

6. SOCIO-ECONOMICS

Introduction

- 6.1 This Chapter has been prepared by Boyer who are competent experts in EIAs and are corporate members of the Institute of Environmental Management and Assessment (IEMA) and IEMA EIA Quality Mark. In addition, Boyer are learning partners of the Royal Town Planning Institute (RTPI).
- 6.2 The Chapter presents the findings of the assessment of potential impacts on the socio-economic effects from the development proposal – namely the impact of the development on: population; housing need; education provision; healthcare provision; emergency services; open space requirements; community facilities and the local economy.
- 6.3 Having set out the proposed assessment methodology and policy/legislative context in relation to socio-economic issues, the Chapter considers the prevailing socio-economic conditions for the Site and its locality. The potential effects of the Proposed Development on those baseline conditions are then examined and presented qualitatively and, wherever possible, quantitatively; and necessary mitigation measures to prevent, reduce or off-set those effects are then outlined. The resulting residual effects (factoring in mitigation measures where required) are also assessed.

Legislation and Planning Policy Framework

- 6.4 This section outlines the legislative context and planning policy relevant to socio-economic effects. It sets out the relevant national and local planning policy contained from the National Planning Policy Framework (2023) and the Wokingham Borough Development Plan, comprising the Core Strategy and Development Management Policies.

National Planning Policy Framework (December 2023)

- 6.5 Paragraph 7 relates to achieving sustainable development and emphasises the purpose of the planning system is to contribute towards the achievement of sustainable development.
- 6.6 Paragraph 60 of the NPPF under the sub heading '*delivering a sufficient supply of homes*' states that:

'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward to meet specific housing requirements'.
- 6.7 NPPF Paragraph 63 requires the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies.
- 6.8 Access to high quality open spaces and opportunities for sport and physical activity can make an important contribution to the health and well-being of communities is required by Paragraph 102.

Planning Practice Guidance (PPG)

- 6.9 In addition, the PPG sets out guidance on a wide range of topics, those relevant to this chapter are discussed below.
- 6.10 The PPG (Para. 001 Reference ID: 53-001-20190722, revision date 22.07.2019) considers how positive planning can contribute towards healthier communities, it states that design and use of the built and natural environments, including green infrastructure are major determinants for health and wellbeing and that planning and health need to be considered together in two ways:
- In terms of creating environments that support and encourage healthy lifestyles; and
 - In terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).
- 6.11 PPG (Para. 001 Reference ID: 37-001-20140306, revision date 06.03.2014) also advises that:

“Open space should be taken into account in planning for new development and considering proposals that may affect existing open space... this includes all open space of public value, and can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure..., as well as being an important part of the landscape and setting of built development, and important component in the achievement of sustainable development.”

Wokingham Borough Core Strategy DPD (2010)

- 6.12 The following policies of the Core Strategy are relevant in considering the socio-economic effects of the proposed Development:
- 6.13 Policy CP4 – Infrastructure Requirements seeks to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the development strategy. This is to be achieved through both s106 and conditions if appropriate.
- 6.14 Policy CP5 – Housing Mix, Density and Affordability recognises that residential developments should provide a mix and balance of dwelling types, densities, tenures and sizes, including affordable housing.
- 6.15 Policy CP9 – Scale and location of development proposals must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.
- 6.16 Policy CP17 – Provision will be made for at least 13,230 dwellings and associated development and infrastructure in the Borough in the period 2006-2026 for which substantial investment in infrastructure will be required, including 2,500 at South Wokingham SDL.
- 6.17 Policy CP21 – South Wokingham Strategic Development Location seeks to enable a co-ordinated approach to the development of the Strategic Development Location will be

required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community. The key requirements are as follows:

- phased delivery of around 2,500 dwellings including a minimum 35% affordable housing (as supported by Policy CP5 of CS);
- appropriate retail facilities;
- social and physical infrastructure, including two new primary schools;
- measures to retain separation from Binfield/Bracknell, Crowthorne/Pinewood and Finchampstead North;
- necessary measures to mitigate the impact upon Thames Basin Heath Special Protection Area (as supported by Policy CP8 of CS);
- improvements to transport capacity along A321 and A329 including South Wokingham distributor road;
- measures to protect and enhance pedestrian access to the countryside from Wokingham town centre;
- measures to improve accessibility by non-car transport modes along A321 and A329 corridors; and
- measures to improve access by non-car modes to Wokingham town centre, including the station interchange.

- 6.18 A large part of the Site for which this application relates to is identified as Open Space in the adopted Core Strategy and is therefore covered by Policy CP21.

Wokingham Borough Management Developing Delivery Local Plan (2014)

- 6.19 The following policies of the Management Development Delivery Local Plan are relevant to the socio-economic factors of the proposal:
- 6.20 Policy CC01 - Presumption in Favour of Sustainable Development states that the planning application that accord with policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
- 6.21 Policy TB05 – Housing Mix states that proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households.

Emerging Draft Local Plan Update (2020)

- 6.22 The following policies of the '*Draft Local Plan Consultation*' which focused on a full Draft Plan, covering a range of topics including climate change, sustainable transport, affordable housing etc., are relevant in considering the socio-economic effects of the proposed Development:

6.23 Policy SS10 relates to supporting infrastructure and notes:

1. Development proposals will not be supported unless infrastructure, services, resources and amenities or other assets lost or impacted on as a result of development or made necessary by the development will be improved or provided through direct provision or financial contributions at an appropriate time.

2. Arrangements for improvements to, or the provision of, infrastructure to the required standard, and their ongoing maintenance, will be secured by planning obligations or condition if appropriate.

6.24 Policy HC2 relates to community infrastructure, supporting both new and existing facilities;

6.25 Policy HC3 seeks to protect, maintain and enhance open space, sports, recreation and play facilities.

6.26 Policy SS7 carried through the Site Allocation for South Wokingham Strategic Development Location. This included a phased delivery of 2,012 dwellings, appropriate retail facilities, and social and physical infrastructure.

6.27 The Site which this Environmental Statement and Proposed Development relates to was designated as Open Space in this version of the draft Local Plan.

Emerging Draft Local Plan Update (2021)

6.28 The following policies of the '*Emerging Draft Local Plan Update: Revised Growth Strategy Consultation*' focuses on the growth strategy and housing allocations are relevant in considering the socio-economic effects of the Proposed Development:

6.29 Policy SS7 - South Wokingham SDL sets out the following requirements relevant to socio-economics:

- Phased delivery of around 2,899 dwellings;
- Appropriate retail facilities; and
- Social and physical infrastructure (including the provision for two new primary schools on Site and two neighbourhood centres. The new neighbourhood centre should incorporate a mix of retail and community uses.

6.30 The Revised Growth Strategy extends the boundary of the SDL further south to enable the provision of additional housing (on land south of Waterloo Road to provide for 835 homes and land to the west of St Anne's Drive for 54 dwellings) on the land which was previously designated as open space. The open space previously allocated on this part of the site has been relocated further to the south.

South Wokingham SDL SPD (2011)

6.31 The Supplementary Planning Document (SPD) for the South Wokingham SDL was adopted in 2011. The document guides future development of the SDL and sets out the expectations for design quality and masterplanning. The Site which is part of the proposed development

as set out in this Environmental Statement was at this point allocated as open space, which has now been relocated to the south.

“The identification of four Strategic Development Locations (SDLs) within Wokingham Borough represents a major and unprecedented opportunity to plan for new development in a comprehensive manner, to ensure that the development of new homes goes hand in hand with the provision of essential physical and community infrastructure. The objective is not simply to meet housing targets, but to plan for the long-term delivery of sustainable urban communities, and to avoid the need for piecemeal small-scale housing development which may harm the character of well-established communities.”

6.32 The South Wokingham SDL lies to the south of Wokingham Town and did comprise largely agricultural land either side of the Wokingham-London railway line. The northern part of the allocation has now been developed, with outline planning applications (planning references 191068, 192325, and 190914) on the southern part of the allocation having achieved a resolution to grant. The SPD seeks to guide future development of the SDL.

6.33 The following sections of the South Wokingham SDL SPD are relevant in considering the socio-economic effects of the proposed Development:

- 2a(i) The northern and southern neighbourhoods should each have a recognisable centre. These centres should be the focal point for community activity and trade, and should therefore be the location for schools, shops, local services, health provision, indoor sports facilities, community centres and potentially some small-scale employment.
- Design Principle 4a: Two centres should act as the community hubs for local activity and will ensure good levels of access to local services and facilities for all residents.
- Planning Obligations: A legal agreement under section 106 of the Town and Country Planning Act (as amended) will be negotiated between WBC and applicants prior to the granting of planning permission to ensure appropriate delivery of key infrastructure and facilities and long-term management of infrastructure and public spaces.

Infrastructure Delivery and Contributions SPD (2011)

6.34 The Infrastructure Delivery and Contributions SPD sets out that planning contribution may take the following forms:

- the direct provision of essential, relevant and necessary infrastructure both on and off the SDL;
- the provision of land for a specific community/specialist use as agreed between the developer and the Council;
- commuted payments in lieu of provision of infrastructure normally derived through standard formulae which may be pooled; and/or

- monetary contributions towards Strategic and off SDL Community Infrastructure normally derived through standard charges and or formulae which may be pooled with an allowance being made for situations where strategic infrastructure is provided as part of the development.

Assessment Methodology

- 6.35 There is currently no Government guidance on the preferred method of assessing socio-economic effects associated with major development. Given this, the assessment takes into account wider guidelines where they exist together with professional judgement.
- 6.36 Baseline socio-economic conditions have been established through the interpretation of nationally recognised research and survey information such as the Office for National Statistics (ONS).
- 6.37 The potential socio-economic impacts have then been assessed against the prevailing baseline conditions using known details of the Proposed Development.
- 6.38 Specific data on local facilities such as health, education etc. has been obtained from a combination of the Local Planning Authority's (LPA) documents and websites and other relevant sources such as Department for Education and NHS Online.
- 6.39 Other specific documents which have been utilised to provide an overview of facilities within the area are referenced throughout this Chapter. A full list of references can be found at the end of this Chapter.

