

6 SOCIO-ECONOMICS

6.1 INTRODUCTION

Company

Hatch Regeneris

Author

Dr Ricardo Gomez (BA, MA, PhD) led the team which has prepared the assessment of the socio-economic effects of the proposed development. He is a specialist in the impact assessment of residential and commercial developments, having directed and managed more than 70 such assessments over the past decade, including 15 chapters for Environmental Statements.

Hatch Regeneris is a specialist economic research consultancy and one of the leading providers of this type of study in the UK.

Chapter Purpose

This chapter of the ES assesses the likely significant effects of the proposed development on the environment in terms of socio-economics. The chapter and its supporting appendices describe the planning policy context, the assessment methodology; the baseline conditions at the application site and surroundings; the likely significant effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects. In summary, the objectives of the chapter are to:

- Assess the potential significant socio-economic effects of the proposed development including temporary demolition and construction effects, the effects at the end of Year 1, and, on full completion and occupation. These effects centre on the population, employment, labour force and demand for social and community infrastructure that completion of the proposed development would generate.
- Identify both beneficial and adverse effects, and any mitigation of adverse effects not addressed through design interventions.

Appendices

- Appendix 6.1: Hatch Regeneris, Socio-Economics: Technical Report, Manchester, July 20th 2019.

6.2 METHODOLOGY

Guidance

There is no formal guidance for the preparation of socio-economic effects assessments for Environmental Statements (ES).

Legislation and Policy

No specific technical legislation applies to the assessment of socio-economic effects. Several policies and strategies are used to inform the

assessment of the sensitivity of receptors. The key policies and strategies include the following:

- **National Planning Policy Framework (NPPF) [1].** This sets the overall context for the contribution that economic and social impacts make to sustainable development, the concept which is central to the purpose of planning policy and the objectives it should achieve.
- **Sevenoaks Local Plan: Proposed Submission Version, 2018 [2]:** Provides extensive inputs both on the economic and social context of the proposed development, and specific policies relevant to the assessment including housing (Policy H1), economic growth including employment land (Policy ST1), housing allocations (Policy ST2), employment land (Policy EMP1), and, open space, sports and leisure (Policy OS1).
- **Smarter, Faster, Together: Towards a Local Industrial Strategy, The South East Local Enterprise Partnership's Economic Strategy Statement (2018) [3]:** The latest in a suite of Local Enterprise Partnership (LEP) strategies that provide detailed evidence about the area's economy and strategic priorities, both of which have informed this chapter's assessment.
- **Sevenoaks District Council (SDC) Open Space Study (2018) [4]:** Provides detailed analysis of provision of sports, leisure and green infrastructure in the district and benchmark requirements for assessment.
- **Kent County Council Commissioning Plan for Education Provision in Kent (2019-23), (2019) [5]:** This policy document provides key evidence and policy recommendations relating to the provision of education facilities and services used in the assessment.

Further detail each of the individual policies and strategies is provided at pages 2-9 of Appendix 6.1.

Consultees

- Ian Watts, Area Education Officer, North Kent, Kent County Council (KCC). Discussions about primary and secondary schools' provision, related evidence and future planning;
- David Hart, Area Schools Organisation Officer, North Kent Education Team, KCC. Discussion about primary and secondary schools' capacity, related evidence and future planning;
- Alison Burchell, Programme Director, Local Care, West Kent Clinical Commissioning Group. Discussion on primary care facilities and services; and
- Leslie Hawkins, Headteacher, Halstead Community Primary School, Halstead, Sevenoaks. Discussion about school capacity and roll.
- Annie Godden, Senior Contracts Manager (Dental), NHS England - South East (Kent, Surrey and Sussex). Discussion about capacity in local dentistry services and planned future provision.

Scoping

No specific comments were received in the scoping opinion relating to the socio-economic effects assessed in this chapter.

Consideration of Climate Change

Climate change impacts are not of direct relevance to the socio-economic effects assessed in this chapter and are assessed in other chapters in the ES, and within Appendix 2.4 Vol III of this ES.

Consideration of Human Health

Effects on the provision of health care facilities are assessed as part of this chapter, including primary health care (General Practitioner (GP) provision), dental services and acute care in the form of hospital provision.

Potential impacts on human health relating to emissions and air quality, transportation, and noise are considered in their respective technical chapters in this ES.

For the socio-economic issues considered in this chapter, a range of human health benefits derive from both the living environment and communities in which people reside, and from opportunities for economic participation. Relevant impacts on human health are considered in paras. 4.80 to 4.88 of the Technical Report (Appendix 6.1). In summary they include:

- Access to healthcare services and other social infrastructure, which deliver a range of direct and indirect positive effects on human health. These are likely to be further enhanced through the provision of community buildings and spaces, which encourage the resident community to interact.
- Access to open space and nature, with substantial provision of accessible green infrastructure and natural environments as part of the proposed development. The positive impacts on human health from good access to a range of opportunities for physical activity and time outdoors will be further enhanced through ensuring high levels of accessibility to such spaces and their management in the long-term as part of subsequent reserved matters submissions.
- Access to work and training, with the provision of employment floorspace as part of the proposed development and the demolition/construction phases likely to provide a wide range of opportunities for residents and communities in the surrounding area to benefit from work and training. The positive impacts on human health of good quality work could be further enhanced through the targeting of occupiers in sectors associated with higher quality, higher paid and stable work.

Further information beyond the above is provided in Appendix 2.5 Vol III of this ES.

SOCIO-ECONOMICS

Consideration of Risk of Major Accidents and/or Disasters

The identified risks of major accidents and disasters, as set out in Appendix 2.6 are not relevant to the assessment of socio-economic effects set out in this chapter.

Alternatives

No alternatives are relevant to the assessment of socio-economic effects.

Assessment of Baseline Conditions & Receptor Sensitivity

Baseline conditions have been assessed using a combination of published national and local data sources, application site information supplied by the consultant team and desk-based online research. The scope of the topic is such that an extensive range of published data sources are required. These are set out in detail in Table 3.1, Appendix 6.1, but include the following:

- Office for National Statistics (ONS) population estimates and projections;
- ONS Business Register and Employment Survey (employment);
- KCC Strategic Commissioning Analytics (Employment);
- ONS Business Count (business stock);
- Duedil database (business data);
- Ministry of Housing, Communities and Local Government (MHCLG) (housing supply);
- ONS House Price and Affordability data;
- Department for Education (DfE) Schools Census (school roll and capacity data);
- Office for Standards in Education (Ofsted) School Reports (school performance data);
- KCC Commissioning Plan for Education Provision in Kent, 2019-23 (schools planning group data, pupil projections) [5];
- National Health Service Digital Website and NHS Choices Website, GP patient numbers and workforce data, GP practice information;
- GP practice and dental surgery websites, information on GP and dentist provision; and
- SDC, Open Space Study, information on managed and natural green spaces [4].

