

16 Socio-Economics

16.1 Introduction

- 16.1.1 This chapter of the ES has been produced by Savills to assess the Proposed Development in relation to the effects it would have upon socio-economic receptors, such as existing population groups and the incoming population from the Proposed Development during the construction phase and subsequently on completion. This includes housing provision, provision of and need for social infrastructure (education facilities, community centres and open space), and employment generating uses (as located in the District and Local Centre, as well as the proposed new schools).
- 16.1.2 The chapter details the methodology followed, a review of the baseline conditions in the defined study area, and the results of the assessment.
- 16.1.3 The description of development can be found in Chapter 3 'Proposed Development'.

16.2 Assessment methodology

Legislative Context

- 16.2.1 There is no legislation specifically relevant to the undertaking of a socio-economic assessment.

Planning Policy

- 16.2.2 This section outlines planning policy documents relevant to the Socio-Economics Chapter.

National Planning Policy Framework (NPPF) 2024

- 16.2.3 The revised National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies for England, and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced, and is underpinned by the presumption in favour of sustainable development, with a clear objective of supporting the supply of homes and economic growth. The NPPF must be taken into account in preparing development plans, and is a material consideration in planning decisions.
- 16.2.4 The following paragraphs of the NPPF are of relevance to the assessment of Socio-Economic effects.
- 16.2.5 In relation to delivering a sufficient supply of homes, the NPPF states at Paragraph 61:
- 'It is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.*
- 16.2.6 The NPPF also states that a range of homes should be delivered which incorporate a mix of housing to meet local needs including the provision of affordable homes (Paragraph 63).

16.2.7 In relation to promoting healthy and safe communities, the NPPF states at Paragraph 96, 98 and 100:

‘Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- Are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourages the active and continual use of public areas; and
- Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling’.

To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services’.

‘It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and
- Work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

16.2.8 In relation to open space and recreation, the NPPF states at Paragraph 103 that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Robust and up-to-date assessments of open space, sport and recreation facilities should be used to determine need.

Wokingham Borough Core Strategy (2010)

16.2.9 The Wokingham Borough Local Development Framework (LDF) Core Strategy was prepared and adopted in January 2010 by Wokingham Borough Council (WBC). It sets out WBC's policies and proposals to support the development of Wokingham through to 2026.

16.2.10 Its aim is to deliver the development necessary to sustain Wokingham's economic growth and ensure the needs of all groups have been met, while maintaining the borough's landscape, ecology, heritage and environment.

16.2.11 The Core Strategy covers the following elements relevant to the Socio-economic Chapter.

Town Centres

16.2.12 Policy CP13 emphasises the importance of improving access to facilities and services to enhance the quality of life of residents. The policy states that new centres will be brought forward over the plan period to achieve a more sustainable pattern of development. The future capacity of areas outside of existing town centres is identified to be approximately 6,000 sqm of convenience floorspace and 4,500 sqm of comparison floorspace. In particular, the plan anticipates that new centres will arise south of the M4 in the Loddon Valley Garden Village (SDL). Policy CP19 sets out the vision, which is to include appropriate employment and retail facilities.

Housing

16.2.13 Policy CP1 sets a housing target for the Local Authority (LA) of at least 13,230 homes and associated development and infrastructure within the plan period (or 662 homes pa on average). WBC is currently on track to meet these targets according to the Housing Delivery Test 2023. Policy CP5 sets an affordable housing target of 35% for SDLs, with a 70/30 split between social rent and shared ownership.

Social Infrastructure

16.2.14 Policy CP2 and Policy CP3 seek to ensure that new development contributes to the provision of sustainable and inclusive communities through the provision of a sustainable network of community facilities. These include education, play and leisure or culture, along with village/community halls. In particular, permission will be granted for proposals that address the requirements of an ageing population, children, young people and families.

16.2.15 The plan assesses the need for eight secondary schools, ideally each with a capacity of 1,200-1,500 across the borough, anticipating extension or redevelopment, with potential for one new secondary school. It also seeks further primary school facilities, expecting a minimum of one new primary school in each SDL. A similar requirement is expected for each SDL for early years in the form of a children's centre.

Open Space and Recreation

16.2.16 Policy CP3 states that developments should provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population together with recreational/sporting facilities in addition to private amenity space.

