to complete all projects is expressed as the 'absorption capacity' of the labour market area. The Absorption Capacity analysis assumes a worst case scenario (i.e. all cumulative projects will be constructed at the same time.) In practice this is unlikely to occur for a number of reasons:

- Some of the projects may not be consented or developed;
- The construction of the noted schemes is unlikely to take place concurrently.
- Some involve construction over a more extended period than the project (further diluting absorption effects);
- Labour can generally be brought in from further afield; and
- A proportion of specialist labour would be sourced from across the UK.

Table 7F1. Cumulative Projects (Scoped In)

Application Ref	Location	Proposal	Submission/ Decision Date	Distance from Site	Council	Office	Residential	Industrial	Accommodation	Supermarket	Café	Resi refurb	Office refurb	Accom refurb	Cost	Person years of employment
1. 161648	Tangent House 16 Forbury Road Reading RG1 1SB	Residential	02/09/2016 Decision Pending	0.7km South West	RBC		15								2142450.0	20.5
2. 161601	Building 1 New Century Place East Street Reading RG1 4QJ	Residential	24/08/2016 Decision Pending	0.9km South West	RBC		75								10712250.0	102.6
3. 161602	Building 2 New Century Place East Street Reading RG1 4ET	Change of use (industrial to Residential)	24/08/2016 Decision Pending	0.9km South West	RBC							58			6656660.0	63.8
4. 161205	187-189 & 191 Kings Road Reading RG1 4EX	Residential (student accommodation)	29/06/2016 Decision Pending	0.7km South	RBC		150								21424500.0	205.3
5. 160994	28 Wokingham Road Reading RG6 1JQ	Residential (student accommodation)	27/05/2016 Decision Pending	0.8km South			20								2856600.0	27.4
6. 160849	Jacksons Corner1-9 Kings Road Reading RG1 3AS	Residential	17/05/2016 Decision Pending	0.9km South West	Reading BC		33								4713390.0	45.2
7. 160775	173-175 Kings Road Reading	Residential change of use	13/06/2016 Decision Pending	0.6km South	Reading BC							15			1721550.0	16.5
8. 150498	34 Eldon Terrace	Residential	20/03/2016 Decision pending	0.7km South West	Reading BC		14								1999620.0	19.2
9. 160212	160-163 Friar Street Reading RG1 1HE	Residential Change of use	04/04/2016 Permission granted	1.1km South West	RBC							28			3213560.0	30.8
10.160158	194 Kings Road Reading RG1 4NH	Change of use residential units	15/03/2016 Permission granted	0.6km South West	Reading BC							14			1606780.0	15.4
11.152222	Kings Reach 38- 50 Kings Road Reading	Change of use from Class B1 (a) (Offices) to C3 (dwelling houses) to comprise 65-75 apartments.	05/02/2016 Permission granted	0.8km South West	Reading BC							75			8607750.0	82.5
12.151345	7 Blagrove Street Reading RG1 1PJ	Erection of basement and 5 storey building to provide café and 23 bed & breakfast rooms following demolition of existing 2 storey building (café and 5 bed & breakfast rooms).	19/05/2016 Permission refused- previously withdrew application, may appeal	0.9km South West	Reading BC				491		97				1184413.0	11.3