Several different impact areas have to be considered in assessing socio-economic effects. For the majority of effects (demolition and construction, population, employment, labour force, housing supply), the following impact areas are used in the assessment and are shown on the map in the Appendix to this chapter.

- **Local impact area around Fort Halstead:** The application site is located across several of the data units used for statistical purposes. To

ensure that the local area captures Halstead village, Dunton Green, Badger's Mount and the majority of the site, it has therefore been necessary to use lower layer super output areas (LSOA) Sevenoaks 8a, 8c and 8d. This is not an ideal configuration since it excludes a small part of the Fort Halstead site, but the data unit for that area includes Chevening, Chipstead and Bessels Green, so extends well into the western edge of Sevenoaks town and would unduly affect the baseline statistics were it to be included.

- **Sevenoaks District.**
- **The Functional Economic Market Area (FEMA):** including Sevenoaks district, Tonbridge and Malling, and, Tunbridge Wells local authority areas.
- **Kent County Council area.**

For some receptors and related effects, the appropriate impact area for assessment is driven by other relevant boundaries. These are:

- **Schools:** Relevant School Planning Groups (SPG) as determined by KCC. These are the geographic areas used as the basis for schools planning by the education authority. The relevant primary and secondary school SPGs are shown on the maps in the Appendix to this chapter.
- **Health facilities:** For GP and dentist provision, the assessment initially considered facilities which are located within a 2 mile radius or 10 minutes drive of the application site. There is no formal requirement set for travel to GP or dentist distances, although it is noted that the 2015 ES referred to consultations with the West Kent Clinical Commissioning Group (CCG) having indicated that a 5 mile travel distance was appropriate for rural areas. Since only one dental practice (Otford) lies within a 2 mile travel distance of the centre of the application site, the assessment considered practices within a 3.1 mile radius to include a number in Sevenoaks. Both GP and dental facilities are shown on the maps in the Appendix. For acute care, the closest hospitals with accident and emergency facilities are considered in the assessment.
- **Sports, Leisure Facilities and Green Infrastructure:** The baseline assessment considers an extensive range of indoor and outdoor facilities, including managed and natural green spaces. This includes relevant provision in the village of Halstead, but to capture the fullest possible range facilities up to a distance of 7.1 miles are included in the baseline assessment, extending across the majority of Sevenoaks district.

For consistency with the ES generally, effects are assessed for the following scenarios:

- Demolition and construction phases, planned to take place between 2021-23 for demolition, and from 2021-30 for overall construction.
- Operational phase, Year 1, assumed to be completed at the end of 2023.
- Completed development, assumed for the purposes of the assessment to be at 2030.

Impacts are assessed for Year 1 when it is assumed that 100 dwellings have been completed, and for both a 650 and 750 dwelling scheme, the former giving a lower range and the latter representing the upper limit of residential units proposed and effectively the worst case scenario in terms of demand for facilities and services.

It should also be noted that the assessment of effects against baseline conditions varies between individual receptors and associated effects as follows:

- For effects relating to the application site, the assessment considers both existing conditions on the site itself and the future baseline represented by the extant outline planning permission for the application site (15/00628/OUT). Socio-economic effects in this future baseline were identified in the Socio-Economics Chapter in the 2015 Environmental Statement (ES). This is referred to throughout this chapter as the 2015 ES.
- For effects that are assessed against a baseline beyond the boundaries of the application site (i.e. the local impact area; Sevenoaks; the FEMA; and Kent) the baseline is considered to be current conditions where data is available, and the future baseline projected changes where available.

The following socio-economic receptors have been considered.

- Population;
- Employment;
- Labour force;
- Housing supply;
- Education;
- Health; and
- Sports, leisure facilities, and open space.

Table 6.1 sets out the scale of sensitivity that has been applied to receptors identified and considered within this assessment. Appendix 6.1: Table 4.2 of the Socio-Economics Technical Report explains what sensitivity is applied to each receptor.

Table 6.1
Scale of sensitivity used in the assessment

SENSITIVITY	DESCRIPTION
Very High	Evidence that there is little or no capacity for the receptor to absorb change (for example, indications that schools lack capacity to absorb additional demand). Priority attached to issues around the receptor in policy (for example, if a Local Plan pointed to a critical shortage of working residents that was adversely affecting economic growth).

SOCIO-ECONOMICS

SENSITIVITY	DESCRIPTION
High	Evidence that the receptor has limited capacity to absorb change (for example, indications that health facilities are capable of absorbing additional demand but without substantial headroom). Some indication in policy that issues around the receptor are recognised, but not identified as critically important (for example, employment growth recognised as a priority but evidence that good rates of growth had been achieved).
Medium	The receptor has evident capacity to absorb more substantial change (for example, large numbers of surplus places in schools). References in policy to the receptor and may be highlighted as priorities but no major challenges identified.
Low	There is evidence that substantial change would have little impact on the receptor (for example, large amount of surplus capacity in schools). References to the receptor in policy but no indication that priority is attached to it, or that there are any particular challenges associated with it.
Negligible	No evidence that change would have any significant impact on the receptor (for example, if an area had a number of new schools). No significant references to the receptor or to issues relating to it in policy.

Assessment of Magnitude

The assessment was undertaken based on the description of the proposed development set out in Chapter 3 of this volume of the ES. Table 6.2 indicates the scale of impact magnitude that has been used in undertaking the assessment. Examples to illustrate how these are applied are given in Table 4.3 of the Socio-Economics Technical Report (Appendix 6.1).

Table 6.2
Scale of magnitude for socio-economic impacts used in the assessment

MAGNITUDE	DESCRIPTION
Very large	<ul style="list-style-type: none"> Effect would represent a substantial change of 25%+ over baseline conditions. A 25% increase in demand is the starting point threshold for a very large impact on education and health facilities, but judgement also based on evidence on capacity of relevant facilities. For sports and leisure facilities, and green infrastructure, assessment considers the additional requirements generated by the population applying the benchmarks set out in Table 2.3 and considering available provision. A very large magnitude impact would include substantial additional hectareage of requirements across all categories of green infrastructure.
Large	<ul style="list-style-type: none"> Effect would represent a change of 10-25% over baseline conditions.

MAGNITUDE	DESCRIPTION
Medium	<ul style="list-style-type: none"> For education and health facilities, an increase in demand of 10-25% is the starting point, but capacity of provision to absorb demand also considered. For sports and leisure facilities, and green infrastructure, a large magnitude impact would include additional hectareage requirements across all categories.
Small	<ul style="list-style-type: none"> Effect would represent a change of 3-10% over baseline conditions. For education and health facilities, a modest increase in demand relative to capacity, based on judgement about capacity position. For sports and leisure facilities, and green infrastructure, a medium magnitude impact would involve additional hectareage requirements for at one category.
Negligible	<ul style="list-style-type: none"> Effect would represent a change of 1-3% over baseline conditions. For SCI, 1-3% is the starting point but the assessment also considers the capacity position of the relevant provision. For sports and leisure facilities, and green infrastructure, a small magnitude impact may imply a slight deficiency in the areas for one or more of the categories, but with only a marginal change in hectareage implied. Effects assessed as negligible represent change of less than 1% over baseline conditions, and for SCI would have little or no impact on existing facilities and services.