Consultation

- 6.40 In terms of consultation, WBC and other key stakeholders and members of public have been consulted throughout the evolution of the development proposals. In addition, the scope of the socio-economic assessment was set out in the Informal EIA Scoping Request.

Study Area

- 6.41 The Proposed Development will inevitably increase the resident population of Wokingham and the administrative area of Wokingham Borough in which it is located, and accordingly the study area is Wokingham Borough. The study also considers Wokingham within its regional and national context including data for the South of England, England or the UK where relevant.
- 6.42 Effects on social and community infrastructure are assessed by various geographical effect areas, according to the most up-to-date socio-economic data or policy available. **Table 6.1** summarises these different socio-economic effects and the geographic scales at which they have been assessed.

Table 6.1 – Socio-Economic Effects and Geographic Scale

Effect	Geographical Area of Effect	Rationale / Evidence base for effect area
Employment generation during construction phase	Borough level	Census 2021, Construction Statistics Annual 2022, HBF Housing Calculator and Additionality guide (2014)
Housing	Borough level	Local Plan, Census 2021, Land Registry, CLG Live Table 100 (Dwellings by tenure)
Affordable Housing	Borough level	Local Plan, Census 2021, Land Registry, CLG Live Table 100 (Dwellings by tenure)
Early years education	Primary school planning area and facilities within 2 miles	Wokingham Families Directory Wokingham Borough Council Childcare Sufficiency Assessment Report 2018 ONS population projections, ONS Live Births
Primary education provision	Primary school planning area and facilities within 2 and 3 miles	Department for Education statistics including from Get Information about Schools, and from the annual School Census Wokingham Primary School Places Strategy 2018 – 2028, Wokingham Borough School Places Strategy 2024/25 to 2029/30
Secondary education provision	Secondary School Planning Area and facilities within 3 miles	Department for Education statistics including from Get Information about Schools, and from the annual School Census Wokingham School Places Strategy 2017 – 2020, Wokingham Borough School Places Strategy 2024/25 to 2029/30
Further Education Provision	Secondary school planning area	Department for Education statistics including from Get Information about Schools, and from the annual School Census
Health Provision	Within 3 miles	NHS statistics, The Health Urban Development Unit (HUDU)
Emergency Services	County, Regional	Service provided at Regional level
Open Space	On Site, Borough level	New provision to be provided on site
Children's play space	On Site	New provision to be provided on site

Assessment of Process and Criteria

- 6.43 In terms of the assessment process and criteria, the approach is consistent with that outlined in **Chapter 2** of the ES.

Sources of Information

- 6.44 Information relating to local socio-economic patterns and trends has been collated from a variety of sources. Demographic information has been obtained from the Office of National Statistics (ONS) 2021 Census Data for England, Department for Communities and Local Government (DCLG) updates, as well as the Local Planning Authority's (LPA) own statistics.
- 6.45 Specific data on local facilities including community, education, sports and recreational facilities has been obtained from a combination of the LPA and Parish Council's documents and other published sources which are referenced throughout this Chapter.
- 6.46 Other specific documents which have been utilised to provide an overview of facilities within the area are referenced throughout this Chapter.

Significance Criteria

- 6.47 The significance of the potential socio-economic effects associated with the Proposed Development has been assessed using professional judgement. This process aims to be objective and to quantify effects. However, given the nature of the assessment, some of the effects of the Proposed Development can only be evaluated on a qualitative basis.
- 6.48 The significance of the effect has been determined by:
1. First considering the characteristics of the effect i.e.:
 - Type of effect (direct, indirect, reversible or irreversible)
 - Extent and magnitude
 - Duration
 - Whether in isolation, cumulative or interactive
 - Performance against environmental quality standards
 - Compliance with environmental policies
 2. Identifying and then considering the sensitivity of each receptor within the relevant Technical Area.

- 6.49 The effect of the Proposed Development is then classified using the definitions outlined in **Chapter 2** of the ES.

Receptors

- 6.50 The following topics are identified as sensitive receptors and are considered in the remainder of this chapter:

- Population
- Economy (jobs, council tax, CIL, S106)
- Housing
- Education (early years, primary, secondary, further education)
- Healthcare (GP's, dentists, pharmacies, Hospitals and Emergency Services)
- Recreation (open space, sports facilities) and
- Community Facilities (retail, community centres, libraries).

6.51 The sensitivity of the identified receptors is considered further throughout the baseline section of this Chapter.

Baseline Conditions

6.52 This section summarises the existing socio-economic conditions of the Site and its surroundings. It provides the baseline against which the socio-economic effects of the Proposed Development have been assessed.

Population

6.53 The current population of Wokingham is estimated to be approximately 177,500.¹

6.54 **Table 6.2** sets out the ONS based projected populations of Wokingham as well as the South East between 2018 and 2040. This coincides with the Local Plan Review period which covers up to 2040.

Table 6.2 – Wokingham and South East Projected Population Components 2018-2040²

	2018 (Actual)	2025 (Projected)	2030 (Projected)	2035 (Projected)	2040 (Projected)	% increase 2018 - 2040
Wokingham	167,979	179,888	184,322	187,172	189,993	13.1%
South East	9,133,625	9,440,908	9,596,381	9,725,148	9,851,893	7.9%

6.55 Accordingly, there is a projected population growth of approximately 13.1% in Wokingham's case and 7.9% for the South East by 2040, indicating that projected growth for Wokingham Borough is higher than that projected for the South East region.

6.56 It is noted that these population projections are based on demographic trends and do not account for any planned developments.

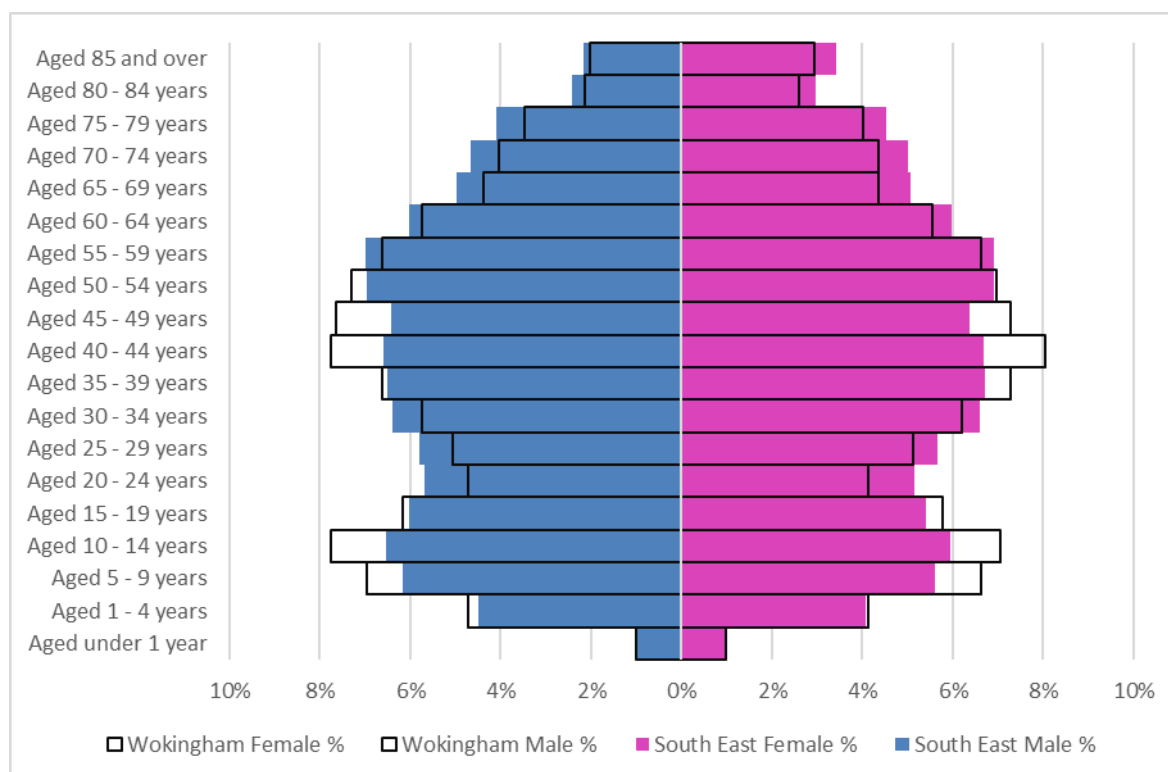
6.57 The age structures of the populations in Wokingham indicate slight variations to the regional average, as shown in **Figure 6.1** below.

¹ ONS Census 2021

² ONS 2018-based Subnational Population Projections

- 6.58 In line with regional and national trends, the working age population is expected to decline while the proportion of over 65s is set to increase by 2040 (see **Figures 6.1 and 6.2** below). This is a trend noticed widely across England as the country's population continues to age.

Figure 6.1 – Population Profile 2022³



³ ONS 2022 – Population Estimates

Figure 6.2 – Population Profile 2043⁴

6.59 As noted above, these projections are based on trends and do not take into account changes in the amount of development that may take place. The Year 2022 saw the lowest number of recorded births since 2002, and overall the total fertility rate has been decreasing since 2010.⁵ It is therefore likely that there will be fewer people of the younger age groups than suggested by these predictions.

6.60 We will be assessing the potential population increase from the Proposed Development later in this chapter.

Economy

6.61 According to ONS, there are approximately 102,000 jobs in Wokingham, which represents an average jobs density (jobs to working age residents) of 0.92. The density is slightly higher than the regional average, which in the South East is broadly aligned with that in England. Wokingham's jobs density is higher than the national average, indicating signs of a healthy economy.