Application Ref	Location	Proposal	Submission/ Decision Date	Distance from Site	Council	Office	Residential	Industrial	Accommodation	Supermarket	Café	Resi refurb	Office refurb	Accom refurb	Cost	Person years of employment
13.151012	The Forbury Hotel Apartments Abbey Square Reading	Change of use from 17 residential units (Class C3) to 17 serviced accommodation units (Class C1) (Retrospective)	22/09/2015 Permission granted	0.7km South West	Reading BC	17									2428110.0	23.3
14.151013	149 London Road Reading RG1 5DE	Certificate of Lawfulness for existing use as 10 self-contained flats at first and second floor level.	30/11/2016 Permission granted.	0.7km South	Reading BC	10									1428300.0	13.7
150731	University Of Reading London Road Reading RG1 5AQ	Proposed conversion and alteration of existing buildings to residential use (53 dwellings) together with car and cycle parking, landscaping and bin stores.	14/10/2015 Permission granted	0.9km South	Reading BC	53									6082810.0	58.3
150685	Princes House 73A London Road Reading RG1 5UZ	Change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 18 x 1 bed flats and 8 x 2 bedroom flats.	16/06/2015 Permission granted	0.8km South West	Reading BC	26									2984020.0	28.6
150229	Hanover House 202 Kings Road Reading	Change of use of fourth floor to residential use (Class C3) to provide 14 residential units and associated works.	23/06/2015 Permission granted	0.6km South	Reading BC	14									1606780.0	15.4
141986	252 Kings Road Reading RG1 4JL	Change of use and extension of the existing office building Berkshire House (252 – 256 Kings Road, Reading) to create a six storey student residential building.	24/03/2015 Permission granted	0.6km South	Reading BC	2281									2908275.0	27.9
141834	60 Queens Road Reading RG1 4BS	Change of use of ground, first and second floors from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 8 x 2-bed flats and 22 x 1-bed flats.	08/01/2015 Permission granted	0.8km South West	Reading BC	30									3443100.0	33.0
141784	1 Southern Court South Street Reading RG1 4QS	Change of use of building from Class B1 (a) (offices) to C3 (dwelling houses) to comprise 12 x self-contained studio units and 1 x 3 bed flat.	29/12/2014 Permission granted	0.9km South West	Reading BC	15									1721550.0	16.5
141280	42 Market Place Reading	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 5 x two bed flats,13 x one bed flats and 18 studio flats.	01/10/2014 Permission granted	0.9km South West	Reading BC	37									4246490.0	40.7
152354	Units 62-67 Suttons Business Park Reading RG6 1AZ	Full application for the proposed redevelopment of site and the erection of new building for B2 use including office space and storage areas, plus associated car parking and landscape works.	11/11/2015 Permission granted	0.1km South	Wokingham BC	3692									6161948.0	59.0
150011	410 Thames Valley Park Drive Earley Wokingham RG6 1RH	Full application for the proposed refurbishment of existing office block, including the provision of a fourth storey roof terrace; replacement glazed atrium and entrance; internal core reconfiguration; floor plate renewal and associated M&E services renewal.	08/09/2015 Permission granted	0.6km East	Wokingham BC	777									1296813.0	12.4
161666	Unit 21 Suttons Park Avenue Earley RG6 1LA	Full application for demolition of existing industrial unit (Unit 21) and the erection of a retail supermarket (use class A1) and a drive- through coffee shop/cafe (mixed use class A3/A5) with associated car parking and landscaping	15/09/2016 Permission granted	0.2km South	Wokingham BC	1717 167									3030171.0	29.0
161066	Units 27, 28, 68 And 69, Suttons Business Park Suttons Park Avenue Earley RG6 1AZ	Full application for the demolition of existing Class B1 office buildings (Units 68 and 69) and the erection of three industrial units with ancillary office space and car parking/ landscaping, refurbishment of existing storage and distribution building (Unit 27-28) and reconfiguration of car parking area; the erection of a new industrial unit with ancillary office space together with new car parking and landscaping; erection of a new security hut.	29/06/2016 Permission granted	0.2km South	Wokingham BC	9155									7955695.0	76.2
TOTAL															£112,133,585.0	1074.3

Workforce Profile

Table 7F2 Workforce Profile

Number of Workers	60-minute drive time	Reading	Wokingham
Economically Active	3,624,258	86,329	84,912
Highly Skilled	1,704,796	37,519	45,712
Skilled	972,516	21,994	22,392
Semi-skilled & Unskilled	725,601	20,339	13,273
Construction	234,387	4,955	5,387

Cumulative Impact: Cumulative Projects Only

Table 7F3 Cumulative projects only

Construction requirement as a proportion of each category	60-minute drive time	Reading	Wokingham
Cumulative Projects Only			
Economically Active	0.03%	1.24%	1.27%
Highly Skilled	0.06%	2.86%	2.35%
Skilled	0.11%	4.88%	4.80%
Semi-skilled & Unskilled	0.15%	5.28%	8.09%
Construction	0.46%	21.68%	19.94%

Cumulative Impacts: Cumulative Projects & MRT East

Table 7F4 Cumulative projects + MRT East

Construction requirement as a proportion of each category	60-minute drive time	Reading	Wokingham
MRT			
Economically Active	0.03%	1.47%	1.49%
Highly Skilled	0.07%	3.37%	2.77%
Skilled	0.13%	5.76%	5.65%
Semi-skilled & Unskilled	0.17%	6.22%	9.54%
Construction	0.54%	25.55%	23.50%

Cumulative Impacts: Cumulative Projects & MRT East & Park& Ride

Table 7F5. Cumulative Projects + MRT East + Park & Ride

Construction requirement as a proportion of each category	60-minute drive time	Reading	Wokingham
MRT East + Park & Ride			
Economically Active	0.04%	1.51%	1.53%
Highly Skilled	0.08%	3.47%	2.84%
Skilled	0.13%	5.91%	5.81%
Semi-skilled & Unskilled	0.18%	6.39%	9.80%
Construction	0.55%	26.24%	24.14%