Assessment of Significance

The assessment of significance within this chapter is based on the matrix presented in Table 6.3.

Table 6.3
Significance Matrix

MAGNITUDE OF IMPACT	SENSITIVITY OF RECEPTOR				
	Very High	High	Medium	Low	Negligible
Very Large	Major Significance	Major Significance	Major/Moderate Significance	Moderate Significance	Minor/Negligible Significance
Large	Major Significance	Major/Moderate Significance	Moderate Significance	Minor Significance	Minor/Negligible Significance
Medium	Major/Moderate Significance	Moderate Significant	Minor Significance	Minor/Negligible Significance	Negligible Significance

Small	Moderate Significance	Minor Significance	Minor/Negligible Significance	Negligible Significance	Negligible Significance
Negligible	Moderate/Minor Significance	Minor/Negligible Significance	Negligible Significance	Negligible Significance	Negligible Significance

n.b. Where significance may be one of two options, judgement is applied to the specific effect considered, and is justified in the assessments set out in the Socio-Economics Technical Report (Appendix 6.1). 'Negligible Significance' includes 'Neutral' and 'No Impact' assessments.

Relevant Associated Development

There is no relevant associated development to the proposed development.

Assumptions/Limitations

An extensive range of assumptions are used to model the potential impacts of the proposed development. These are explained in full detail in Table 4.5 of the Socio-Economics Technical Report (Appendix 6.1). They cover:

- Demolition and Construction Employment: Based on labour coefficients or the demand for workers associated with a given level of construction spending using Homes and Communities Agency guidance published in 2015 [6].
- Population: Using average household size assumptions from two sources. First, 2.34 people per household which is benchmark used by West Kent Clinical Commissioning Group (CCG) for health care planning, specified in consultation with the CCG. Second, 2.42 people per household based on Office for National Statistics 2016-based sub-national household projections. The latter gives the maximum potential population, but is not a figure used for the assessment of demand for health care facilities in the assessment.
- Employment: Use of employment densities for different use classes for employment uses, which translate floorspace into number of jobs through assumptions about space in sq m per full-time equivalent job. Based on the Homes and Communities Agency's Employment Densities Guide (2015) [6]. Assumptions about multiplier effects are based on Homes and Communities Agency's 2014 Additionality Guide [6]. Potential employment supported by household spending from proposed development driven by ONS Family Spending Survey and to give average household spending, translated into jobs supported using turnover per job based on ONS Annual Business Survey and Business Register and Employment Survey.
- Housing Supply: Based on information supplied with the proposed masterplan for the application site, submitted with the planning application as document reference 005561_Indicative Housing Mix_750 units_REV D.
- Labour Force: Based on combination of ONS Mid-Year Population Estimates and Annual Population Survey data on number and

SOCIO-ECONOMICS

proportion of residents of impact areas who are economically active and in employment.

- Demand for School Places: Based on consultation with KCC's North Kent Area Education Team which confirmed that 0.28 primary-aged pupils and 0.2 secondary-aged pupils per dwelling are appropriate pupil yield figures to use for the assessment.
- Sports, Leisure Facilities, Green Infrastructure: Benchmarks set out for provision of hectareage and facilities in Policy OS1 of Sevenoaks Proposed Submission Version of the Local Plan (December 2018) and the related Open Space Study. These specify that there should be 0.25 ha of equipped/designated play areas, 0.6 ha of amenity greenspace, 0.8 ha of parks and gardens and 1.8 ha of natural/semi natural greenspace per 1,000 residents. For amenity greenspace and play areas these should be located within 480 metres walking distance of home, and for parks and gardens within 710 metres.

In undertaking the socio-economics assessment of the proposed development and its potential effects on the application site and wider surrounding area, there are a number of limitations and constraints affecting the outputs from this work. These include:

- Socio-economic data is subject to continual change, with national and local data sets frequently updated with new information. Baseline data and benchmark evidence is, as far as available, based on the latest data.
- The last decade has seen a number of significant changes in the range of data produced by the UK government and local authorities. Some data which informed the socio-economics chapter of the previous 2015 ES for the consented outline application (15/00628/OUT) is no longer produced or updated, and the age of benchmark data in some cases is such that it is cannot reasonably be used for a 2019 assessment. This includes population by dwelling by number of bedrooms.
- Several of the ONS data sets, and some benchmark evidence including employment densities data, is survey based and so its robustness is driven by sample sizes.
- Localised data, particularly for areas smaller than local authority districts, is not always available and may be based on small sample sizes. The use of national benchmark evidence (for example, employment densities or multipliers data referred to above), local or national averages and proxies is appropriate wherever localised data cannot be obtained.
- On schools data (current and forecast) in particular, the Kent Commissioning Plan and KCC's North Kent Education team uses information about proposed site allocations in the Sevenoaks Local Plan to drive its forecasts for changes in demand for places. These forecasts are likely to be firmed up and to change as the Sevenoaks Local Plan moves to adoption, since this will confirm the level of housing and therefore, pupil numbers likely to be generated in the area. It should also be noted that Fort Halstead is allocated as a residential, mixed-used site in Policy ST2 of the emerging Sevenoaks

District Local Plan (Proposed Submission Version, December 2018). This reflects the extant planning permission for the site and is referred to in this ES chapter as the future baseline. Some of the proposed development's impacts, including those relating to education, are already accounted for and this is acknowledged where relevant in the assessment.

