

6. Socio-economics

Appendix 6.1

SOCIO-ECONOMIC TECHNICAL REPORT



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Socio-Economics: Technical Report

A Final Report by Hatch Regeneris
September 2019

Merseyside Pension Fund

Socio-Economics: Technical Report

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Appendix A - SCI Location Maps

1. Introduction

- 1.1 This technical report accompanies the socio-economics chapter (Chapter 6) of the Environmental Statement (ES) for the Fort Halstead project, the proposed development of new housing, business areas including new employment floorspace, a mixed use village centre including retail and leisure space, office space and community buildings, and a range of social and community infrastructure including a single form entry (FE) primary school.
- 1.2 The technical report is structured as follows:
- Policy review: provides both background context for the assessment of socio-economic effects and identifies the key policy and strategic drivers which inform the assessment of the sensitivity of receptors.
 - Baseline conditions: comprehensive review of current and future baseline conditions for the impact areas beyond the boundary of the application site. Future baseline conditions on the application site are given by the extant outline planning consent for the application site as specified in 15/00628/OUT.
 - Impact assessment methodology: detail on the methods used to estimate the socio-economic effects assessed in this chapter, including relevant limitations of the data.
 - Assessment of effects: The detailed assessment of socio-economic effects pre and post-mitigation, including design interventions relevant to specific socio-economic effects.
- 1.3 The report draws on the latest available data for each of the key socio-economic receptors defined in the technical report, and assesses the effects of the proposed development. The focus is therefore on:
- Population, driven by the completion of new housing on the site and the households that occupy it.
 - Employment, directly generated by the provision of a range of employment floorspace in the proposed development (direct employment), indirect/induced employment supported by economic activity on a completed application site, and employment supported by resident household expenditure.
 - Labour force, with the resident population of the completed development contributing to the resident workforce of the impact areas.
 - Housing supply, reflecting the effect on total housing stock in the impact areas and the mix of housing generated by the completed development.
 - Educational facilities, driven by the early years and school age child population of the completed development, the demand this generates for education places in existing facilities in the relevant impact areas and consideration of the provision of a single FE primary school as part of the proposed development.
 - Health facilities, represented by the demand for General Practitioner (GP) services, dentist services and acute care in the form of hospital provision generated by the population of a completed development.
 - Sports, leisure facilities and green infrastructure (open space, play spaces), reflecting the implied demand for such facilities and spaces generated by the population of the completed development.

- 1.4 The likely significant effects of the proposed development of the application site are assessed according to the framework that underpins the ES, and this is described in the technical report.

2. Summary of Key Policies and Strategies

- 2.1 For the purposes of assessing socio-economic effects, local, regional and national policies or strategies provide part of the context for determining the sensitivity of receptors. This section sets out the key points from the policies and strategies to which the socio-economics chapter of the ES refers, and which are used alongside baseline data in determining the sensitivity of receptors.

National Planning Policy Framework (2019)

- 2.2 The revised National Planning Policy Framework (NPPF) (2019) (para 11) identifies the key role that the planning system has to play in achieving sustainable development and restates the presumption in favour of sustainable development. The revised NPPF continues to identify three objectives of sustainable development in the context of the planning system which include (para. 8):
- "An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."
 - "A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - "An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."
- 2.3 Of the three objectives for sustainable development (economic, social and environmental), the economic and social objectives are most relevant to the assessment of the socio-economic effects of new housing and commercial development. The Framework is clear that the pursuit of sustainable development requires planning to enable new jobs to be created in cities, towns and villages, and that it is necessary to widen the choice of high-quality homes. Paragraph 59 of the NPPF is also very clear about the need to boost significantly the supply of housing.
- 2.4 The revised NPPF maintains the original NPPF's emphasis on positive planning to deliver sustainable development. Building a strong, competitive economy is a key principle of the revised NPPF, stating that decisions should help create the conditions in which business can invest, expand and adapt and that "significant weight should be placed on the need to support business growth and productivity." (para 82).

Sevenoaks Local Plan: Proposed Submission Version, December 2018

- 2.5 The Proposed Submission Version of Sevenoaks Local Plan was issued in December 2018. The Plan's Executive Summary makes clear that economic growth and the 'creation of new and exciting job opportunities' are key priorities. Low unemployment in district is a strength, and its connection to London is an important factor with 40% of West Kent residents working in London. It points to the need to accommodate population growth in

the district, identifying (p.12) growth of 20,000 people expected between 2015 and 2025. It recognises also that the population of the district is ageing, with growth in the over 65 age cohort identified as a challenge.

- 2.6 Whilst the Plan recognises the high standard of living in the district and relatively low levels of deprivation, it acknowledges that affordability for first time buyers and families is a problem (p.13), and that 13,960 new homes will be needed over the Plan period, equating to 698 per annum over a 20 year plan period. Supporting evidence for the Plan’s housing policy (H1) notes that the district has the highest median house price in Kent and that prices are almost 15 times annual earnings (para. 2.19). Annual need for affordable housing is identified as 422 units.
- 2.7 Challenges and opportunities identified in the Proposed Submission Version of the Local Plan are carried through into a spatial vision which commits the District to meeting its housing and employment needs without compromising the natural environment. Providing a choice of accommodation to meet residents’ needs is a priority.
- 2.8 Sevenoaks’ location is also recognised as a strength, with the Plan highlighting its popularity as a place to live because of its proximity to London and access points to continental Europe, the presence of good motorway links (M25, M26, M20), rail stations and services that provide 1 hr links to London and good access to Gatwick and Heathrow Airports.
- 2.9 This is also carried through into the vision, which identifies the potential for the District’s accessible location to ensure a ‘dynamic urban and rural economy’ (p.14). It points a future with a ‘wide range of employment opportunities’ with town centres the focus for retail and leisure uses (p.14). The need for excellent broadband connectivity is also highlighted.
- 2.10 Of the 6 objectives which follow from the vision, the objective for the economy is to ‘support a vibrant local economy’ both urban and rural.
- 2.11 The Plan notes that office accommodation has come under pressure from permitted development rights, with 17,000 sq m of office floorspace lost by 2016, and the potential to lose a further 4,900 sq m from unimplemented schemes. The importance of the issue is reflected in an Article 4 direction in the Plan to be applied to office premises on allocated sites to prevent permitted development rights change of use.
- 2.12 Several proposed Local Plan policies are directly relevant to future residential, employment and related development at the application site:
 - **Policy H1:** Sets the required housing mix for new developments, including market and affordable housing. For sites of 10 or more dwellings, 30% affordable is required on brownfield sites and 40% on greenfield sites.

	1 bed	2 bed	3 bed	4 bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All housing	15-20%	25-30%	35-40%	15-20%

- **Policy ST1:** A Balanced Strategy for Growth in a Constrained District. The policy supports mixed use developments and the use of brownfield land. Justification for the growth strategy includes the need to provide 11.6 hectares of employment land and 32,000 sq m of retail floorspace. On details for Sevenoaks and the main towns, there is emphasis on the retention of existing employment sites.

- **Policy ST2:** Housing and Mixed Use Site Allocations. The policy identifies Fort Halstead as a mixed use development site.
 - **Policy EMP1:** Supporting a Vibrant and Balanced Economy. The first of the Plan’s specific employment land policies specifies that the redevelopment of employment sites for non-residential purposes will be supported where equivalent amounts of floorspace or jobs are delivered.
- 2.13 There is encouragement for the redevelopment of employment sites for mixed uses where development would meet the needs of modern business, maintain employment capacity and deliver a sustainable approach.
- 2.14 Supporting evidence for the Policy¹ points to the current supply of 30 large employment sites (0.2 ha or more) for B class uses (office, industrial, warehousing) and the availability of smaller urban and rural sites as vital to supporting growth in the local economy (p.51). It identifies a total need for 11.6 ha of employment land to 2035, including 7.2 ha of B1a and B1b (offices, R&D), 1.1 ha of industrial B1c and B2, and 3.3 ha of warehousing and storage land (B8). This makes it clear that office development (B1a) and R&D space (B1b) are the largest element of future need, accounting for 62% of total identified need.
- **Policy EMP2 – Town and Local Centres.** This policy is relevant insofar as it specifies that village and neighbourhood centres should provide a range of shops and facilities that meet the day to day needs of their communities.
 - **Policy OS1 – Open Space, Sport and Leisure.** The policy emphasises the priority attached to improving the quality of the district’s leisure provision, including both indoor and outdoor sports facilities. Proposals that increase the provision of play space are to be supported, with requirements identified in the district’s Playing Pitch Strategy. There is also a requirement to incorporate open space into new development. The policy sets the specific requirements for new developments.

Table 2.2 Children and Young People Play Space Requirements, Policy OS1

Size of development	Local area for play	Locally equipped area for play (LEAP)	
5-10 dwellings	Include	NA	NA
10-200 dwellings	Include	Include	NA
201-500 dwellings	Include	Include	Include
500+ dwellings	Include	Include	Include

Smarter, Faster, Together: Towards a Local Industrial Strategy: the South East LEP’s Economic Strategy Statement, December 2018

- 2.15 This consultation draft of a new Economic Strategy Statement produced by the South East LEP is intended as bridge between the Strategic Economic Plan (2014) and a new Local Industrial Strategy on which work has commenced. The Statement is explicit that it replaces the SEP.
- 2.16 The statement emphasises several key features of the area that are central to the strategy it sets out:

¹ Sevenoaks and Tunbridge Wells Economic Needs Study Final Report for Sevenoaks District, August 2016

- Rapid population growth and a faster rate of growth expected than the England average (15% v. 10%) over the next 20 years in all of the South East's constituent areas.
 - Recognition of the region's nationally significant infrastructure assets (ports, airports, international rail gateways).
 - Strong connections with London and with major growth areas including Thames Gateway, London-Stansted-Cambridge corridor, Haven Gateway, Gatwick Diamond and the Brighton conurbation.
 - Strong innovation assets including the region's universities and Further Education (FE) colleges.
 - The need to upskill the workforce.
 - The need to boost productivity, with the South East seeing productivity levels at 92% of the UK average. This is a national problem, and a focal point of the National Industrial Strategy. However, it is notable that productivity in west Kent is higher than the UK average.
- 2.17 Commentary on sector strengths reaffirms the sector priorities identified by the 2014 SEP (see list below), although there is stronger emphasis on a rapidly growing creative and digital sector, and on the connection between low carbon and environmental goods and services and the construction industry.
- 2.18 The Statement connects technology trends and sectors to the five Grand Challenges, highlighting of particular relevance to the South East additive manufacturing, life sciences and medical devices, health and social care, robotics in modular construction and digital news, media and retail. Decarbonisation with its implications for resource efficiency and low carbon technologies, and mobility including electric and autonomous vehicles are also highlighted with reference to the transport and logistics sector and energy.
- 2.19 The strategy sets a headline ambition of bridging the productivity gap in Gross Value Added (GVA) per job filled to the UK average by 2030. Five priorities are identified to achieve this:
- Creating ideas and enterprise: Of particular relevance to Fort Halstead and the west Kent area is the emphasis on supporting innovative and high growth businesses, increasing the adoption of new technologies and processes, supporting knowledge transfer (universities – business), responding to the need for workspace flexibility by bringing forward new space, and supporting the South East's gateway role for trade and investment. It should be noted in particular that the strategy indicates that new managed workspace and innovation centre space is critical to fill a shortfall in supply.
 - Developing tomorrow's workforce: Focused on skills and training provision, including capital investment in further and higher education capacity.
 - Accelerating infrastructure: Focused on transport including the Lower Thames Crossing, major road corridors (including the M20 and A21), improved rail connectivity, improved access to international gateways, ensuring sustainable transport access. Technology infrastructure (broadband and 5G mobile) is also highlighted, along with accelerated housing delivery and energy infrastructure.
 - Creating places: including both new settlements and existing communities. The need to develop well connected places which provide homes, jobs and infrastructure.
 - Working together: priorities for joint working with public and private sector partners across a much wider area.

South East Local Enterprise Partnership Growth Deal and Strategic Economic Plan (2014)

- 2.20 The South East Strategic Economic Plan (2014) set an ambitious commitment to deliver 200,000 jobs by 2021, and a further commitment to unlock the capacity for 310,000 additional jobs in total. With a local growth fund investment of £784.5 million in a total cost of £1.4 billion, the SEP identified a substantial programme of investment in infrastructure and supporting measures, focused on growth corridors and growth sites to achieve its objectives.
- 2.21 Headline objectives for the SEP revolved around boosting productivity by focusing on innovation assets and sectors including Enterprise Zones, business start-ups, health innovation and related sector support programmes, offshore renewables engineering and international trading. Improvements to skills provision linked to priority sector and the construction of more homes are the second and third headline objectives.
- 2.22 A series of priority sectors are set out in the SEP (from para. 2.18). These are:
- Advanced manufacturing;
 - Transport and logistics;
 - Life sciences and health care, where there is specific reference to Discovery Park;
 - Environmental technologies and energy;
 - Creative, cultural and media;
 - Visitor economy.
- 2.23 Of relevance to the socio economic effects of development of the application site is the strong emphasis in the SEP on innovation. This focuses both on support to enable businesses to become more innovative, and on the key supporting role of universities and education facilities across the area. A 'productivity deal' is set out in the SEP based on several initiatives:
- Integrated business start-up and support services;
 - Sector support programmes and projects;
 - The development of incubation space and innovation programmes;
 - Access to finance;
 - Investment to support onshore and offshore energy production; and
 - Support for internationalisation.
- 2.24 Of particular relevance to Kent are references to the University of Kent's plans to provide incubation space at Chrysalis, and Canterbury Christchurch University's proposal for an advanced bio-engineering stem cell laboratory.
- 2.25 The SEP briefly identifies the application site (Fort Halstead, para. 2.119) as a development opportunity focused on multi-use research and development. It is described as part of an A21:London-Tonbridge-Tunbridge Wells transport growth corridor/area running southwards into Kent from the south eastern fringes of Greater London. The SEP describes West Kent as a 'strong economy with a diverse and resilient SME base' (para. 2.119) highlighting the concentration of digital and software businesses in Tunbridge Wells and the area's significant rural economy.

Kent and Medway Growth Deal

2.26 Published as part of the SEP and separately, the 2014 Growth Deal sets out a series of investment priorities to which a £2.6 billion investment programme is attached. For West Kent, the features of the Growth Deal are as follows:

- Opportunities including the further development of the 'knowledge economy' and an SME base of 16,000 businesses with high potential for innovation and growth.
- Reference to software and electronic publishing, and the creative and media sector more generally, along with tourism and leisure, as key sectors.
- The need for more commercial development to be brought forward, with Fort Halstead referred to in this part of the growth deal.
- Good connectivity, highlighting the area's link to the M25, planned improvements to the A21, good rail links to London from Sevenoaks, Tonbridge and Tunbridge Wells, and investment in rural broadband.
- Explicit reference to the need to support 'research and growth', with Fort Halstead identified as an opportunity to develop business space for research-focused businesses and the possibility of public sector funding to back this.

2.27 A series of sector opportunities for Kent and Medway are also identified, including:

- Life sciences – 6,000 jobs, with concentrations of activity at Discovery Park Enterprise Zone and Kent Science Park, along with new growth at Maidstone Medical Campus.
- Creative and Media – 14,000 jobs in a sector estimated to have grown by 85% in 10 years. Tunbridge Wells is highlighted here.
- Low carbon – 21,000 jobs in renewable energy, energy efficiency and carbon reduction.
- Land based – Referring to strengths in horticulture linked to fruit production.
- Manufacturing – 44,000 jobs and 10% of Kent and Medway's GVA. A strong SME base and the presence of primes including BAe Systems and Delphi are highlighted.
- Construction – 36,000 jobs, highlighting both the area's proximity to a dynamic London and South East market and new opportunities in sustainable construction.
- Tourism and leisure – 64,000 jobs.
- Higher education – Anchored by institutions in Canterbury and a growing presence in Medway.

Sevenoaks Draft Economic Development Strategy, 2018-21, Sevenoaks District Council

2.28 The Sevenoaks District Council (SDC) emerging new economic development strategy for Sevenoaks sets out a vision for a fair, safe and thriving economy built around themes including:

- Innovation and Technology: Regeneration of market towns that provide employment and retail for all, improved infrastructure (broadband, road, rail, air links, education);
- Rural Economy: Focused on the visitor economy, food production, arts and culture venues, skills; and
- Sustainability: Enabling businesses to prosper and grow.

- 2.29 The strategy echoes the SEP in identifying strengths of the district that include its attractiveness as a place to live because of its proximity to London, excellent transport links by motorway and road, good links to Gatwick, Heathrow and Biggin Hill airports, links to the Channel Ports, Ashford and Ebbsfleet for international rail connections. It highlights also low levels of unemployment and the strength of the area’s workforce.
- 2.30 The redevelopment of Fort Halstead is identified as an opportunity in the draft strategy. It is described (p.16) as the main site for longer-term growth in the District through the early 2020s. A specific connection is made with the growth of avionics and aviation support businesses at Biggin Hill, and opportunities in Croydon and Swanley, which could provide ‘foundations for a technology and engineering cluster along the North Downs’.
- 2.31 There are references in the strategy under an Enterprise theme to the need to provide low-cost employment space (workspace) for businesses, particularly in the creative, digital and tech sectors. This type of provision is to be encouraged by the strategy.
- 2.32 The strategy also recognises key economic characteristics of the District including:
- Low unemployment levels, with Sevenoaks having the lowest level in Kent;
 - Well qualified residents with only 8% of the population lacking any qualifications;
 - A majority of residents working in West Kent, but 40% working in Greater London;
 - A strong rural economy with many residents working from home, but issues with broadband and connectivity more generally;
 - Strong town centres with good retail offers, including independent retail.

Sevenoaks District Council Open Space Study, June 2018

- 2.33 This study underpins Policy OS1 in the Publication Version of the Sevenoaks Local Plan, including setting the policy requirements for designated play spaces (Table 17, see also commentary on Local Plan above).
- 2.34 The study identifies national standards and indicates that the Council considers this to be the best approach to determining the provision of new facilities.

Table 2.3 Formal Open Space, Benchmark Guidelines		
Open Space Typology	Hectares Per 1,000 Population	Walking guideline (walking distance, metres from dwellings)
Equipped/Designated Play Areas	0.25	Local Area for Play (LAP), 100m Local Equipped Area for Play (LEAP) 400m Neighbourhood Equipped Area (NEAP) for Play 1,000m
Amenity Greenspace	0.60	480m
Parks and Gardens	0.80	710m
Natural and Semi-natural	1.80	Not available

Source: SDC Open Space Study, Table 4.2. Standards based on national Fields in Trust guidelines.

- The study notes (para. 7.28) that there are shortfalls of parks and gardens in some areas including Sevenoaks.
- In general, the study finds that the District is reasonably well-supplied with amenity greenspace. There are areas including parts of Sevenoaks which are undersupplied.

- The study finds a shortage of accessible LEAPs and NEAPs in the District, with a need to invest in improving spaces and additional provision (para. 7.36).
 - The study concludes that there is an excellent supply of natural and semi-natural greenspace in the District (para. 7.40).
 - No deficiencies in the supply of allotments in the District (para. 7.43) although the study notes that for allotments of local significance in terms of size, a 400m walking distance benchmark is used by the Greater London Authority.
 - For cemeteries and churchyards, the study finds no significant areas of deficit in the District, and there are no Fields in Trust (FIT) standards for accessibility (para. 7.46).
- 2.35 The Open Space Study also reviews the provision of outdoors sports facilities including golf courses, multi-use games areas and outdoor gyms. Whilst there are no standards for the quantity and accessibility of such facilities, the study finds no significant demand for additional Multi-use Games Areas (MUGA), essentially mixed-used play areas.
- 2.36 Findings from the study are referred to in the baseline section of this technical report to provide background detail on current provision.

Other Key Policies

- 2.37 This technical report refers to two additional policy/strategy documents which have informed the assessment.

Kent County Council, Commissioning Plan for Education Provision in Kent (2019-23)

- 2.38 This is the key plan for the local education authority (KCC). It sets out policies relating to education provision across the County, the specific requirements for education in Sevenoaks and the area around the application site, and it provides extensive information about current and projected education needs. Its evidence and conclusions are covered in detail in the relevant sections of this report below.

West Kent Clinical Commissioning Group's Strategic Commissioning Plan 2014-19

- 2.39 The Clinical Commission Group's (CCG) Plan sets out priorities for investment in primary health care across the West Kent area, of which the application site is part.

3. Baseline Conditions

- 3.1 This section of the technical report provides further details on the data which underpins the assessment of baseline conditions in the socio-economics ES chapter.

Impact Areas

- 3.2 The Proposed Development will deliver a significant amount of new housing and employment land/floorspace, together with social and community infrastructure. Its impacts will extend from the immediate area around the Fort Halstead site (including Halstead village) to Sevenoaks district and, in the case of both population impacts and those relating to employment and business activity, to the wider Functional Economic Market Area (FEMA) defined by Sevenoaks Local Plan. As a result, baseline conditions are assessed for the following areas which are appropriate given the scale of development that is proposed:

- 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.
- Sevenoaks District.
- FEMA area (Sevenoaks district, Tonbridge and Malling, Tunbridge Wells local authority areas).
- KCC area.

- 3.3 It should be noted that the availability of data and the relevance of each geography to the receptor and effects means that data is not given for all areas for every receptor/effect. Where appropriate, England is used as a comparator.

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

- Schools: Relevant School Planning Groups (SPG) as determined by Kent County Council. These are the geographic areas used as the basis for schools planning by the education authority. These are shown on the map in Appendix 1 with the application site marked.
- Health facilities: For General Practitioner (GP) and dentist provision, neither the NHS or CCG specify a distance (walking, car, public transport) that defines catchment areas for services. The starting point was to consider facilities within a 2 mile radius of the site and also a 10 minute journey time, shown in Appendix 1. However, the assessment extended the search range to to reflect the potential for residents of the proposed development to use other, local facilities. It is noted that in the 2015 ES, the West Kent CCG indicated that catchment areas of up to 5 miles were appropriate for rural areas.
- Sports, Leisure Facilities and Green Infrastructure: The assessment has considered an extensive range of sports and leisure facilities, along with managed and natural green infrastructure. These extend to 7.1 miles driving distance from the site to ensure that the fullest possible range in Sevenoaks District was considered.

Methodology

- 3.5 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.
- 3.6 Data used to establish the current baseline conditions is drawn from a range of sources which are referenced at relevant sections and are listed in the table below.