Table 6.3 – Jobs Density in Wokingham and wider area (ONS 2022, available through NOMIS)

	Wokingham	South East	England
Jobs Density	0.92	0.87	0.88

⁴ ONS – Population Projections 2043

⁵ ONS - Births in England and Wales: 2022 (refreshed populations)

- 6.62 The proportion of working age people is slightly less in Wokingham than national average. However, the economic activity rates are marginally higher than national average and unemployment is considerably lower than national average, as set out in **Table 6.4** below.

Table 6.4 – Economic Activity Summary Table (ONS 2023, available via NOMIS)

	Wokingham	South East	England
Working Age Population (16-64) (2022)	111,900	5,787,500	35,901,200
% of working age population who are economically active (2022-2023)	83.5	81.2	78.8
% of economically active population who are unemployed (2022-2023)	2.4	3.4	3.9

- 6.63 Wokingham's residents are well qualified, as shown in **Figure 6.3** below. 57% of residents have degree level qualifications or above compared to 45.2% in the South East and 43.2% in England.

Figure 6.3 – Qualification Levels (ONS 2021, available via NOMIS)

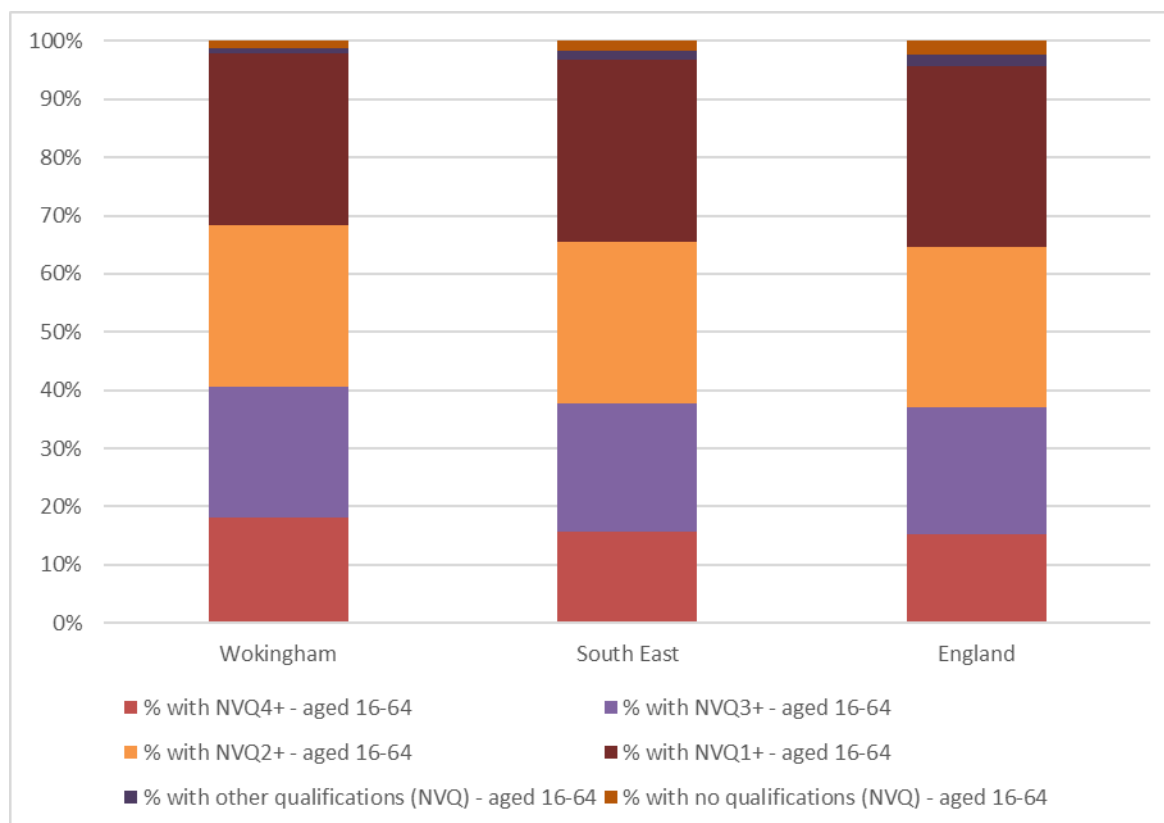
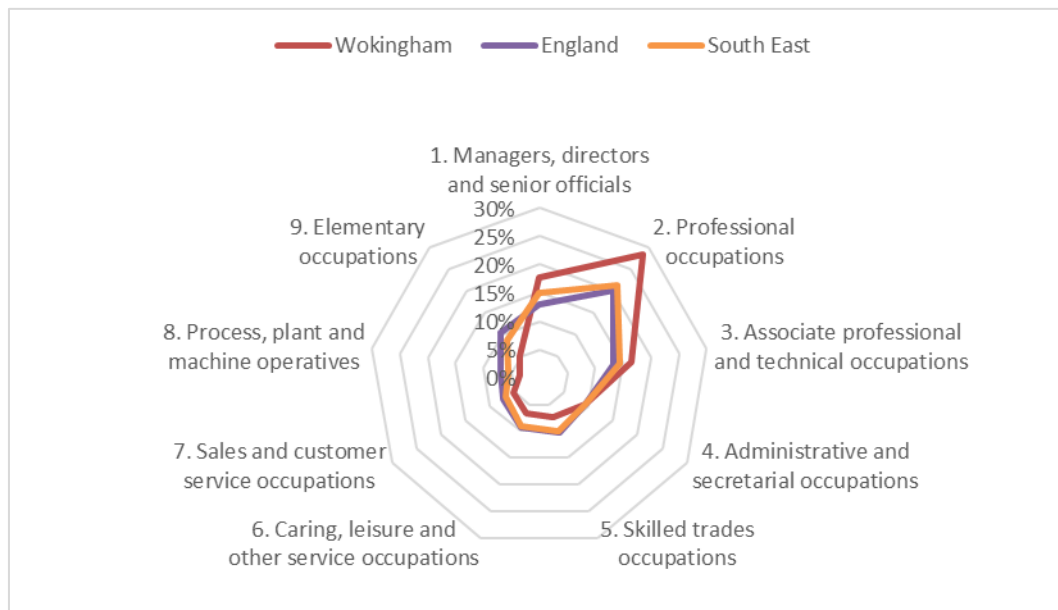


Figure 6.4 – Occupations (ONS 2021, available via NOMIS)

- 6.64 Examination of occupation types shows that the majority of the population of Wokingham are employed in skilled occupations such as managers, directors and senior officials, professional, and associate professional and technical occupations (SOC groups 1-3), as shown in **Figure 6.4** above. The proportion of people employed in skilled trade professions, administrative roles (SOC groups 4-5), care and other services roles (SOC groups 6-7), or lower skilled jobs such as process plant and machine operatives and elementary occupations (SOC groups 8-9) are below regional and national averages.
- 6.65 **Figure 6.5** demonstrates that average weekly earnings for full time workers in Wokingham is £785.80 per week, which is above the regional average of £704.30 and national average of £683.50.

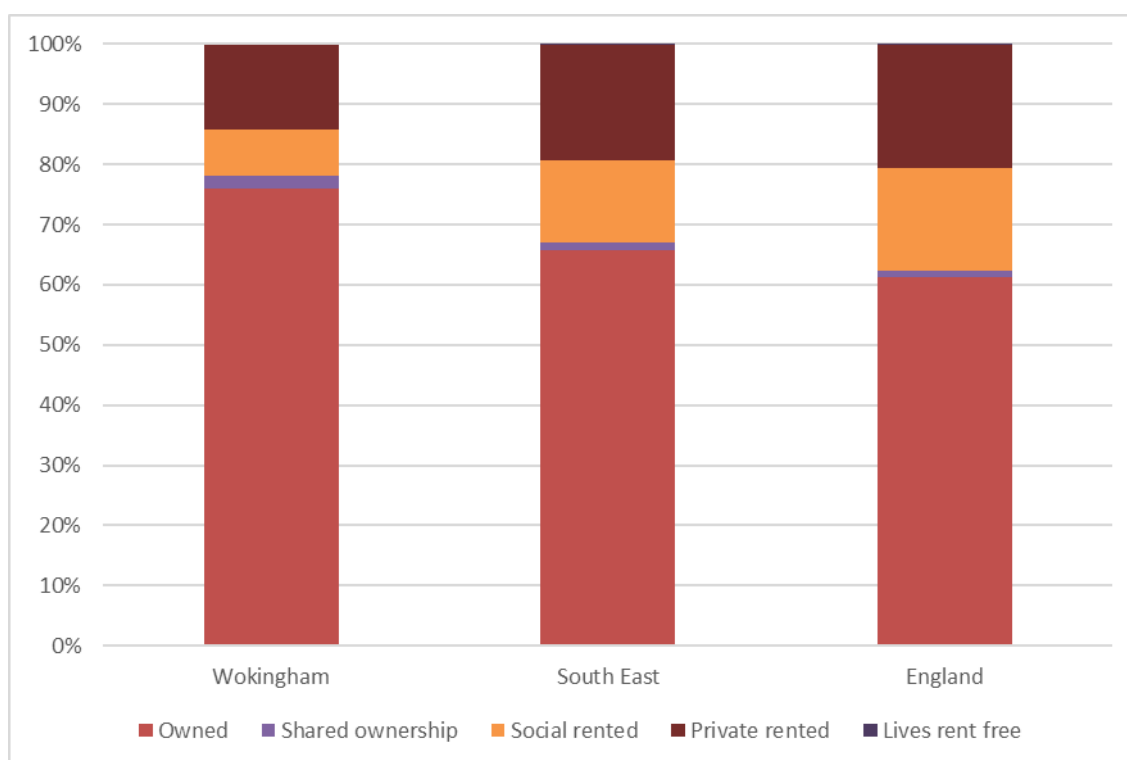
Figure 6.5 – Average gross weekly earnings (ONS 2023, available via Nomis)