SOCIO-ECONOMICS

6.3 BASELINE CONDITIONS

KEY RECEPTORS	DESCRIPTION	SENSITIVITY	FURTHER INFORMATION
Population	No resident population on application site currently. Current population of local impact area 6,011; Sevenoaks 119,429; FEMA 366,381; Kent 1.55 million. Population markedly older than England average with 59% and 61% in Sevenoaks and Local Impact Area 16-64 compared to 69% England. However, higher cohort of 0-15 year olds (20% for Sevenoaks, FEMA and Kent at 19%) than England (16%). Population growth in Sevenoaks, FEMA, Kent has been much slower than England average since 2001 (9%, 14%, 17%), but on par for Local Impact Area (26%) with England average 25%. Future baseline: Total population of 1,140 for completed development based on evidence in 2015 Socio-Economics ES chapter.	High	Paragraphs 3.8-3.18 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Employment	Current employment 650 on site (2018) with further 60 contractors supporting DSTL. 2,375 current jobs in Local Impact Area; 47,000 Sevenoaks; 164,500 FEMA; 635,000 Kent. Retail; professional, scientific and technical; public sector (health and education); and administrative are key sectors across area. Construction employment 315 jobs in Local Impact Area, 6,500 jobs in Sevenoaks, 12,750 jobs FEMA, 44,000 jobs in Kent (all 2017 figures). Data shows employment fallen by 14% in Local Impact Area since 2013, but risen by 16%, 7% and 8% in Sevenoaks, FEMA and Kent, respectively. Professional, scientific and technical sectors together with administrative and support services, food/accommodation, and retail (Kent) have been key drivers of growth. Application site anticipated to maintain 230 future jobs (200 QinetiQ and 30 residual DSTL). Future Baseline: 1,483 direct jobs based on mix of employment floorspace set out in Tables 3.28 of Socio-Economics Technical Report, Appendix 6.1. 2015 ES also estimated up to 30 jobs in Sevenoaks District supported by household spending of £3.3 million per annum in Sevenoaks District and 55 public sector jobs in the District.	High	Paras 3.21-3.35 and Tables 3.27 and 3.28 of Socio-Economics Technical Report (Appendix 6.1)
Labour Force	No resident labour force currently living on the application site. Current economically active population aged 16+ is 56,900 Sevenoaks; 183,400 FEMA; 777,100 Kent. Employed residents 53,400 Sevenoaks; 174,100 FEMA, 742,900 Kent. Ageing effect is evident in economic activity rate for Sevenoaks which is lower than average for FEMA, Kent and England, reflecting smaller proportion of 16-64 year olds in population. Points to the need to maintain and expand younger, working population for the district. Projected change in 16-74 year old age cohorts suggests that Sevenoaks will see growth of 13% and FEMA 12% between 2014 and 2039. Future Baseline: Estimated 650 working age residents, up to 555 economically active residents and 520 employed residents in assessment provided by the 2015 ES.	High	Paras. 3.27-3.41 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Housing Supply	No current housing on the application site. Local Impact Area had 2,253 dwellings in 2011, 38% detached, 29% semi-detached, 21% terraced, 11% flats or apartments. 50,260 dwellings in Sevenoaks in 2018, with majority (43,660 or 87%) private sector. FEMA had 155,810 dwellings, with 133,370 (86%) in private sector. Compares with 83% in England. Supply has increased by 312 units a year in Sevenoaks since 2013, a lower rate (3.2%) than FEMA (4.8%), Kent (4.7%) and England (4%). Sevenoaks stock skewed towards detached dwellings at 24% of stock respectively. Compares to 17% detached in FEMA and Kent. Sevenoaks also less affordable than Kent and England, with an affordability ratio of 14.54 (median) in 2018, it is one of the least affordable housing market areas outside London. Sevenoaks emerging Plan identifies requirement for 13,960 dwellings per annum over 20 year period (698 pa), and 588 pa from 2019-35. Affordable need is identified at 422 homes a year. Policy H1 of Proposed Submission Plan sets requirements for mix of 1,2,3 and 4 bed housing for market and affordable (see Table 3.20, Appendix 6.1). Future Baseline: 450 dwellings assessed as completed development in the 2015 ES, with indicative mix including 27 1 bedroom flats, 131 2 bedroom dwellings, 134 3 bedroom dwellings, 121 4 bedroom dwellings.	High	Paras. 3.42-3.56 and Table 3.27 of the Socio-Economics Technical Report (Appendix 6.1)
Education: Early Years	Currently 378 children aged 0-4 in Local Impact Area and 6,913 in Sevenoaks. Projected future baseline points to 7,200 to 7,760 0-4 year olds in 2023, and 7,200 to 7,900 in 2030. No projections available for Local Impact Area. No resident children this age currently on application site. Currently a small deficit of 174 places in early years facilities in Sevenoaks based on KCC Commission Plan evidence. However, KCC recognises that parents opt for wide range of different forms and schedules for childcare, including take up of places in locations outside the District. Nine providers within two miles of application site including nurseries and pre-school facilities. No future baseline for 0-4 year olds available, but population projections suggest increase of 141 by 2027 in Sevenoaks. Future Baseline: 25 children aged 0-4 accessing childcare and early years provision, although KCC estimated up to 75 0-3 year olds in total at completion of development.	High	Paras. 3.57-3.71 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Education: Primary	Application site forms part of Sevenoaks Northern Villages Schools Planning Group (SPG). Four state maintained primary schools in SPG. Halstead Primary (two miles from application site) is closest and currently has surplus of 92 places. This is the only primary school located within the 2 mile walking distance beyond which free school travel should be provided by the local education authority for children younger than 8 based on the DfE's statutory guidance (although consultation with KCC has indicated that children resident in the proposed development would be likely to be driven to Halstead Primary School. [8]Otford primary has 30 surplus places, Shoreham Village School has 21 surplus places. KCC Commissioning Plan for Education suggests that surplus of 130 places in Northern Villages SPG at 2023. Pupil forecasts in the Commissioning Plan suggest only 300 additional primary-aged children to 2030 in Sevenoaks District. Future Baseline: 140 children aged 4-11 in 2015 ES of which 94 assessed as requiring state-provided primary schooling. 181 surplus places at time of assessment.	Very High	Paras. 3.72-3.80 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Education: Secondary	Two SPGs for secondary: non-selective based on Sevenoaks and Borough Green; selective SPG based on West Kent. Forecast increase of 662 secondary-aged children (11-16) in Sevenoaks from 2011-32. Current deficit of 249 places in non-selective SPG based on three schools: Trinity School, Knole Academy (both Sevenoaks) and Wrotham School. Six schools in the selective West Kent SPG with a deficit currently of 1,913 places. Future baseline from KCC Commissioning Plan shows that deficit in non-selective SPG worsens to 2025, reaching 697 in that year. Further worsening of deficit also projected for selective system. Commissioning Plan also notes that there are plans to deliver three form entry expansion of boys selective provision on a Sevenoaks site (former Wilderness School) which is an annex of West Kent Grammar School, and an additional two form entry of selective provision for girls in the early 2020s linked to demand from new housing. Future Baseline: 2015 ES estimated 68 11-16 year olds of which 57 would require state-provided education. KCC estimated up to 73 11-16 year olds post-completion of development. Substantial surplus capacity of 357 places identified in local secondary schools.	Very High	Paras. 3.81-3.90 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)