Data	Source	Purpose
2011 Census	Office for National Statistics	Past population data
Mid-Year Population Estimates	Office for National Statistics	Current and past population data
Annual Population Survey	Office for National Statistics	Labour force data
Business Register and Employment Survey	Office for National Statistics	Current and past employment data
Sub-national Population Projections, 2016 and 2014-based	Office for National Statistics	Projected change in population by age group
Strategic Commissioning – Analytics	Kent County Council	Employee jobs data
UK Business Count	Office for National Statistics	Current and past business data
Company information	Duedil	Detailed data on individual businesses
Live tables on dwelling stock (including vacants), Table 100	Ministry of Housing, Communities and Local Government	Housing supply data
Housing supply data (Table CTSOP3)	Valuation Office Agency	Local housing mix data
House price tables	Office for National Statistics	Current and past median and lower quartile house price data
Affordability data	Office for National Statistics	Current and past ratio of house price to earnings ratios
Schools Census	Department for Education	School enrolment data (pupil numbers and characteristics)
School reports	Office for Standards in Education	Information about school and pre-school characteristics
Commissioning Plan for Education Provision in Kent 2019-23	Kent County Council	Schools capacity, enrolment and forecast data
NHS Digital Website	National Health Service	GP patient numbers and workforce data
GP Practice Websites	Private Organisations	GP facilities and GP numbers
NHS Choices Website	National Health Service	Locations of GP and Dentist Practices

Open Space Study	Sevenoaks District Council	Information on managed and natural green spaces
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Baseline Conditions: Application Site

3.7 The following are the relevant existing socio-economic baseline conditions on the application site:

- No housing currently on the site, and no resident population.
- Current employment (2019) on the site includes 150 QinetiQ staff and 500 Defence Science and Technology Laboratory staff with 60 contractors in supporting roles.
- There is a canteen and social club provided for employees of DSTL and QinetiQ. There is no social and community infrastructure accessible to the public at the application site.

Future Baseline: Application Site

3.8 Outline consent was granted in 2015 by SDC (15/00628/OUT) for a mixed use development comprising a business area (B1 office and light industrial, B2 industrial and ancillary energetic material testing of 27,000 sqm GEA, 450 residential units, an 80 bed hotel, a village centre with A1-A3 retail uses, B1a offices, D1 and D2 social and community uses.² This represents the future baseline for the application site.

3.9 Of specific relevance to the assessment of the socio economic effects of the proposed development of the application site from the 2015 outline consented scheme are the following.

Table 3.2 Future Baseline Socio Economic Effects: Application Site		
	Estimate	Comment
Demolition Phase		
Employment	53 FTE jobs a year over 2 years	NA
Construction Phase		
Employment	177 FTE jobs a year over 7 years	Annual number of FTE construction jobs could range from 143 to 360 depending on overlap between construction phases
Operational Phase		
Total population	1,140	Accommodated in 450 dwellings
Employment	1,483 direct jobs	Across the full range of proposed business floorspace and including future Qinetiq jobs (250)
Household Spending	£1.0 million within locality of site, £3.3 million in	Generated by 450 households spending on goods and services in the relevant impact areas

² In addition, the 2015 outline consent included use of the Fort Area and bunkers as an historic interpretation centre (Use Class D1) with ancillary workshop space, and works associated with the development including roads, landscaping, security fencing, formal and informal open space, pedestrian, cyclist and public transport infrastructure, utilities infrastructure, sustainable urban drainage system, cycle and car parking (with all matters reserved); and detailed approval for two access points at Otford Lane/Crow Drive (primary) and Star Hill (secondary).

	Sevenoaks, £4.3 million in Kent	
Labour force	650 working age residents (16-64) 520-555 economically active 490-520 employed residents 170-180 in higher managerial and professional occupations	Estimates based on local proportions of current resident population and likely pattern of activity of residents in new developments.
Early years and childcare	19 3-4 year olds, 6 children aged 2 years old eligible for early years education	Also noted that Kent County Council estimated 75 0-3 year olds on completion of development of 450 homes
Primary age children	104-117 children aged 4-10+ after completion. 94-117 requiring state-funded school places	Based on combination of applicant's estimates (104) and Kent County Council (117 peak 1 year after completion falling to 105 subsequently)
Secondary age children	68 children aged 11-16, with 57-73 requiring state funded secondary school places	Kent County Council estimates indicate that demand would rise to 73 places 4 years after construction completed and remain steady subsequently
Sixth form age children (16-18)	25, of which 21 would require state provided sixth form places	Kent County Council estimated 10 places required at completion, rising to 13 3 years after development completed, remaining steady subsequently
GPs	0.6 whole time equivalent GPs	Based on 1,140 residents and a ratio of patients to GPs of 1,800
Dentists	0.8 whole time equivalent dentists	Based on 1,140 patients and list size of 1,500 per dentist

Source: 15/00628/OUT, Environmental Statement, Chapter 9, Socio-economics

Population

Current Population and Age Structure

- 3.10 Population is a receptor for the socio economic effects of development of the application site, but the population effects are also a key driver of the effects on other key receptors including demand for education, health and other social and community infrastructure.

	0-15	16-64	65	Total
Local Area	1,231	3,678	1,102	6,011
Sevenoaks	23,811	70,280	25,338	119,429
FEMA	73,840	220,731	71,810	366,381
Kent	299,914	944,725	309,997	1,554,636
England	10,637,971	45,588,919	10,030,511	66,257,401

Source: Office for National Statistics, Mid-Year Population Estimates

- 3.11 The data show that Sevenoaks has a significantly lower proportion of residents in the 16-64 cohort, and a higher proportion of over 65s, than the England average. For the same age groups, the proportions are slightly lower and higher respectively than Kent and the FEMA area. The local area has a lower proportion of over 65s than the district and the other Kent areas, but a higher proportion of over 65s and a lower proportion of 16-64 year olds than the England average.

Table 3.4 Percentage of Current Population by Broad Age Group, 2017

	0-15	16-64	65+	Total
Local Area	20%	61%	18%	100%
Sevenoaks	20%	59%	21%	100%
FEMA	20%	60%	20%	100%
Kent	19%	61%	20%	100%
England	16%	69%	15%	100%

Source: Office for National Statistics, Mid-Year Population Estimates

- 3.12 The current population and age data are therefore characteristic of local and district areas that are more rural than urban, and which do not have the age profile typical of larger urban areas. They reflect the attractive qualities of the areas to live and, as the data later in this report shows, typically much higher than average house prices which are likely to limit the number of younger people who can afford to live in the area. The data underline the priority attached in local policy to attracting and retaining younger people.

Population Change

- 3.13 Population data suggest the local area has seen population growth on par with that of the England average, and far above the rates for Sevenoaks, the FEMA and Kent. This is indicative of an area which has seen higher rates of housebuilding and household formation than the other impact areas in Kent.

Table 3.5 Population Change 2001-17

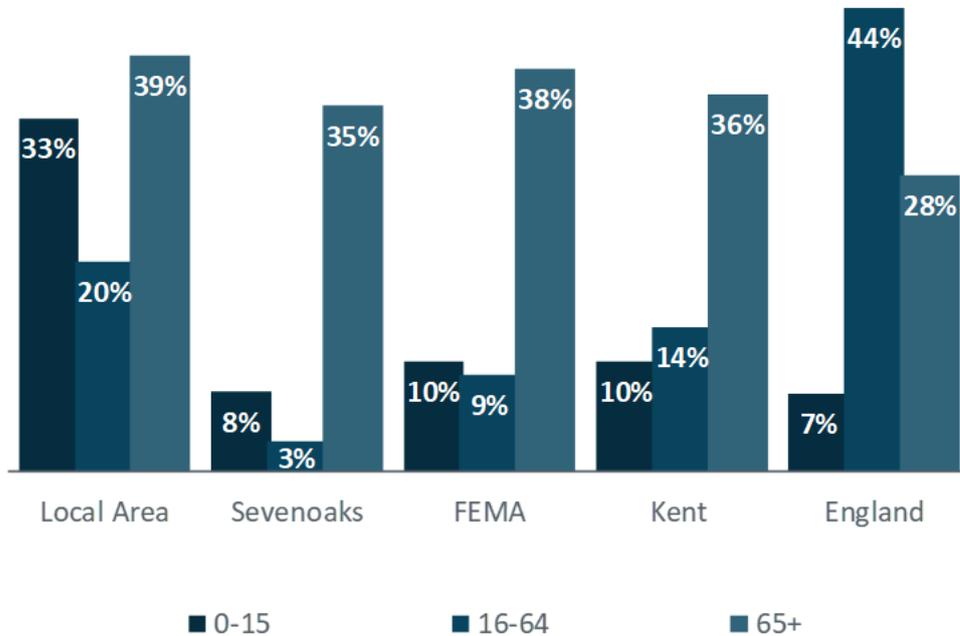
	2001	2011	2017	% Change 2001-17	%Change 2011-17
Local Area	4,782	5,382	6,011	26%	12%
Sevenoaks	109,242	115,351	119,429	9%	4%
FEMA	321,062	351,684	366,381	14%	4%
Kent	1,331,194	1,466,466	1,554,636	17%	6%
England	53,107,169	53,107,169	66,257,401	25%	25%

Source: Office for National Statistics, Mid-Year Population Estimates

- 3.14 The pattern of change by broad age group from 2001-17 is clear. It shows that the local area has been a driver of population growth and that this includes younger and older age groups, with rates of change in the 16-64 cohort much higher than those of other impact areas in Kent. In Sevenoaks, the FEMA and Kent, growth has been driven primarily by the 65+ cohort.
- 3.15 This is an important socio-economic issue, in that the 16-64 cohort is the core of the resident workforce of an area, so is crucial to its economic well-being. It is also a driver of

demand for social and community infrastructure and facilities, including schools. This is also reflected in growth in the number of children in the local area.

Figure 3.1 Change by Age Group, 2001-17



Source: Office for National Statistics, Mid-Year Population Estimates

Forecasts and Projections

- 3.16 For the application site, the future baseline population is given by the estimated population for the extant planning permission for the application site (15/00628/OUT) which assumes a population of 1,140 for a completed development of 450 dwellings, given in Chapter 9 Socio-Economics of the previous 2015 ES.
- 3.17 For the impact areas beyond the application site, population projections are not available at the local area level. Official projections are produced for local authority areas and England. For local plan purposes, the FEMA authorities are basing housing need estimates on the 2014-based projections.
- 3.18 The projections show that both Sevenoaks and Kent are projected to see growth of 21-22% from 2014-39, with the FEMA projected to see lower growth at 14%. These rates are higher than projected growth nationally.

	2014	2024	2034	2039	Total Change	% Change 2016-41	Annual Change
Sevenoaks	117.8	128.2	139.1	142.4	24.6	21%	0.99
FEMA	358.3	387.4	415.5	410.0	51.7	14%	2.07
Kent	1,510	1,652	1,786	1,845	334.7	22%	13.39
England	54,317	58,396	61,800	63,282	8965.0	17%	358.60

Source: Office for National Statistics, 2014-Based National and Sub-national Population Projections

- 3.19 An alternative view of future population growth is given by the evidence that Sevenoaks District Council and its FEMA partners Tonbridge and Malling and Tunbridge Wells have produced to underpin local plan housing policies.
- For Sevenoaks, the assumption in the Strategic Housing Market Assessment (SHMA) (2015) which underpins the Proposed Submission Draft Local Plan is that the district will see population growth of 19,900 over the plan period. This also equates to annual growth at just under 1,000 people.
 - For Tonbridge and Malling, its latest housing need evidence (Housing Need Update, January 2019) suggests annual population growth in its 2011-31 plan period equating to 1,022 and 1,168 people.
 - For Tunbridge Wells, the Council is at an earlier stage in the preparation of its local plan. The latest evidence (Tunbridge Wells SHMA Update, Jan 2017) indicates that population growth of 20,483 over 20 years from 2015-35 is its preferred scenario. This equates to 1,024 per annum
 - In total, the various FEMA figures assume population growth of around 3,000-3,200 a year.
- 3.20 Local plans are not yet adopted in the FEMA, and it is possible that these figures may be adjusted as they progress and are examined. New government population projections will also suggest different future population growth.

Economy

Employment

- 3.21 The employment base of the impact areas is identified as a key receptor for the impacts of the proposed development. As stated previously, total employment on the application site in 2018 stood at 650 (QinetiQ and DSTL) and 60 temporary contractors.
- 3.22 The latest data (2017) shows the following for total employment (all jobs including those carried out by a single individual, part time and full time jobs, business proprietors).

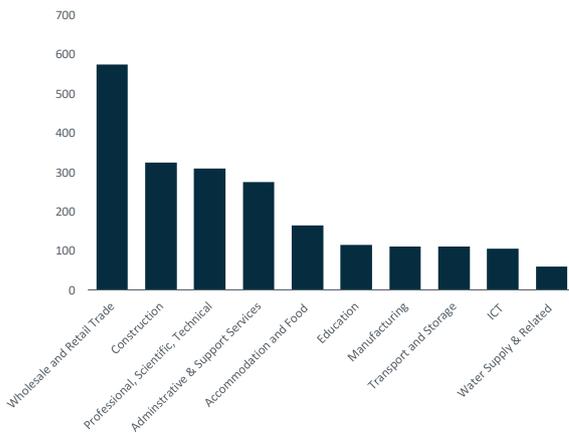
	Total Employment
Local Area	2,375
Sevenoaks	47,000
FEMA	164,500
Kent	635,000

Source: Office for National Statistics, Business Register and Employment Survey

- 3.23 There are some differences but substantial similarities between the mix of employment present in each area in 2017.
- Local Impact Area: Retail is the largest sector, with construction, professional, scientific and technical activity (concentrated on the Fort Halstead site in QinetiQ and DSTL) and administrative/support services the largest sectors. Construction accounted for around 315 jobs in 2017.

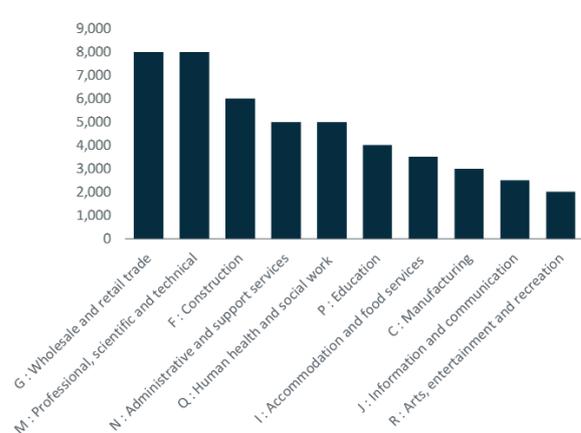
- **Sevenoaks:** A similar pattern is evident in Sevenoaks where retail and professional, scientific and technical are the largest sectors, followed by construction and administrative and support services. Public sector employment in education and health is also prominent. Construction employment accounted for 6,500 jobs in 2017.
- **FEMA:** In the FEMA, the contribution of the largest sectors is broadly similar, including retail and construction, but the public sector has an even more prominent role. Construction employment accounted for 12,750 jobs in the FEMA in 2017.
- **Kent:** A very similar pattern is evident in the largest sectors in Kent, although the County's strengths in tourism are reflected in accommodation and food services. Construction jobs accounted for 44,000 jobs in 2017.

Figure 3.2 Local Area



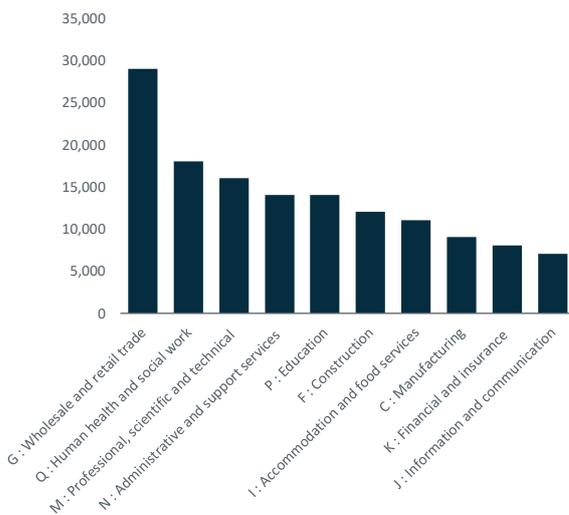
Source: Office for National Statistics, Business Register and Employment Survey

Figure 3.3 Sevenoaks



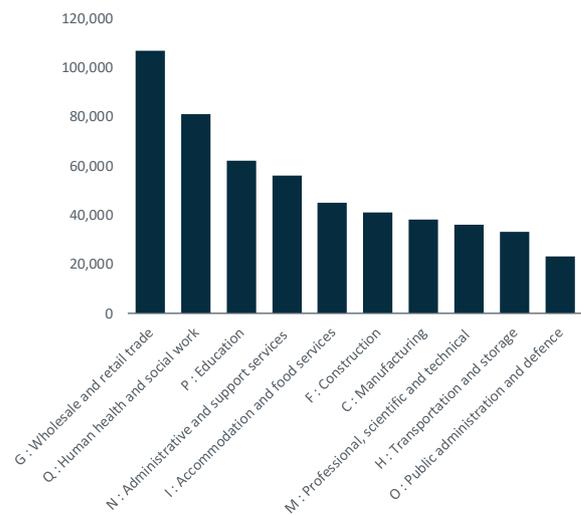
Source: Office for National Statistics, Business Register and Employment Survey

Figure 3.4 Top 10 Employment Sectors, FEMA, 2017



Source: ONS Business Register and Employment Survey

Figure 3.5 Top 10 Employment Sectors, Kent County, 2017



- 3.24 Building a robust picture of past change in employment is not straightforward. The ONS employment data (BRES) is subject to discontinuities in survey methods over time, and time series data should be treated with some caution. A basic overview of change in employee job numbers between 2009 when the economy was in deep recession and 2017 gives a broad indication of the direction of travel. The economy exited recession in 2013.
- In the Local Area, the data is likely to show the effect of reductions in job numbers on the Fort Halstead site, as well as the effects of recession.
 - Sevenoaks by contrast has seen strong employment growth, with analysis by Kent County Council showing that this has been driven in particular by office-based sectors and higher value activity including administrative and support services and professional, scientific and technical activities.
 - In the FEMA , professional, scientific and technical activities have also driven growth in employee job numbers.
 - For Kent, administrative and support service activities; professional, scientific and technical activities; retail; and accommodation and food services have been the main growth drivers.

	2009	2013	2017	Growth 2009-17	Growth 2013-17
Local Area	3,200	2,655	2,290	-28%	-14%
Sevenoaks	42,000	46,000	53,300	27%	16%
FEMA	145,500	150,700	161,600	11%	7%
Kent	565,000	568,200	611,200	8%	8%
England	23.65m	23.57m	25.82m	12%	10%

Source: Office for National Statistics, Business Register and Employment Survey, 2018; Strategic Commissioning - Analytics, Kent County Council, www.kent.gov.uk/research

Forecasts and Projections

- 3.25 Updated information supplied through consultations with QinetiQ indicate that it is assumed to have a workforce of 200 in future years, and DSTL a residual workforce of 30 following the relocation of its operations from the site.
- 3.26 However, for several reasons, caution must be exercised in the use of employment forecasts for areas beyond the application site in understanding future change:
- Employment forecasts are subject to regular change as forecasting houses revise their expectations about national, regional and local employment growth.
 - The UK economy is in a period of considerable uncertainty as a result of the Brexit referendum and when the country will exit the European Union. This makes it particularly difficult to forecast short, medium and long-term growth prospects for the economy. The most recent short-term forecasts for the UK economy indicate both that there has been a marked slow down in growth over the past 2 years, and that prospects for the next 1-2 years are also for sluggish growth.
 - Employment forecasts used for local plan purposes should provide an objective measure of potential future growth, but typically do not take account of policy choices and a range of factors including constraints on the development of employment land and premises.

- Evidence underpinning local plans was produced some years ago, and there will have been more recent releases of forecasts which are likely to show different growth trajectories. However, it is prudent to use the forecasts on which local plans are based given that they are tied to planned housing delivery and employment land provision.
- 3.27 Sevenoaks' Local Plan (Proposed Submission Version, December 2018) makes provision for employment land that is based on the Sevenoaks and Tunbridge Wells Economic Needs Study: Final Report for Sevenoaks District, produced in August 2016. The relevant employment forecast figures from this report are also carried through into the Strategic Housing Market Assessment for the FEMA. The headline figures are:
- Sevenoaks: Forecast growth of 8,880 jobs 2013 to 2033, or a growth rate of 0.8% per annum. This equates to 444 jobs a year. For the period to 2035, this slows to 0.7% or 425 jobs a year. The major contributors to growth include professional and business services, construction and real estate.
 - Tunbridge Wells: Forecast growth of 10,024 or c. 500 jobs a year 2013-33. This represents an average annual growth rate of 0.8% pa. Over the 2015-35 period, the SHMA Update (2017) for Tunbridge Wells points to growth of 8,276 or 414 jobs a year, implying a lower average annual growth rate.
 - Tonbridge and Malling: For Tonbridge and Malling, the Council's Update of Employment Needs Study (November 2017) indicates jobs growth of 14,400 or 720 per annum from 2011-31. The biggest growth sectors are wholesale, education, land transport, storage and post, administrative and support services.
- 3.28 This data gives a broad indication of the direction of travel in future employment growth. Annual growth amounts to around 1,500 jobs across the FEMA, depending on which of the start and end points are used.

Labour Force

- 3.29 The labour force of the impact areas is a key receptor for the impacts of the proposed development.
- 3.30 The starting point in assessing the labour force baseline is the current population in what is typically treated as the core working age group (16-64). The figures are shown in Table 3.1 earlier in this report but are summarised in Table 3.9³.

Impact Area	16-64 Year Olds
Local Area	3,678
Sevenoaks	70,280
FEMA	220,731
Kent	944,725

Source: Office for National Statistics, Mid-Year Population Estimates

- 3.31 This data shows the size of the total cohort of 16-64 year olds who will form a large part of the resident labour force of the area.
- 3.32 The economic activity and employment rates for residents of the impact areas give a fuller picture of the size of the resident labour force. Economic activity rates measure the

³ England not included, since labour force effects of the Proposed Development will be too negligible to consider.

proportion of residents either in work or available for work, so includes unemployed residents. Employment rates show the proportion in work.

- 3.33 Annual Population Survey data produced by the ONS are the basis for the figures used in this section of the report. However, these are survey based and therefore prone to larger margins of error for district local authorities than for larger areas (eg. Kent, England). They are therefore used to provide a broad indication of numbers and rates for Sevenoaks and the FEMA area. The data are not available for small areas (ie the local impact area).
- 3.34 Data on the resident population aged 16+ shows that Sevenoaks has lower rates than those of the other impact areas. In part, this may be attributable to a population which has an older age profile, so fewer people likely to be economically active and in work.

Table 3.10 Economic Activity, Employment and Unemployment, Year to Dec. 2018, Aged 16+

	Economically Active (16+)	EA Rate (16+)	Employed Residents 16+	Employment Rate 16+	Unemp. (16.+)	Unemp. Rate
Sevenoaks	56,900	59%	53,400	55%	3,500	6.1%
FEMA	183,400	64%	174,100	61%	9,300	5.1%
Kent	777,100	63%	742,900	60%	34,200	4.4%
England	28.4m	64%	27.2m	61%	1.2m	4.1%

Source: Office for National Statistics, Annual Population Survey

- 3.35 Data for the 16-64 cohort shows that rates for Sevenoaks are slightly lower than those of Kent and England, but markedly lower than that of the FEMA, the latter driven by a comparatively high rate of 81.5% in Tonbridge and Malling.