Housing

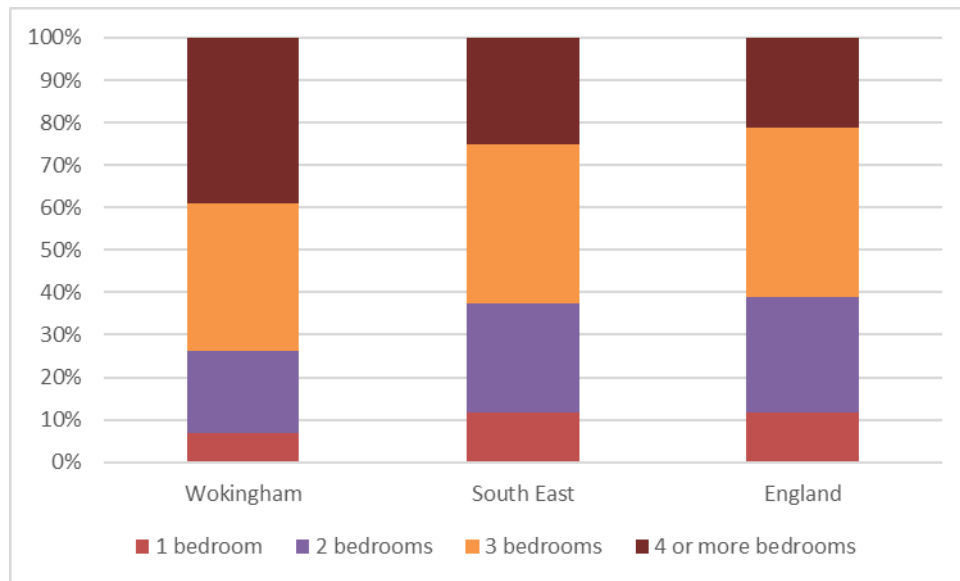
- 6.66 In 2021, there were 69,165 dwellings in Wokingham⁶. Wokingham has a tenure split with higher ownership rates compared to the South East region and National average, as shown in **Figure 6.6**. Approximately 76% of households are owned, 8% social rented and 14% private rented.

⁶ ONS 2021 Census

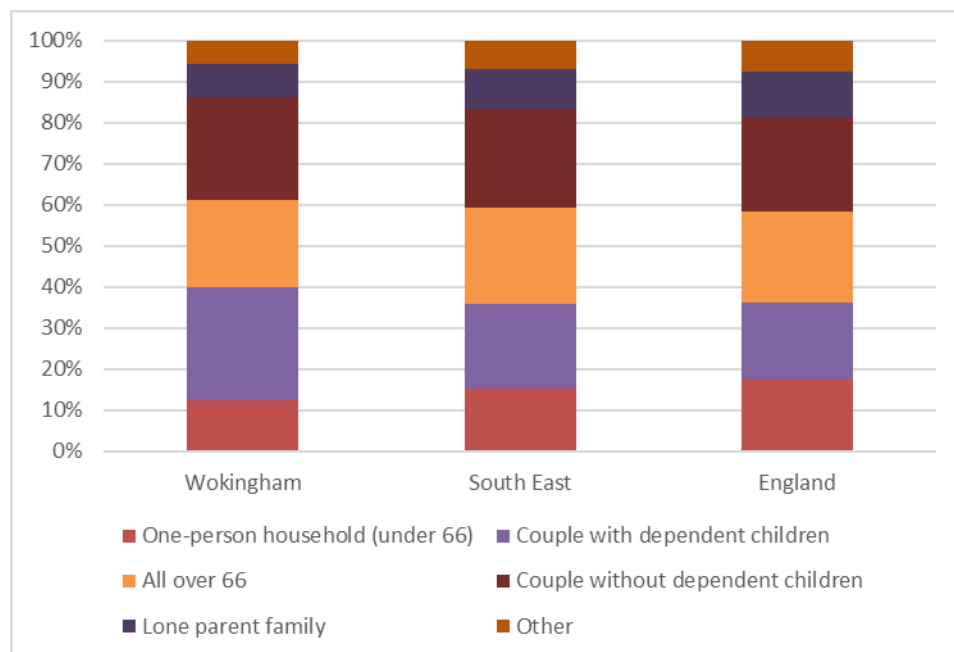
Figure 6.6 – % Tenure profile (ONS 20121, available via Nomis)

6.67 Based on present Census data, the average household size across Wokingham is 2.6 people.

6.68 **Figure 6.7** shows that the dwelling size breakdown in Wokingham differs slightly to the national average with a predominance of 4 or more bedroom properties at 39% (25% in the South East and 21% in England). The proportion of 3 bedroom properties in Wokingham is below the national average at 35% (compared to 40% in England).

Figure 6.7 – Bedroom Profile (ONS 2021, available via NOMIS)

6.69 **Figure 6.8** shows the household composition at the time of the 2021 Census. Wokingham has a similar proportion of households over 66 (21%), compared to the national average. There is also a higher percentage of couples with dependent children (27%) compared to England as a whole (19%).

Figure 6.8 – Household Composition

- 6.70 The average house price in Wokingham costs £498,824. The average house prices for the majority of house types in Wokingham are higher than both the regional and national average. Only flats are at a similar price as in England.

Figure 6.9 – Average House Prices August 2022⁷



Education⁸ (early years, primary, secondary, further education)

Early Years Provision

- 6.71 The Childcare Sufficiency Assessment 2018 by The Borough Council identifies that in Wokingham Borough there are currently sufficient childcare places to meet demand and that this will remain the case for the foreseeable future.⁹ Furthermore, as identified above, since the publication of the Childcare Sufficiency Assessment, the number of live births has continued to reduce such that it would be expected that there will remain more than sufficient childcare places to meet demand across the Borough.
- 6.72 Early years education/care can be provided in many forms such as private nurseries/preschools, nurseries within schools, child-minders/nannies etc. It can be difficult to assess early years need as it is not compulsory, and it is not always possible to locate and map all facilities (particularly child minders/nannies). Furthermore, the early years facilities that children attend is often influenced by the place of work of parents rather than the place of residence. The impact arising from a proposed development will therefore be spread across a wide area. However, to provide some local context, **Table 6.5** below shows some of the options available within 2 miles (3.2 km) of the Site.

⁷ HM Land Registry, UK House Price Index August 2022

⁸ All distances given to education premises are 'as the crow flies'

⁹ Wokingham Borough Council Childcare Sufficiency Assessment Report 2018

Table 6.5 – Existing Early Years Provision within 2 miles of the Site

No.	Name of School	Age Range
1	Flying Start Day Nursery, Old Wokingham Road, Wokingham	2 year 6 months – 5 years
2	Waverley Preparatory School and Nursery, Finchampstead	3 months – 5 years
3	Holly Cottage Children's Day Nursery, Heathlands Road, Wokingham	3 months – 5 years
4	Our Lady's Preparatory School and Nursery, The Avenue, Crowthorne	3 months – 5 years
5	Merrydale Day Nursery and Pre School, London Road, Wokingham	3 months – 5 years

6.73 The Impact of the development on early years provision will be discussed later in this Chapter.

Primary Education Provision

6.74 We have analysed the number of primary schools and their current capacity across the primary school planning area in accordance with the PPG (23b-008), as well as within a 2 and 3 mile radius of the Site. A 2 and 3 mile radius has been used as this is the statutory walking distance for children aged under 8, and 8 and over, respectively, which the Government have indicated should be used.¹⁰

6.75 The Wokingham Borough School Places Strategy¹¹ identifies that in 2023/24 there were 16,475 primary school places in Wokingham Borough. The Strategy identifies a capacity of 1674 primary school places in the South East part of Wokingham, and it is generally predicted that schools in the South East of Wokingham will have capacity up to 2028.

6.76 Our analysis shows that there are 20 existing primary schools within 2 miles (3.2km) and 3 miles (4.8km) of the Site, as listed below, with an identified capacity of over 300 primary places.

6.77 The outline applications to the north of the Site as part of the existing South Wokingham SDL will be providing additional education facilities in the form of a 2FE primary school across a 1.8 hectare site.

¹⁰ Travel to school for children of compulsory school age, Statutory guidance for local authorities January 2024

¹¹ Wokingham Borough School Places Strategy 2024/25 to 2029/30

Table 6.6 – Existing Primary School Provision within 2 miles (age range up to 8 years) and 3 miles (age range above 8 years)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
1	Floreat Montague Park Primary School, William Heelas Way, Wokingham	3-11	420	464	-44 (110%)
2	Saint Sebastian CE Primary School and Nursery, Nine Mile Ride, Wokingham	3-11	194	135	+59 (70%)
3	St Teresa's Catholic Academy, Easthampstead Road, Wokingham	3-11	351	341	+10 (97%)
4	Wescott Infant School, Goodchild Road, Wokingham	5-7	168	159	+8 (95%)
5	Westende Junior School, Seaford Road, Wokingham	7-11	240	240	0 (100%)
6	Hatch Ride Primary School, Crowthorne	4-11	210	202	+8 (96%)
7	Oaklands Junior School, Butler Road, Crowthorne	7-11	256	253	+3 (99%)
8	Oaklands Infant School, Butler Road, Crowthorne	4-7	180	157	+23 (87%)
9	Evendons Primary School, Finchampstead Road, Wokingham	4-11	420	392	+28 (93%)
10	All Saints Primary School, Norreys Avenue, Wokingham	3-11	345	293	+52 (85%)
11	Keep Hatch Primary School, Ashridge Road, Wokingham	4-11	420	461	-41 (110%)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
12	Walter Infant and Nursery School, Murray Road, Wokingham	3-7	270	298	-28 (110%)
13	St Paul's CE Junior School, Oxford Road, Wokingham	7-11	384	380	+4 (99%)
14	Waverley School, Finchampstead	0-11	259	263	-4 (102%)
15	Windmill Primary School, Fernlea Drive, Wokingham	4-11	210	193	+17 (92%)
16	St Cecilia's Church of England Primary, Howlett Grove, Wokingham	2-11	236	12	+224 (5%)
17	Nine Mile Ride Primary School, Finchampstead	4-11	350	367	-17 (105%)
18	Emmbrook Junior School, Emmbrook Road, Wokingham	7-11	256	258	-2 (101%)
19	Gorse Ride Junior School, Finchampstead	7-11	256	218	+38 (85%)
20	The Hawthorns Primary School, Northway, Wokingham	4-11	436	436	0 (100%)
Total			5,861	5,522	+339 (94%)

6.78 There are also a number of private schools within the local area including Holme Grange School which lies just beyond the Site boundary on Easthampstead Road.