Wokingham Borough Managing Development Delivery (2014)

16.2.17 The Wokingham Borough Managing Development Delivery Development Plan was prepared and adopted in February 2014 by WBC. It identifies where new homes will be delivered, designates key locations for commercial development and protects the borough's unique ecology, landscape, heritage and environment.

16.2.18 The Development Plan covers the following points relevant to the socio-economic chapter.

Housing

16.2.19 Policy TB05 directs proposals for residential development to provide an appropriate housing mix which meets the current and projected needs of households. As a guide, the policy aims to achieve a housing mix of 20% 1-bed, 45% 2-bed, 20% 3-bed, and 15% 4-bed plus homes.

Open Space and Recreation

16.2.20 Policy TB08 states that developments are expected to provide public open space on-site. The policy provides guidelines on the expected level of provision for a range of open space typologies including parks, natural green space, play space and sports facilities.

***Neighbourhood Plans - The Arborfield & Barkham Neighbourhood Plan 2019-2036
(Adopted April 2020)***

16.2.21 The Arborfield & Barkham Neighbourhood Plan 2019-2036 was adopted in April 2020. The Neighbourhood Plan covers the following points relevant to the socio-economic chapter.

Housing

16.2.22 Policy AD2 states that new housing development must demonstrate a balanced mix of housing, meeting the needs identified in the Arborfield and Barkham Housing Needs Analysis 2019. Housing needs are projected to 2036 by age group, identifying a significant need for housing for older people, as well as the young adult age group.

Community Facilities

16.2.23 Policy TC2 directs new community facilities to incorporate sufficient flexibility for present and future needs, and be inclusive of all generations. It states that proposals will be considered more favourably where clear evidence of long-term viability is provided.

Neighbourhood Plans - The Shinfield Parish Neighbourhood Plan (Adopted February 2017)

16.2.24 The Shinfield Parish Neighbourhood Plan was adopted in February 2017. The Neighbourhood Plan covers the following points relevant to the socio-economic chapter.

Community Facilities

16.2.25 Policy 10 expects all qualifying developments to contribute towards community and sports facilities. Where appropriate housing developments in particular should seek to provide community facilities such as allotments and communal gardens.

Wokingham Borough Local Plan Update (Examination)

16.2.26 The weight attributed to emerging plans increase as the stage of preparation progresses. The Wokingham Borough Local Plan Update 2023-2040 was submitted to the Secretary of State for

Examination on 25 February 2025. The Emerging Plan sets out the vision and objectives for future development. The plan represents a significant change from the adopted Core Strategy addressing the challenge of delivering a much greater volume of development, accounting for the updated housing target methodology contained in the 2024 NPPF. A particular need to address affordable housing provision while maintaining appropriate levels of infrastructure and service provision is identified.

16.2.27 The Emerging Plan covers the following points relevant to the socio-economic chapter,

Housing

16.2.28 The Emerging Plan sets a target for 748 homes per year over the plan period. The Plan states that infrastructure is secured more easily through large developments and as a consequence Loddon Garden Village is considered the principal new location for development.

16.2.29 Policy SS13 identifies Loddon Valley Garden Village as the principal strategic housing site in WBC with the potential for an overall delivery of 3,930 dwellings with at least 3,700 delivered by 31st March 2040.

16.2.30 Policy H1 states that housing mix should reflect and respond to the identified housing needs and demands, with Policy H3 identifying a typical minimum of 40% affordable housing.

Open Space

16.2.31 Policy HC4 states that proposals for open space, sport and play facilities will be supported. Where possible these should be co-located with other community uses such as schools. The policy sets out standards on the expected level of provision broadly in line with adopted policy TB08, with the addition of a requirement for allotments.

Social Infrastructure

16.2.32 Policy HC2 states that proposals for the provision of new community facilities will be supported where there is an identified present or future need. These should be sufficiently adaptable to changing requirements, be designed to accommodate a range of community uses and be provided as part of a large residential scheme where development increases demand beyond current capacity.

Guidance Best Practice

16.2.33 There are a range of additional guidance and best practice documents that are considered as appropriate for the Socio-Economic assessment, including:

Homes and Communities Agency Additionality Guide 4th Edition (2014)

16.2.34 The Homes and Communities Agency (HCA, now Homes England) Additionality Guide explains how to assess the additional impact or additionality of local economic growth and housing interventions, with reference to leakage, displacement and multiplier effects.