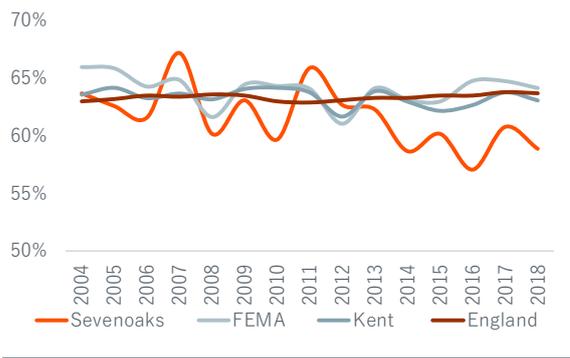
Table 3.11 Economic Activity, Employment and Unemployment, Year to Dec. 2018, 16-64 year olds

	Economically Active (16-64)	EA Rate (16-64)	Employed Residents 16-64	Employment Rate 16-64	Unemp. (16-64)	Unemp. Rate (16-64)
Sevenoaks	54,900	78%	51,400	74%	3,500	6.4%
FEMA	176,500	81%	167,100	82%	9,300	5.3%
Kent	743,700	79%	709,500	76%	34,200	4.6%
England	27.3m	79%	26.1m	75%	1.2m	4.2%

Source: Office for National Statistics, Annual Population Survey

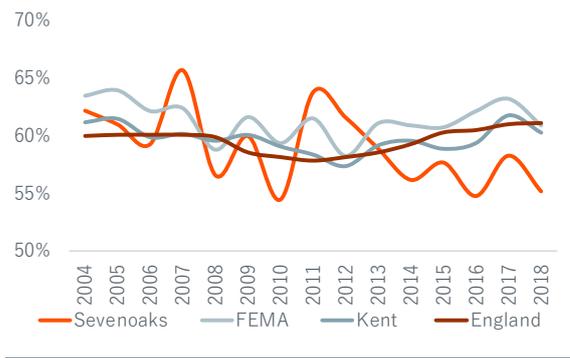
3.36 Data on change over time shows that, for the resident population over aged 16, Sevenoaks has lagged other impact areas over the period since the UK exited recession around 2013. This may be attributable to both the ageing effect in the population and possibly to other locations having seen employment grow at faster rates over the intervening period. More local employment opportunities being generated would be expected to see economic activity and employment rates rise or stabilise rather than fall.

Figure 3.6 Economic Activity Rate, 16+, 2004-18



Source: Office for National Statistics, Annual Population Survey

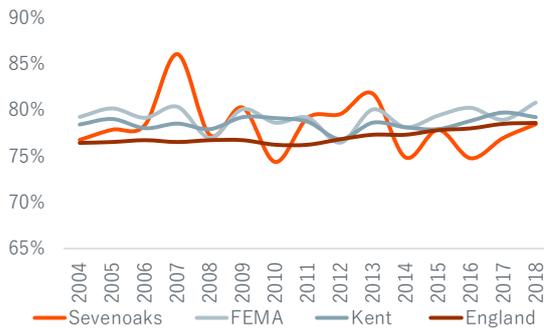
Figure 3.7 Employment Rate, 16+, 2004-18



Source: Office for National Statistics, Annual Population Survey

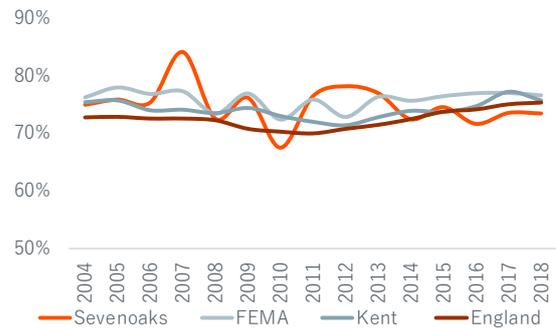
3.37 The data for 16-64 year olds paint a different picture, with Sevenoaks' rates largely consistent with those of other impact areas over time.

Figure 3.8 Economic Activity Rate, 16-64, 2004-18



Source: Office for National Statistics, Annual Population Survey

Figure 3.9 Employment Rate, 16-64, 2004-18



Source: Office for National Statistics, Annual Population Survey

3.38 A growing number of people over the age of 65 are economically active and in employment as people choose to work past retirement age, are required to do so because of financial circumstances, and the state pension age rises. The latter factor will account for growing numbers of the workforce in future years. As the population of the UK ages, so older people will become an increasingly important component of the workforce to offset relatively low levels of growth in younger cohorts of the population.

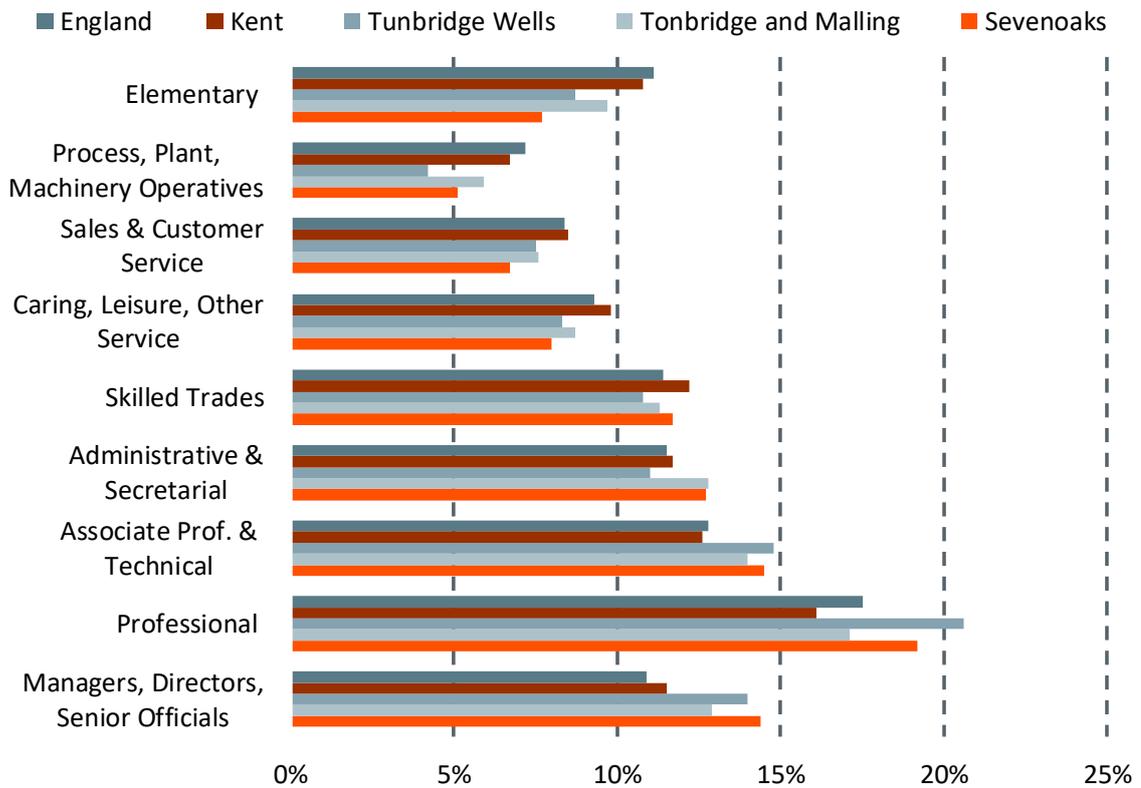
Table 3.12 Over 65 Economic Activity and Employment, Year to Dec. 2018

	Economically Active	EA Rate	Employed	Employment Rate
Sevenoaks	2,000	7.4%	2,000	7.4%
FEMA	7,000	10.3%	7,000	10.3%
Kent	33,400	11.4%	33,400	11.4%
England	1.07m	10.9%	1.05m	10.7%

Source: Office for National Statistics, Annual Population Survey

3.39 Occupations data show that Sevenoaks and the FEMA have comparatively higher proportions of residents working in the higher paid and typically higher skilled managerial and professional occupations, associate professional and technical occupations. This is consistent both with the range of employment evident in the area (for example, strength of professional, scientific and technical sector) and the area's proximity to London. It is a good location for people working in these occupations to commute to work in London.

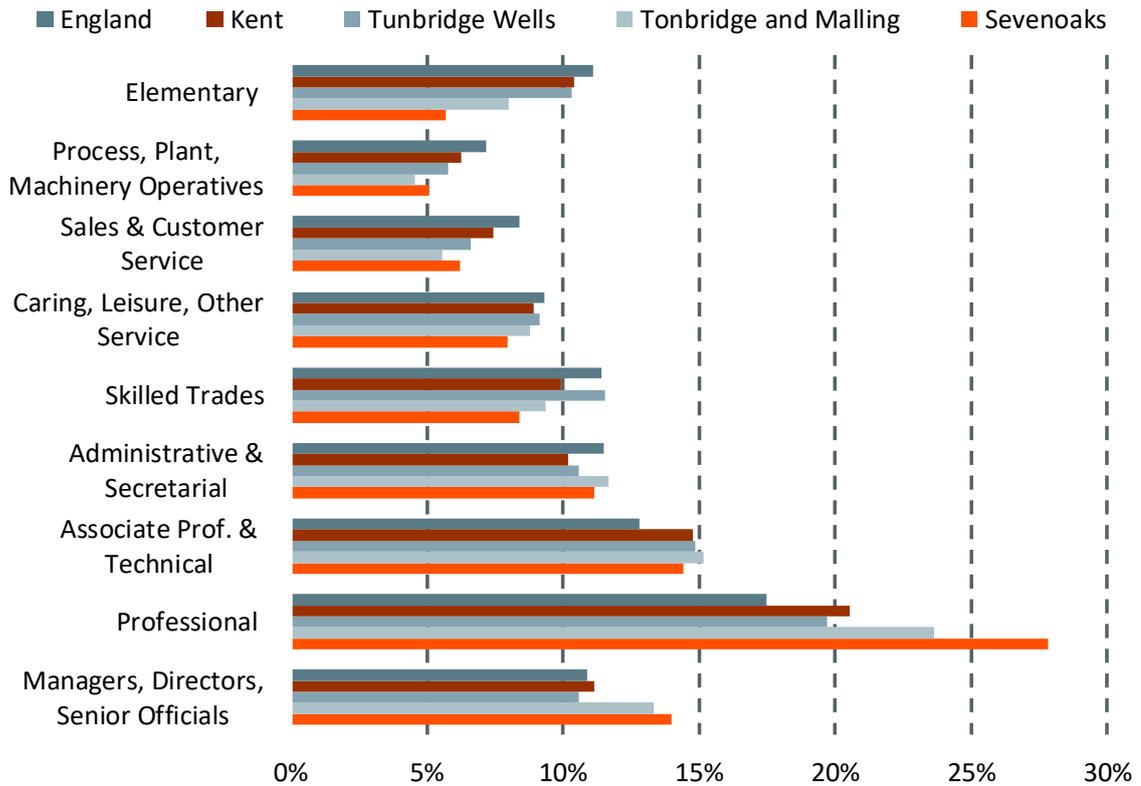
Figure 3.10 Resident Occupations, Census 2011



Source: Office for National Statistics, 2011 Census

3.40 Annual Population Survey data provide a more recent picture of resident occupations. Since the data is survey based, the margins of error for local authority district level data mean some caution should be exercised in terms of its accuracy. However, the broad picture is one of Sevenoaks and FEMA districts having seen proportions of residents in higher managerial and professional occupations increase over time.

Figure 3.11 Resident Occupations, 2017-2018 (Average)



Source: Office for National Statistics, Annual Population Survey

Forecasts and Projections

- 3.41 It is difficult to robustly estimate how the resident labour forces of the impact areas are likely to change in future years. Several factors contribute to this issue including:
- Projected population change and labour force change are part of the process of determining the appropriate housing need for each local authority area through the local plan process. Since local plans are not yet adopted, figures from both official projections and those provided in local authority evidence bases may be subject to change.
 - A complex set of factors influences change in the resident labour force, including employment opportunities in and outside the area of residence natural and migrant-based population change, housing development rates and trends in the participation rates of different age groups. The labour force impact of these factors combined makes it difficult to predict how the resident labour force will change.
 - An uncertain economic climate linked both to the potential effects of the UK's exit from the EU and wider economic forces including rapid changes in technology and its impact on labour demand.
- 3.42 The population projections which provide the starting point for estimating housing need in the FEMA local authorities (ONS 2014-based sub-national population projections) show that the FEMA as a whole was projected to see an increase of around 31,000 in its population aged 16-74, equating to 1,240 a year. For Sevenoaks, the equivalent figures are around 11,050 and 440 per annum.

	Change 2014-39	% Change	Annual Change
Sevenoaks	11,054	13%	442
Tonbridge and Malling	13,789	16%	552
Tunbridge Wells	6,151	7%	246
FEMA	30,995	12%	1,240

Source: Office for National Statistics, 2014-based Sub-national Population Projections

- 3.43 It should be noted that more recent, 2016-based population projections have now been issued by the ONS, although it is not clear whether the respective local plans and the housing delivery figures eventually set in adopted plans will rely on these updated projections.

Housing Supply and Housing Market

- 3.44 The local housing supply is a key receptor for the impacts of the proposed development. Given the volume of housing proposed, the magnitude of the impacts will not be large at the level of the FEMA and Kent, so the data in this section only includes the wider area to provide additional context.
- 3.45 To provide additional baseline context, a summary of key housing market indicators including average prices and affordability ratios is also included in this section. The effects of the proposed development on local house prices and affordability would be highly complex to measure and beyond the scope of a socio-economics assessment for the purposes of an ES. However, any substantial increase in the supply of housing in an area would be expected to contribute to national priorities to increase future housing supply relative to future demand and, therefore, likely to contribute to easing affordability pressure.

Dwelling Stock

- 3.46 Current, official data on the dwelling stock is not available at a sub-local authority district level. For the local impact areas, the most recent comprehensive source is the 2011 Census which showed 2,253 dwellings in the area, of which 38% were detached homes, 29% were semi-detached homes and 21% were terraced homes. A further 11% were flats, maisonettes or apartments in various forms.
- 3.47 Housing stock data shows just over 50,000 dwellings in Sevenoaks in 2018, a substantial majority in the private sector. The proportion of private dwellings is higher than that of England.

	Local Authority	Registered Provider	Other Public Sector	Private Sector	Total
Sevenoaks	0	6,570	30	43,660	50,260
FEMA	60	22,010	380	133,370	155,810
Kent	30,820	57,750	960	582,480	672,010
England	1,592,000	2,539,000	43,000	19,998,000	24,172,000
	% Local Authority	% Registered Provider	% Other Public Sector	% Private Sector	Total
Sevenoaks	0%	13%	0%	87%	
FEMA	0%	14%	0%	86%	
Kent	5%	9%	0%	87%	
England	7%	11%	0%	83%	

Source: Ministry of Housing, Communities and Local Government, Live tables on dwelling stock (including vacants), Table 100

- 3.48 Over the 5 years since 2013, Sevenoaks has seen its housing stock increase by 1,560, or 312 a year. This represents an increase of 3.2% and compares to 4.8% for the FEMA and 4.7% for Kent. England saw its housing stock increase by 4% over the same period.

	Local Authority	Registered Provider	Other public sector	Private sector	Total
Sevenoaks	0	6,500	40	42,160	48,700
FEMA	20	21,630	430	126,550	148,640
Kent	31,310	55,330	1,410	553,610	641,660
England	1,682,000	2,392,000	73,000	19,089,000	23,236,000
	% Local Authority	% Registered Provider	% Other public sector	% Private sector	Total
Sevenoaks	0%	13%	0%	87%	
FEMA	0%	15%	0%	85%	
Kent	5%	9%	0%	86%	
England	7%	10%	0%	82%	

Source: Ministry of Housing, Communities and Local Government, Live tables on dwelling stock (including vacants), Table 100

- 3.49 Analysis of the mix of housing in 2018 shows Sevenoaks to have a significantly higher proportion of detached dwellings than the comparator areas, and a much lower proportion of flats and terraced dwellings.

Table 3.16 Housing Mix by Type, 2018							
	Bungalow	Flat	Terraced	Semi-det	Detached	Other	Total
Sevenoaks	5,420	7,300	12,400	11,650	12,050	1,370	50,190
FEMA	12,610	27,090	34,490	41,170	24,070	3,660	143,090
Kent	77,280	128,290	176,450	155,310	113,220	16,280	666,830
England	0.22m	0.56m	0.64m	0.58m	0.38m	0.43m	2.42m
	Bungalow	Flat	Terraced	Semi-det	Detached	Other	Total
Sevenoaks	11%	15%	25%	23%	24%	3%	
FEMA	9%	19%	24%	29%	17%	3%	
Kent	12%	19%	26%	23%	17%	2%	
England	9%	23%	26%	24%	16%	2%	

Source: Valuation Office Agency, Table CTSOP3

- 3.50 House price and affordability data shows that Sevenoaks is substantially less affordable than the FEMA, Kent and England. On both the median average measure and the lower quartile indicator, the latter intended to represent the more affordable segment of the market, the data show Sevenoaks to be a high priced housing market area. Affordability is worsening across the country, and underlines the priority now attached by the UK government to increases in the housing supply to address it.

Table 3.17 Median Average House Price and Affordability Ratios				
	Median Average House Price 2018 (£)	Median Affordability Ratio	% Change in Ratio 1997-2018	Change in Ratio 2013-18
Sevenoaks	415,950	14.54	145%	30%
Tonbridge and Malling	345,000	11.91	192%	36%
Tunbridge Wells	370,000	12.76	124%	43%
Kent	290,000	10.48	167%	34%
England	239,000	8.00	126%	18%

Source: Office for National Statistics, House Price to Workplace-based Earnings Ratio, 2019

- 3.51 The lower quartile data underline the extent of Sevenoaks' affordability problem, with a ratio that is significantly worse than those of the other Kent areas and more than double that of England. The rate of worsening has been slower than other area with the exception of England, but that is in a district which was already less affordable.

	Lower Quartile House Price 2018 (£)	Lower Quartile Affordability Ratio 2018	% Change in Ratio 1997-2018	% Change in Ratio 2013-18
Sevenoaks	313,750	15.11	157%	30%
Tonbridge and Malling	270,000	13.25	196%	36%
Tunbridge Wells	280,000	13.08	163%	43%
Kent	222,500	10.93	165%	34%
England	155,000	7.29	104%	11%

Source: Office for National Statistics, House Price to Workplace-based Earnings Ratio, 2019

Forecasts and Projections

- 3.52 SDC issued for examination in public its Proposed Submission Version of its new Local Plan in December 2018. The Plan identifies the objectively assessed housing need (OAN) for the District over the 20 years from 2015-35, a total of 13,960 dwellings or 698 dwellings a year. The Local Plan (Policy ST2 p.33) sets out the sites identified to contribute a total of 10,568 additional dwellings to the District, taking account of sites already completed and with planning consents.
- 3.53 A further update on the future supply is provided in the Council's Local Plan Housing Trajectory 2019/20 to 2034/5 issued in April 2019 as part of the examination documents. This gives a total of 9,410 dwellings (588 a year) over the 16 year period from a combination of sites already with planning consents, windfall sites, Local Plan allocations and small contributions from sites in the Council's ownership, or from returning to use empty homes.
- 3.54 Affordable housing need is identified in the Publication Version of the Local Plan at 422 per annum. To achieve this Policy H2 sets out the percentages of affordable housing required in new developments, with sites of 0-5 dwellings having no requirement, 6-9 dwellings set at 20%, 10+ dwellings on previously developed sites at 30% and 10+ dwelling on greenfield sites at 40%.
- 3.55 These are the headline future housing growth figures for Sevenoaks District.
- 3.56 The Local Plan (Policy H1) also sets out the mix of market and affordable housing required for Sevenoaks. This is summarised in the table below and it presented as ranges.

	Market	Affordable	All Dwellings
1 bed	5-10%	30-35%	15-20%
2 bed	25-30%	30-35%	25-30%
3 bed	40-45%	25-30%	35-40%
4 bed	20-25%	5-10%	15-20%

Source: Sevenoaks District Council (2018) Publication Version of the Local Plan

- 3.57 Elsewhere in the FEMA, Local Plans in Tonbridge and Malling and Tunbridge Wells are still emerging:
- Tonbridge and Malling's Local Plan is currently being examined in public. It identifies a housing need of 13,920 or 696 units a year for a 2011-31 plan period, with an affordable need of 277 a year.

- Tunbridge Wells has identified a housing need of around 13,500 homes from 2016-36, or c. 675 a year.
- 3.58 It should be noted that the Local Plan figures for each of Sevenoaks, Tonbridge and Malling, and Tunbridge Wells, are yet to be tested at local plan examinations. It is possible that future housing growth trajectories for each of the three areas could be different.

Social and Community Infrastructure

Education

Early Years

- 3.59 Early Years education and childcare are delivered through a combination of provision by the local education authority, private sector, voluntary sector and the independent sector. In Kent, the private, voluntary and independent sectors are responsible for the majority of provision.
- 3.60 The Childcare Acts 2006 and 2016 require local authorities to improve outcomes for young children, reduce inequality and ensure there is sufficient childcare to enable parents to work. KCC's Commissioning Plan for Education Provision in Kent (2019-23, para. 10.1) notes that specific entitlements include:
- 15 hours of early education for eligible two-year olds (the Two Year-Old Entitlement in Kent known as Free for 2).
 - Universal Entitlement of 15 hours for all 3 and 4 year olds
 - 30 hours of free childcare for 3 and 4 year olds whose parents are eligible.
- 3.61 The Commissioning Plan also notes that early years provision is a fluid component of social and community infrastructure. The picture is complicated further both by the range of entitlements to free hours for children, and by the exercise of parental choice, with a substantial range of different rates of take-up by parents across a week.
- 3.62 National data from the Department for Education's (DfE) Childcare and Early Years Survey of Parents (2018) gives some indication of the range of childcare provision taken up by parents, although this is not specific to Kent or Sevenoaks. It underlines the range of options used. For 0-4 year olds, 63% of children have formal or informal childcare, with 27% receiving no childcare. Of the 63% receiving childcare, the data indicates that around 60% received formal childcare including nursery provision (stand-alone and attached to schools), reception classes, playgroups or pre-school facilities, breakfast and after school clubs, childminders and nannies/au pairs. Informal provision revolves around family and friends.
- 3.63 The latest figures from KCC (Commissioning Plan) show that, for Sevenoaks, the following headline figures for childcare sufficiency applied at summer term 2018:
- Population aged 0-4: 6,781
 - 0-4 population requiring childcare: 4,175 (61% of total)
 - Places for 0-4 year olds: 4,001
 - Surplus/deficit of places: Deficit of 174 places
 - Percentage of 3-4 year olds accessing childcare in same district as parental address: 90.4%.

- 3.64 It should be noted that these are modelled estimates of both the number of children aged 0-4 and the number requiring places. They are based on KCC's Childcare Sufficiency Assessment, October 2018.
- 3.65 Data from the latest ONS Mid-Year Population Estimates shows the number of 0-4 year olds as follows for the most relevant impact areas for childcare provision:
- Local Impact Area: 378
 - Sevenoaks: 6,913.
- 3.66 Overall, the Commissioning Plan shows that Kent has a surplus of places for 0-4 year olds of 2,000, but that there is a deficit of 174 places in Sevenoaks. It also notes that parents may take up places for their children outside their district of residence, so that apparent deficits in places may not apply, and concludes that the Kent childcare market is generally meeting the needs of its children and families. In addition, the sufficiency assessment does not include places fulfilled by 'standalone' providers of which there are 103 across Kent offering breakfast clubs in schools, after school clubs and holiday play schemes.
- 3.67 Childcare place take-up is marked by its flexibility, since parents will choose to place their children in early years facilities across different days and hours of the week, and at different periods inside and outside primary and secondary school term times.
- 3.68 There are several facilities located within 2 miles of the application site, although none are within walking distance.