6.79 Since the Site is located on the administrative boundary between Wokingham Borough Council and Bracknell Forest Borough Council, there are a number of schools in Bracknell Forest that are also within the 2 mile radius. However, due to the fact that Wokingham is a Unitary Council, these schools have not been considered in this assessment. A list of the primary schools within 2 miles of the Site in Bracknell Forest is set out below:

- Jennett's Park CE Primary School;
- Great Hollands Primary School;
- Wooden Hill Primary School; and

- St Margaret Clitheroe Catholic Primary School.

Secondary Education Provision

- 6.80 We have also analysed the number of secondary schools and their current capacity across the secondary school planning area in accordance with the PPG (23b-008) as well as within a 3 mile radius of the Site which reflects the statutory walking distance.
- 6.81 The Secondary School Places Strategy¹² of Wokingham Borough Council identifies that in 2017 there were 10,528 secondary school pupils in 12,528 places in the South East school planning area in 2017-2020. More recently, The Wokingham Borough School Places Strategy 2024/25 has identified a predicted shortfall in secondary places across Wokingham Borough, however expansions are planned for a number of Secondary Schools providing additional places across the Borough.
- 6.82 Our analysis shows that there are 3 existing schools within 3 miles of the Site, as listed below, which currently show a surplus of secondary places.

Table 6.7 – Existing Secondary School Provision (2023)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
1	St Crispin's School, London Road, Wokingham	11-18	1,500	1,384	+116 (90%)
2	The Emmbrook School, Emmbrook Road, Wokingham	11-18	1,219	1,199	+20 (98%)
3	The Holt School, Holt Lane, Wokingham	11-19	1,500	1,408	+92 (94%)
Total			4,219	3,991	+228 (95%)

- 6.83 It is understood that St Crispin's School has recently expanded, in that a sports hall previously used by the community has been brought back in to use for the school.
- 6.84 There are also a number of private schools within the local area including Holme Grange School which lies just beyond the Site boundary on Easthampstead Road.
- 6.85 Since the Site is located on the administrative boundary between Wokingham Borough Council and Bracknell Forest Borough Council, there are a number of schools in Bracknell Forest that are also within the 3 mile radius. However, due to the fact that Wokingham is a Unitary Council, these schools have not been considered in this assessment. A list of the secondary schools within 3 miles of the Site in Bracknell Forest is set out below:

¹² Wokingham Borough Council, Secondary School Places Strategy 2017-2020

- King's Academy Easthampstead Park;
- Edgbarrow School;
- King's Academy Binfield; and
- The Brakenhale School.

6.86 Further analysis of the impact of the development Proposal on secondary school provision will be discussed later in this Chapter.

Further Education

6.87 The Wokingham Borough School Places strategy states that in 2024 there are a total of 2,286 sixth form places in the Borough, with a standard roll projection of 2,141 pupils. This shows a current surplus of 145 further education places.

6.88 All three of the schools listed in **Table 6.7** above also have sixth form provision. Although there is no available information of the capacity and number of pupils at each sixth form online, contact with each of the schools have been sought through email. The information received is set out below.

6.89 St Crispin's Sixth Form capacity is their Year 11 cohort plus 30 external students. Their current number of pupils in Year 12 and 13 is 125 respectively (250 in total).

6.90 At the Holt School their current capacity in Sixth Form is 270 students.

6.91 For the Emmbrook School, all existing students attending year 11 will be offered places on the courses they wish to take. A minimum of 30 places for external students are offered.

Healthcare (GP's, dentists, pharmacies, Hospitals and Emergency Services)

6.92 From the 2021 Census, 87.5% of all persons within Wokingham considered themselves to be in good or very good health. This figure is higher than the South East region (84%) and England (81.7%) (**Table 6.8**).

Table 6.8 – General Health (ONS 2021)

Health	Wokingham %	South East %	England %
Very Good	53.5	49.6	47.5
Good	34.0	34.4	34.2
Fair	9.7	11.8	13.0
Bad	2.2	3.3	4.1
Very Bad	0.6	1.2	0.9

GP Surgeries

6.93 The number of GP surgeries within 3 miles (4.8km) of the Site is shown in **Table 6.9** below. There are currently 12 surgeries with a total of 56,158 patients and 91 GPs, resulting in an average of circa 1,331 patients per GP within 3 miles (4.8km) of the Site. Some of the GP

surgeries listed below are within Bracknell, but are all within the Berkshire Healthcare Authority. All surgeries identified are accepting new patients.

Table 6.9 – Existing healthcare provision (NHS Services(Catalyst), October 2023)¹³

No.	Organisation Name	Accepting new patients Y/N	Patients Registered	GPs	Patients per GP (1800 patients per GP is the HUDU standard)
1	New Wokingham Road Surgery	Y	9,233	4	2,308*
2	Finchampstead Surgery	Y	18,197	12	1,516
3	Ringmead Medical Group (includes three surgeries within the area)	Y	41,000	21	1,952*
5	Evergreen Practice	Y	5,805	5	1,161
6	Wokingham Medical Centre	Y	25,223	17	1,484
7	Burma Hill Surgery	Y	3,957	10	396
8	Woosehill Medical Centre	Y	14,937	9	1,660
9	Binfield Surgery	Y	12,148	7	1,735
11	Great Hollands Practice	Y	4,368	2	2,184*
12	Easthampstead Surgery	Y	6,345	4	1,586
Total			56,158	91	1,331 (average)

*Surgeries above the HUDU standard

- 6.94 The Healthy Urban Development Unit (HUDU)¹⁴ sets out a standard of 1,800 patients per GP, the local area currently has an average of 1,331 patients per GP, which is far below this standard.
- 6.95 Further analysis of the impact of the new population resulting from the Proposed Development on GP provision will be discussed later in this Chapter.

Hospitals

- 6.96 The nearest hospital is Wokingham Community Hospital, located in Wokingham. It is located 2.2 miles (3.5km) from the Site and accessible by car in approximately 12 minutes. The hospital offers a number of services, including inpatient mental health services, older people's services, and physiotherapy.

¹³ NHS, Catalyst

¹⁴ HUDU Guidance Notes 2009

- 6.97 The nearest Accident and Emergency units is at Royal Berkshire Hospital, located in Reading, approximately 10 miles (16km) away.

Emergency Services

- 6.98 Following a review of the surrounding area and consultations, the following emergency services cover the Site:
- Royal Berkshire Fire and Rescue Services – has 16 fire stations across the county of Berkshire. The nearest fire station to the Site is Wokingham Fire Station which is located 1.3 miles (2.1km) from the Site on Easthampstead Road.
 - Thames Valley Police – covers 2,200 square miles and three counties: Buckinghamshire, Berkshire and Oxfordshire, serving over 2.34 million people. Loddon Valley Police Station is located within 7 miles (11.3 km) of the Site.
 - South Central Ambulance Service NHS Foundation Trust – is part of the National Health Service (NHS), operating over Buckinghamshire, Berkshire, Hampshire and Oxfordshire.

Dentists

- 6.99 There are 17 dentists within a 2 mile (3.2km) radius of the Site. These can all be found within Wokingham and Bracknell.
- 6.100 All distances are 'as the crow flies'.

Pharmacies

- 6.101 There are 16 pharmacies within a 3 mile (4.8km) radius of the Site, the nearest being 1.4 miles (2.3km) away in Great Holland.
- 6.102 All distances are 'as the crow flies'.

Recreation (open space, play space, sports facilities)

- 6.103 The Site benefits from close proximity to a number of open spaces, place spaces and sports facilities.
- 6.104 Some of the larger open spaces in the vicinity of the Site include Peacock Meadows (0.6 miles from the Site), Buckhurst Meadows, (0.7 miles from the Site), Wildmoor Heath Nature Reserve (2.8 miles from the Site), and Swinley Forest (3 miles from the Site).
- 6.105 There are 5 play areas found within 1 mile (1.6 km) of the Site. The closest one is Beechey Place Playground approximately 1 kilometre north of the Site.
- 6.106 There are various opportunities for sporting activities within 3 miles (4.8km) of the Site, including a Climbing Centre, 5 golf centres, 15 gyms and fitness centres, and 6 locations with various types of sports pitches.
- 6.107 The outline applications to the north of the Site as part of the existing South Wokingham SDL will be providing open space facilities including publicly accessible open space a play areas,

as well as 32 hectares of publicly accessible SANG, which will be easily accessible from the Proposed Development,

- 6.108 New development can provide opportunities to provide, protect and enhance new and existing public open space, indoor and outdoor play, sport and recreational facilities either through on site measures or by contributing to off-site facilities.
- 6.109 The Council's Open Space Sport & Recreation Strategy (2013)¹⁵ provides guidance on applications for open space within the Borough. The standard open space requirement from new development is 3.94ha/1000 people. This is set out in further detail in Policy TB08 of the Core Strategy which breaks down the standards per type of open space provision.
- 6.110 On the basis that the Site will provide 1,030 homes with an average household occupancy rate of 2.6 people it will result in a population of 2,678 in total. The Site would be required to provide approximately 10.55 ha of open space (to be negotiated through consideration of the planning applications).
- 6.111 The open space/play space/sports provision required on the Proposed Development as a result of the new population will be assessed later in this chapter.