Homes and Communities Agency Employment Density Guide 3rd Edition (2015)

16.2.35 The HCA Employment Density Guide provides guidance on measures of employment intensity of building use and indicators of how much space each full time equivalent (FTE) employee occupies within the workplace.

The Green Book: Guidance on Appraisal and Evaluation (2022)

16.2.36 The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes and projects. It also provides guidance on the design and use of monitoring and evaluation before, during and after implementation.

Department for Transport Manual for Streets (2019)

16.2.37 The guidance states that journeys up to 2km could be considered suitable for walking, where the journey would be safe for pedestrians and in attractive surrounds. This informs the Walkable Impact Area, as a walkable catchment in and around the Site, to reach social infrastructures.

Department for Education: Travel to School for Children of Compulsory Age (2024)

16.2.38 The eligibility for free school travel is determined by statutory walking distances. The threshold for children under 8 years old is 2 miles (3.2km) and for children aged 8 years or above is 3 miles (4.8km). This informs the Impact Area for pre-, primary and secondary schools.

Baseline Data Sources

16.2.39 Baseline information on the socio-economic conditions were collated following best practice from a range of sources including:

- Ministry for Housing, Communities and Local Governments; 2019 Indices of Multiple Deprivation;
- National Census (ONS 2021 and ONS 2011) and other ONS produced sources, such as:
 - 2018-based Population Projections (2020);
 - Annual Population Survey (2024);
- Oxford Economics (2025);
- School Census 'Get Information about Schools', from Department for Education; and
- WBC evidence base documents, such as:
 - WBC's PPG17 Open Space, Sport & Recreation Audit Update (2012);
 - WBC's Local Housing Needs Assessment (2023);
 - WBC's Retail and Commercial Leisure Needs Assessment (2023);
 - WBC's Employment Land Needs Review (2023);
 - WBC's Housing: Site Allocations Topic Paper (2024);
 - WBC's Affordable Housing Topic Paper (2024);
 - WBC's Infrastructure Delivery Plan (IDP) (2024); and
 - WBC's Five Year Housing Land Supply Statement 2024 (2025).

Predicting effects

16.2.40 This section presents the approach to the assessment of socio-economic impacts of the Proposed Development, consistent with the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

16.2.41 The stages of the overall methodology are as follows:

- Review of planning policy – consider the compliance of the Proposed Development with relevant policies;
- Analysis of socio-economic baseline conditions – including a review of the existing Site, its context and the demographic profile of the local population. Local socio-economic metrics include population, age profile, qualifications, occupation, employment status and structure, local deprivation and housing. Work will also identify social infrastructure (education, community hall, and open space typologies) within the Study Area's, which vary per receptor and are defined in **Figures 16.1-16.5** and assess their characteristics;
- Impacts assessment – this will consider the scale, magnitude, duration, frequency and permanence of the potential impacts and effects during the demolition and construction and operation phases of the Proposed Development;
 - Assessment of the employment potential of the proposal during the construction and operational phase of the development and associated economic activity;
 - Consideration of the net employment benefits, of the housing market, and of the capacity of social infrastructure (education, community hall, and open space typologies); and
- Assessment of mitigation measures, cumulative and residual effects.

Receptor Sensitivity

16.2.42 Changes brought by the Proposed Development, whether adverse or beneficial, have different levels of significance depending on their scale, the length of the impact, the number of people (or receptors) affected, and the relative sensitivity of that receptor. The sensitivity criteria used to provide a consistent identification of effects in the assessment are shown in **Table 16.1**.

Table 16.1 Value/sensitivity assessment

Sensitivity	Evidence for Sensitivity Assessment
High	High evidence of direct and significant socio-economic challenges relating to receptor with limited potential for substitution. Accorded a high priority in local, regional or national economic and regeneration policy.
Medium	Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy.
Low	Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy.
Negligible	No evidence of socio-economic challenges relating to receptor. Receptor is not a priority in local, regional and national economic and regeneration policy.

16.2.43 To arrive at a judgement on the significance of effect on population, the assessment has considered the sensitivity of receptors. **Table 16.2** below draws on **Table 16.1** to identify these receptors and their sensitivity. The assessment of the receptor's sensitivity is based on the baseline research section below (**Section 16.3**).