Table 3.20 Early Education Providers (3 to 4 year olds) within 2 miles from the Site (2019)

Name	Childcare Type	Distance from Application Site	OfSTED Inspection	Age Range Cared For
Halstead Nursery	Day Nursery	1.1	Outstanding (Mar 2015)	2 years to 5 years
Pipkins Nursery School – Chevening	Day Nursery	1.4	Good (Jul 2017)	3 years to 5 years
Tiggers Nursery School, Dunton Green	Preschool	1.5	Outstanding (May 2019)	2 years to 5 years
Rainbow Pre-school, Knockholt	Preschool	1.5	Good (May 2017)	2 years to 5 years
Dunton Green Preschool (Part of Primary School)	Preschool	1.5	Good (Sep 2017)	2 years to 5 years
Otford Nursery School and Oasis After School Club	Day Nursery	1.6	Good (Sep 2018)	2 years to 4 years
Shoreham Village Preschool	Preschool	1.7	Outstanding (May 2019)	2 years to 5 years
Chevening School Nursery	Private Nursery School	1.9	Good (Feb 2019)	2 years to 5 years
Squiggles Childcare (Sevenoaks)	Day Nursery	2	Good (Jul 2017)	0 year to 4 years

Source: Ofsted Inspection Reports

- 3.69 The data suggest that early years provision is of a good standard in the facilities within 2 miles of the site. Places data provided in the Ofsted reports and on facility websites indicates a total of around 299 places. However, for some facilities this data is significantly out-of-date and it is known that capacity and rolls for private sector childcare facilities in particular can vary markedly over a short-period driven by the take-up of places, time spent in facilities by children and staffing levels.

Projections and Forecasts: Early Years

- 3.70 Projected changes in the number of pre-school age children (0-4), and how this determines the future population requiring childcare places, will be determined by a combination of factors including:
- the level of housing delivery achieved in Sevenoaks and the local impact area;
 - birth rates which do fluctuate from year to year and which can both spike and fall at times;
 - the uptake of places and how parents meet their childcare needs in what Kent County Council acknowledges is a market-led area.
- 3.71 The current population of 0-4 year olds in Sevenoaks (2018) is estimated at 6,913 and has fallen slightly over the period since 2011 by around 230 children. The local impact area saw the number of 0-4 year olds increase by 29 from 2011-17. How this population is forecast to change is given in the latest Office for National Statistics Sub-National Population Projections (2016-based) which show that the number of 0-4 year olds is projected to increase by 141 to 2027.

3.72 However, this figure should be treated cautiously since there are several reasons why future change in this age cohort is uncertain:

- The ONS projections assume that the number of children aged 0-4 in 2018 in the district was 200 higher than the Mid-Year Population Estimates show (6,913 v. 7,109). The implication is that the projections may overstate actual numbers.
- The lower figure from the current MYE is much more consistent with the figure of 6,781 estimated by Kent County Council.
- The ONS projections take no account of planned housing delivery. In this context the projections may under-estimate future change.
- Sevenoaks Local Plan is being tested at examination, and assumed population growth and housing growth, which both determine the number of 0-4 year olds, will reflect the outcome of the housing need and planned housing figures ultimately adopted.

3.73 No equivalent local impact are projections are available.

Primary Schools

3.74 There are four primary schools in the Sevenoaks Northern Villages Schools Planning Group (SPG). This has been confirmed in consultation between Hatch Regeneris and KCC as the Local Education Authority to be the appropriate SPG to consider for the application site. The schools are:

- Halstead Primary School: Driving distance 2.0 miles.
- Otford Primary School: Driving distance 3.5 miles.
- St. Katherine's Knockholt Church of England Primary: Driving distance 2.5 miles.
- Shoreham Village School: Driving distance 3.9 miles.

3.75 Halstead Primary School is closest to the application site.

3.76 The latest primary school roll and capacity data was obtained from KCC's holdings of school Census data.

Table 3.21 Primary Schools Planning Group Roll and Capacity, 2018

	Number on Roll (2018 School Census)	Capacity	Surplus/Deficit (+/-)
Halstead Community Primary School	83	175	92
Otford Primary School	390	420	30
Shoreham Village School	94	115	21
St Katharine's Knockholt Church of England Primary School	185	210	25
Total	752	920	168

Source: Kent County Council, consultation, obtained March 2019. Data from Schools Census.

3.77 Past data show that the surplus position has been maintained over the past 4 years at least, with the latest 2018 data showing that there has been a recent increase in the number of available places.

Table 3.22 Past Surpluses and Deficits of Places, SPG Primary Schools, 2014-18				
Surplus/Deficit	2014	2015	2016	2017
Halstead Community Primary	108	100	98	87
Otford Primary	1*	41	32	25
Shoreham Village	6	5	24	17
St Katharine's Knockholt	4	-3	0	8
Surplus/Deficit	119	143	154	137

Source: Hatch Regeneris calculations based on Local Education Authority and Schools Census Data;
Otford Primary capacity increased from 350-420 between 2014-15

Projections and Forecasts: Primary Schools

- 3.78 The forecast need for school places is provided in KCC's Commissioning Plan 2019-23. For the Sevenoaks Northern Villages SPG, the key figures are shown in the tables below. The data shows both that there is current capacity at primary level and that this surplus capacity is projected to be maintained through to 2022/23.

Figure 3.12 KCC Commissioning Plan Forecasts

Sevenoaks Analysis - Primary**Year R Surplus/Deficit Capacity if No Further Action is Taken and Planned Housing is Delivered**

Planning Group	2017-18 capacity	2017-18 (A)	2018-19 (F)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2022-23 capacity
Swanley	305	41	33	41	5	-6	-6	305
Sevenoaks Rural North	150	34	49	34	50	37	38	150
Hartley and New Ash Green	150	6	13	0	2	4	4	150
Sevenoaks Northern Villages	130	23	22	16	32	18	17	130
Sevenoaks East	104	21	26	22	30	35	31	102
Sevenoaks	390	34	45	28	63	72	56	390
Westerham	117	13	33	28	33	34	31	117
Edenbridge	131	27	42	45	46	42	37	131
Sevenoaks Rural South East	83	11	11	8	15	17	13	83
Sevenoaks	1,560	210	274	223	276	253	220	1,558

Years R-6 Surplus/Deficit Capacity if No Further Action is Taken and Planned Housing is Delivered

Planning Group	2017-18 capacity	2017-18 (A)	2018-19 (F)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2022-23 capacity
Swanley	2,015	91	110	128	86	71	59	2,135
Sevenoaks Rural North	1,050	199	197	195	209	217	222	1,050
Hartley and New Ash Green	1,050	44	35	28	11	14	7	1,050
Sevenoaks Northern Villages	920	147	149	128	128	140	130	910
Sevenoaks East	680	131	120	124	151	158	176	716
Sevenoaks	2,669	72	60	48	85	158	224	2,754
Westerham	759	95	106	113	111	135	157	819
Edenbridge	772	133	165	193	202	199	219	912
Sevenoaks Rural South East	581	12	6	4	1	20	31	582
Sevenoaks	10,496	924	948	962	986	1,110	1,225	10,928

Source: Kent County Council (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

- 3.79 For schools planning purposes, KCC applies a buffer of 5% to allow for the need to have some headroom within schools to absorb in-year changes. This 5% accounts for the difference between surplus capacity of 137 in 2017 implied by the DfE data, and 130 in KCC's Commissioning Plan.
- 3.80 These forecasts are based on a combination of information about existing pupil numbers, local demographic information and potential changes in numbers associated with housing developments including those which have completed in the very recent past, and those to be delivered over the forecast period.
- 3.81 In addition, the Commissioning Plan provides longer-term forecasts understood to be based on known information about planned future housing development. The forecasts are shown in Figure 3.13 below. Primary age child numbers are forecast to increase by only 300 to 2031/2 for Sevenoaks.

Figure 3.13 Pupil Forecasts, Kent to 2031-2

District	Primary (Years R-6)						Secondary (Years 7-11)					
	2017-18 (A)	2020-21 (F)	2022-23 (F)	2025-26 (F)	2028-29 (F)	2031-32 (F)	2017-18 (A)	2020-21 (F)	2022-23 (F)	2025-26 (F)	2028-29 (F)	2031-32 (F)
Ashford	11,050	11,504	12,215	12,591	13,150	13,551	6,738	7,645	8,298	8,798	8,924	9,194
Canterbury	10,358	10,834	11,378	11,834	12,484	12,889	7,493	8,194	8,899	9,488	9,265	9,741
Dartford	10,207	11,545	12,622	13,518	14,348	14,775	7,615	9,219	10,180	11,201	11,455	11,960
Dover	8,551	8,934	9,216	9,301	9,517	9,635	5,722	6,418	6,928	7,507	7,437	7,480
Folkestone & Hythe	8,426	8,624	8,584	8,424	8,431	8,288	5,058	5,833	6,176	6,299	6,012	6,014
Gravesham	9,521	9,881	10,047	10,024	10,192	10,187	6,411	7,476	8,013	8,679	8,716	8,817
Maidstone	12,961	14,113	14,722	15,033	15,435	15,708	9,475	10,884	11,918	12,950	13,033	13,313
Sevenoaks	9,572	9,863	9,703	9,757	9,870	9,873	2,306	2,621	2,846	2,981	2,926	2,968
Swale	12,928	13,452	14,180	14,218	14,497	14,646	7,862	8,946	9,889	10,611	10,478	10,673
Thanet	11,236	11,759	12,317	12,396	12,764	13,168	6,880	7,967	8,616	9,148	9,100	9,190
Tonbridge & Malling	11,249	12,025	12,357	12,715	13,236	13,532	7,827	9,039	9,771	10,354	10,315	10,572
Tunbridge Wells	8,735	8,913	8,920	9,167	9,595	9,929	7,330	8,542	9,242	9,513	9,360	9,641
Kent	124,794	131,447	136,260	138,978	143,517	146,181	80,717	92,784	100,777	107,529	107,021	109,562

Source: KCC (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

- 3.82 However, consultation with Kent County Council's Education Officer (North Kent) has indicated that these district level projections do not include all housing potentially delivered through Local Plan site allocations. Updated forecasts are contingent upon the Local Plan process, and are expected to be issued later in 2019.

Secondary Schools

- 3.83 The relevant SPG for non-selective secondary schooling (11-16 year olds) is Sevenoaks and Borough Green. The key data for the non-selective secondary schools in the Sevenoaks and Borough Green area is shown in the table below. It shows a current deficit of 248 places.

Table 3.23 Sevenoaks and Borough Green Non-Selective Secondary School Planning Group

	Driving Distance from App. Site (miles)	Roll 2018	Capacity 2018	Surplus/ Deficit	Ofsted
Trinity School, Sevenoaks	5.0	1,306	1,245	-61	Good
Knole Academy, Sevenoaks	3.8	819	695	-124	Good
Wrotham School, Wrotham	10.4	783	720	-63	Good
Total for SPG		2,908	2,660	-248	

Source: Kent County Council, Schools Census Data (obtained March 2019)

- 3.84 In addition, there are several schools in Kent's selective school system attended by secondary school age children in Sevenoaks. Sevenoaks and Borough Green lies within the West Kent Selective Planning Group in which there are six schools. Only Weald of Kent Grammar School's Annex is located in Sevenoaks district, with other selective provision involving travel to other schools outside the area.

Table 3.24 West Kent Selective Planning Group Secondary Schools

	Driving Distance from App. Site (miles)	Roll 2018	Capacity 2018	Surplus/ Deficit	Ofsted
The Judd School, Tonbridge	14.0	1,226	825	-401	Outstanding
Tonbridge Grammar School	15.2	1,182	900	-282	Outstanding
Weald of Kent Grammar School, Sevenoaks Annex	5.0	1,554	1,210	-344	Outstanding
The Skinners' School, Tunbridge Wells	16.2	1,069	750	-319	Outstanding
Tunbridge Wells Girls' Grammar School	16.2	1,032	710	-322	Outstanding
Tunbridge Wells Grammar School for Boys	15.7	1,265	1,020	-245	Good
Total for SPG		7,328	5,415	-1,913	

Source: KCC, Schools Census Data (obtained March 2019)

Projections and Forecasts: Secondary Schools

- 3.85 Pressure for secondary school places is evident in KCC's Commissioning Plan, which shows that forecast deficits are expected to increase over the period to 2024-25. As is the case with primary school forecasts, this is based on housing growth projections which do not yet take account of all of the housing site allocations that will be adopted in Sevenoaks District's Local Plan.
- 3.86 For the Sevenoaks and Borough Green Non-Selective Planning Group, the Commissioning Plan identifies deficits of Year 7 and total places for Years 7-11 that increases substantially over the period to 2024-25. It specifies that 60 Year 7 places will be required from 2019-20, and that the deficit is projected to increase to 5FE by 2024-25, with an additional 2FE

at Trinity School and 3FE in Sevenoaks already proposed from 2020-21 to address the issue (p.131). The Commissioning Plan also notes that an expansion of Wrotham School will also be required to respond to housing growth, but that this will be subject to new housing development.

3.87 As Figure 3.14 below shows, the deficit is projected to become substantial for Years 7-11.

Figure 3.14 Non-Selective Secondary School Forecast Surplus or Deficits

Years 7-11 Surplus/Deficit Capacity if No Further Action is Taken and Planned Housing is Delivered

	2017-18 capacity	2017-18 (A)	2018-19 (F)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2024-25 capacity
Sevenoaks and Borough Green Non-Selective	2,585	115	46	-4	-121	-247	-402	-563	-697	2,525
Dartford and Swanley Non-Selective	4,852	708	510	280	-67	-441	-796	-1,125	-1,353	5,135

Source: Kent County Council (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

3.88 The picture in Sevenoaks is similar to many areas of Kent, with demand for secondary places forecast to outstrip supply, and for deficits to increase (see Figure 3.15 below).

Figure 3.15 Non-Selective Secondary Forecasts to 2024-5, Kent County Council

Planning group name	2017-18 capacity	2017-18 (A)	2018-19 (F)	2019-20 (F)	2020-21 (F)	2021-22 (F)	2022-23 (F)	2023-24 (F)	2024-25 (F)	2024-25 capacity
Ashford North	758	94	49	-52	-81	-64	-99	-167	-165	758
Canterbury City	550	7	-49	-81	-119	-135	-191	-201	-193	530
Canterbury Coastal	625	105	117	74	28	36	-1	-16	23	618
Ashford South and Cranbrook	560	192	158	76	75	84	61	36	79	540
Dartford and Swanley	1,074	135	55	-39	-115	-165	-237	-300	-276	1,015
Dover	490	100	84	58	-3	-24	-21	-88	-73	480
Deal and Sandwich	445	79	63	30	-32	-3	-40	-74	-88	435
Folkestone and Hythe	598	52	15	7	-33	-28	-74	-61	-33	685
Faversham	230	8	-26	-23	-23	-44	-43	-56	-43	210
Gravesham and Longfield	1,321	113	26	-74	-104	-175	-182	-316	-269	1,234
Maidstone District	1,395	198	109	-132	-176	-214	-339	-429	-365	1,335
Malling	540	141	61	60	18	24	13	-6	-30	540
Romney Marsh	180	-10	-16	-14	-26	-21	-31	-21	-30	180
Sevenoaks and Borough Green	560	17	3	-35	-100	-130	-145	-148	-157	505
Isle of Sheppey	390	124	113	92	87	48	56	26	17	390
Sittingbourne	765	-35	-35	-104	-123	-187	-160	-266	-217	765
Thanet District	1,179	79	28	-54	-163	-162	-216	-271	-245	1,099
Tonbridge and Tunbridge Wells	1,544	149	56	13	-82	-135	-238	-241	-228	1,469
Kent	13,204	1,548	809	-201	-971	-1,294	-1,886	-2,596	-2,296	12,788

Source: KCC (January 2019) Commissioning Plan for Education Provision in Kent 2019-23, Figure 12.12

3.89 For the Selective Schools Planning Group, the Commissioning Plan notes that demand for selective places is forecast to increase resulting in a deficit of 242 year 7 places at 2022-23. The response to known deficits includes plans to deliver 3FE of boys selective provision on a Sevenoaks site (former Wilderness school) which is an annex of Weald of Kent Grammar School (p. 157). The Commissioning Plan also refers to an additional 2 FE of

selective provision for girls in both 2020-21 and 2022-23, the latter subject to demand from new housing (p.158).

- 3.90 In the independent sector, two secondary schools are located within 4.6 miles of the application site, a travel time estimated at around 20 minutes:
- Radnor House School, Sevenoaks: This mixed school is located 4.1 miles driving distance from the application site. The most recent school census data (Department for Education) indicate 194 full-time 11-16 year olds attend the school. In total, the school is understood to have capacity for 750 3-18 year olds.
 - St. Michael's Preparatory School, Otford: This mixed school is located 4.6 miles driving distance from the application site. Its roll is limited to 2-13 year olds in a school with a reported capacity of 488. The latest Department for Education Schools Census data report a roll of 25 11-13 year olds.
- 3.91 Expectations that the population of this age will increase in the District are consistent with ONS Sub-national Population Projections which show that the number of 11-16 year olds is projected to increase by around 1,000 between 2018 and 2032. It must be noted that the Commissioning Plan does not take account of all future housing growth, thus may understate projected growth.
- 3.92 Projected increases in the Years 7-11 cohort are reflected in the County Council's forecasts of surpluses and deficits in places.

Post-16 Education

- 3.93 Children aged 16 to 18 attend sixth form and further education colleges. This is provided in a range of institutions including schools (selective, non-selective and independent), further education colleges and specialist training providers.
- 3.94 For schools provision, KCC's Commissioning Plan indicates capacity of 510 16-18 year old places in non-selective schools for the Sevenoaks and Borough Green planning area in 2017-18.
- 3.95 Alongside the schools provision, there are nine post-16 education providers across Dartford, Gravesham and Sevenoaks. The Commissioning Plan notes that provision in Sevenoaks is chiefly focused on schools.
- 3.96 Within 5 miles travel distance by car of the application site there are three schools which provide places for post-16 provision. These schools are:
- Trinity School, Sevenoaks: The Free school is located around 5.0 miles from the application site. It has a new facility with a sixth form which opened in September 2018 with capacity for 240 students. At the latest school census, there were 67 full-time 16 to 18 year olds studying at the school (2018-19 academic year). The roll is likely to rise as the current year 12 moves on.
 - Knole Academy, Sevenoaks: The Academy school is located 3.8 miles from the application site, the school had a 16-18 roll of 143 for the 2018-19 academic year with a capacity of 443, suggesting it is operating well below capacity.
 - Radnor House School: Located 4.1 miles from the application site, this independent school had a roll of 73 16-18 year olds for the 2018-19 academic year. Capacity data are not stated since it operates in the private sector.
- 3.97 The data therefore suggest capacity in post-16 facilities locally. This is consistent with KCC's Commissioning Plan.

- 3.98 For selective schools, the Commissioning Plan indicates capacity of 1,882 places across the West Kent Planning area. However, data indicate that there is little or no surplus post-16 capacity in the selective schools in the West Kent SPG.
- 3.99 A range of further education facilities are also present in the west Kent area, including:
- West Kent College, Sevenoaks: This offers A levels and vocational courses to students, and reports 4,500 learners in 2018, with Department of Education data reporting 3,080. It is located around 13.1 miles from the application site.
 - North Kent College, Dartford: Located 14.6 miles from the application site, the College offers courses at entry level through to NVQ Level 5.

Projections and Forecasts: Post-16

- 3.100 Forecasts provided in the KCC Commissioning Plan show the following:
- For non-selective schools, the Sevenoaks and Borough Green SPG maintains a surplus of places falling from 206 in 2018-19 to 97 by 2024-25.
 - For selective schools, the West Kent SPG sees the area enter into a deficit of places from 2018-19 of -21, rising to a forecast deficit of -627 by 2024-5.
- 3.101 The Commissioning Plan notes that restrictions on new grammar school provision means that increases in student numbers can only be met through increased capacity in existing schools (p. 48).

Health Facilities

General Practitioners

- 3.102 General Practitioner (GP) and primary care generally is the responsibility of West Kent Clinical Commissioning Group. There are 55 GP practices in the CCG's area, and a patient list of c. 498,600 (March 2019) with 289 full-time equivalent (FTE) GPs based on a reported NHS data on FTEs per 100,000 patients.
- 3.103 Data on GP practices local to the application site has been obtained from NHS Digital and are reported for March 2019. This has been checked against lists of GPs on practice websites, with the relevant figures also included in Table 3.25 below.

Table 3.25 Local GP Practice Data, 2019

	Driving Distance from Application Site	Patients (May 2019)	FTE GPs (GPs listed on Website)	Patients Per FTE GP	Accepting New Patients
Otford Medical Practice	3.6	10,742	5.3 (7)	2,027	Yes
Westerham Practice	6.5	8,111	4.3 (8)	1,886	Yes
St John's Medical Practice, Sevenoaks	4.5	9,359	2.8 (2)	3,343	No
Town Medical Centre, Sevenoaks	4.6	6,628	1.8 (3)	3,682	Yes
Amherst Medical Practice	4.1	13,524	6.2 (10)	2,181	Yes, but temporary

Source: NHS Digital and GP Practice Websites

- 3.104 Guidance provided with NHS London's Healthy Urban Development Unit (HUDU) planning model refers to a benchmark patient list size of 1,800 per FTE GP for planning purposes. Based on the data shown above, all the practices are exceeding this figure, with two (St. Johns and Town Medical Practice) substantially exceeding it. This implies that there is little or no surplus capacity to absorb additional patients in local GP practices.
- 3.105 West Kent CCG's Strategic Commissioning Plan 2014-19 identifies priorities including improved access for patients in GP surgeries and pilot pharmacies offering advice on minor ailments to reduce dependency on GPs. Access to GP surgeries will be increased by expanding the hours of a practice development nurse to work with nurses in GP practices. Given the ageing population, it also recognises the need to strengthen care at home, referring to the operation of a virtual ward.

Dentists

- 3.106 The local provision of dentistry is delivered through a mix of private practices and those offering NHS services. Four dentists are located within 3.1 miles of the application site. Key data for those facilities is given in Table 3.26 below

Surgery	Location	Accepting new NHS patients?	Number of dentists	Distance (miles)
Dental Surgery	Otford	Yes	1	1.8
Riverhead Dental Practice	Sevenoaks	No	1	2.3
Bupa Dental Care	Sevenoaks	No	5	3.1
J R Dental Practice	Sevenoaks	Referral Only	1	3.1

Source: NHS Choices and Dentists' Websites

- 3.107 Consultation with the NHS has indicated that a needs assessment has recently been completed, although this is not publicly available. This responds to resources being made available to support the expansion of capacity in dentistry and would be expected to result in the short-term in an increase in NHS provision in Sevenoaks, since the District has been identified as an area where additional provision is required in response to current need.

Hospitals

- 3.108 The closest hospital facility is the 19 bed Sevenoaks Community hospital, including the Minors Injury Unit, run by Kent Community Health NHS Trust. This facility has no accident and emergency department.
- 3.109 The 36 bed BMI Chelsfield Park Hospital, a private facility run by BMI Healthcare Limited, is located 3 miles from the application site in Orpington. It offers specialist services in areas including sensor impairments, surgical procedures, treatment for disease, and caring for adults over 65 years. A range of NHS choose and book services are offered.
- 3.110 The West Kent CCG Strategic Commissioning Plan 2014-19 notes that for acute services, West Kent has seen excess demand above planned levels. This excess demand has largely come from day case activity and the CCG proposes to secure more services 'closer to home' in order to reduce demand on acute hospital services.