SOCIO-ECONOMICS

KEY RECEPTORS	DESCRIPTION	SENSITIVITY	FURTHER INFORMATION
Education: Post-16	Capacity currently of 510 places in non-selective schools in the Sevenoaks and Borough Green SPG. Three schools within reasonable travel distance of the application site include Trinity School and Knole Academy (Sevenoaks), both state-maintained, and Radnor House School (Independent School). Selective schools in West Kent SPG that offer post-16 education are in deficit of 21 places in 2018-19 and this is forecast by the KCC Commissioning Plan to increase to 627 by 2025. Future Baseline: 2015 ES estimated 25 16-18 year olds in completed development, with 21 requiring state provided sixth form places. KCC estimated up to 13 requiring state provision post-completion. Surplus capacity of 111 places identified in state schools for post-16 education (sixth form).	High	Paras. 3.91-3.99 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Health: General Practitioners	Five GP practices identified as relevant in the local area, although consultation with West Kent CCG indicates that Otford practice is considered to be the best located for the site and the one likely to be used by residents of the proposed development. CCG also indicated that Westerham and Amherst Medical Practices would be expected to be used by residents. Ratios of patients per full-time equivalent GP for these practices exceeds the 1,800 regarded as a benchmark patient list size. West Kent CCG's Strategic Commissioning Plan (2014-19) prioritises improved access for patients in GP surgeries and pilot pharmacies aiming to reduce dependency on GPs. Projected ageing of population will place additional pressure on GP services. Future Baseline: 2015 ES estimates that resident population of 1,140 would be the potential patient list, generating demand for 0.6 additional working time equivalent GPs. Surplus capacity assessed as 278 patients in three closest GP practices.	High	Paras. 3.100-3.103 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Health: Dentists	Four local dentists within 3.1 miles driving distance of the application site, with an estimated 8 dentists currently. No information available on patient lists, but only one practice (Otford Dental Surgery) accepting NHS patients currently. Future Baseline: 2015 ES estimates potential patient list of 1,140 based on resident population of completed development. Demand generated required an additional 0.8 WTE dentists based on assumption of 1,500 patients per dentist. Two practices locally accepting new NHS patients.	High	Para. 3.104-3.105 and Table 3.27 of Socio-Economics Technical Report (Appendix 6.1)
Health: Hospitals	Closest hospital to application site is 19 bed Sevenoaks Community Hospital, but no Accident and Emergency facility. Princess Royal University Hospital in Orpington is nearest major A&E unit, located around 6.7 miles from the application site. West Kent CCG's Strategic Commissioning Plan (2014-19) finds that acute services in Kent are seeing activity in excess of planned levels, implying services under pressure. Future Baseline: 2015 ES estimated potential patient list of 1,140 patients, and noted that acute care provision in Kent hospitals was under pressure in capacity terms.	High	Paras. 3.106-3.109 of Socio-Economics Technical Report (Appendix 6.1)
Sports, Leisure Facilities, Green Infrastructure	Assessment identifies 21 facilities and spaces within 7.1 miles of the application site providing indoor sports and leisure facilities, community and social facilities, and, a wide range of outdoor green infrastructure including sports pitches, golf courses, natural/semi-natural greenspace, outdoor play and recreation areas, and, amenity greenspaces. SDC Open Space Study (2018) finds that Sevenoaks is reasonably well-supplied with amenity greenspace but a shortage of accessible local and neighbourhood equipped areas for play (LEAP and NEAP). Whilst there are no standards for the quantity and quality of outdoor sports facilities required, the study finds no significant demand for additional provision of golf courses, multi-use games areas (MUGA) and outdoor gyms. Future Baseline: Not addressed in 2015 ES.	Medium	Para. 3.110-3.113 of Socio-Economics Technical Report (Appendix 6.1)

6.4 POTENTIAL SIGNIFICANT IMPACTS

PHASE	DESCRIPTION	ADVERSE/BENEFICIAL
Demolition and Enabling	Employment: Creation of employment to deliver demolition and enabling works. Increases construction employment across impact areas.	Beneficial
Construction	Employment: Creation of on and off-site employment to deliver development increases construction employment across impact areas.	Beneficial
Operation	Population: Resident population of completed development represents increase in population across impact areas.	Beneficial
Operation	Employment: Employment supported on-site in completed employment floorspace, and off-site through multiplier effects (off-set by loss of any existing employment on site). Adds to total employment across impact areas. Additional employment also supported by household spending in impact areas.	Beneficial
Operation	Labour force: Resident labour force of completed housing development increases workforce of impact areas.	Beneficial
Operation	Housing supply: Completed residential development increases supply of housing across impact areas and changes the mix of housing.	Beneficial
Operation	Education: Estimate of additional early years and school-age children in completed residential development generates demand for places in education facilities.	Adverse
Operation	Health: Additional population generates demand for health care facilities.	Adverse
Operation	Sports, leisure facilities, green infrastructure: Population of completed residential development generates demand for indoor and outdoor facilities and space.	Adverse

SOCIO-ECONOMICS

6.5 DESIGN INTERVENTIONS

DESIGN INTERVENTION	DESCRIPTION	REASON FOR INTERVENTION	FURTHER INFORMATION
Primary School	The inclusion in the outline planning application for the site of a one form entry (1FE) primary school in the proposed development responds to the estimated number of primary school age children that would be resident on a completed site. This was agreed in consultation with KCC's North Kent Education Team.	Responds directly to assessment that the proposed development could generate 210 primary aged school pupils aged 4-11, and that there would be insufficient capacity in local primary schools in the SPG to meet this level of future demand since 210 pupils represents the pupil numbers for a single form entry (FE) primary school. Halstead Primary School is the only primary school in the SPG within 2-3 miles of the application site, the walking distances beyond which local education authorities are required to provide free travel for children based on DfE Statutory Guidance. Agreed with KCC's Education Team.	Para. 4.12 and paras. 4.49-4.54 of the Socio-Economics Technical Report (Appendix 6.1)
Space for Health Facility Provision	Space in Village Centre Buildings Designated for D1 community uses capable of being configured for the delivery of primary health care uses.	Responds to West Kent CCG's assessment that primary health care services under pressure and limited capacity in local GP facilities.	Para. 4.12 and paras. 4.63-4.66 of the Socio-Economics Technical Report (Appendix 6.1)
Nursery	Space allocated for D1 uses with potential to accommodate a nursery facility of 240 sq m in the Village Centre. The DfE's Statutory Framework for the Early Years Foundation Stage specifies that children aged 0-2 require 3.5 sq m of indoor space per child; children aged 2 require 2.5 sq m; children aged 3-5 require 2.3 sq m per child [9]. Based on the assumption that 50 children aged 0-4 (see assessment below) who would require early years/childcare provision, this implies that up to 175 sq m of indoor space would be required and could be accommodated in the Village Centre facility. In addition, the primary school on site would be expected to have the potential to offer some space for early years provision.	Responds to evidence of shortage of early years childcare spaces in local area, with data from KCC Commissioning Plan indicating current shortage of 174 places across Sevenoaks District	Para. 4.12 and paras. 4.63-4.66 of the Socio-Economics Technical Report (Appendix 6.1)
Green Infrastructure	The proposed development includes a total of 17.9 hectares of green infrastructure including both a NEAP and LEAP area for play.	Addresses the need to provide a range of managed and natural greenspaces and recreation areas. The provision as part of the proposed development compares with a total requirement for 6.26 hectares of equipped/designated play areas, amenity greenspace, parks and gardens and natural/semi-natural greenspace implied by the application of the policy benchmarks described in the assumptions and limitations section above.	Para. 4.12 and paras. 2.32-2.35 of the Socio-Economics Technical Report (Appendix 6.1)