Community Facilities (retail, community halls, libraries)

- 6.112 The Site benefits from a wide range of community services in the vicinity. These include retail services at Wokingham Town Centre and Bracknell Town Centre.
- 6.113 Wokingham Town Centre is about 1.4 miles (4 minute drive or 30 minute walk) from the Site. The Town Centre has a variety of shops, restaurants, public houses, a cinema, and other services and facilities.
- 6.114 Bracknell Town Centre is 4.5 miles (7.2 km) from the Site and has a variety of retail and grocery stores, employment, restaurants, a live music venue, and other services and facilities.
- 6.115 Reading Town Centre and retail parks, approximately 8 miles (25 minute drive) from the Site, provides high order goods and services.
- 6.116 There are also a number of community halls/centres near to the Site, including St Sebastian's Memorial Hall, Emmbrook Village Hall, Great Hollands Community Centre, Pinewood Centre, Jennett's Park Community Centre, Buckler's Park Hub, and Acorn Community Centre.
- 6.117 The outline applications to the north of the Site as part of the existing South Wokingham SDL will be providing a new local centre comprising provision for retail, non-retail units as well as a Community Building.

¹⁵ Wokingham Borough Council, Open Space, Sports and Recreation Strategy

- 6.118 There are a number of Libraries within close proximity to the Site. Great Hollands Library is 1.2 miles (2km) to the east, Crowthorne Library is 1.8 miles (3km) to the south, and Wokingham Library is 1.8 miles (3km) to the north west.
- 6.119 With the growth of digital format publishing, the need for physical library space is changing and there is significant scope for multi-use facilities incorporating community, public information and library services onto single sites. Consequently, it is considered that there is sufficient library provision in the area, even with growth in the population from the proposed development.

Future Baseline Conditions

- 6.120 It can be difficult to determine a future baseline for socio-economic impact. In general most of the baseline is unlikely to change significantly within the next 10 years and the general stock of housing, the population and the level of facilities are likely to be broadly similar to as they are now.
- 6.121 The greatest changes are likely to occur due to potential new development in the area, which will be discussed further in the Cumulative Effects **Chapter 15**.

Assessment of Effects

- 6.122 This section describes the predicted effects of the Proposed Development. In a great many instances the potential effects of the increase in population are already known i.e. increased demand for services and facilities and amenity uses. Accordingly, the development proposals include mitigation which is included in this assessment.

Construction Effects

- 6.123 A development of this scale will have a significant construction period. This will have both beneficial effects in terms of construction work and local economy spin offs, as considered below. It will have negative effects in terms of construction effects on nearby residents and those who occupy the development during the construction period. These negative effects are associated with construction activities and are managed and minimised through a construction management regime.
- 6.124 Whilst the development is to be undertaken in a phased manner, there could be instances where new residents occupy the development but in advance of infrastructure being provided as part of the development. This has been carefully considered as part of the sequencing of development. Any such effects would be short term, local, and **Minor Adverse**.

Construction Employment and Gross Value Added (GVA)

- 6.125 The Proposed Development represents a large capital investment of around £129million¹⁶ for 1,030 homes over a construction period of approximately 10 years.

¹⁶ Based on BCIS average build costs per sqm and therefore could be subject to change. Source BCIS Build Costs 2017.

- 6.126 Based upon HBF calculations¹⁷ it is indicated that if the development provides 1,030 homes, it will create in the region of 3,193 jobs, which includes supply chains over a construction period of approximately 10 years. The project is estimated to create up to 1,102 jobs through direct employment, 834 jobs through indirect employment and 875 jobs through induced employment. These additional jobs will also help to maintain the low unemployment rate in Wokingham.
- 6.127 The analysis above has considered the direct jobs arising from the construction project in addition to indirect benefits. This direct spending will in turn have economic benefits in the local and wider economy through indirect job and induced job creation. Indirect jobs are those created through increased revenue being directed to product and material manufacturers and suppliers. Induced jobs are generated by spin off expenditure, which is generated in the economy through general spending by the direct and indirect jobs created.
- 6.128 The additional value of the development can be measured through its contribution to local Gross Value Added (GVA), which is a measure of the value that a specific sector or industry adds to the local economy.
- 6.129 The economic effect arising from the construction activities will be positive, temporary (during construction phase only) and relatively local in scale but with a positive widespread multiplier effect and of slight magnitude resulting in a **Minor Beneficial** effect on the economy at a Borough level.

Operational Effects

Population

- 6.130 Based on Wokingham's average household size of 2.6 people, it is expected that once complete the Proposed Development will provide homes for up to 2,678 people.
- 6.131 This increase in population will happen gradually during the construction period until the Proposed Development is completely occupied. This will avoid the risk of existing services and facilities suddenly becoming overwhelmed. Nevertheless, the increase in population will give rise to community needs that will be satisfied through a combination of utilising existing community infrastructure within the locality and the provision of new facilities within the Proposed Development.
- 6.132 However, it is not possible to precisely match the increase in population that occurs as the development is constructed and dwellings are occupied and the provision of associated community infrastructure.
- 6.133 Accordingly, it is likely that there will be a short term, local, **Minor Adverse** effect that will occur when new residents occupy the development and before new facilities are fully operational for those residents to use, given that it will be managed and mitigated through appropriate phasing. Yet, on completion, the Proposed Development will provide significant new community infrastructure, the benefits of which are explored in more detail in later

¹⁷ Home Builders Federation, HBF Housing Calculator

paragraphs. In the long term, there will be a **Moderate Beneficial** effect on the population of the local area.

Economy

Jobs

- 6.134 As identified in the baseline conditions, the quantum of agricultural land that would be lost as a result of the development would support modest employment. However, the number of jobs indirectly created by the development of 1,030 homes is anticipated to far exceed this. Overall, the impact of the development on jobs is considered to be neutral, local in scale and of a negligible magnitude, resulting in a **Minor Beneficial** effect.

New Resident Expenditure

- 6.135 Experian Business Strategies provide estimates of consumer spending on goods and leisure activities based upon the ONS publication Consumer Trends. The Experian spend estimates apply the ONS data and take account of household characteristics based upon the socio-economic segmentation Mosaic.
- 6.136 The average weekly household expenditure in the South East region is £704.30 per week, which is higher than the UK average of £683.50 per week.
- 6.137 Applying these average spend values to the proposed new development (1,030 dwellings) provides an estimate of £27.1 million additional annual consumer spending the Proposed Development will bring to shops and services within Wokingham.
- 6.138 This is of course a generous estimate given a proportion of people who already reside in the area would become residents of the new development.

Council Tax Revenue

- 6.139 Based upon HBF calculations¹⁸, an additional 1,030 homes from the Proposed Development is estimated to provide up to an additional £1.16 million in council tax revenue for WBC.

CIL/S106

- 6.140 WBC introduced a Community Infrastructure Levy (CIL) in 2015, with a charging schedule in order to pool funds to provide the infrastructure required to aid sustainable growth. New residential development in Wokingham would make a CIL contribution of £365 per square metre (index linked from 2015), the South Wokingham SDL has a special charging zone of £320. Unless the schedule is updated, the Site will remain within the £365 charging zone.

Economy Summary

- 6.141 The impact of the Proposed Development in relation to the economy is considered to be positive, permanent, local in scale and of medium magnitude resulting in a **Moderate Beneficial** effect on the economy of the area.

¹⁸ Home Builders Federation, HBF Housing Calculator

Housing

- 6.142 The Proposed Development will result in the provision of up to 1,030 new dwellings (Class C3), of a range of types and sizes, whilst the specific mix of housing will be determined at the reserved matters stage, but to include both private market housing and affordable housing.
- 6.143 Whilst the Local Plan Update Policy SS7 allocates the land for approximately 835 dwellings, this statement assesses for up to 1,030 dwellings, which the site has capacity to accommodate. This increase is primarily as a result of detailed masterplanning and technical assessment.
- 6.144 The Proposed Development will therefore make a significant contribution towards meeting the Local Plan housing requirement and is therefore considered to have a long term **Major Beneficial** effect on housing at a local level and a **Moderate Beneficial** effect at a Borough level.

Education

- 6.145 Using the pupil product ratios set out Department for Education Pupil Yield Data, it is estimated that the following places could be required as result of the development, as set out in **Table 6.10** below. All of these figures assume that there is no existing available capacity and as such represent a “worst case scenario”.

Table 6.10 – New number of pupils derived from Development

	Pupils arising according to the Department for Education Pupil Yield Data
Early Years / Nursery (2 – 3 years)	74
Primary School (4 – 10 years)	258
Secondary School (11 – 16 years)	134
Further education (17 – 18 years)	44

Early Years

- 6.146 It is estimated that the Proposed Development will yield a maximum additional circa 74 early years attendees.¹⁹
- 6.147 As discussed in the baseline section, given that the number of early years aged children is expected to reduce in response to the reducing birth rates and that there is already sufficient capacity to accommodate the existing number of attendees, it would be expected that the children resident in the proposed development will be able to be accommodated in existing facilities.
- 6.148 As demonstrated by the baseline analysis, there is a good level of early years provision in the area, with 9 pre-schools and nurseries within a 2 mile (3.2 km) radius of the Site.

¹⁹ Department for Education, Pupil Yield Data Dashboard 2022

- 6.149 It is therefore considered unlikely that there will be any additional demand for childcare places.
- 6.150 However, as with other forms of education, appropriate and necessary S106 contributions towards early years provision can be sought where reasonably justified. Therefore the effect of the additional 74 children is considered to be **Negligible** at a local level.

Primary Education

- 6.151 As set out above, there is a need for 258 primary school places (based on 1,030 dwellings) as a result of the development.²⁰ The previous section outlines that there are currently 339 available primary school places in the planning area (and one additional primary school to be constructed at South Wokingham SDL). The latest forecasts of the Council in the Primary School Places Strategy indicate that by 2028, there will be a 6% surplus against current capacity (as at 2018), however six primary schools were already planned to be constructed in Wokingham at this time with a total of up to 3,150 places.
- 6.152 The SDL is allocated to provide two primary schools, one of which has been provided at Montague Park (Floreat Montague Park Primary School). A second two-form entry primary school will be secured within phase 2b, which currently has resolution to grant. The size of the primary school will be determined by local need.
- 6.153 There are therefore forecast to be sufficient secondary school places to accommodate a development of 1,030 homes in the school planning area, when considering the planned school expansions.
- 6.154 In the absence of on-site provision, appropriate and necessary S106 contributions towards primary school provision can be sought where reasonably justified.
- 6.155 On the basis of existing capacity of primary school places within close proximity of the Site, especially regarding the provision of a second primary school at the South Wokingham SDL, and in the absence of providing a school on the Site, the impact of the Proposed Development is considered to be neutral, permanent, local in scale and of low magnitude resulting in a **Negligible** effect.