3.111 The closest A&E unit to the application site is Princess Royal University Hospital in Orpington. The hospital is located around 6.7 miles from the centre of the application site, and offers the comprehensive range of services expected of a major teaching hospital.

Sports and Leisure Facilities, Green Infrastructure

3.112 There are no formal recommended walking and travel distances for accessibility to sports and leisure facilities, or green infrastructure including managed amenity greenspace, recreation/play areas and natural greenspace. SDC's Open Space Study (June 2018) refers to the Fields in Trust' (FIT) standards for accessibility including:

- Amenity greenspace: 480 metres from home or 6 minutes walk;
- Local areas for play (LAPs) aimed at very young children: 100 metres walk from home;
- Locally equipped areas for play (LEAPs) aimed at children able to play independently: 400 metres from home;
- Neighbourhood equipped areas for play (NEAPs) for older children: 1,000 metres walk from home;
- Natural and semi-natural greenspace and green corridors: 720 metres (10 minute) walk from home;
- Allotments: No accessibility standard;
- Churches and cemeteries: No accessibility standard.

3.113 Of the provision considered in the baseline assessment, none of the locations referred to in Table 3.27 below lies within the walking distances described above. Evidence on the provision of such facilities and spaces has, therefore, drawn on SDC's Open Space Study (June 2018) to provide baseline information about the range of facilities in the locality and in the wider area. It focuses on:

- Provision in the locality around the application site, including particularly Halstead and Knockholt Pound/Knockholt and Dunton Green which are the closest settlements to the application site that provide facilities of this kind.
- A wider range of sports, leisure and green infrastructure focusing on larger facilities. These are located within 7 miles of the application site and in Sevenoaks District.

3.114 Halstead Village and the area around the application site, including Sevenoaks, provide a wide range of indoor and outdoor sports and leisure facilities, together with managed and natural/semi-natural greenspaces. The SDC Open Space Study

Table 3.27 Local Sports and Leisure Facilities, Green Infrastructure

Location	Facilities/Activities	Driving Distance from application site (miles)
Halstead Recreation Ground	Football pitches, cricket pitches, netball court (0.17 ha)	2.2
Halstead Village Hall	Table tennis club	2.1
Allotments, Beldam Haw, Halstead Village	Allotment gardens	2.1

Location	Facilities/Activities	Driving Distance from application site (miles)
Sevenoaks Leisure Centre	Multiple indoor facilities including sports courts, swimming pool, gym	4.8
Sennocke Centre, Sevenoaks School, Sevenoaks	Indoor sports facilities including fitness centre, swimming pool, multi-game courts, indoor and outdoor tennis courts, outdoor sports pitches	5.2
Chipstead Sailing Club, Chipstead Lake	Range of sailing activities, powerboating, paddleboarding	3.6
Lullingstone Country Park	Outdoor play area, extensive walking, café (201 ha)	4.2
Watercrofts Wood, Halstead	Natural/semi-natural green space (4.65 ha)	2.8
The Pound, Knockholt	Amenity greenspace (0.29 ha)	1.6
Park Corner, Knockholt	Amenity greenspace (0.29 ha)	1.6
Pound Lane	Natural and Semi-Natural Green Space, Green Corridors (0.54 ha)	1.6
Knockholt Recreation Ground	Sports pitches (4.61 ha) and play areas (0.06 ha)	2.3
Dunton Village Green North	Amenity greenspace (0.12 ha)	2.2
Dunton Green Recreation Ground	Amenity greenspace (1.29 ha), play area (0.04 ha), 1 multi-use games area, 1 tennis court	2.4
Knole Park	National Trust property with large area of parkland, café, shop (266 ha)	5.2
Sevenoaks Wildlife Reserve, Sevenoaks	Nature reserve with shop, café, nature trails (76.7 ha)	4.0
Cadlocks Hill, Halstead	Natural/semi-natural greenspace (0.55 ha)	2.8
Deerleap Wood, Halstead	Natural/semi-natural greenspace (21.06 ha)	3.0
Beldam Haw, Halstead	Amenity greenspace (0.8 ha)	2.1
Southdene, Halstead	Amenity greenspace (0.28 ha)	2.3
St. Margarets Church, Halstead	Place of worship	2.4
Lullingstone Golf Course	2 golf courses 18 and 9 hole, driving range, pitch and putt municipal	4.8
Knole Park Golf Club	Commercial course, part of National Trust property	5.1
Parkwood Golf Club, Westerham	Commercial course, 18 hole	7.1
Westerham Golf Club	Commercial course, 18 hole	5.9
Wilderness Golf Club	Commercial course, 18 hole	6.0

Source: SDC Open Space Study, June 2018

- 3.115 Of the provision outline above that is assessed for quality in the SDC Open Space Study, the majority is concluding as being good quality, with a smaller number average quality. In a small number of instances, the quality score identifies the provision as poor. This includes Halstead Recreation Ground Play Area, Watercrofts Wood, Cadlock Hills and Deerleap Wood (Halstead, all natural/semi-natural greenspace), and Pound Lane, Knockholt (natural/semi-natural greenspace).

Future Baseline

3.116 The proposed development's effects are assessed against a future baseline represented by the extant outline planning consent (2015, 15/00628/OUT). They were based on a scheme of:

- 450 residential units at completion in 2027;
- 34,060 sq m (GEA) of employment floorspace including QinetiQ's operations;
- Community buildings (D1 uses) which could be configured for a GP annex or dentist services.

3.117 Impact estimates for this future baseline are drawn from the socio-economics chapter of the 2015 ES and are set out in the table below, which includes brief comments on relevant methodological points.

Table 3.28 Future Baseline, Extant Planning Permission (2015)			
Effect	Impact Type	Impact Estimate	Comment
Demolition and Construction Phase			
Demolition and Construction	Employment	<ul style="list-style-type: none"> 360 FTE jobs per annum 	<ul style="list-style-type: none"> Expressed as FTE jobs in 2015 but described as workers in current assessment.
Operational Phase			
Population	Size of population	<ul style="list-style-type: none"> 1,140 total 63 children aged 0-4 104 primary aged children (4-11) 68 children of secondary school age 11-16 34 children aged 16-18 651 residents aged 16-64 253 residents aged 65+ 	<ul style="list-style-type: none"> Population totals based on now out-of-date evidence from English Housing Survey on residents by dwelling by bedroom number, and relevant age profile data for local area at time assessment completed using 2012-based population projections. Current assessment uses average household sizes explained in Table 4.5 below.
Housing	Number of dwellings and mix	<ul style="list-style-type: none"> Total 450 27 1 bed flats 131 2 bedroom dwellings 134 3 bedroom dwellings 121 4 bedroom dwellings 	
Economy	Employment through household spending	<ul style="list-style-type: none"> 10 jobs in Fort Halstead local area 30 jobs in Sevenoaks District 40 jobs in Kent 	<ul style="list-style-type: none"> Impact assessed only at level of Sevenoaks District. Based on assumed household income and spending for different dwelling types, and local retail spending survey evidence from 2013 LDF Allocations and Development Management Plan: Town and Local Centres Topic Paper. Current assessment uses broad household spending benchmarks to estimate total household spending and likely employment numbers supported. Method set out in Table 4.5 below. Not comparable with 2015 ES.

	Public sector service employment	<ul style="list-style-type: none"> 55 total jobs in Sevenoaks District 	<ul style="list-style-type: none"> Based on ratio of residents to jobs in public services in Sevenoaks District applied to the proposed developments population in the 2015 ES. Not included in current assessment since impact is small and an element of public sector employment covered implicitly in education and health impact assessment.
	On-site employment	<ul style="list-style-type: none"> 1,483 total jobs 	<ul style="list-style-type: none"> Based on configuration of employment floorspace for 2015 scheme. Further explanation of key differences between future baseline and assessment in this chapter is given in paragraphs 3.118 to 3.119 below.
Labour market	Labour supply estimates	<ul style="list-style-type: none"> 650 working aged residents 520-555 economically active working residents 490-520 employed residents 	<ul style="list-style-type: none"> In 2015 ES, based on combination of estimated age profile of population using 2012-based sub-national population projections and evidence from Office for National Statistics Annual Population Survey (APS). Current assessment uses APS to determine labour supply.
Local Retail and Services	Local household spending estimates	<ul style="list-style-type: none"> £1 million per annum Fort Halstead Local Area £3.3 million pa Sevenoaks District £4.3 million pa Kent 	<ul style="list-style-type: none"> Based on approach described above (household expenditure employment). Significance of effect assessed only at level of Sevenoaks. Total household spending estimated in current assessment.
Education	Early Years and Childcare	<ul style="list-style-type: none"> 19 children aged 3-4 and 6 children aged 2 who would access childcare and early years provision Also assessed 0-14 year olds (total) requiring some form of childcare. Estimated at 105. Notes that KCC estimated 75 0-3 year olds at 2027 falling to 58 places 	<ul style="list-style-type: none"> 2015 ES method based on consultant's own population estimates rather than KCC figures. Current assessment uses population estimates for 0-4 year olds.
	Primary	<ul style="list-style-type: none"> 104 4-11 year olds, of which 94 would require state school places Surplus capacity at Halstead Primary School of 181 places at time of assessment 	<ul style="list-style-type: none"> Based on consultant's population estimates in 2015 ES and published data on school capacity at that point in time. Current assessment uses KCC pupil yield figures (agreed in consultation with KCC) for primary school demand and

			current/forecast primary school capacity data for SPG supplied by KCC.
	Secondary	<ul style="list-style-type: none"> 68 11-16 year olds, of which 57 would require state-provided schooling Notes that KCC estimate demand for 60 places in 2027, rising to 73 places four years post-completion Substantial surplus capacity of 357 places identified in local secondary schools 	<ul style="list-style-type: none"> Based on consultant's population estimates in 2015 ES and published data on school capacity and rolls at time of the assessment. Current assessment uses KCC pupil yield figures (agreed in consultation with KCC) and current/forecast data on schools capacity in relevant SPGs supplied by KCC.
	Sixth Form	<ul style="list-style-type: none"> 25 16-18 year olds, 21 of which would require state-provided sixth form places Notes that KCC estimates 10 places at completion of development, and 13 3 years post-completion Surplus capacity of 111 places identified in state schools 	<ul style="list-style-type: none"> Based on consultant's population estimates in 2015 ES and published data on schools capacity and rolls at time Current assessment uses population estimates by Hatch Regeneris and published data on capacity of education institutions
Health	GPs	<ul style="list-style-type: none"> 1,140 residents generated demand for 0.6 working time equivalent GP Surplus capacity for 278 patients in three closest GP practices 	<ul style="list-style-type: none"> In 2015 ES based on population for completed development and published data on local GP practices Current assessment uses same approach and includes consultation with CCG regarding practices
	Dentists	<ul style="list-style-type: none"> 1,140 residents generating demand for 0.8 working time equivalent dentists 	<ul style="list-style-type: none"> In 2015 ES based on population for completed development and published data on local practices. WTE need based on 1,500 patients per dentist benchmark from General Medical Council/Department for Health Current assessment uses resident population and published data on local practices. Patients per dentist ratio no longer applicable.
	Hospitals	<ul style="list-style-type: none"> 1,140 residents represents future demand 	<ul style="list-style-type: none"> 2015 ES included no assessment of specific capacity implications

3.118 Employment floorspace is a major component of both the proposed development and the scheme assessed in the 2015 ES. Differences in the proposed mix of employment floorspace between the two account for subsequent differences in total employment. To assist in understanding these differences, the key floorspace figures are compared in below.

Table 3.29 Comparison of Employment Floorspace Figures (Gross External Areas, sq m)

	2015 ES	Proposed Development With School	Proposed Development Without School
B1a/b Office/R&D	11,000	15,668	14,229
B1c Light Industrial	2,578	4,626	7,413
B2 Industrial	2,578	na	na
A1 Retail	300	230	230
A3 Restaurants/Cafes	300	290	290
D1/2 Community	3,100	792	792
C1 Hotel	3,360	na	
QinetiQ	10,845	6,016	6,016
Fort Area (D1)	na	1,794	1,794
Retained Bunkers (D1)	Na	500	500

3.119 These differences in floorspace translate into higher or lower estimated jobs numbers when the two assessments are compared. These centre primarily on the larger quantity of B1a/b and B1c space in the proposed development, the inclusion of B2 industrial space and a hotel in the 2015 scheme, and the significant difference in D1/D2 community space. The 2015 ES included an employment estimate (82 full time equivalent jobs) for the 3,100 sq m of D1/2 Community space. However, for the assessment of the Proposed Development in this Chapter, the assessment excludes an employment assessment for the Fort Area and Retained Bunkers, since it was agreed that potential uses for this space (total 2,294 sq m) cannot be specifically determined at this point in time.

3.120 How the current assessment compares with the 2015 ES (the future baseline) is set out for each of the effects assessed in Chapter 4 below. However, it should be noted that the major and/or adverse effects identified in the 2015 ES were:

- On-site employment: Major, beneficial;
- Childcare: Adverse, moderate;
- GPs: Adverse, minor;
- Dentists: Adverse, minor;
- Hospitals: Adverse, minor.

3.121 Mitigation measures were identified in the 2015 ES as follows:

- Demolition and construction: Potential to enhance the beneficial effects through agreements to recruit locally.
- Jobs supported through household spending: Potential to include more larger homes in the development to increase local expenditure.
- Local retail and services: As above.

- On-site employment: Attract high value-added activities to B class floorspace.
- Early Years Education: Provision of nursery facilities in proposed development.
- Childcare: As above.
- Primary: Developer contributions via CIL.
- GPs: Provision of satellite GP service within the Development or CIL contributions.
- Dentists: CIL or flexible space provided within the village centre.
- Hospitals: Provision of some services within the Development plus CIL.

3.122 For the majority of the residual effects assessed in the 2015, the mitigation measures led to no change in the assessment pre and post-mitigation. The exceptions were Early Years and Childcare which became beneficial rather than adverse; GPs which also switched from adverse to beneficial; Dentists which switched from adverse and minor to insignificant; Hospitals which became beneficial rather than adverse.

4. Assessment of Socio Economic Effects

Receptors

4.1 The following are the receptors for the assessment of the socio economic effects of the proposed development on the application site.

- **Population:** The receptor is the current and future population of the impact areas.
- **Employment:** The receptor is total employment in the relevant impact areas. Construction employment is identified separately for assessment of the temporary impacts of demolition, enabling and construction activity.
- **Labour force:** The receptor is the current and future labour force of the relevant impact area. Sevenoaks district and the FEMA. The impact is described in terms of both the core age cohorts of the population expected to be economically active, and the economically active and employed population.
- **Housing supply:** The receptor is the current and future housing supply, with both the impact on total supply and the mix of housing assessed.
- **Education:** The receptors are the early years, primary, secondary and post-16 education facilities. The impacts are assessed by reference to the demand projected to be generated by the proposed development and the capacity (supply) available in local education provision.
- **Health:** The receptors for this effect are the health facilities described in chapter 3 of this technical report. Impacts are assessed by reference to the demand projected to be generated by the proposed development and the capacity of local facilities to meet this demand.
- **Sports, leisure facilities and open spaces:** The receptors are the range of facilities identified as policy requirements and those available in the local area. Impacts are assessed by reference to the demand generated by the projected population of the proposed development and the implied requirements where policy standards are set.

4.2 It should be noted that the breadth of receptors identified in assessing socio-economic impacts requires a range of criteria to be taken into account in establishing sensitivity:

- For receptors including population, employment, labour force, business and housing supply changes, determining their sensitivity requires reference to how these changes would affect the receptor (for example, new residents will clearly increase a population, new jobs will expand the employment base). It also requires reference to the importance of these individual receptors in policy/strategy (for example, where a Local Plan identifies challenges around the size of the working age population or future resident workforce).
- For receptors relating to social and community infrastructure (education and health facilities, sports, leisure facilities and green infrastructure), determining receptor sensitivity requires reference to evidence about the capacity of existing and future facilities to absorb increased demand from the population that a new residential development would generate. It also has to take account of what relevant policies and strategies indicate about the priority attached to the demand for and supply of social and community infrastructure.

4.3 The framework for assessing the sensitivity of receptors is set out in Table 4.1 below.

Sensitivity	Criteria
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).
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.

- 4.4 The sensitivity of the relevant socio-economic receptors is described in Table 4.2 below. Assessment of the sensitivity of receptors takes account of both evidence on current, past and future change in the receptor, together with the weight and priority attached to issues relating to the receptor in policy.

Receptor	Sensitivity of Receptor	Explanation
Population	High	Sustained population growth anticipated in emerging local plans (Sevenoaks, FEMA). Areas need to absorb this growth and prepare for the additional demand this generates for social and community infrastructure. Any change resulting from a major new residential development will represent an uplift on the current population.
Employment	High	Emerging local plans and Strategic Economic Plan point to the importance of new, high quality employment being generated. Sevenoaks District is noted as making an important contribution to employment growth across Kent, with focus on professional, scientific and technical sectors. Construction employment is an important part of the employment base in its own right, and so sensitivity of the construction

		employment receptor is also high. Any notable change in the provision of employment will change the size and characteristics of the employment base (eg. if new business parks/industrial parks are developed).
Labour force	High	Local Plans evidence points to an ageing population in Sevenoaks and across Kent, and to the implications for the area's economy in attracting and retaining investment and supporting economic growth. Relatively high economic activity and employment rates point to a 'tight' labour market with limited capacity for additional resident workers in the existing population, implying that additional resident workers would ease this pressure.
Housing supply	High	Emerging local plan for Sevenoaks sets requirement at 13,960 additional homes, recognising that green belt coverage in district presents challenge in securing the land supply. Housing affordability poor in the district, and substantial need for more affordable housing.
Education	Very High or High	Any additional children generate demand for education places. Local Education Authority identifies shortages of primary and secondary school capacity to respond to population and housing growth. For primary and secondary education, the receptor is assessed as having very high sensitivity. For the primary SPG, there is currently 18% surplus capacity but forecasts indicate that this is expected to reduce. For secondary schools, evidence that both non-selective and selective schools operating over-capacity currently (ie 100%+). For early years and post-16 education, the receptor has medium sensitivity reflecting the availability of capacity in the relevant impact areas compared with primary and secondary capacity.
Health	High	Additional population in local area generates more demand for primary health care, dentistry and hospital provision. Facilities and services under pressure from public spending restraints. Evidence that GPs in locality operating in excess of the HUDU 1,800 patients per FTE GP benchmark. Evidence of very limited supply of NHS dental provision in locality.
Sports, leisure facilities, open space	Medium	Any additional population creates new demand for provision in a locality based on policy benchmarks for provision per 1,000 population. No provision within walking distances of centre of the application site based on FiT guidelines. Open Space study points to good range of managed and natural green space and recreation areas within 2 miles driving distance

		of the application site, although issues with the quality of provision in Halstead and Knockholt. Good range of indoor and outdoor sports and leisure facilities in wider Sevenoaks area within 7 miles.
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Magnitude

- 4.5 The assessment of likely significant socio-economic effects is based on the combination of the sensitivity of receptors described above, and the scale of magnitude of effects generated by the proposed development described in Chapter 3 of Volume II of the Environmental Statement. The framework for determining magnitude is set out in Table 4.3 **Error! Reference source not found.** below, and is based on judgement about the size and importance of the effect against the current and future baseline. For the assessment of effects on social and community infrastructure (SCI), magnitude is considered in the context of the current supply and capacity of facilities.

Table 4.3 Magnitude Assessment Criteria		
Magnitude	Criteria	Examples
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. 	<ul style="list-style-type: none"> For impacts including population, employment, labour supply and housing supply, the increase represented by the impact relative to baseline totals is used. For schools and health facilities, an increase of 25% might be considered very large magnitude impact, but judgement also considers evidence on the capacity of those facilities to absorb the impact. For example, if a 25% increase in demand implies 100 additional children but there are 300 surplus places in local schools, the magnitude might be considered to be small.
Large	<ul style="list-style-type: none"> Effect would represent a change of 10-25% over baseline conditions. 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. 	<ul style="list-style-type: none"> As above for population, employment, labour supply and housing supply. For education and health facilities, 10-25% increases in demand would be considered change of large magnitude, but the assessment also considers how this change would relate to the capacity of facilities to absorb this change.
Medium	<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. 	<ul style="list-style-type: none"> As above for population, employment, labour supply and housing supply. For SCI provision, 3-10% changes over current demand would be considered an impact of medium magnitude but the assessment also refers to the capacity of facilities to absorb change. If a 3-10% change generates requirements for new

Magnitude	Criteria	Examples
	<ul style="list-style-type: none"> For sports and leisure facilities, and green infrastructure, a medium magnitude impact would involve additional hectare requirements for at one category. 	<p>capacity, this is likely to represent an impact of large or very large magnitude depending on the level of additional capacity implied.</p>
Small	<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 hectare implied. 	<ul style="list-style-type: none"> As above for population, employment, labour supply and housing supply. For education and health facilities, 1-3% increases in demand relative to current demand is unlikely to generate requirements for additional capacity, but this is nonetheless considered in the assessment.
Negligible	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> As above for population, employment, labour supply and housing supply. For education and health facilities, and for sports and leisure facilities, and green infrastructure, no response in terms of additional supply is implied.

Significance

- 4.6 The combined assessment of sensitivity and magnitude is given in the matrix set out in Table 4.4 below. For effects that border two significance bands, professional judgement is applied.

Magnitude of Impact	Sensitivity of Receptor				
	Very High	High	Medium	Low	Negligible
Very large	Major	Major	Major/ Moderate	Moderate	Minor/ Negligible
Large	Major	Major/ Moderate	Moderate	Minor	Minor/ Negligible
Medium	Major/ Moderate	Moderate	Minor	Minor/ Negligible	Negligible
Small	Moderate	Minor	Minor/ Negligible	Negligible	Negligible
Negligible	Moderate/ Minor	Minor/ Negligible	Negligible	Negligible	Negligible

Assumptions and Limitations

Assumptions

- 4.7 The assumptions used to estimate the effects of the proposed development site are set out in Table 4.5 below.