Table 16.2 Receptor Sensitivity

Receptor	Receptor Sensitivity	Commentary
Effects on residents of the Study Area who could work on the construction of the Proposed Development	Low	The construction sector employs a marginally lower proportion of people in the Study Area compared to the national level. The annual recruitment requirement for the region is also lower than the national average.
Effects on residents of the Study Area who could benefit from employment opportunities at the Proposed Development once operational	Medium	The unemployment rate in the Study Area is between the regional and national average.
Existing and future residents of the Housing Market Area looking for a dwelling in the area	Medium	Housing delivery has passed the Housing Delivery Test with a significant margin of 69% ¹ . However, Wokingham currently cannot demonstrate a five year housing land supply for future housing needs with a total land supply of 1.7 years ² .
Effects on children in the local area using or seeking access to early years provision	Low	There are two primary schools which also offer nursery provision within 2km walking distance of the Site.
Effects on children in the local area using or seeking access to primary education	Medium	Seven primary schools are located within 3.2km walking distance of the Site with 186 spaces of spare capacity. This represents less than one form of entry (0.9 FE).
Effects on children in the local area using or seeking access to secondary education	Low	Six secondary schools are located within 4.8km walking distance of the Site with 609 spaces of spare capacity. This represents over four forms of entry (4.1 FE).
Effects on residents in the local area using or seeking access to open space	Medium	There is significant capacity for parks and public gardens, outdoor sports facilities and natural / semi natural

¹ Wokingham Borough Five Year Housing Land Supply Statement (2023)

² Ibid

Receptor	Receptor Sensitivity	Commentary
		greenspace. However, there is a severe shortfall of provision for children and young people, representing only circa 70% of the required quantum.
Local residents access to community infrastructure	Low	Four community halls are located within 2km walking distance of the Site.

Impact Magnitude

16.2.44 Magnitude of impact, based on the change that the Proposed Development would have upon the resource/receptor, is considered within the range of high, medium, low, negligible. Consideration is given to scale, duration of impact (e.g. for construction, short-term for 1-2 years, medium-term for 3-5 years, long-term for 5 years and greater, and permanent, dependent upon project timeframes) and extent of the Proposed Development with reference to the definitions in the **Table 16.3**

16.2.45 The magnitude of impacts is assessed as 'high', 'medium', 'low' and 'negligible' as set out in **Table 16.3**. Impacts are either Adverse or Beneficial in nature. Such terms are relative to the receptor affected by the impact.

16.2.46 The impact magnitude will be determined through professional judgment with reference to planning policy, best practice guidance and relevant contextual factors. For example, employment generation of 100 new jobs could be considered a major beneficial impact in a settlement of 1,000 residents, but it would have a lower impact magnitude in a larger settlement of 100,000 residents.

Table 16.3 Magnitude of impact

Magnitude of Impact	Description/Criteria
High	Proposals would cause a major change to existing socio-economic key characteristics, features or elements in terms of absolute and/ or percentage change.
Medium	Proposals would cause a moderate change to existing socio-economic key characteristics, features or elements in terms of absolute and/ or percentage change.
Low	Proposals would cause a minor change to existing socio-economic key characteristics, features or elements in terms of absolute and or percentage change.
Negligible	No discernible change in baseline socio-economic key characteristics, features or elements.

Effect Significance

16.2.47 The predicted level of effect is based upon the consideration of magnitude of impact and sensitivity of the receptor to come to a professional judgement of how significant this effect is.

16.2.48 The assessment is objective and to quantify impacts, where possible. Quantitative assessment is used where possible, with significance criteria produced in line with **Table 16.5** to ensure that

there is a consistent identification of effects applied during the assessment. Due to the complexity of socio-economic issues and the numerous interactions that can occur with neighbouring and more distant communities, it is not possible to predict the precise nature or scale of each impact. Qualitative assessment is therefore used where necessary and justified.