6.6 ASSESSMENT PRE-MITIGATION (INCLUDING DESIGN INTERVENTION)

PHASE	RECEPTOR(S) AFFECTED	IMPACT	MAGNITUDE PRE-MITIGATION	SIGNIFICANCE PRE-MITIGATION	MITIGATION PROPOSED?	FURTHER INFORMATION
Construction: Demolition/Enabling and Full Construction Phase	Employment	<p>Demand for 25 workers a year for demolition and enabling works, and 288 workers per annum over 9 year construction period, giving total of 313 workers per annum on average. Annual total more than double current construction employment in the Local Impact Area, so very large impact at this level. For Sevenoaks, annual total represents around 4% of current construction employment, and 2% for FEMA area. Less than 1% of current construction employment in Kent.</p> <p>Future Baseline: Compared with 2015 outline planning permission (15/00628/OUT) which indicated 143-360 construction jobs a year, 313 workers per annum sits towards the upper end of the range and effectively no substantive difference in the assessments.</p>	<p>Beneficial.</p> <ul style="list-style-type: none"> ■ Very Large for Local Impact Area ■ Sevenoaks: Medium ■ FEMA: Small ■ Kent: Negligible ■ Future Baseline: Negligible 	<ul style="list-style-type: none"> ■ Major local impact area ■ Moderate Sevenoaks ■ Minor FEMA ■ Negligible Kent ■ Future Baseline: Negligible 	Yes	Paras. 4.15-4.21 of the Socio-Economics Technical Report (Appendix 6.1)

SOCIO-ECONOMICS

PHASE	RECEPTOR(S) AFFECTED	IMPACT	MAGNITUDE PRE-MITIGATION	SIGNIFICANCE PRE-MITIGATION	MITIGATION PROPOSED?	FURTHER INFORMATION
Operation	Population	<p>For completed development, population of 1,521-1,815. Impact very large for application site given absence of population, For Local Impact Area, impact very large, representing 25-30% increase. For Sevenoaks, small impact representing only 1.3-1.5% of current population, although medium against future baseline estimated at additional 1,000 people per annum in ONS sub-national population projections. Negligible change for FEMA and Kent, representing less than 1% of current populations of both areas.</p> <p>Future Baseline: Large against total population assessed in 2015 outline planning permission (1,140), with 1,521-1,815 residents representing increases of 33-59% (381 to 755 residents).</p>	<p>Beneficial</p> <ul style="list-style-type: none"> Application site and Local Impact Area: Very Large Sevenoaks: Negligible FEMA: Negligible Kent: Negligible Future Baseline: Very Large 	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA and Kent: Negligible Future Baseline: Major 	No	Paras. 4.22-4.26 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Employment	<p>Completed development would generated 1,366 (without primary school) and 1,438 total jobs (with primary school). For application site. For the Local Impact Area, impact would be very large representing around 60% of current employment. For Sevenoaks, the impact would be small representing around 3% of current employment and 2.5% of estimated future employment when forecast growth taken into account from emerging Local Plan. For FEMA and Kent, totals represent less than 1% of current and future employment so negligible impacts. In addition, multiplier effects could support 410-431 jobs elsewhere across Kent, and household spending in the completed development could support 90-103 FTE jobs, the majority of which would be expected to be supported in Sevenoaks District. An additional 410-431 multiplier jobs across Kent, and 90-103 jobs across the South East supported by household spending</p> <p>Future Baseline: Large impact against current employment on the site estimated at 650-700. Against future baseline represented by 2015 outline planning permission (1,483) jobs, numbers are lower reflecting changes in the mix of employment floorspace and the exclusion in this assessment of the future use of existing buildings on the application site where it is not reasonable to assume end uses for them at this juncture. A detailed explanation is provided in paragraph 3.119 of the Socio-Economics Technical Report (Appendix 6.1).</p>	<p>Beneficial</p> <ul style="list-style-type: none"> Application Site and Local Impact Area: Very Large Sevenoaks: Small FEMA and Kent: Negligible Future Baseline: Slightly adverse, negligible 	<p>Application Site and Local Impact Area: Major</p> <p>Sevenoaks: Minor</p> <p>FEMA and Kent: Negligible</p> <p>Future Baseline: Negligible</p>	Yes	Paras. 4.27-4.35 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Labour Force	<p>For completed development, estimated at 897 to 928 and 1,035 to 1,071 economically active residents for 650 and 750 dwellings, and 837-865 and 965-998 employed residents. Very large impact for application site and Local Impact Area, with estimated workforce resident in proposed development representing 25-30% of current resident workforce. Small impact at Sevenoaks level representing 2% of current resident workforce, and negligible for FEMA and Kent representing less than 1% of current resident workforce.</p> <p>Future Baseline: 2015 ES assessed 555 economically active and 520 employed residents. Proposed development increases these totals by 91 and 93%.</p>	<p>Beneficial</p> <ul style="list-style-type: none"> Application Site and Local Impact Area: Very Large Sevenoaks: Small FEMA and Kent: Negligible Future Baseline: Very Large 	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA and Kent: Negligible Future Baseline: Major 	No	Paras. 4.36 to 4.41 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Housing Supply	<p>100 dwellings at end Year 1 and 650-750 dwellings on completion represents very large impact for application site since no residential dwellings previously. For Local Impact Area, medium impact at Year 1 (4.4% of current housing stock) and 44-66% of current stock at completion. At Sevenoaks level, Year 1 has negligible impact representing only 0.2% of current housing stock, and is small for completed development representing 1-1.3% of total housing stock. Negligible impacts at FEMA and Kent level, at less than 1% of total housing stock. Assessment also takes account of contribution proposed development would make to achieving annual housing requirements of 698 per annum across Sevenoaks Local Plan period, and 588 per annum from 2019, and consistency with mix of housing required in Policy H1 of emerging Sevenoaks Local Plan.</p> <p>Future Baseline: 2015 ES assessed scheme of 450 dwellings, so up to 750 homes in proposed development represents 67% increase.</p>	<p>Beneficial</p> <ul style="list-style-type: none"> Application Site and Local Impact Area: Very large and large Sevenoaks: Medium FEMA and Kent: Negligible Future Baseline: Very large 	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Moderate FEMA and Kent: Negligible Future Baseline: Major 	No	Paras. 4.42 to 4.48 of the Socio-Economics Technical Report (Appendix 6.1)