Secondary Education

- 6.156 Based on the Department of Education's calculations, the Proposed Development would give rise to a need for about 137 secondary school pupils.
- 6.157 The latest forecasts of the Council indicate that by 2024/25 there will be 614 available places in the planning area which would be sufficient to accommodate the proposed development. However, our analysis of existing secondary school provision in the previous section highlighted that there is currently a surplus of circa 228 places within the South Planning area within 3 miles of the development which would be sufficient to accommodate the pupils arising from the Proposed Development.

²⁰ Department for Education, Pupil Yield Data Dashboard 2022

- 6.158 In the absence of on-site provision, appropriate and necessary S106 contributions towards secondary school provision can be sought where reasonably justified.
- 6.159 There is also special school provision nearby for children with additional needs, including Chiltern Way Academy (about 1.4 kilometres from the Site) which provides care for a range of needs across the behaviour and autism spectrum for both primary and secondary aged children. There is also High Close School, independent school in which the Local Authority take places, which offers safe and supportive education for both day and residential boarding places, for children with special education needs.
- 6.160 WBC are currently delivering two new SEN schools at Rooks Nest Farm and have recently opened Oak Tree Academy in Winnersh with provision across all age groups. There are also other SEN schools, both LA and Independent within the Borough.
- 6.161 On the basis of existing capacity of secondary school places within proximity of the Site the impact of the Proposed Development is considered to be neutral, permanent, local in scale and of low magnitude resulting in a **Negligible** effect.

Further Education

- 6.162 It is estimated there will be an additional 44 further education students generated from the Proposed Development.
- 6.163 As discussed in the baseline analysis, there are currently 145 available sixth form places in Wokingham Borough Council which would be sufficient to meet the demand arising from the proposed development.
- 6.164 Given the existing capacity of sixth form places, the impact of the Proposed Development is considered to be neutral, permanent, local in scale and of low magnitude resulting in a **Negligible** effect on further education provision.
- 6.165 Cumulative effects of development on education provision are considered later in this chapter.

Healthcare

GPs

- 6.166 Our analysis in the previous section showed that there are 12 GP surgeries within 3 miles (4.8 km) of the Site with an average of 1,331 patients per GP, which is far below the HUDU20 recommended figure of 1,800 patients per GP.
- 6.167 Based on the average household occupancy of 2.6 in Wokingham, the development is expected to yield a total maximum population of up to 2,678 people. On the basis of the HUDU benchmark of 1,800 patients per GP, the majority of the existing 12 GP surgeries within a 3 mile (4.8 km) radius of the Site are below that threshold and could accommodate a substantial number of patients before reaching that threshold. Moreover, all of the 12 GP surgeries within a 3 mile (4.8 km) radius are accepting new patients. The increase in population arising from the Proposed Development will utilise existing capacity within the existing GP provision.

- 6.168 This should also be considered against the proportion of the population occupying the development that are already registered with GP surgeries within the locality.
- 6.169 The impact of the Proposed Development is considered to be neutral, permanent, local in scale and of moderate magnitude resulting in a **Negligible** effect on GP provision.

Dentists

- 6.170 Our baseline analysis showed that there is reasonable dentist provision in the local area, with 17 practices within 2 miles (3.2 km).
- 6.171 Also, further Dentist practices are likely to open in response to increased need and market demand in an area and generally the sensitivity of these facilities is considered to be lower than for GPs. The impact of the Proposed Development is considered to be neutral, permanent, local in scale and of low magnitude resulting in a **Negligible** effect.

Pharmacies

- 6.172 Our baseline analysis showed that there is reasonable pharmacy provision in the local area, with 16 within 3 miles (4.8 km).
- 6.173 Also, as with dentists, pharmacies are likely to open in response to increased need and market demand in an area and generally the sensitivity of these facilities is considered to be lower than for GPs. The impact of the Proposed Development is considered to be neutral, permanent, local in scale and of low magnitude, resulting in a **Negligible** effect.

Hospitals and Emergency Services

- 6.174 The nearest hospital to the Site is Wokingham Community Hospital, approximately 2.2 miles (3.5km) from the site. The nearest Accident and Emergency units is at Royal Berkshire Hospital, located in Reading, approximately 10 miles (16km) away, which is still within a reasonable travel distance.
- 6.175 The increase in population, beyond that within the existing catchment of Wokingham Community Hospital and the other emergency services that serve the Site is likely to give rise to only a slightly increased demand for hospital services.
- 6.176 It is therefore considered that the Proposed Development will have a **Negligible** effect on hospitals and emergency services at a Borough and regional level.

Recreation

Open Space, Sport and Recreation

- 6.177 As shown in the baseline analysis, there is good provision of open/play space in the local area.
- 6.178 The Proposed Development makes provision for on-site open space, with overall green infrastructure comprising 12.61ha and includes Parks and Gardens (2.94ha), 4 play areas (1 LAP, 1 LEAP, 1 NEAP and 1 LLAP), allotments (1.46 ha) and other amenity green space (6.82) and semi-natural open space areas (0.88ha), as well as 21.20ha of Suitable Accessible Natural Greenspace (SANG).

- 6.179 The Local Plan requirements were set out above and the amount of open space proposed within the development therefore exceeds the requirements. Although 0.88ha of semi-natural open space is provided which is below the requirement, the policy confirms that where SANG also meets the definition of natural greenspace it can also count towards this provision.
- 6.180 On the basis of the new open space described above, the impact of the Proposed Development is considered to be positive, permanent, local in scale and of medium magnitude, resulting in a **Minor Beneficial** effect.

Community Facilities

Retail

- 6.181 As shown in our baseline analysis, there is good retail provision within a reasonable distance of the Site including at Wokingham Town Centre approximately 1.4 miles (2.3 km) south of the Site which includes a variety of shops, restaurants, public houses, a cinema, and other services and facilities.
- 6.182 The Proposed Development also provides for a Neighbourhood Centre, comprising of a spaces for public house/restaurant, cafes and shops. The exact mix of uses for the Neighbourhood Centre will be determined at Reserved Matters stage.
- 6.183 New residents from the Proposed Development will help to support these businesses through increased spending in the local area as well as in the wider area particularly within Wokingham, Bracknell and Reading.
- 6.184 On this basis, it is considered that the Proposed Development will have a long-term **Minor Beneficial** effect on retail provision locally.

Community Centres/Halls

- 6.185 As shown in our baseline analysis, there are 4 community halls located within proximity of the Site, which is considered to be good provision. New residents from the Proposed Development will help to support these facilities.
- 6.186 On this basis, it is considered that the Proposed Development will have a long term **Minor Beneficial** effect on community centre provision at a local level.

Libraries

- 6.187 As shown in our baseline analysis, there are three libraries within 2 miles (3.2 km) of the Site. Given the declining use of libraries due to the increased use of the internet and electronic readers etc. this is considered to represent good provision in the area.
- 6.188 On this basis, it is considered that the Proposed Development will have a long term **Negligible** effect on library provision at a local level.

Summary of Socio-Economic Effects

- 6.189 **Table 6.11** below summarises the significance of Socio-Economic effects of the Proposed Development.

Table 6.11 – Significance of Socio-Economic Effects of Proposed Development

Receptor	Geographical Level of Importance	Sensitivity	Magnitude of Effect	Significance of Effect	Duration
Construction Effects					
Construction Works	Local	Low	Low	Minor Adverse	Short Term
Construction Jobs	Borough	Low	Medium	Minor Beneficial	Temporary
Operation Effects					
Population	Local	Low	High	Moderate Beneficial	Long Term
Jobs	Local	Negligible	Negligible	Minor Beneficial	Long Term
Economy	Local	Low	Medium	Moderate Beneficial	Long Term
Housing Provision	Local Regional	Medium Medium	High Medium	Major / Moderate Beneficial	Long Term
Education (Early Years)	Local	Low	Low	Negligible	Long Term
Education (Primary)	Local	Low	Medium	Negligible	Long Term
Education (Secondary)	Local	Low	Low	Negligible	Long Term
Education (Further Education)	Local	Negligible	Low	Negligible	Long Term
Health (GPs)	Local	Low	Low	Negligible	Long Term
Health (Dentists)	Local	Negligible	Low	Negligible	Long Term
Health (Pharmacies)	Local	Negligible	Low	Negligible	Long Term
Health (Hospitals and Emergency Services)	Regional	Low	Low	Negligible	Long Term

Receptor	Geographical Level of Importance	Sensitivity	Magnitude of Effect	Significance of Effect	Duration
Recreation (Open Space / play space / sports provision)	Local	Low	Medium	Minor Beneficial	Long Term
Community (Retail)	Local	Low	Medium	Minor Beneficial	Long Term
Community (Community Halls)	Local	Low	Low	Minor Beneficial	Long Term
Community (Libraries)	Local	Negligible	Low	Negligible	Long Term

Proposed Mitigation

- 6.190 There are no adverse effects identified which require mitigation.
- 6.191 A large number of beneficial effects will arise from the Proposed Development, because it includes inherent mitigation measures. These include the delivery of housing to meet an identified need, and the incorporation of valuable open space and green infrastructure, which have been discussed throughout this chapter.
- 6.192 Any requirement for mitigation will be discussed with the relevant authorities and will be addressed through the CIL and where it meets the appropriate tests planning obligations under S106 of the Act.
- 6.193 It is not considered necessary for on-going monitoring in relation to the identified mitigation.