Effect	Assumptions
Demolition and Construction Employment	Indicative estimates of employment in the demolition and construction phases is based on labour co-efficients applied to estimated construction costs (£200 million total). Essentially, this gives the number of workers per annum per £1 million of spending, and includes on and off-site work directly linked to the development. The source of this evidence is the Homes and Communities Agency's publication, Calculating Cost Per Job: Best Practice Note, 2015 (3 rd edition).
Population	Use of two different average household size figures to estimate resident population. <ul style="list-style-type: none"> • 2.34 per household, the assumption used by the West Kent CCG in planning health services • 2.42 per household based on latest Office for National Statistics household projections estimates for Sevenoaks
Employment	Use of the Homes and Communities Agency's Employment Densities guide (2015, 3 rd edition) to estimate the number of FTE jobs by employment use class. In the absence of information at this point about the end occupiers of employment floorspace and a lack of localised employment densities data, this is the most robust approach available. The relevant densities are described below, along with the assumptions

Effect	Assumptions
	<ul style="list-style-type: none"> • B1a office – 12 sq m per full-time equivalent (FTE) worker based on net internal area (NIA) • B1b research and development – 40 sq m per FTE based on NIA • B1c light industrial – 47 sq m per FTE based on NIA • D2 community uses – 65 sq m per FTE based on NIA • D1 (Nursery) – FTE employment based on estimate of number of early years resident children in proposed development and staffing levels this would imply drawing on the DfE’s Statutory Framework for the Early Years Foundation Stage (2017) which specifies 1 qualified staff member per 3 children under aged 2, 1 per 4 children aged 2 and 1 per 13 children aged 3-4. Allowance has also been made for ancillary staff. • A1 retail – 18 sq m per FTE • A3 restaurants/cafes – 18 sq m per FTE
	<p>Floorspaces for the proposed development’s business areas and village centre are expressed as gross external area (GEA). To convert GEA to NIA (B class uses), the assumption is that NIA represents 80% of GEA.</p>
	<p>For GEA-NIA in A class uses, the assumption is 85%. This is based on the HCA guidance and experience of commercial developments elsewhere.</p>
	<p>For GEA to GIA in D class uses, the assumption used is 85% for consistency and to be cautious about overstating floorspace that would support employment.</p>
	<p>Converting FTEs to total employment takes into account that a proportion of work in any sector is part-time, so total employment will be slightly higher than full-time equivalents. At this juncture the end occupiers are not known, and the assessment uses broad and reasonably cautious assumptions drawn from analysis of full and part time work by broad sector. These are consistent with the socio-economics chapter within the previous (2015) ES:</p> <ul style="list-style-type: none"> • B uses – FTE is 90% of total employment • Other uses: FTE is 84% of total employment
	<p>Employment in the primary school has been estimated in discussion with KCC’s North Kent Education Team. Future employment at QinetiQ and DSTL has been provided through consultation with both organisations.</p>
	<p>Indicative estimates are given for off-site employment supported by household spending on the site and by multiplier effects linked to business activity in employment areas on the application site. The following figures are used to produce these estimates:</p> <ul style="list-style-type: none"> • Household spending based on regional (South East) average household spending data from the 2018 Family Spending survey produced by Office for National Statistics, and an indicative turnover per FTE for convenience retail sector to account for spending on household goods and services based on Office for National Statistics (ONS) Annual Business Survey and Business Register and Employment Survey. This provides a broad but conservative indication of the jobs supported by this level of household spending.

Effect	Assumptions
	<ul style="list-style-type: none"> Regional composite indirect and induced multipliers, using 1.29 as the local area (Kent) multiplier drawn from the Homes and Communities Agency's Additionality Guide (2014), Table 4.14.
Housing Supply	Based on information supplied with the planning application documentation for the application site. Refer to document 005561_Indicative Housing Mix_750 units_REV D.
Labour force	<p>The starting point for estimating this effect is the total estimated resident population. To this figure, data from ONS mid-year population estimates for the proportion of 16-74 year olds is used to establish the working age population (allowing for growing numbers of older people to be in work).</p> <p>To estimate the economically active and employed cohort of the population, data from the latest Annual Population Survey for Sevenoaks is used, drawn from Tables 3.12 (16-64) and 3.13 (65+) in this report. This gives figures of:</p> <ul style="list-style-type: none"> 16-64 – Economically active 78%, employed 74% 65 - Economically active and employed 7.4%
Demand for School Places	<p>Following consultations with KCC's North Kent Education Team, demand for primary and secondary school places has been based on the pupil yield assumptions used for school planning purposes. These are 0.28 for primary age children, and 0.2 for secondary age children.</p> <p>To estimate the number of early years and 16-18 year old children generating demand for pre-school and post-16 education, indicative estimates have been generated using ONS Mid-Year Population Estimates and ONS Sub-National Population Projections (2014 and 2016-based). The relevant figures are described in the assessment of these effects.</p>
Demand for GP, Dental Services, Acute Health Care	<p>There is no standard methodology for estimating the likely effects on primary health care facilities (GPs) and dentists in terms of the number of practitioners or individual facilities required for a given population. Guidance provided with NHS London's Healthy Urban Development Unit planning model refers to a benchmark patient list size of 1,800 per FTE GP for planning purposes. Patient list sizes will vary markedly from practice to practice, and GP to GP depending on many factors including (for example, age profile of area's population, socio-economic background, deprivation in the area). Recognising this, the assessment also considers average list sizes in the impact area currently as a 2nd benchmark.</p> <p>No average list sizes are prescribed for dentistry provision. The assessment therefore provides qualitative commentary on the implications of the demand that would be generated by the resident population of the proposed development on the application site.</p>
Sports and leisure facilities, green infrastructure	The assessment draws on the benchmarks set out in Sevenoaks District Council's Local Plan and particularly the Open Space Study evidence that underpins this. The relevant figures are set out in Table 2.3 above.

4.8 For consistency in the ES, effects are assessed against the following baseline conditions:

- Current baseline conditions (2018/2019 dependent on data availability), and also considering projected and forecast evidence for the relevant receptors where this is available.
- Future baseline conditions for the application site represented by the extant outline planning consent (2015, 15/00628/OUT), with the relevant figures set out at the end in the baseline section above.

Limitations

4.9 The assessment has the following limitations which relate both to baseline data and the methodology for assessing effects:

- 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 but it should be recognised that this is likely to change as new data is released.
- 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 Environmental Statement 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 Office for National Statistics 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.

Assessment Time Period

4.10 The effects described above are assessed for the following periods:

- Demolition and enabling works: 2020-21, two year period.
- Construction: 2021-30, 9 year period.
- Phase 1: End Year 1 operational phase, 2023.
- Full completion: Full occupation, 2030.

4.11 Phase 1 impacts are assessed in detail only for social and community infrastructure, since it was clear from initial work on the assessment that impacts including employment, labour supply and housing supply would be small in the context of baseline conditions for the Sevenoaks, FEMA and Kent impact areas, and larger only in the context of baseline conditions in the local impact area.

4.12 For the purposes of the assessment, it is assumed that housing and employment developments are fully occupied, and effects are reported in terms of gross impacts.

Potential Significant Impacts

- 4.13 The potential significant impacts of the proposed development of the application site are described in Table 4.6 below.

Table 4.6 Potential Significant Impacts of Proposed Development	
Phase	Description of Impact for Socio Economic Assessment
Demolition and Enabling	Employment: Creation of employment to deliver demolition and enabling works. Increases construction employment across impact areas. Beneficial impact.
Construction	Employment: Creation of on and off-site employment to deliver development increases construction employment across impact areas. Beneficial impact.
Operational	Population: Resident population of completed development represents increase in population across impact areas. Beneficial impact insofar as it enables the area to respond to population growth, but also creates demand for additional facilities and services (adverse impact).
	Employment: Employment supported on-site in completed employment floorspace, and off-site through multiplier effects. Adds to total employment across impact areas. Additional employment also supported by household spending in impact areas. Beneficial impact.
	Labour force: Resident labour force of completed housing development increases workforce in impact areas. Beneficial impact.
	Housing supply: Completed residential development increases supply of housing across impact areas and changes the mix of housing. Beneficial impact.
	Education: Estimate of additional early years and school-age children in completed residential development generates demand for places in education facilities. Adverse impact.
	Health: Additional population generates demand for health care facilities. Adverse impact.
	Sports, leisure facilities, green infrastructure: Population of completed residential development generates demand for indoor and outdoor facilities and space. Adverse impact.

Design Interventions

- 4.14 Four design interventions directly address likely significant socio-economic impacts described above. They are:
- The inclusion of a one form entry (1FE) primary school in the proposed development which responds to the estimated number of primary school age children that would be resident on a completed site. This was agreed in consultation with Kent County Council's North Kent Education Team.
 - The inclusion in the Village Centre area of the proposed development of flexible D1 (community) space of 270 sq m (Block B) which is capable of being configured for primary health care uses including GP facilities.
 - The allocation of D1 space in the Village Centre area for a nursery facility of 240 sq m. The DfE's Statutory Framework for the Early Years Foundation Stage (2017) indicates that children aged under 2 should have 3.5 sq m of indoor space per child;

for 2 year olds this is 2.5 sq m. For 3-5 year olds this is 2.3 sq m per child. Based on the assumption that up to 50 children resident on the completed proposed development may take-up childcare in this facility, the implication is that space of up to 175 sq m would be required (using the worst case 3.5 sq m per child). An area of 240 sq m would be sufficient to meet this need.

- The provision of a range of green spaces across the site. The proposed development includes a total of 17.9 hectares of green infrastructure including both a NEAP and LEAP area for play.

Assessment Pre-Mitigation

Demolition and Construction Phase

- 4.15 The key effect of this activity for socio-economic assessment is the employment it supports and the receptor is construction employment in the impact areas. These are direct, short to medium term, temporary, beneficial effects which persist over the lifetime of the construction of the proposed development. The effects are irreversible, since this activity is essential to the development proceeding.
- 4.16 The cost of demolition work is estimated at £3.99 million (current prices) and is expected to take place over a 2 year period. This level of expenditure generate demand for around 25 workers per annum based on the labour coefficients reference in Table 4.5 above.
- 4.17 Full construction is scheduled to take place over a 9 year construction period. At current prices, the total value is estimated at £246 million, of which £165 million is estimated as the expenditure on infrastructure and direct development. This level of spending would generate demand for an average of 288 workers per annum. The combined total is therefore demand for 313 workers per annum.
- 4.18 Since it is annual demand for workers that is considered here, the significance of this effect on a receptor of high sensitivity applies both to Year 1 and to employment as the development moves towards completion. The effect is therefore assessed as follows:
- Local Impact Area: The **magnitude** of the impact would be **very large** and its **significance major**. Based on current construction employment in the area, 313 workers is around double the number.
 - Sevenoaks: This would be an impact of **medium magnitude** and its **significance moderate**. Current construction employment in Sevenoaks is around 6,500 and 288 workers would represent around 4% of this total.
 - FEMA and Kent: For the FEMA area the impact would be of **small magnitude** and its **significance minor**, since demand for workers for the proposed development represents around 2% of total employment in the area. For Kent the **significance** would be negligible since it represents less than 1% of current construction employment.

Future Baseline

- 4.19 Assessed against the Future Baseline represented by the extant outline planning permission (2015) granted for the application site, demand for 313 workers per annum sits towards the upper end of the range of 143 to 360 FTE jobs a year assumed in the socio economics chapter of the ES. However, this was calculated on the basis of a shorter construction period, implying higher annual demand for workers with activity carried out in a more compressed period.

- 4.20 The 2015 ES assessed construction employment only for Sevenoaks District and concluded that the impact would be of **direct, short-term, beneficial** and **moderate significance**. This is consistent with the assessment for Sevenoaks District described in paragraph 4.18 above.

Operational Phase

Population

- 4.21 The sensitivity of the population receptor is high. Population impacts are assessed in two ways. First, there are beneficial effects driven by the need for the impact areas to contribute to anticipated and planned-for population growth. In this regard, the population effect is direct, beneficial, long-term, permanent and irreversible. It is this beneficial impact considered below.
- 4.22 Second, additional population generates additional spending supporting employment (beneficial) together with extra demand for public services and facilities in the impact areas, and therefore costs which may be adverse impacts based on the capacity of social and community infrastructure to respond. These indirect population impacts are considered for each of the relevant receptors later in this section.
- 4.23 The key population estimates are shown in Table 4.7 below, with the range of figures based on the two average household size estimates of 2.34 and 2.42.

Table 4.7 Proposed Development Population Estimates

	650 Homes	750 Homes
Year 1 (100 homes)	234-242	234-242
Completed Development	1,521-1,573	1,755-1,815

- 4.24 The significance of these effects is assessed as follows:
- **Application Site:** There is no current housing and therefore no current population on the application site. For both Year 1 and the completed development the impacts would be of **very large magnitude** and therefore **major significance**, since it brings a resident population to the site where none previously was present.
 - **Local Impact Area:** In Year 1 this would be a change of **small magnitude**, representing an increase of 4% against the current population of the local impact area. The **significance** of the effect would therefore be **minor**. For the completed development. For the completed development, the **magnitude** of this impact would be **very large**. Against the current baseline population (6,011) of the local impact area, the resident population of a completed development would represent an increase of 25-30%. This effect is assessed as one of **major significance**.
 - **Sevenoaks:** In Year 1 the **significance** of the effect would be **negligible** at an impact of less than 1% of the current population. For the completed development, The **magnitude** of this impact would be **small**, since the increase in population would represent only 1.3-1.5% of Sevenoaks' current population. The effect is therefore assessed as one of **minor significance**. A resident population of 1,521-1,855 would represent around 1.5 to 1.8 years of population growth based the assumption that the district's population grows at around 1,000 per annum over the local plan period. Assessed against projected future change per annum, this effect would be of medium magnitude, and its significance would be moderate.
 - **FEMA and Kent:** At the level of the FEMA and Kent, the population effect for the completed development would be of **negligible magnitude**, representing an increase of substantially less than 1% of the total current populations of both areas.

It is therefore judged to be of **negligible significance**. However, considered in the context of projected annual change (3,200 people) for the FEMA, in which a population of up to 1,815 additional residents would represent more than half this annual growth, the **magnitude** of the impact would be **medium**, and therefore of **moderate significance**.

Future Baseline

- 4.25 No Year 1 population estimate was given in the socio-economics chapter for the 2015 ES. For the completed development assessed in the extant planning permission for the application site, the resident population of a completed development of 450 dwellings was estimated at 1,140. The net effects are therefore an additional population ranging from a low of 381 to a high of 675, or increases of 33% to 59%. The net effect over the future baseline is therefore of **large magnitude** and **major significance**.

Employment

- 4.26 Estimated direct employment will result from the completion of employment zones, the refurbishment of existing buildings on the application site and the proposed development of Fort Halstead's village centre. These developments would deliver a wide range of employment spaces, with the level of potential employment they would support set out in Table 4.8 below. The table shows employment with and without the development of a single FE primary school on the application site.

Use Class	Type of Use	With School	Without School
		Complete	Complete
B1a	Offices	987	896
B1b	Research & Development Space	52	47
B1c	Light Industrial	78	131
A1	Retail	13	13
A3	Café	16	16
D1	Pre-School/Nursery	19	19
D1/2	Community/Gym	4	4
D1	Primary School	29	
D1	Community	9	9
QinetiQ	Retained Employment	200	200
DSTL	Retained Employment	30	30
Total		1,438	1,366

- 4.27 The sensitivity of the employment receptor is high for all the impact areas. These would be direct and beneficial impacts, which would be permanent/long-term in nature. The proposed provision of office space, R&D space, light industrial space and the range of facilities and community infrastructure would provide Fort Halstead with the capability of delivering employment in key priority growth sectors for the area described in the policy section (Chapter 2) of this technical report, including professional, scientific and technical sectors and the advanced engineering sector.
- 4.28 These employment effects are irreversible, although future employment is subject to prevailing economic conditions, occupier demand and the end uses of buildings so may in the long run vary from the figures estimated in this assessment. The creation of

employment on the application site is a key feature of the masterplan and an important part of how the proposed development is expected to function.

4.29 For the completed development, the direct employment effects are assessed as follows:

- Application Site: The **magnitude** of the impact would be **very large** against current employment on the site in 2018, representing more than double the current total. The **significance** of the effect would therefore be **major/moderate**.
- Local Impact Area: The impact of the completed development would be of **very large magnitude**, with both scenarios (with and without school) representing around 60% of current employment in the local area. The **significance** of the effect would therefore be **major**.
- Sevenoaks: The impact would be of **small magnitude** and therefore of **minor significance**. Total employment on the completed development would represent around 3% of current employment (47,000) in Sevenoaks, and around 2.5% of future baseline employment in the district when planned/forecast employment growth is taken into account (55,800 jobs).
- FEMA: For the FEMA and Kent the **significance** of the effect would be **negligible**, since total employment represents well-under 1% of all employment in the two areas.

4.30 The proposed development would support additional employment off-site through two impacts:

- Multiplier effects:
 - Indirect employment effects as companies operating on the application support buy goods and services relating to their business activity.
 - Induced employment effects: A proportion of salaries earned by employees who live locally would also be spent on goods and services in businesses in the area, and this would in turn support further employment.

For a completed development, the combined multiplier effect across Kent is estimated at 410 jobs without the school on the application site, and 431 jobs with the school. This would be employment across an extensive range of sectors, both those related to the activities of businesses on the application site (supply chain) and the full spectrum of jobs in businesses benefiting from the spending of salaries by employees of those companies (ie household goods and services).

- Household spending by residents of the proposed development would benefit businesses in the local impact area, the wider Sevenoaks district area and across both the FEMA area and Kent. It is not possible to precisely estimate the number of jobs supported by household spending, since this will be driven by a wide range of factors including the characteristics of individual households, their spending habits, where they work and continuing growth in online retail. Total household spending from a completed and fully occupied development is estimated at up to £20.8 million. This expenditure would cross many different sectors, with convenience retail accounting for around 15% of the total. Applying a broad turnover per FTE figure of £200,000 to this expenditure total would imply up to 103 FTE jobs supported across the South East region, although the figure may be higher than this depending on local spending patterns.

4.31 These wider beneficial employment effects do not substantively change the assessment of this effect, since they occur off the application site and do not represent a significant difference in impact compared to the baseline and future baseline conditions described above. However, they are a further benefit of the development of employment floorspace

on the application site, extending the positive impacts of the proposed development for businesses and the workforce across a much wider area.

Future Baseline

- 4.32 The future baseline represented by the 2015 outline planning permission for the site estimated 1,483 jobs. The chapter was also completed at a time when there were still 1,000 employees present on the site, so concluded that the net additional jobs would be 483.
- 4.33 The socio-economic chapter of the 2015 ES assessed the impact only at the level of Sevenoaks District, and concluded it represented an impact direct, long-term, beneficial and major significance, although this judgement was not applied in the context of total current employment in Sevenoaks. This differs from the present assessment which concludes that the effect would be of minor significance at this level.
- 4.34 This total of 1,483 compares to up to 1,466 jobs estimated to be generated by the proposed development. Although a lower number is a slightly adverse impact, the difference between the two figures is an impact of **negligible magnitude** and therefore of **negligible significance**. It is explained by the respective configurations of employment floorspace and related jobs. Compared with the 2015 ES, the proposed development includes more jobs in B1a/b office or research and development premises and B1c light industrial, no B2 industrial or hotel jobs, and fewer jobs assumed in community buildings, for reasons explained in paragraph 3.119 above.

Labour Force

- 4.35 The starting point for assessing this effect is the potential resident population of the proposed development. A proportion of this population would be expected to be of working age and/or economically active and in work. The sensitivity of this receptor is assessed as high at all levels, since the population of the impact areas is ageing and is projected to age further, and this puts pressure on the availability of a future labour force to support employers and the growth of the economy. The proposed development of the application site would support labour force growth and directly address this set of issues.
- 4.36 This effect is direct, permanent/long-term, beneficial and is irreversible insofar as a completed residential development would be expected to sustain a working resident population. A significant proportion of the proposed residential development is geared towards family housing.
- 4.37 The estimated resident labour force impacts are set out in Table 4.9 below for the estimated population over the age of 16.

Table 4.9 Key Labour Force Impacts				
	650 Dwellings		750 Dwellings	
	Yr 1	Completed	Yr 1	Completed
Economically Active	138-143	897-928	138-143	1,035-1,071
Employed	129-133	837-865	129-133	965-998

- 4.38 The significance of the labour force effects is assessed as follows:
 - Application Site: The presence of a resident workforce is an impact of **very large magnitude**, since there is no current resident workforce living on the application site. The **significance** of the effect is therefore **major**.
 - Local Impact Area: At the end of Year 1 The impacts described in Table 4.9 would represent increases of around 4% on the current estimated numbers of

economically active and employed residents of the area. This represents an impact of **medium magnitude** and the **significance** of the effect is therefore **moderate**. The **magnitude** of the impact is **very large** at this level. The changes represent 25-30% of the current resident labour force. The significance of the effect is therefore **major**.

- Sevenoaks, FEMA, Kent: At Year 1, the significance of the effect is negligible representing change of less than 1% of the current number of economically active and employed residents. For the completed development, the impacts represent around 2% of the current base of economically active and employed residents, so the **magnitude** of the impact is **small** and its **significance minor**.
- FEMA and Kent: At these impact levels, the effects are of **negligible significance**, representing less than 1% of current resident labour.

Future Baseline

- 4.39 The 2015 ES assessed the labour force effects of the completed development as an increase of up to 555 economically active residents, and an employed resident population of 520. The impacts described in Table 4.9 above point to a substantial increase over this figure, with up to 1,071 economically active residents and 998 employed residents, changes of 93% and 91% respectively. In this regard the increase over the future baseline is an impact of **very large magnitude** and the effect is of **major significance**.
- 4.40 The labour force effect was assessed only at the level of Sevenoaks District in the 2015 ES, which concluded that it was an effect of beneficial and minor significance. This is consistent with the conclusion of the current assessment, despite there being a substantial increase in the resident labour force compared with that of the 2015 consented scheme.

Housing Supply

- 4.41 The proposed development of the application site will contribute 100 additional dwellings to the impact areas at Year 1, and 650-750 for the completed development. This would be an increase in the total stock of housing, and there will also be impacts on the mix of housing available in the area. The housing mix for the 750 dwelling scheme is set out in the table below.

1 bed flat	71
1/2 bed flat	12
2 bed flat	136
2 bed terrace	129
2 bed house	15
3 bed terrace	105
3 bed house	45
3 bed semi-detached	67
3 bed detached	20
4 bedroom semi-detached	54
4 bed detached	54
5 bed detached	42
Total	750

- 4.42 These twin effects on the housing supply are direct, beneficial, permanent/long-term and irreversible. The beneficial nature of the effect centres on both the overall contribution of the proposed development to meeting future housing need and planned requirements in Sevenoaks and the wider FEMA area, and the specific effects of the proposed mix of private and affordable housing in addressing identified need and demand for different size and tenure types.
- 4.43 A total of 650 or 750 homes would contribute substantially to Sevenoaks district's annual requirement of 698 dwellings per annum and, through the provision of affordable housing, to an annual affordable housing need estimated at 422 per annum.
- 4.44 On the housing mix, Table 4.11 compares the proposed housing mix with Policy H1 requirements set out in the Proposed Submission version of the Local Plan for Sevenoaks. This shows the extent to which the scheme is consistent with the policy requirements set out in the emerging Local Plan. The indicative mix for the proposed development is broadly consistent with Policy H1.

Table 4.11 % Indicative Housing Mix Compared with Sevenoaks Local Plan Policy H1 (Proposed Submission Version)

	Proposed Development %	Policy H1 (Private)	Policy H1 (Affordable)
1 bed	11%	5-10%	30-35%
2 bed	37%	25-30%	30-35%
3 bed	32%	40-45%	25-30%
4 bed +	20%	20-25%	5-10%

- 4.45 Given the challenges faced by Sevenoaks in delivering additional housing, the sensitivity of the receptor is assessed as high. The significance of the effect is assessed as follows:
- Application Site: No residential development has previously existing on the application site, so any substantial new residential development will represent an effect of **major significance**.
 - Local Impact Area: At this level, in Year 1 (100 dwellings) the **magnitude** of the impact is **medium** at 4.4% of total stock, and at completion of the proposed development is **large** representing 29-33% of total stock. The **significance** of the effect is therefore **moderate** in Year 1 and **major** at completion.
 - Sevenoaks: At the district level, the impact in Year 1 (100 dwellings) amounts to 0.2% of total housing stock, but 15% of the annual housing requirement in the emerging Sevenoaks District Plan. The impact is assessed as of **small magnitude** and the effect is one of **minor significance**. At completion, 650-750 dwellings would be 1-1.3% of current total housing stock but is in excess of one year's requirement based on the emerging Local Plan target. The impact is therefore of **medium magnitude** and the **significance** of the effect is therefore **moderate**.
 - FEMA and Kent: At the level of these impact areas, the magnitude of the impacts is **negligible**, representing well below 1% of current total housing stock at completion. The **significance** of the effect at these levels is therefore **negligible**.