SOCIO-ECONOMICS

PHASE	RECEPTOR(S) AFFECTED	IMPACT	MAGNITUDE PRE-MITIGATION	SIGNIFICANCE PRE-MITIGATION	MITIGATION PROPOSED?	FURTHER INFORMATION
Operation	Early Years Provision	Total of 12 0-4 year olds at Year 1, 75-77 and 86-89 for completed development for 650 and 750 unit schemes. Seven children in Year 1 and 42-50 children at completion of development would be expected to require childcare places. Negligible impacts because potential provision of childcare at nursery facility proposed as part of development. 240 sq m of potential space allocated for nursery, which could accommodate in full 50 children requiring early years provision, and potential for primary school to offer early years provision also. Future Baseline: 2015 ES assessed 25 0-4 year olds of which 21 would required early years/childcare. Up to 50 0-4 year olds in proposed development would more than double the future baseline figure, but the impact is offset by the designation of space for nursery uses and the potential of the primary school to provide some early years provision.	Adverse ■ Application Site: Very Large ■ Local Impact Area, Sevenoaks: Negligible ■ Future Baseline: Negligible	■ Application Site: Major ■ Local Impact Area, Sevenoaks: Negligible ■ Future Baseline: Negligible	No	Paras. 4.49-4.53 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Primary Schooling	Total of 28 primary-aged children at Year 1 and 182-210 for completed development. Year 1 impact on relevant Schools Planning Group (SPG) area (Sevenoaks Northern Villages) small, with capacity to absorb demand in local schools currently and forecast in future baseline (c. 130 surplus places) and 28% of current total roll in SPG. However, negligible impact for completed development because proposed development of a single form entry (1FE) primary school as part of the proposed development would provide capacity for 210 children, and a proportion of the 4-11 year old primary-aged children would be likely to attend other forms of school (private, special educational needs, home schooling) so potential for small surplus in capacity. Future Baseline: 2015 ES assessed 94 4-11 year old children requiring state school primary provision, compared with surplus capacity at that time of 181 places. Up to 210 pupils from proposed development is substantially more than double the number. However, offset by the proposed provision of a single FE primary school on the application site.	Adverse ■ Year 1: Small ■ Completed Development: Negligible ■ Future Baseline: Negligible	■ Year 1: Minor Completed Development: Negligible ■ Future Baseline: Negligible	No	Paras. 4.56-4.64 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Secondary Schooling	Total of 20 secondary-aged children at Year 1 and 130-150 for 650 and 750 dwellings at completion of proposed development. Whilst a small percentage of current school rolls of 2,908 for non-selective schools and 7,328 for selective schools, both secondary school types have significant deficits of places of (-248 and -1,913 respectively). Large impacts for both selective and non-selective SPG since current capacity data shows lack of places and future baseline provided by Kent County Council's Commissioning Plan indicates that this is expected to worsen to mid-2020s. Future Baseline: 2015 ES Chapter assessed up to 73 secondary aged children requiring state provision. Up to 150 generated by proposed development represents more than double this total, so a very large impact.	Adverse ■ Year 1 Large ■ Completed Development: Large ■ Future Baseline: Very Large	■ Year 1: Major Completed Development: Major ■ Future Baseline: Major	Yes	Paras. 4.65-4.69 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Post-16 Education Provision	Total of 4 students in Year 1 and 24-28 students for completed development (650 and 750 dwellings). Negligible impacts for Year 1 given small number of students and available capacity in local post-16 provision (non-selective schools). Small impact at completion for non-selective schools since evidence of surplus capacity so likely to absorb future demand assuming that only a proportion of 24-28 students attend local non-selective schools. Small impact also for West Kent selective schools, since only a very small number would be expected to attend selective schools given availability of sixth form provision in local non-selective schools. Future Baseline: 2015 ES assessed up to 21 residents of sixth form age requiring state-provided places in post-16 education. Increase of 7 16-18 year olds compared with proposed development, so small numerically and in context of apparent capacity of local non-selective post-16 institutions.	Adverse ■ Year 1: Negligible ■ Completed Development: Small ■ Future Baseline: Negligible	■ Year 1: Negligible Completed Development: Minor ■ Future Baseline: Negligible	No	Paras. 4.70-4.73 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	GP Facilities	Total of 234 additional patients in Year 1 based on West Kent CCG assumption from consultation with CCG about average household size assumed for health planning. Total of 1,521-1,755 potential additional patients for completed development. For application site, very large impacts at Year 1 and completion since no current residents on site. Small impact at Year 1 given data on ratio of patients to FTE GPs at local practices and position of West Kent CCG that Otford practice needs expansion to meet future demand from housing growth in the area. Application of benchmark ratio of 1,800 patients per GP suggests need for one additional FTE GP. Potential provision of space in proposed development capable of accommodating primary health facility assumed to be completed on full completion of development, so impact reduces to negligible. Future Baseline: Against future baseline of completed development, 1,140 from 2015 outline planning permission would represent up to 755 additional potential patients. However, impact offset by potential provision of primary health care facility as part of proposed development.	Adverse ■ Year 1: Small ■ Completed Development: Negligible ■ Future Baseline: Negligible	■ Year 1: Minor	No	Paras. 4.74 to 4.79 of the Socio-Economics Technical Report (Appendix 6.1)

SOCIO-ECONOMICS

PHASE	RECEPTOR(S) AFFECTED	IMPACT	MAGNITUDE PRE-MITIGATION	SIGNIFICANCE PRE-MITIGATION	MITIGATION PROPOSED?	FURTHER INFORMATION
Operation	Dentists	An additional 234 patients in Year 1 and 1,521-1,755 for completed development. Only one practice in area appears to be accepting new NHS patients, so impacts assessed as small at Year 1 and medium for completed development. However, consultation with NHS indicates that recent needs assessment has identified that Sevenoaks District requires additional capacity with financial resources attached to this, so capacity expected to increase as new contracts for NHS provision are tendered. Future Baseline: 2015 ES assessment based on 1,140 potential patients, representing an additional 381-755 patients compared with 2015 outline planning permission.	Adverse <ul style="list-style-type: none"> Year 1: Small Completed Development: Medium Future Baseline: Medium 	<ul style="list-style-type: none"> Year 1: Minor Completed Development: Moderate Future Baseline: Moderate 	Yes	Paras. 4.70-4.73 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Acute Health Care Facilities	Population of 234 in Year 1 and 1,521-1,755 for completed development places additional demand on acute healthcare services including major accident and emergency unit at Princess Royal Hospital, Orpington. West Kent CCG's Strategic Commissioning Plan 2014-19 (9) indicates that area's hospitals are already operating over capacity, but number of additional patients small in the context of the total population likely to be served by this and other acute facilities in West Kent. Future Baseline: 2015 ES assessed 1,140 potential patient list, and an increase of up to 615 residents (53%) is substantial. However, this should be seen in the context of the very large size of the population likely to access acute health care facilities (hospitals), so represents a very small increase overall.	Adverse <ul style="list-style-type: none"> Year 1: Negligible Completed Development: Small Future Baseline: Small 	<ul style="list-style-type: none"> Year 1: Negligible Completed Development: Minor Future Baseline: Minor 	Yes	Paras. 4.71-4.74 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Sports, Leisure Facilities, Green Infrastructure	Wide range of green infrastructure including recreation spaces, LEAP and NEAP are part of proposed development, and good range of facilities located elsewhere in Sevenoaks and surrounding area. Provision of 17.9 hectares total green infrastructure including play areas, managed, semi-natural and natural green spaces as part of proposed development exceeds thresholds set out in Sevenoaks Open Space Study and emerging Local Plan which would imply a need for 6.6 ha of this type of green infrastructure. Impacts assessed as negligible. Future Baseline: Effect not addressed in 2015 ES	Adverse <ul style="list-style-type: none"> Negligible 	<ul style="list-style-type: none"> Negligible 	No	Paras. 4.75-4.79 of the Socio-Economics Technical Report (Appendix 6.1)