16.2.49 The effect significance is determined with reference to the significance matrix in **Table 16.4**.

Table 16.4 Matrix of Significance

		Receptor Sensitivity			
		Negligible	Low	Medium	High
Magnitude of the Impact	Negligible	Negligible	Neutral	Neutral	Neutral
	Low	Negligible	Slight	Slight	Moderate
	Medium	Neutral	Slight	Moderate	Large
	High	Slight	Moderate	Large	Very Large

16.2.50 **Table 16.4** shows how the receptors' sensitivity and the impacts' magnitude are used to estimate the significance of an effect. In determining whether the significance of an effect is very large, large, moderate, slight or neutral, consideration is given to both the magnitude of the impact resulting from the Proposed Development and the sensitivity level of each receptor. This assessment relies on the conclusions drawn from the Baseline Conditions (**Section 16.3**) and the Potential Effects Assessment (**Section 16.5**), which establish the scale of change between the 'do nothing' scenario (the reference case) and the development scenarios. In all cases, the evaluation of receptor sensitivity, impact magnitude and significance of effect will be informed by professional judgement and relevant evidence base and baseline data, underpinned by a narrative to explain the conclusions reached.

16.2.51 Effects are defined as either:

- Beneficial – an advantageous effect on the impact area;
- Negligible – an imperceptible effect on the impact area; and
- Adverse – detrimental effect on the impact area

16.2.52 Such terms are relative to the receptor affected by the impact.

16.2.53 Effects that are moderate, or greater, in scale are considered to be significant in EIA terms, with other effects considered insignificant. Beneficial and adverse effects are based on a standard set of significance criteria defined in **Table 16.5** below.

Table 16.5 Definition of Significance

Significance	Definition
Very large	These effects represent key factors in the decision-making process. They are generally, but not exclusively associated with resources/features which are unique and which, if lost, cannot be replaced or relocated.
Large	These effects are likely to be important considerations to the receptors but, if adverse, are potential concerns to the project, depending upon the relative importance attached to the issue during the decision-making process.
Moderate	These effects, if adverse, while important to the receptors, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on receptors.
Slight	These effects may be raised as issues but are unlikely to be of importance in the decision-making process. Nevertheless, they are of relevance in the detailed design of the project.
Neutral	Effects which are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