Residual Effects

- 6.194 Some residual effects from road traffic, noise and visual impacts of the construction period noted above may remain and are addressed in the relevant sections of this ES.
- 6.195 The magnitude and significance of any effects that will remain after the proposed mitigation measures are applied as part of the Proposed Development, termed residual effects. These effects may be positive, negative or both.
- 6.196 The Proposed Development includes inherent mitigation measures. There are no significant adverse effects identified which require further mitigation, beyond that already included within the design of the Proposed Development. As such, the residual socio-economic effects are the same as the significance of effects set out in **Table 6.11** above.

- 6.197 As shown above, the majority of the residual effects identified from the Proposed Development are either negligible or beneficial, which means that the change will either be too small to be noticed or will be a positive.

Cumulative Effects Assessment

- 6.198 In undertaking the EIA, consideration must be given to the cumulative effect that the proposals would have along with any other development proposal. All built operational development has been assessed as part of the baseline situation, therefore it is appropriate to consider developments that are under construction, have planning permission and/or are subject to policy allocation in the adopted Local Plan, within the immediate vicinity that may have a cumulative effect with the development proposals in relation to socio-economics.
- 6.199 **Table 6.12** outlines the different applications and sites in the area which have been taken into account. The table includes the proposed number of dwellings. Population growth is then predicted based on the proposed number of dwellings and the average size of household in Wokingham (2.6 people).

Table 6.12 – Development proposed in the Local Plan in and around Wokingham

Site	Site Address (Application Reference No.)	Site Status	Proposed Development	No. of Dwellings	Reason for Inclusion
1	Land at phase 2b, South Wokingham SDL (Ref: 191068)	Resolution to grant approval	Hybrid planning application (part outline/ part detailed) comprising an outline application with all matters reserved except principal means of access to the highways for a mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a	1,434	Proximity to the site.

Site	Site Address (Application Reference No.)	Site Status	Proposed Development	No. of Dwellings	Reason for Inclusion
			full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.		
2	Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325)	Resolution to grant approval	Hybrid planning application(part outline/part full)comprising outline application with all matters reserved for up to 171 no. dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace(SANG).	171	Proximity to the site
3	Land at Phase 2a, South Wokingham SDL (Ref: 190914)	Resolution to grant approval	Outline application with all matters reserved except for principal means of access to the highways, for up to 215 dwellings, public open space, play areas, associated infrastructure and landscaping.	215	Proximity to the site.
4	Land South of Waterloo Road (Ref: 211033)	Under consideration	Outline application for the proposed demolition of	95	Proximity to the site.

Site	Site Address (Application Reference No.)	Site Status	Proposed Development	No. of Dwellings	Reason for Inclusion
	and BFBC. (Ref: 21/00372/OUT)		equestrian buildings and up to 95no. dwellings (35% affordable housing), public open space, attenuation, ecological enhancement and associated works with details of vehicular access from Old Wokingham Road and pedestrian/cycle access from byway WOKW BW30 with all other matters reserved.		
5	North Wokingham SDL – Ashridge Farm, Warren House Road (Ref: 201515)	Full planning permission granted June 2021.	Full application for the erection of 153 dwellings comprising a mix of 1,2,3 & 4 beds with associated landscaping, parking, open space, drainage; construction of a new access onto Warren House Road and Bell Foundry Lane; provision of an area of Suitable Alternative Natural Greenspace (SANG) and all other associated development works (including demolition of existing buildings and provision of temporary site sales).	153	Proximity to the site.

Site	Site Address (Application Reference No.)	Site Status	Proposed Development	No. of Dwellings	Reason for Inclusion
6	North Wokingham SDL - Toutley East Land adjacent to Toutley Depot (Ref: 223778)	Reserved Matters under consideration. Outline planning permission granted December 2022. (Ref: 211777)	Outline application for up to 130 residential units and a 70 bed care home (all matters reserved except access to the site).	130	Proximity to the site.
7	Land adjacent to Blagrove Road (Ref: 222306)	Under consideration	Outline application for the proposed erection of up to 350 dwellings with new access onto Barkham Road, community space (Use Class F2), landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings. Access only to be considered, all other matters reserved.	350	Proximity to the site.
8	Amen Corner (Ref: 180711)	Resolution to grant approval	Hybrid planning application for a residential-led mixed- use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services) / B1 (business) / B8 (storage or distribution)) on 0.95ha (all matters	305	Proximity to the site.

Site	Site Address (Application Reference No.)	Site Status	Proposed Development	No. of Dwellings	Reason for Inclusion
			reserved, except for access); and full planning application for 305 residential dwellings, public open space, spine road, estate roads, landscaping, public right of way diversion, drainage, levels and car parking.		
9	Land to the West of St Annes Drive and South of London Road (Ref: 203544)	Refused January 2022. Approved at Appeal December 2022.	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping, and open space.	54	Proximity to the site
	Total			2,907	

- 6.200 If and when the above developments are implemented, there will be an estimated increase in population of approximately 7,558 people. This will inevitably put pressure on the capacity of existing facilities and services in Wokingham, such as employment, community uses, open space and social/physical infrastructure.
- 6.201 However to mitigate this, all of the above developments include provision of open space, play areas and other green infrastructure, as well as other necessary infrastructure.
- 6.202 Furthermore, the southern part of the South Wokingham SDL (sites 1, 2, and 3 in **Table 6.12**) is situated just north of the site and will result in an additional 1,820 homes but includes provision for a local centre including a community building, a primary school, which has the potential to serve the residents of the South Wokingham SDL allocation and the SDL Extension, since the local need will determine the size of the facility . The sites also allow for a significant area of SANG to be provided which will benefit the other allocations in the area. It is considered that this provision at the South Wokingham SDL is sufficient to offset any negative socio-economic impact on the capacity of existing facilities in Wokingham associated with the increase in population.

- 6.203 Overall, the above developments will be delivered gradually in line with phasing plans, such that the increase in population and associated cumulative effects will also be gradual. Social infrastructure is specifically addressed below.

Social Infrastructure

- 6.204 WBC ensures that a sufficient level of provision and investment is provided by developers through planning policies, S106 contributions and appropriate planning conditions. For example, there is currently capacity in both primary and secondary education within the local area, however as noted above there are a number of applications under consideration in the immediate vicinity. The cumulative effect of these developments on school capacity can be addressed by WBC through S106 contributions.
- 6.205 Similarly, there is currently substantial capacity in the local area's GP surgeries. All identified GP surgeries within the local area are accepting new patients. With the CIL receipts and S106 contributions (if required), there would be no significant cumulative effects on local healthcare.

In-Combination (Combined) Effects

- 6.206 The following topics have been assessed in this chapter as sensitive receptors: Population, Economy, Housing, Education, Healthcare, Recreation, and Community Facilities. The socio-economic effects of the Proposed Development are not considered to lead to any in-combination effects on these receptors alongside other environmental topics scoped into this ES.

Limitations and Assumptions

- 6.207 This assessment has been undertaken on a desk-top basis using the information available from a number of sources, as referenced throughout the chapter. While they are all credible and reliable data sources, we have not conducted any primary research and are therefore reliant on their accuracy.
- 6.208 In addition, the baseline analysis presented in this chapter represents a snapshot in time and could be subject to quick change, i.e. a GP could leave a surgery which would change the GP to patient ratios used. However, we have tried to incorporate any known changes into our analysis.
- 6.209 Due to lack of information available online about the Sixth Form schools, their capacity and number of pupils, it is difficult to say whether they have capacity to accommodate the proposed development.
- 6.210 The effects of the scheme will ultimately depend on the number of dwellings built and the associated increase in population. The final number of dwellings to be delivered on the site will not be known until Reserved Matters submissions are made.

Summary of Effects

- 6.211 The Proposed Development will have socio-economic effects on the following sensitive receptors: Population, Economy, Housing, Education, Healthcare, Emergency Services, Recreation and Community Facilities.
- 6.212 The proposal will have a demographic impact and a **Major Beneficial** effect on the provision of housing to meet local need, in line with the adopted development plan. Increased population will of course have impacts on social infrastructure including education, healthcare, recreation and community facilities. However, given the land for extensive open space and play provision, as well as contributions towards social infrastructure secured through S106/CIL, the residual effects will largely be beneficial.
- 6.213 The proposed residential development will have a positive effect on the local economy. This will be temporary in the form of construction jobs, but also permanent / long-term due to anticipated resident expenditure, and Council Tax receipts, as well as CIL and S106 monies.
- 6.214 Cumulative effects (on social infrastructure in particular) have been considered and given existing school and GP capacity, the significant open space provision, plus the potential for S106/CIL monies, there are not considered to be any significant cumulative effects.

Table 6.13 – Summary of Effects

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			
Economy – construction works	Minor Adverse	Construction Management Regime	Minor Adverse
Economy- construction jobs	Minor Beneficial	Construction Management Regime	Minor Beneficial
Operational Phase			
Population	Moderate Beneficial	N/A	Moderate Beneficial
Economy	Moderate Beneficial	N/A	Moderate Beneficial
Economy – Jobs	Minor Beneficial	N/A	Minor Beneficial
Housing provision	Major/Moderate Beneficial	N/A	Major/Moderate Beneficial
Education – Early years	Negligible	S106 contributions / CIL	Negligible
Education – Primary	Negligible	S106 contributions / CIL	Negligible
Education – Secondary	Negligible	S106 contributions / CIL	Negligible
Education –Further education	Negligible	S106 contributions / CIL	Negligible

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Healthcare – GPs	Negligible	N/A	Negligible
Healthcare – Dentists	Negligible	N/A	Negligible
Healthcare – Pharmacies	Negligible	N/A	Negligible
Healthcare – Hospitals & Emergency Services	Negligible	N/A	Negligible
Recreation	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Retail	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Community halls	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Libraries	Negligible	N/A	Negligible

Conclusion

- 6.215 This assessment has demonstrated that, from a socio-economic perspective, the Proposed Development will not lead to any significant adverse effects. In the most part, considering scheme design and predicted economic effects, as well as additional mitigation in the form of S106/CIL contributions, the residual effects will be either negligible or beneficial during the operation of the development.

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