Future Baseline

- 4.46 The 2015 ES assessed a proposed development of 450 dwellings, concluding that this was an effect of beneficial and moderate significance at the level of Sevenoaks District. The current assessment shares this conclusion.

- 4.47 A total of up to 750 homes is a 67% increase over the 450 dwellings in the 2015 consented development. This is an impact of **very large magnitude** and therefore an effect of **major significance**.

Social and Community Infrastructure

Education

Early Years

- 4.48 Demand for and the supply of early years provision relates both to childcare, typically for 0-4 year olds, and early years education, typically for children aged 3-4 years old. A proportion of the children resident in the proposed development on the application site would be expected to be of early years ages, and many of these children would be expected to attend early years facilities in some form.
- 4.49 Kent County Council's Commissioning Plan for education rightly recognises that provision is predominantly delivered by the private, voluntary and independent providers, along with accredited childminders and facilities in some schools which maintain nursery classes. In this regard, it is not possible to predict with any certainty how many children will attend each of the different forms of provision and the location of the facilities that will be attended. The majority (c. 90%) would be expected to attend local early years facilities in the area, but other may take-up places close to a parent's workplace outside the immediate local area.
- 4.50 The early years component of education facilities is assessed as having high sensitivity. Using a combination of the population estimates for the 650 and 750 dwelling schemes and population projections, we estimate that the number of children aged 0-4 would be as follows.

Range of Housing	Age	Yr 1	Completed
650 dwellings	0 to 4	12	75-77
	3 to 4	3	18-19
750 dwellings	0 to 4	12	86-89
	3 to 4	3	21-22

- 4.51 Based on the Kent County Council Commissioning Plan and the Childcare Sufficiency Assessment, it estimated that in Year 1 a total of 7 children would be expected to take-up childcare places, with 42-50 requiring childcare places in the completed development. However, these are based on modelled estimates, and it cannot be determined at this stage what level of eligibility would be present in households in the completed development, and what forms of childcare would be required and taken-up, including the location of facilities used.
- 4.52 Early years education provision is a high sensitivity receptor, and the effect is direct, adverse, long-term/permanent and irreversible. It is assessed as follows:
- Application Site: Since there is currently no population resident on the application site, any change represents an impact of **very large magnitude** and an effect of **major significance**.
 - Local Impact Area: At year 1, 7 children is only a small proportion (less than 2%) of the current population aged 0-4 in the area. With provision available in the local impact area also taken into account, the **magnitude** of the impact is **negligible** and

it is of **negligible significance**. A total of 75-89 0-4 year olds would represent around 20-23% of the current total 0-4 year old population of the area. Without provision of early years facilities on site, the **magnitude** of this impact would be **major**, but it reduces to **negligible** given the design interventions. Its **significance** is therefore assessed as **negligible**.

- Sevenoaks: The number of children aged 0-4 (7) would represent only 0.1% of the current population of the district and would be an effect of **negligible significance** given current provision of facilities in the area. The projected 0-4 year old population of the completed development (amounts to around 1-1.3% of the total population of this age in Sevenoaks, although the estimated number requiring places is 42-50. Whilst this would represent additional demand in an area where there is currently assessed to be a small shortfall of places, the provision of early years facilities as part of the proposed development results in the **magnitude** of the impact being **negligible**, and of **negligible significance**.

Future Baseline

- 4.53 The 2015 ES estimated that 25 0-4 year olds would require early years provision, and concluded that the effect was insignificant given existing early years provision in the area.
- 4.54 Compared with the 2015 ES, the total number of 0-4 year olds estimated to require early years and childcare places is up to 50, and is therefore double the number. This change would be an impact of very large magnitude and an effect of major significance. However, with the inclusion of nursery provision and the potential for the primary school which is part of the proposed development to provide pre-school and after-school early years provision, the impact of **negligible magnitude** and the effect would be of **negligible significance**.

Primary Schools

- 4.55 Future demand for primary school places generated by the proposed development has been assessed using Kent County Council's pupil yield assumption of 0.28 per dwelling. For Year 1 with the assumption of 100 completed developments, the total number of pupils would be 28 for both the 650 and 750 dwelling schemes assessed in this chapter. For a completed development, the relevant figures would be 182 and 210 respectively, with the assumption that residential dwellings are completed by 2031.
- 4.56 This is a very high sensitivity receptor, and consultation with Kent County Council's North Kent Area Team responsible for education provision has established that the level of demand from a completed and fully occupied development of 750 homes would require a new, single form entry primary school. This has been designed into the proposed development. The effect is direct, adverse, long-term/permanent and irreversible.
- 4.57 The assessment of the significance of this effect is based on the relevant primary school planning area in which the proposed development is located. In Year 1, 28 primary aged pupils could be accommodated in schools in the planning area, with the County Council's forecasts indicated potential for 130 surplus places in this year, subject to the delivery of new homes. This represents Year 1 demand that is 21% of the surplus capacity. However, the **magnitude** of the impact is **small**, since this number of pupils could be absorbed in the projected surplus capacity available at 2023. The **significance** of the effect is therefore **moderate**, in that it requires some of the surplus capacity.
- 4.58 For the completed development, the estimated total of 182-210 pupils, with the higher figure representing the worst case scenario, would be an impact of major magnitude without the provision of a single form entry primary school as part of the proposed development. It exceeds current and future estimated surplus capacity (130 at 2023) and is around 28% of the current primary school roll in the SPG.

- 4.59 However, the provision of a single form entry primary school would deliver the capacity for 210 primary aged pupils. It is also reasonable to assume that a proportion of resident primary school-aged children would receive schooling in other facilities (private, special educational needs, hospital schools). Kent County Council has estimated that currently 19% of primary school-aged children do not attend a mainstream state-maintained school. This implies that a primary school on the application site would have sufficient headroom both to allow for the 5% surplus capacity that enables parents to exercise choice about schools (ie enabling pupils to switch schools) and to accommodate children from locations other than the proposed development.
- 4.60 For the completed development, the **magnitude** of the impact is therefore assessed as **negligible**, and its **significance** is also **negligible**.

Future Baseline

- 4.61 The 2015 ES assessed the number of primary school aged pupils requiring stated-provided schooling at 94, although KCC forecasts referred to in the chapter suggested a peak of 117. Since local provision within 2 miles of the application site had 181 surplus places, the chapter concluded that the effect was of minor significance.
- 4.62 A total of up to 210 pupils would be more than double the number estimated in the 2015 ES, and 80% of the KCC estimate. At face value, this change would be a very large impact.
- 4.63 However, the increase must be considered in the context of the proposed development's inclusion of a primary school which would meet in full future demand from a completed development and may provide some surplus places. In this regard, the additional demand would be absorbed by the school and the change is therefore an impact of **negligible magnitude** and an effect of **negligible significance**.

Secondary Schools

- 4.64 Potential future demand for secondary school places has also been assessed using Kent County Council's pupil yield methodology, which is based on 0.2 secondary school-aged children per dwelling. For Year 1, 100 dwellings therefore implies 20 such school aged children. For the completed development, the relevant totals are 130 for a 650 dwelling scheme and 150 for the 750 dwelling scheme, the latter representing the worst-case scenario.
- 4.65 Analysis of the secondary schools data for Sevenoaks and Borough Green (non-selective planning group) and West Kent (selective schools) indicates that there is currently no surplus capacity available, and that capacity is expected to worsen in terms of the deficit of places through to 2023 and beyond without intervention.
- 4.66 The effect is assessed against a very high sensitivity receptor. It is direct, adverse, permanent/long term and irreversible. The significance of this effect is therefore assessed as follows for the relevant school planning areas:
- Sevenoaks and Borough Green: The Year 1 total (20) represents only 0.2% of the current population aged 11-16 of Sevenoaks, and for the completed development up to 1.7% of the current population. However, current and projected capacity data indicates that there is no surplus capacity in secondary schools to absorb additional demand. In both Year 1 and for the completed development, the **magnitude** of the impact is **large** and the **significance** of the effect is **major**.
 - West Kent: In Year 1 and for the completed development, this is also an impact of **large magnitude** and the **significance** of the effect is assessed as **major**. As is the case for non-selective schools, the baseline and future baseline evidence shows a lack of capacity to accommodate additional demand.

Future Baseline

- 4.67 The 2015 socio-economics chapter estimated 60-73 pupils of this age, and the totals described above (130-150 11-16 year olds) are more than double this figure. This change represents an adverse impact of **very large magnitude** and an effect of **major, significance**.
- 4.68 Consultation with Kent County Council's Education Officer (North Kent Area) highlighted the need for a substantial increase in secondary capacity with reference to the Sevenoaks and Borough Green area driven by projected increases in student numbers against capacity across the planning area.

Post-16 Education

- 4.69 Estimates of the number of 16-18 year olds that would be generated by the proposed development indicate four students of this age in Year 1 for both the 650 and 750 dwelling scheme, and 24-28 for the completed development. This is based on the average household size method for consistency across the assessment, and so results in a similar estimate to that of the 2015 outline consent for the application site (25).
- 4.70 This is a direct, slightly adverse, permanent/long-term and irreversible effect on a high sensitivity receptor. The effect is assessed as follows:
- Sevenoaks and Borough Green: The impact is of **negligible magnitude** in Year 1 since the number of 16-18 year olds (four) is small, and capacity evidence suggests that this could be absorbed in local schools. The **significance** of the effect is therefore **negligible**. For the completed development, a proportion of 16-18 year old students would be expected to take-up places in local schools. Again, projected surplus capacity and the relatively small number suggests an impact of **small magnitude**, and the **significance** of the effect is therefore **minor**.
 - West Kent: Parental and student choice can be exercised about places for post-16 education. Whilst it is possible that some students would seek places at selective schools, the number would be expected to be a sub-set of the 4 Year 1 16-18 year olds and the 24-28 children of this age in the completed development. The **magnitude** of the impact is therefore **small**, and the **significance** of the effect is therefore **minor**.
- 4.71 It should be noted that some 16-18 year olds are also likely to take-up other forms of post-16 education and training, including places at vocational colleges in the area, specialist college places elsewhere and apprenticeships linked to work.

Future Baseline

- 4.72 The 2015 ES estimated that 21 residents of sixth form age would require state-provided places in post-16 education. Compared with the estimated figure up to 28 for the completed proposed development, the change of 7 additional 16-18 year olds is an increase of around 25%, but is numerically small. Local provision and projected surplus capacity should enable additional demand to be met locally, so the **magnitude** of the impact is **negligible** and the **significance** of the effect **negligible**.

Health

GP Facilities

- 4.73 The impact on demand for primary care facilities centres on the population the proposed development would generate. Consultation with the West Kent Clinical Commissioning

Group was carried out to inform the assessment. Potential patient numbers are therefore based on an average household yield of 2.34 residents. For Year 1, this implies 234 additional patients. For the completed scheme, this implies 1,521-1,755 additional patients.

- 4.74 These figures represent the potential patient list generated by the proposed development, Whilst not all residents would regularly use GP services and some may also take up private sector healthcare or services outside the impact area, for a conservative assessment it is assumed that the total potential list must have its requirements met by the West Kent CCG.
- 4.75 The consultation with the CCG highlighted the following expectations relating to GP services:
- Otford Medical Practice, Westerham Practice and Amherst Medical Practice would be the main practices used by residents of the proposed development, with Otford likely to be the practice receiving the largest number of patients.
 - Further assessment of the Sevenoaks Local Plan would be required once it is adopted to establish what level of additional demand is likely to be generated in the local area linked to new housing development, and what this implies about primary care services and facilities.
 - Financial contributions to the expansion of existing GP facilities are likely to be required to meet projected future growth in demand.
- 4.76 This is a high sensitivity receptor, and the effect in terms of patient demand would be direct, adverse, permanent/long-term and irreversible. In Year 1, the **magnitude** of the impact is **negligible** given that the population of 234 represents only 0.7% of the current patient numbers for the three practices described above, and there is potential for on-site provision of primary health care in the flexible space allocated. Its **significance** is therefore **negligible**. A patient lists up to 1,755 would represent 5% of the current patient lists for the three practices described above, and are approaching the level at which one additional FTE GP would be implied based on the ratios of GPs: Patients described in the baseline evidence. However, on-site provision would be expected to enable this demand to be met. For the completed development, the **magnitude** of the impact is also assessed as **negligible** and its **significance** as **negligible**.

Future Baseline

- 4.77 In the 2015 ES, the total estimated population of 1,140 represented the additional demand that would be generated for GP services, and the chapter concluded that this implied a need for an additional GP (0.6 working time equivalent). It assessed the impact as adverse and of minor significance.
- 4.78 The estimated potential patient list of up to 1,755 would be a change of 615 or 53% compared with the future baseline. This is a large increase, but the potential for on-site provision of a primary care facility reduces the magnitude of the impact to **negligible** and the significance of the effect would be **negligible**.

Dentists

- 4.79 As is the case with GP provision, the impact centres on the demand generated by the resident population of the completed proposed development. In Year 1, the number is estimated at 234 using the West Kent CCG's population yield figure, and in the completed development 1,521 to 1,755.
- 4.80 This is a high sensitivity receptor, and the effect would be direct, adverse, permanent/long-term and irreversible.

- 4.81 In Year 1, the impact of 234 patients is assessed as of **small magnitude**. The indication is that one of the area's dental surgeries is accepting new patients, and consultation with the NHS has indicated that funding additional capacity could be made available shortly for the Sevenoaks area based on the most recent needs assessment. The **significance** of the effect is therefore **minor**.
- 4.82 For the completed development, impact is of **medium magnitude**. It cannot be known what additional demand will be directed at NHS versus privately paid for dental services, and the private market is likely to respond with extra capacity. However, additional demand of up to 1,755 patients will need to be absorbed by dentists in the area, some of which will seek NHS paid-for services. The **significance** of the effect is therefore **moderate**.

Future Baseline

- 4.83 The 2015 ES assessed the population of 1,140 as the future potential patient list. It noted that none of the three dental surgeries located within 3 miles of the development were accepting new patients, and concluded that this level of demand would justify additional capacity in the form of 0.8 working time equivalent dentists, although it recognised that the private market would be likely to be part of the solution, a conclusion consistent with the assessment set out above. It found the effect to be of adverse, minor significance.
- 4.84 A patient list of up to 1,755 would be a change of 53% compared to the assessment in the 2015 ES. Assessed against the future baseline, this represents an impact of **very large magnitude**, and an effect of **major significance**.

Hospitals

- 4.85 The population of 234 in Year 1 and up to 1,755 for the completed development represents additional demand for acute health care services. Evidence from the West Kent CCG Strategic Commissioning Plan 2014-19 indicates that hospitals are already operating over-capacity, and additional patients represent further demand to be managed within these facilities.
- 4.86 This effect is direct and adverse, permanent/long-term and irreversible. The receptor is of high sensitivity.
- 4.87 At Year 1, the **magnitude** of the impact is assessed as **negligible** given the size of the population served by major acute hospitals in the area, and the likelihood that only a small proportion of the residents of the development would require acute care. The **significance** of the effect is therefore **negligible**.
- 4.88 For the completed development, the **magnitude** of the impact is **small** given that acute health care in hospitals serves substantial populations across west Kent and the wider surrounding area. The **significance** of the effect is therefore assessed as **minor**.

Future Baseline

- 4.89 The 2015 ES concluded that 1,140 additional patients would put additional pressure on acute healthcare services operating at capacity, and assessed the effect as of adverse, minor significance.
- 4.90 A total potential population accessing acute health services of 1,755 represent a 53% increase on the future baseline, and would be an impact of **very large magnitude** and an effect of **major significance**.

Sports and Leisure Facilities, Green Infrastructure

- 4.91 An additional population of up to 242 at Year 1, and 1,755 at completion represents further demand for sports and leisure facilities, and green infrastructure provision. The proposed development of the application site includes 17.9 hectares of open spaces for public use and specific provision including a village green, neighbourhood and local equipped areas for play (NEAP and LEAP), a community recreation area, grasslands and woodlands.
- 4.92 This is a medium sensitivity receptor. The effect is direct and adverse in that extra population generates additional demand for facilities and services of this type. It is permanent/long-term and irreversible.
- 4.93 The significance of the effect is assessed against the provision described above and the benchmark areas required per 1,000 residents. Based on the requirements set out in Table 3.2, the total of 17.9 ha far exceeds the requirement of 5.6 hectares of amenity greenspace, parks and gardens, and natural/semi-natural greenspace implied as the requirement for a population of 1,755. The provision of a LEAP and NEAP is consistent with the benchmark requirements set out in Policy OS1 of the Proposed Submission version of the Sevenoaks Local Plan.
- 4.94 It cannot be known at this stage how residents of the completed proposed development will use indoor sports and leisure facilities, but the assessment of existing provision indicates that the impact areas are well-served with a range of such facilities.
- 4.95 The **magnitude** of the impact is therefore assessed as **negligible**, and the **significance** of the effect as **negligible** for both Year 1 and the completed development.

Future Baseline

- 4.96 No assessment of this effect was provided in the 2015 ES.

Human Health Impacts

- 4.97 The Environmental Statement considers a range of potential impacts on human health from the proposed development from factors including the design of housing and broader sustainability, transportation, air quality and noise.
- 4.98 However, there are implications for human health from several of the socio-economics issues considered in this chapter. To assess these, the chapter draws on the relevant sections for socio-economics impacts from NHS London's Healthy Urban Development Unit Rapid Health Impact Assessment Tool (3rd Edition, 2017). This provides a framework for understanding how the proposed development might affect human health, and for identifying in broad terms any related enhancement or mitigation measures.

Access to healthcare services and other social infrastructure

- 4.99 There are a range of potentially beneficial impacts on human health from the provision as part of the proposed development of social and community infrastructure, including the design interventions described above. This includes:
- Potential for the on-site provision of health care in D1 floorspace which can be configured for this purpose. This could provide residents of the proposed development with direct access to primary health care on the site. CIL resources levied from the proposed development have the potential to enhance this impact.
 - The potential provision on the application site of both nursery and a primary school facility, with childcare and children's education contributing to the health and wellbeing of both children and parents. Positive impacts are linked to the

opportunities for children to learn and play together, for parents to engage, and to the long-term benefits of a good start in education in terms of skills, earnings and health.

- Provision of community spaces, both indoor and outdoor, in the proposed Village Centre and elsewhere on the site. The positive impacts of this provision relate to the health benefits of enabling communities to interact which are widely accepted to be part of good planning for public health and are recognised as such in the NPPF (para. 91).

4.100 These impacts could be further enhanced by activity that encourages community engagement as the proposed development is completed, both in how community buildings and spaces are used, and how residents organise themselves to take advantage of these facilities.

Access to open space and nature

4.101 There are wide ranging benefits associated with access to open space and nature. The proposed development will offer a substantial 17.9 hectares of green infrastructure in various forms (described above), including the retention and enhancement of existing green spaces on the application site. The human health impacts linked to good access to open space and nature include:

- The direct benefits to physical health of an active lifestyle, including participation in sports, cycling, running and walking, and generally outdoor activity.
- Associated benefits to mental health of a good quality environment which provides easy access to useable open spaces and the natural environment.
- For children in particular, there is a wide range of evidence indicating that physical activity in early life has positive impacts on health in later life. In this regard, the provision of LEAP/NEAP as part of the proposed development, and generally opportunities to spend time outdoors is likely to have a beneficial impact on human health.
- Natural green space contributes to human health by its positive impacts on air quality.

4.102 There is potential further enhance these likely positive impacts through the delivery of development which maximises the ease of access for residents of the proposed development to open space and the natural environment, and for the subsequent management of these spaces to maintain their high quality.

Access to work and training

4.103 The provision of employment floorspace and related facilities as part of the proposed development is likely to generate both direct and indirect benefits to human health. The proposed development has the potential to offer short-term opportunities for work and training during the construction phase and long-term, permanent opportunities as the employment floorspace is completed and businesses occupy premises. These benefits are likely to be realised both by residents of the proposed development and people in the surrounding area who may work in businesses that occupy premises on the application site.

4.104 The benefits to human health occur in a number of ways:

- Good quality work and training is associated with both physical and mental well-being, linked to the economic resources it generates for individuals and households, and the personal and social esteem that work can bring.

- The working environment can have positive impacts on human health, associated with (for example) the design of workspaces and access to facilities enabling the workforce to exercise.
 - Opportunities to start and run a business can have similarly positive effects on health and well-being. In this regard, the provision of small office/light industrial space as part of the proposed development could assist in enabling start-up businesses to locate on the application site.
 - Accessibility of work, with benefits to residents from opportunities to live and work in the same location, reducing the need for car-borne commuting to work, and encouraging good work-life balance through the proximity of work to home.
- 4.105 These benefits could be enhanced through procurement strategies that encourage local take-up of work and training opportunities, and through the targeting by developers working with public sector partners of occupiers in sectors which are likely to deliver good quality work. Associated facilities as part of the proposed development which enable working parents to find supporting childcare could also enhance the benefits.

Mitigation and Enhancement Measures

Mitigation

- 4.106 The majority of the effects assessed above are beneficial in nature, and therefore requirements for mitigation of significant adverse effects are limited. In four instances (early years provision, primary school provision, space capable of accommodating primary care provision and green infrastructure), the proposed development's design addresses the potential for significant adverse effects to occur, and these are reflected in the assessment above.
- 4.107 The following adverse effects point to the need for mitigation, and the appropriate mitigation measures are identified for each:
- 1) **Secondary Education:** For both the Sevenoaks and Borough Green non-selective planning area, and the West Kent selective schools group planning area, the assessment indicates that the significance of the effects of the proposed development at Year 1 and for the completed development would be of major significance and the effects would be adverse. The proposed development is liable for the Community Infrastructure Levy (CIL), and mitigation would take the form of a contribution from CIL resources levied to increase the capacity of secondary schools in the planning group areas to absorb resident children aged 11-16. With this mitigation in place, the **magnitude** of the impact would reduce to **negligible**, and the **significance** of the effect would also be **negligible**. This conclusion would also apply to the change represented by the increase in the population requiring secondary school provision compared with the future baseline.
 - 2) **Primary and Acute Health Care Facilities:** Demand for GP facilities from residents of the completed development in both Year 1 and at full completion represents extra demand that must be absorbed by a primary health care system which is already squeezed by funding constraints on the NHS. In this case, the liability of the proposed development for the CIL would be expected to generate resources to contribute to increasing the capacity of the health care system to absorb additional patients. This may take the form of provision accommodated in space allocated within the proposed development with the potential to be used for primary health care services. With this mitigation in place, the **magnitude** of the impact would reduce to **negligible**, and its **significance** would be **negligible**. The same conclusion is drawn for the effect assessed against the future baseline, since the

additional demand represented by the increase in population would be addressed through both CIL contributions and the potential use of the space in the proposed development.