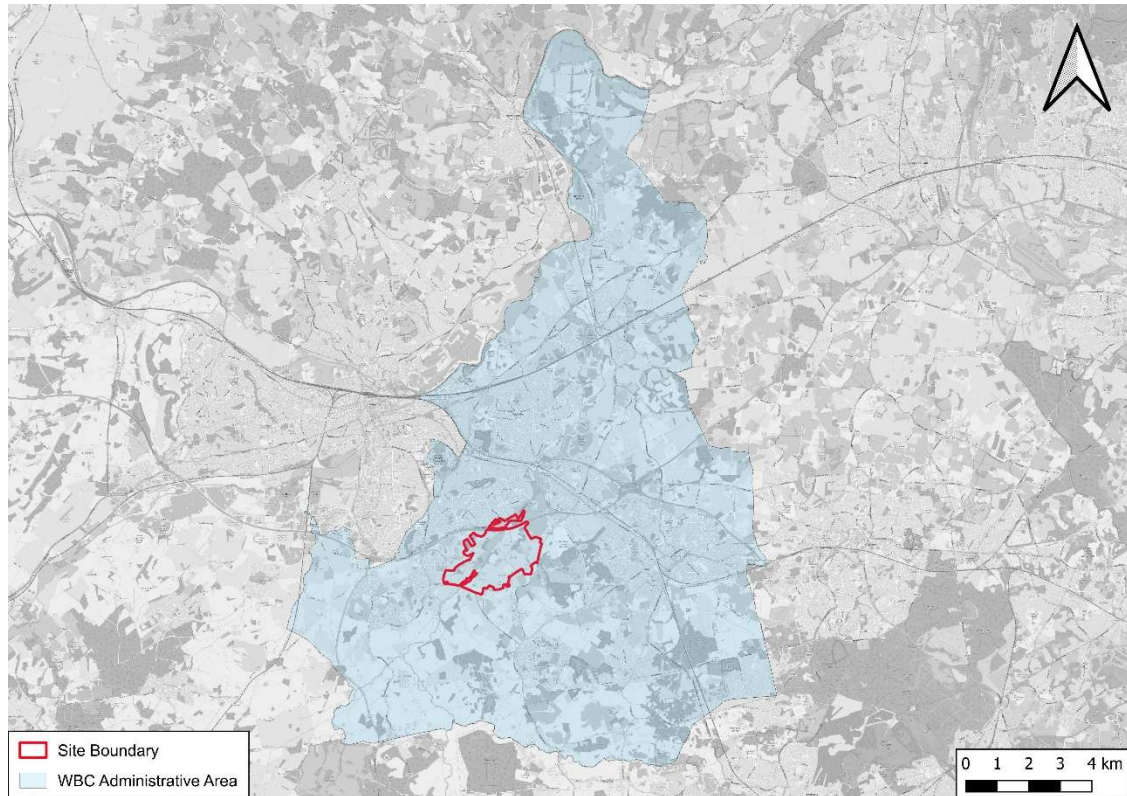
Geographic Scope

16.2.54 The concept of defining a primary area of influence or zone of impact to enable assessment is standard in EIA practice. However, there is no standard measure of scale, and the relevant area differs for each project and Site context. Due to the mobility and network of potential receptors, it is not directly transferrable to socio-economic impact assessments. Barriers to access, such as major roads or rivers, can also affect the area of influence. As such, the Study Area will vary according to the receptors and effects assessed. These have been agreed with WBC as part of the Scoping process.

Study Area for Assessment of Economic Impacts

16.2.55 For the assessment of economic impacts, the Local Authority Level (the boundary of WBC) is considered to be the most appropriate geographical area. This is presented in **Figure 16.1** below.

Figure 16.1 Primary Study Area: Wokingham



Source: Savills (2025).

Study Area for Assessment of Housing Market

16.2.56 For the assessment of the housing market, the Local Authority Level (the boundary of WBC) is considered to be the most appropriate geographical area as presented in **Figure 16.1**. This is the local housing market area considered in the Local Housing Needs Assessment 2023 and used to inform the Local Plan Update. As WBC is one of the four local authorities within the Western Berks Housing Market Area (HMA) as defined in the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) 2016, information will be drawn from the Berkshire SHMA to undertake the assessment.

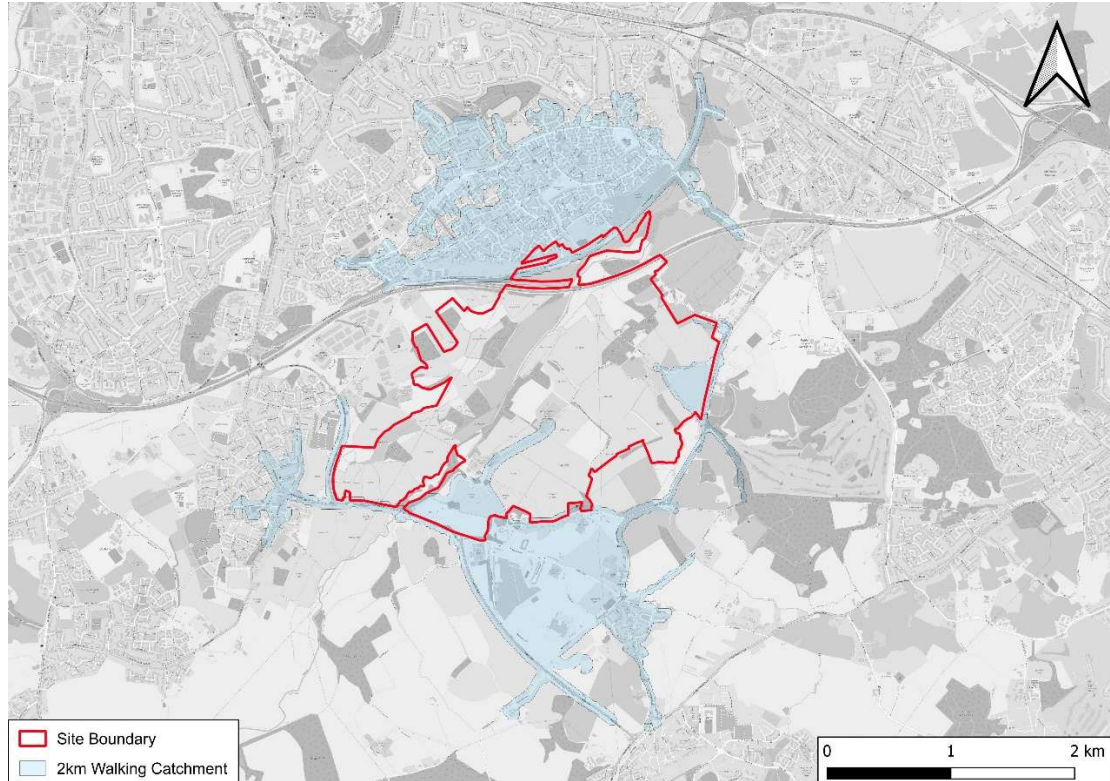
Study Area for Assessment of Social Infrastructure