6.7 MITIGATION & ENHANCEMENT MEASURES

PHASE	POSSIBLE EFFECT BEING MITIGATED	MITIGATION MEASURE	HOW SECURED / TRIGGER	MAGNITUDE POST-MITIGATION	ADVERSE/BENEFICIAL	FURTHER INFORMATION
Operation	Secondary Schooling	Financial resources to contribute to increasing secondary school capacity in Schools Planning Group areas (non-selective and selective)	Community Infrastructure Levy	Negligible	Beneficial	Para. 4.81 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Primary Health Care Facilities (GP provision)	Financial resources to contribute to increasing capacity of local health care system to absorb additional demand, including primary care (GP and dentists) and acute health care (hospitals).	Community Infrastructure Levy	Negligible	Beneficial	Para. 4.81 of the Socio-Economics Technical Report (Appendix 6.1)
Demolition and Construction	Increase benefits of employment and training opportunities for local residents (Local Impact Area and Sevenoaks)	Potential to introduce into procurement with developer requirements for local sourcing of labour and earmark apprenticeship and training opportunities.	Development contracts	No change in assessment	Beneficial	Para. 4.83 of the Socio-Economics Technical Report (Appendix 6.1)
Operation	Employment impacts could generate higher value, higher paid jobs	Developer targeting higher value business sectors as occupiers of employment floorspace.	Marketing by application site developers, possibly working with public sector.	No change in assessment	Beneficial	Para. 4.84 of the Socio-Economics Technical Report (Appendix 6.1)

SOCIO-ECONOMICS

6.8 ASSESSMENT POST-MITIGATION

PHASE	RECEPTOR	RESIDUAL IMPACT	SIGNIFICANCE	RESIDUAL EFFECT				
				ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Demolition, Enabling, Construction	Employment	Demand for Creation of an average of 313 workers per annum with potential for larger share of jobs to be taken by	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Moderate FEMA: Minor Kent: Negligible 	BEN	ST	D	T	IRR
■ Operation	Population	Completed Development: 1,521 to 1,815. Impacts very large for application site and local impact area. Minor to negligible for Sevenoaks, FEMA and Kent, but medium when assessed against projected annual population growth.	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA/Kent: Negligible 	BEN	LT	D	P	IRR
Operation	Employment	1,366 to 1,438 total jobs direct; 410-431 multiplier jobs; 90-103 jobs supported by household spending. Very large impact for application site and local impact area; small for Sevenoaks; negligible for FEMA and Kent. Potential to enhance with focus on final occupiers in higher value sectors.	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA and Kent: Negligible 	BEN	LT	D/IND	P	IRR
Operation	Labour Force	Completed Development: Up to 1,071 economically active and 998 employed residents for 750 dwelling scheme. Very large impact for application site and local impact area; small for Sevenoaks and negligible for FEMA and Kent.	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA/Kent: Negligible 	BEN	LT	D	P	IRR
Operation	Housing Supply	Up to 750 units with mix consistent with emerging Local Plan policy requirements. Very large for application site, large for local impact area. Small for Sevenoaks and negligible for FEMA/Kent.	<ul style="list-style-type: none"> Application Site and Local Impact Area: Major Sevenoaks: Minor FEMA/Kent: Negligible 	BEN	LT	D	P	IRR
Operation	Early Years Provision	12 0-4 year olds at Year 1 is negligible impact. Completed Development: Up to 89 0-4 year olds including 22 3-4 year olds. Provision of nursery and childcare space as part of proposed development reduces impact to negligible.	Negligible	BEN	LT	D	P	IRR
Operation	Primary Schooling	Year 1: 28 primary school aged children at Yr 1. Small impact since primary school on application site not complete at Yr 1, but contribution of CIL resources would assist in providing capacity to meet demand in local schools.	Negligible	BEN	LT	D	P	IRR
Operation	Primary Schooling	Completed Development: 182-210 primary-aged pupils, but provision of primary school included in outline application for proposed development. Negligible impact post mitigation.	Negligible	BEN	LT	D	P	IRR
Operation	Secondary Schooling	Year 1: 20 pupils aged 11-16 at end Yr 1. CIL will contribute to resources to absorb additional demand. Negligible impact post-mitigation.	Negligible		LT	D	P	IRR
Operation	Secondary Schooling	Completed Development: 60-73 pupils aged 11-16. CIL will contribute to expansion of schools capacity, so negligible impact post-mitigation.	Negligible	BEN	LT	D	P	IRR
Operation	Post-16 Provision	Completed Development: 24-28 students aged 16-18. Surplus capacity in non-selective schools, so negligible impact but no capacity in selective schools planning group so small impact.	Negligible/ Minor	ADV	LT	D	P	IRR
Operation	GP Provision	Completed Development: 1,521-1,755 additional patients. CIL will provide resources to support health services to respond to demand, plus masterplan includes provision of space capable of accommodating health facility.	Negligible	BEN	LT	D	P	IRR
Operation	Dental Facilities	Completed Development: 1,521-1,755 patients, and impact medium given apparent position of only 1 local dentist accepting new NHS patients. Contribution of resources through CIL should assist in capacity to meet demand.	Negligible	BEN	LT	D	P	IRR

SOCIO-ECONOMICS

PHASE	RECEPTOR	RESIDUAL IMPACT	SIGNIFICANCE	RESIDUAL EFFECT				
				ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Operation	Acute Health Care Facilities	1,521-1,755 patients represents small impact on acute health care facilities in the area. CIL contributions would be expected to contribute to meeting additional demand.	Negligible	BEN	LT	D	P	IRR
Operation	Sports, Leisure Facilities, Green Infrastructure	Green infrastructure including NEAP and LEAP designed into the scheme, and quantities of green infrastructure substantially exceeds benchmarks in Sevenoaks Open Space Study for population of 1,521 to 1,815.	Negligible	BEN	LT	D	P	IRR

Key: ADV/BEN = Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible

6.9 WORKS CITED

- [1] Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. London, 2019.
- [2] Sevenoaks District Council, *Sevenoaks Local Plan: Proposed Submission Version*. Sevenoaks, December 2018.
- [3] Southeast Local Enterprise Partnership, *Smarter. Faster. Together: Towards a Local Industrial Strategy, The South East Local Enterprise Partnership's Economic Strategy Statement.*, October 2018.
- [4] Sevenoaks District Council, *Open Space Study*. Sevenoaks, June 2018.
- [5] Kent County Council, *Commissioning Plan for Education Provision in Kent.*, 2019.
- [6] Homes and Communities Agency, *Calculating Cost Per Job: Best Practice Note*, 3rd ed. London, 2015.
- [7] Homes and Communities Agency, *Employment Densities Guide*, 3rd ed. London, 2015.
- [8] Homes and Communities Agency, *Additionality Guide*. London, 2014.
- [9] West Kent Clinical Commissioning Group, *Strategic Commissioning Plan 2014-19.*, June 2014.