For dental services, the picture is more complex since the private sector plays an increasingly substantial role in the provision of dentistry to patients, and would be expected to meet a significant part of the future demand generated residents of the proposed development. Furthermore, the indication from the NHS is the capacity in Sevenoaks should be increased in the short-term with the allocation of additional financial resources. However, this responds to current need and it is not clear how resourcing is likely to change over the decade during which the proposed development is delivered. Contributions from CIL may therefore also provide resources to boost dentistry capacity. With this in place, the magnitude of the impact would reduce to **negligible**, and the effect would be of **negligible significance**.

Enhancement

- 4.108 The proposed development would deliver a range of beneficial effects identified in the assessment. Several of these effects could be further enhanced as follows, subject to dialogue between the developers of the application site, the local planning authority and other relevant competent authorities:

Demolition and Construction Phase

- 4.109 **Demolition and construction:** There is potential for local residents and businesses (local impact areas, Sevenoaks, FEMA) to benefit from opportunities to work on the construction of the proposed development, receive training and supply the developers with materials, goods and services. This could be negotiated through procurement processes, and would increase the economic benefits to the impact areas in the form of jobs, workforce development and business performance. This measure is unlikely to switch impacts from small and negligible, but would enhance the beneficial impacts of the proposed development.

Operational Phase

- 4.110 **Employment:** It is not possible to be certain at this juncture who will be the final occupier businesses attracted to the mix of office and industrial accommodation on the site. The beneficial nature of employment generated on the site could be further enhanced if the developers seek to target businesses in higher value sectors (eg. scientific and technical sectors) which would contribute to higher paid employment opportunities, and to raising Gross Value Added across the impact areas. This could be achieved through a combination of the developer's marketing and collaboration with public sector organisations promoting investment opportunities.
- 4.111 This measure is unlikely to change the assessment of impact, but would further enhance the beneficial impacts of the proposed development of employment floorspace.

Assessment Post-Mitigation

- 4.112 The assessment of effects post-mitigation is set out in Table 4.13 overleaf. It should be noted that the significance of effects varies by impact area, and this is indicated in the table.

Table 4.13 Summary of Residual Effects Post-Mitigation							
Receptor	Residual Impact	Sig.	A/B	ST/MT/LT	D/Ind	P/T	R/IRR
Demolition and Construction							
Construction Employment	Average 313 workers per annum. Impact varies by size of impact area. Large at local impact area level, medium at Sevenoaks. Small or negligible elsewhere.	Maj Neg	B	MT	D and Ind	T	IRR
Operational							
Population (Yr 1)	Up to 242 additional residents. Very large only for application site; small-negligible for other impact areas.	Maj Min Neg	B	LT	D	P	IRR
Population (Completed)	Up to 1,755 residents. 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.	Maj Mod Min Neg	B	LT	D	P	IRR
Employment	Up to 1,438 total jobs direct; 431 multiplier jobs; 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.	Maj Min Neg	B	LT	D	P	IRR
Labour Force (Completed)	Up to 143 economically active residents in Year 1 and 1,071 at completion. Very large impact for application site and local impact area; small for Sevenoaks and negligible for FEMA and Kent	Maj Min Neg	B	LT	D	P	IRR
Housing Supply (Yr 1)	100 units in Year 1. Very large and medium for application site and local impact area. Negligible for other impact areas.	Maj Mod Neg	B	LT	D	P	IRR
Housing Supply (Completed)	650 to 750 units with mix consistent with emerging Local Plan policy requirements. Very	Maj Min	B	LT	D	P	IRR

Receptor	Residual Impact	Sig.	A/B	ST/MT/ LT	D/Ind	P/T	R/IRR
	large for application site, large for local impact area. Moderate for Sevenoaks and negligible elsewhere.	Neg					
Education, Early Years (Completed)	Negligible in Year 1. Up to 89 0-4 year olds including 22 3-4 year olds. Minor/negligible or negligible impacts for all impact areas.	Neg	A	LT	D	P	IRR
Education, Primary (Yr 1)	28 primary school aged children at Yr 1. Small impact since primary school on application site not complete at Yr 1.	Mod	A	LT	D	P	IRR
Education, Primary (Completed)	Up to 210 primary-aged pupils, but provision of primary school included in outline application for proposed development. Negligible impact post mitigation.	Neg	A	LT	D	P	IRR
Education, Secondary (Yr 1)	20 pupils aged 11-16 at end Yr 1. CIL will contribute to resources to absorb additional demand. Negligible impact post-mitigation.	Neg	A	LT	D	P	IRR
Education, Secondary (Completed)	Up to 73 pupils aged 11-16. CIL will contribute to expansion of schools capacity, so negligible impact post-mitigation.	Neg	A	LT	D	P	IRR
Education, Post 16 (Completed)	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.	Neg Min	A	LT	D	P	IRR
Health, GP provision (Yr 1)	234 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.	Neg	A	LT	D	P	IRR
Health, GP provision (Completed)	Up to 1,755 additional patients. CIL would provide resources to support health services to respond to demand, plus masterplan includes	Neg	A	LT	D	P	IRR

Receptor	Residual Impact	Sig.	A/B	ST/MT/ LT	D/Ind	P/T	R/IRR
	provision of space capable of accommodating health facility.						
Health, Dental Facilities (Yr 1)	234 patients will add to patient numbers in area where only 1 dentist currently open to NHS patients, but additional resources for NHS provision anticipated in short-term.	Min	A	LT	D	P	IRR
Health, Dental Facilities (Completed)	1,755 patients, and impact medium given apparent position of only 1 local dentist accepting new NHS patients.	Mod	A	LT	D	P	IRR
Health, Hospitals (Yr 1)	234 patients represents negligible impact given size of population served by acute health care facilities.	Neg	A	LT	D	P	IRR
Health, Hospitals (Completed)	1,755 patients represents small impact on acute health care facilities in the area.	Min	A	LT	D	P	IRR
Sports, Leisure Facilities, Green Infrastructure (Yr 1)	Green infrastructure including NEAP and LEAP designed into the scheme, and quantities of green infrastructure (17.9 ha) substantially exceeds benchmarks in Sevenoaks Open Space Study for population of 234-242.	Neg	A	LT	D	P	IRR
Sports, Leisure Facilities, Green Infrastructure (Completed)	As above	Neg	A	LT	D	P	IRR
Future Baseline							
Demolition and Construction							
Construction Employment	Annual demand for 313 workers against 143-360 in 2015 ES.	Mod	B	ST	D	P	IRR
Operational							
Population	Up to 1,755 residents compared with 1,140 in 2015 ES. Difference of up to 59%	Maj	B	LT	D	P	IRR
Employment	Up to 1,466 compared with 1,483 in 2015 ES. Small difference.	Neg	A	LT	D	P	IRR

Receptor	Residual Impact	Sig.	A/B	ST/MT/ LT	D/Ind	P/T	R/IRR
Labour Force	Up to 1,071 economically active residents and 998 employed residents compares with 555 and 520 in the 2015 ES, representing 93% and 91% increases.	Maj	B	LT	D	P	IRR
Housing Supply	Up to 750 units compared with 450 in 2015 ES	Maj	B	LT	D	P	IRR
Early Years	Up to 50 0-4 year olds requiring early years places, double number (25) assessed in 2015 ES. Change of negligible significance because anticipated that on-site and local early years provision would meet demand.	Neg	A	LT	D	P	IRR
Primary Schools	Up to 210 pupils compared with 94 in 2015 ES, more than double the number. Provision of on-site primary school would meet demand.	Neg	A	LT	D	P	IRR
Secondary Schools	Up to 150 11-16 year olds is more than double number of 73 assessed in 2015 ES. CIL contributions would enable additional demand to be met in SPGs.	Neg	A	LT	D	P	IRR
Post-16 Education	Up to 28 16-18 year olds compared with 21 estimated to require post-16 education in 2015 ES. Local provision should enable additional demand to be met.	Neg	A	L	D	P	IRR
GP Provision	Up to 1,755 patients compared with 1,140 in 2015 ES would be increase of 53%. Provision of space with potential for on-site provision should enable increased demand to be met with CIL contributions to support services.	Neg	A	L	D	P	IRR
Dentists	Patient list of up to 1,755 would represent increase of 53% compared with 2015 ES. Additional capacity provision in Sevenoaks and CIL contributions should enable extra demand to be met.	Neg	A	L	D	P	IRR

Receptor	Residual Impact	Sig.	A/B	ST/MT/ LT	D/Ind	P/T	R/IRR
Hospitals	Patient list of up to 1,755 would be 53% increased compared with 1,140 in the 2015 ES. CIL contributions would be required to mitigate the impact.	Neg	A	L	D	P	IRR

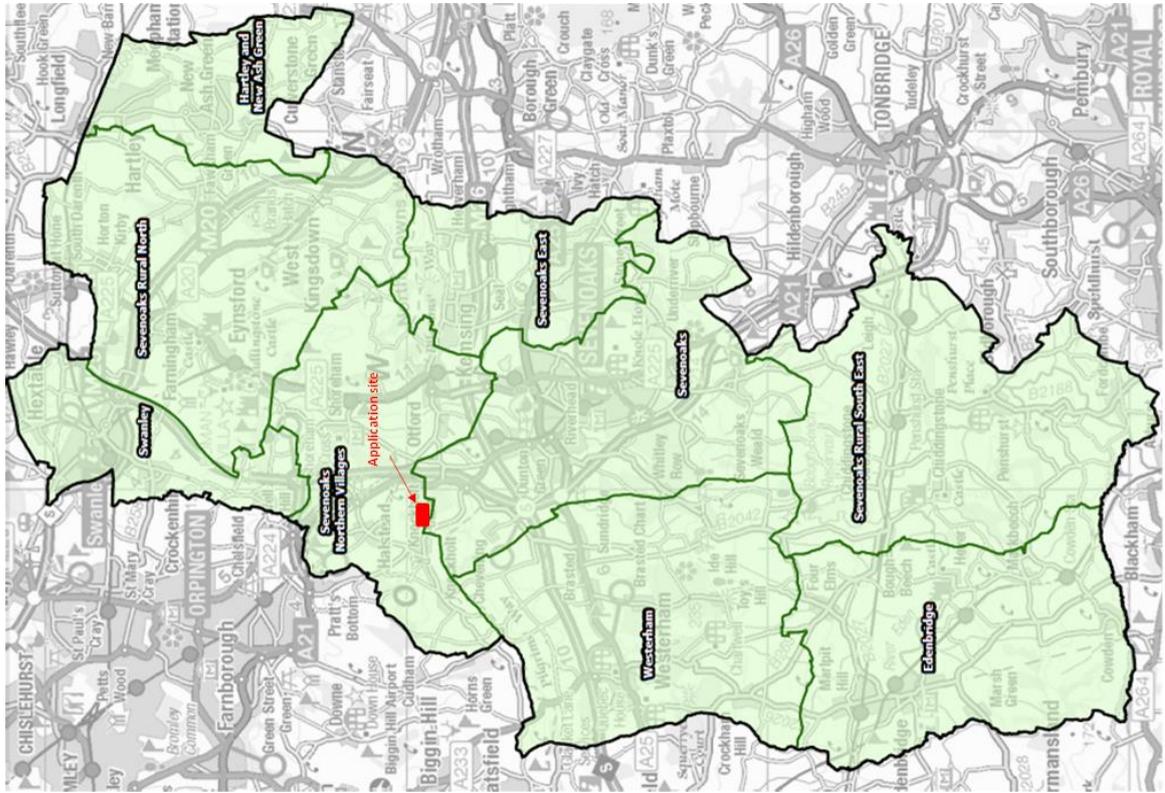
Note: Sig=Significance; Adv/Ben=Adverse/Beneficial; ST/MT/LT=Short, medium, long-term; D/Ind=Direct/Indirect; P/T=Permanent/Temporary; R/IRR=Reversible/Irreversible; Maj=Major; Mod=Moderate Min=Minor; Neg=Negligible

5. Glossary

Acronym	Definition
5G	Fifth generation mobile/internet connectivity
A1	Retail uses (shops)
A3	Café and restaurant uses
A&E	Accident and Emergency
APS	Annual Population Survey
B1a	Office employment uses
B1b	Research and Development uses
B1c	Light Industrial employment uses
B2	Manufacturing employment uses
B8	Warehousing employment uses
BRES	Business Register and Employment Survey
CCG	Clinical Commissioning Group
D1	Community building uses
D2	Community building uses
DSTL	Defence, Science and Technology Laboratory
EA	Economic Activity
FE	Further Education
FEMA	Functional Economic Market Area
FTE	Full-Time Equivalent (jobs)
GEA	Gross External Area
GIA	Gross Internal Area
GP	General Practitioner
GVA	Gross Value Added
KCC	Kent County Council
LEAP	Locally Equipped Area for Play
LEP	Local Enterprise Partnership
LSOA	Lower Layer Super Output Area (statistical unit for data)
MHCLG	Ministry of Housing, Communities and Local Government
MUGA	Multi-Use Games Area
MYE	Mid-Year Estimates (population)
NEAP	Neighbourhood Equipped Area for Play
NHS	National Health Service
NIA	Net internal area
NPPF	National Planning Policy Framework
OAN	Objectively Assessed Housing Need
ONS	Office for National Statistics
Pa	Per annum
R&D	Research and Development
SCI	Social and Community Infrastructure
SEP	Strategic Economic Plan
SHMA	Strategic Housing Market Assessment
SME	Small and Medium-Sized Enterprise
SPG	School Planning Group
Sq m	Square Metres

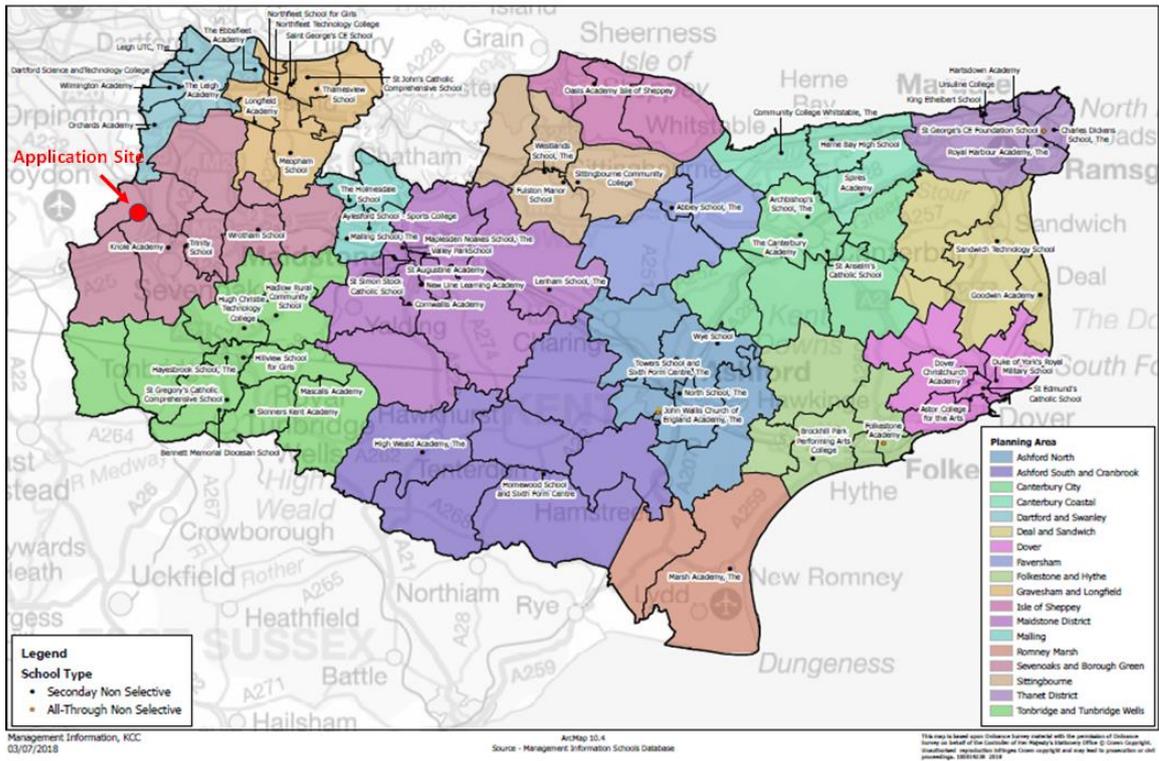
Appendix A - SCI Location Maps

Primary School Groups, Sevenoaks



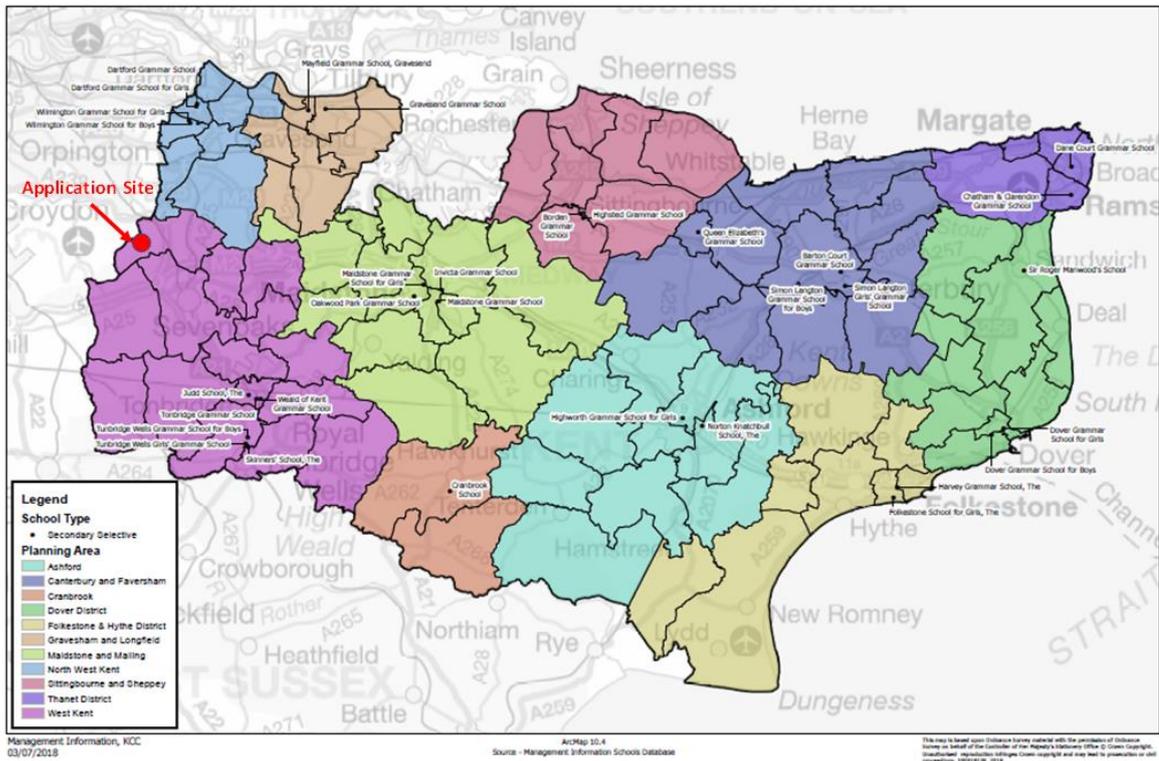
Source: KCC (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

Non-Selective Secondary School Planning Group Areas



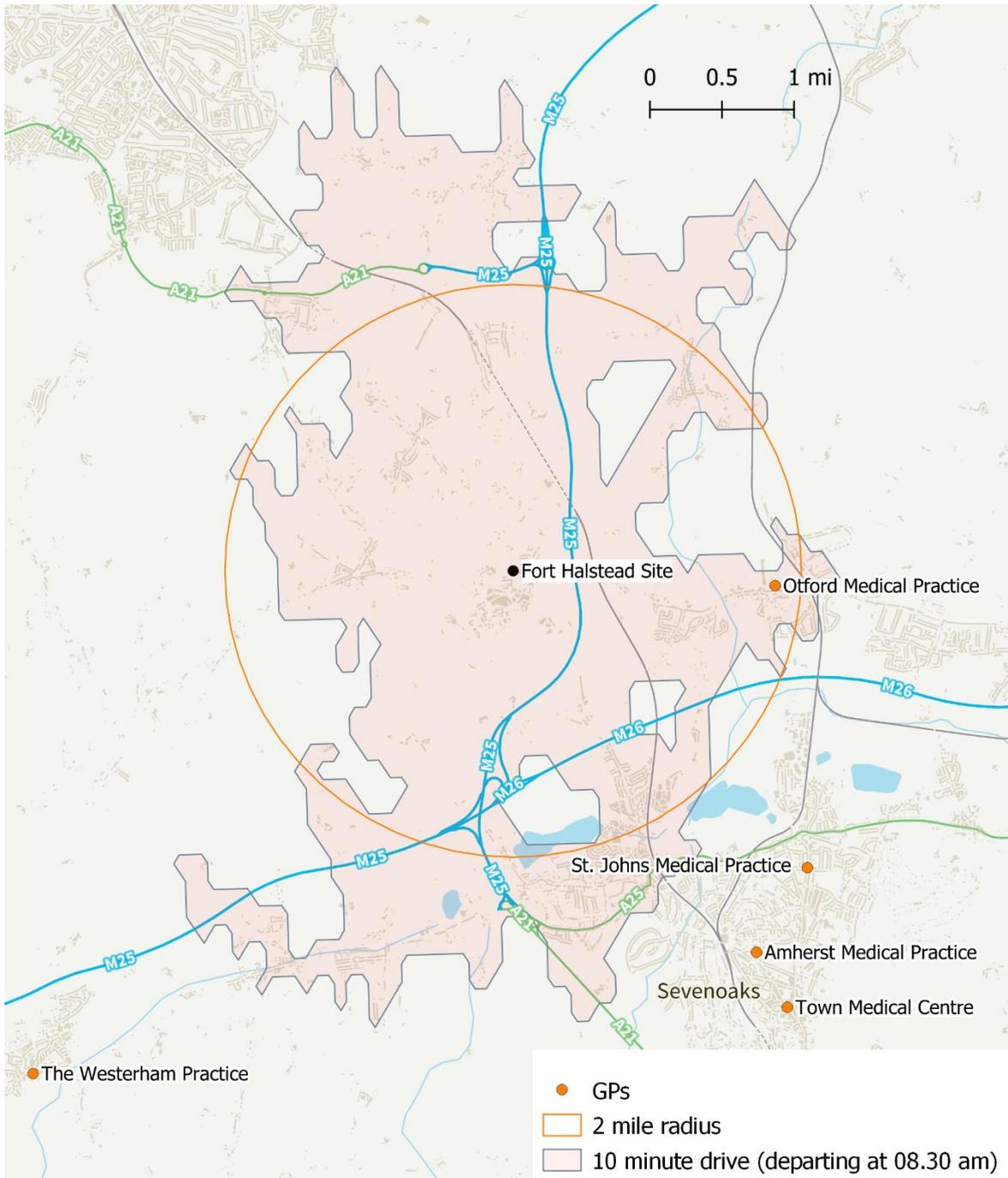
Source: KCC (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

Selective School Planning Group Areas



Source: KCC (January 2019) Commissioning Plan for Education Provision in Kent 2019-23

General Practitioner Facilities



Local Dentist Facilities





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