16.2.57 For the assessment of the capacity of social infrastructure, relevant policy and research into walkable impact areas is used to define the most appropriate geographical area. This varies across different social infrastructures.

16.2.58 Early year provision – the Manual for Streets (2019) guidance published by the Department for Transport (DfT) states that journeys up to 2km could be considered suitable for walking, where the journey would be safe for pedestrians and in attractive surroundings. This walking catchment (2km) around the Site is therefore considered the most appropriate geographical scope to assess the capacity of early year provision, it has been measured by combining

publicly accessible 2km catchments from each of the site's access points using Geographic Information Software (GIS). The walking catchment covers a 2km distance from the site's access points via possible pedestrian footpaths identified within the GIS tool used for the analysis. This is presented in **Figure 16.2** below.

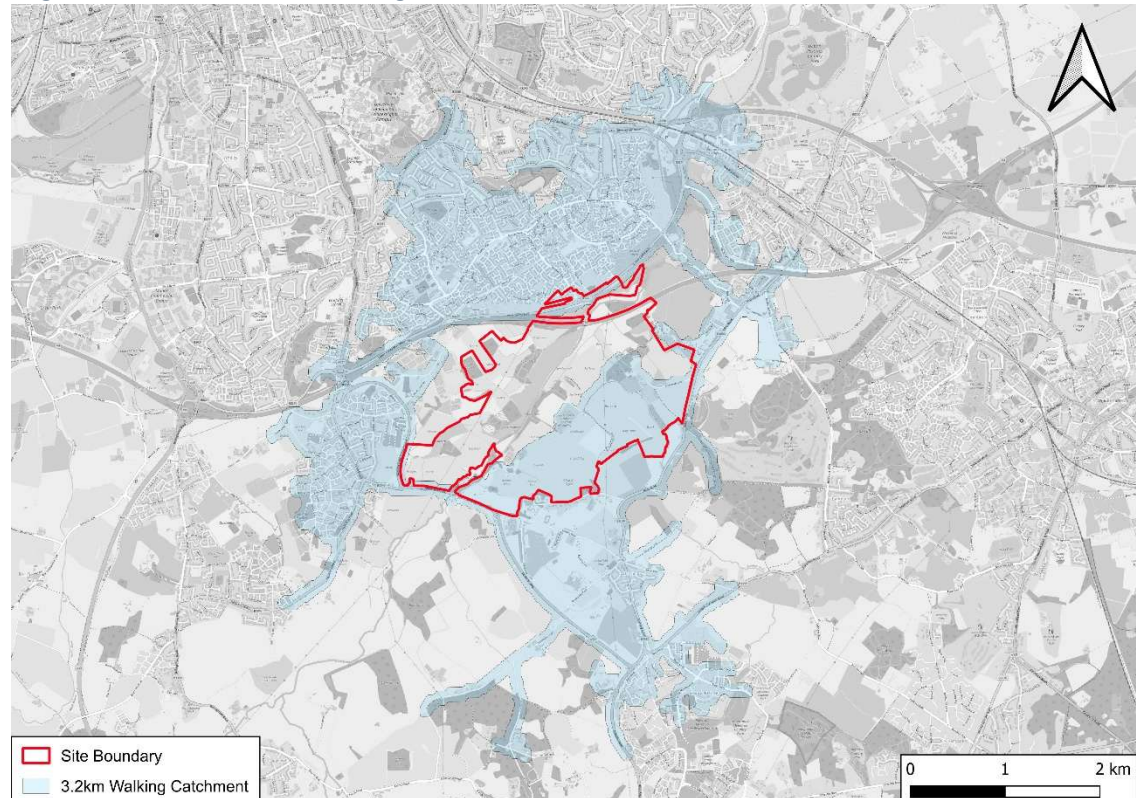
Figure 16.2 2km Walking Catchment from the Site's Access Point



Source: Savills (2025).

16.2.59 Primary schools – the Travel to School for Children of Compulsory Age (2024) guidance produced by the Department of Education (DfE) states that eligibility for free school travel should be determined by statutory walking distance. For children under 8 years old, the threshold is 2 miles (3.2km). This walking catchment (3.2km) around the site is therefore considered to be the most appropriate scope to assess primary school capacity, it has been measured by combining publicly accessible 3.2km catchments from each of the site's access points. This is presented in **Figure 16.3** below.

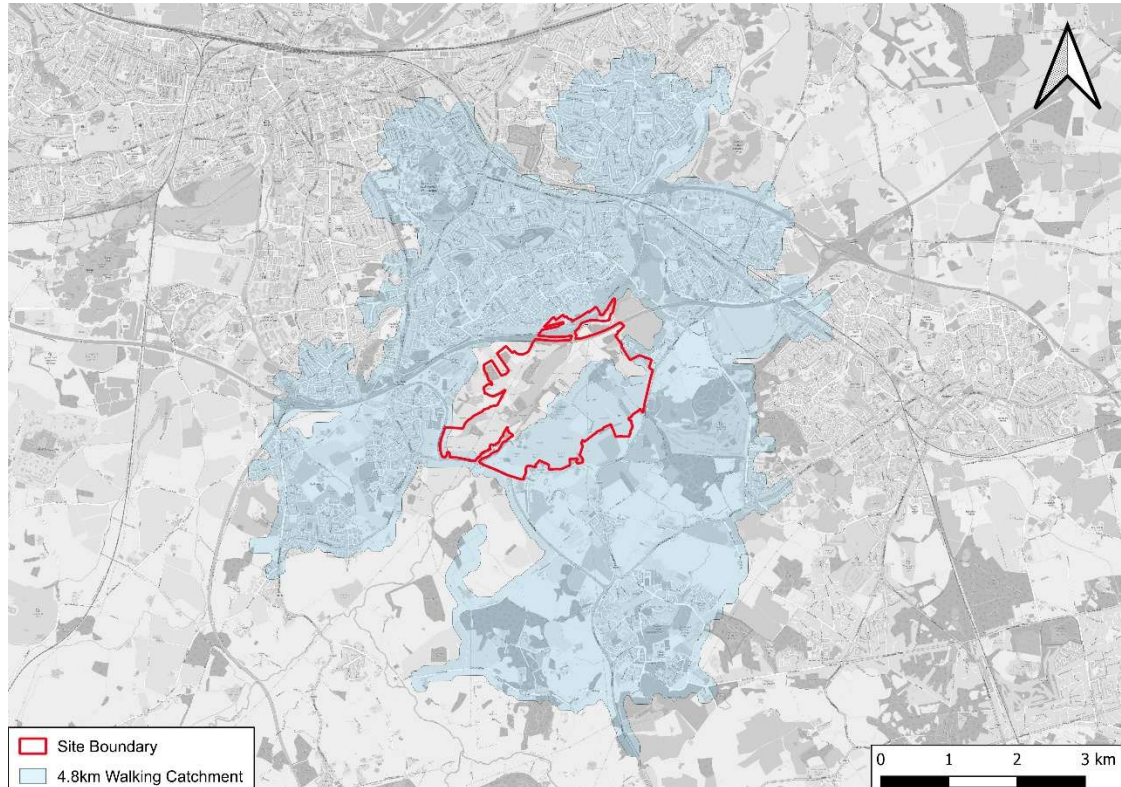
Figure 16.3 3.2km Walking Catchment from the Site's Access Point



Source: Savills (2025).

16.2.60 Secondary schools – For children aged 8 years or above, the Travel to School for Children of Compulsory Age (2024) guidance states the walking distance threshold eligible for free school travel is 3 miles (4.8km). This walking catchment (4.8km) around the Site is therefore considered to be the most appropriate geographical scope to assess secondary school capacity, it has been measured by combining publicly accessible 4.8km catchments from each of the site's access points. This is shown in **Figure 16.4** below.

Figure 16.4 4.8km Walking Catchment from the Site's Access Point

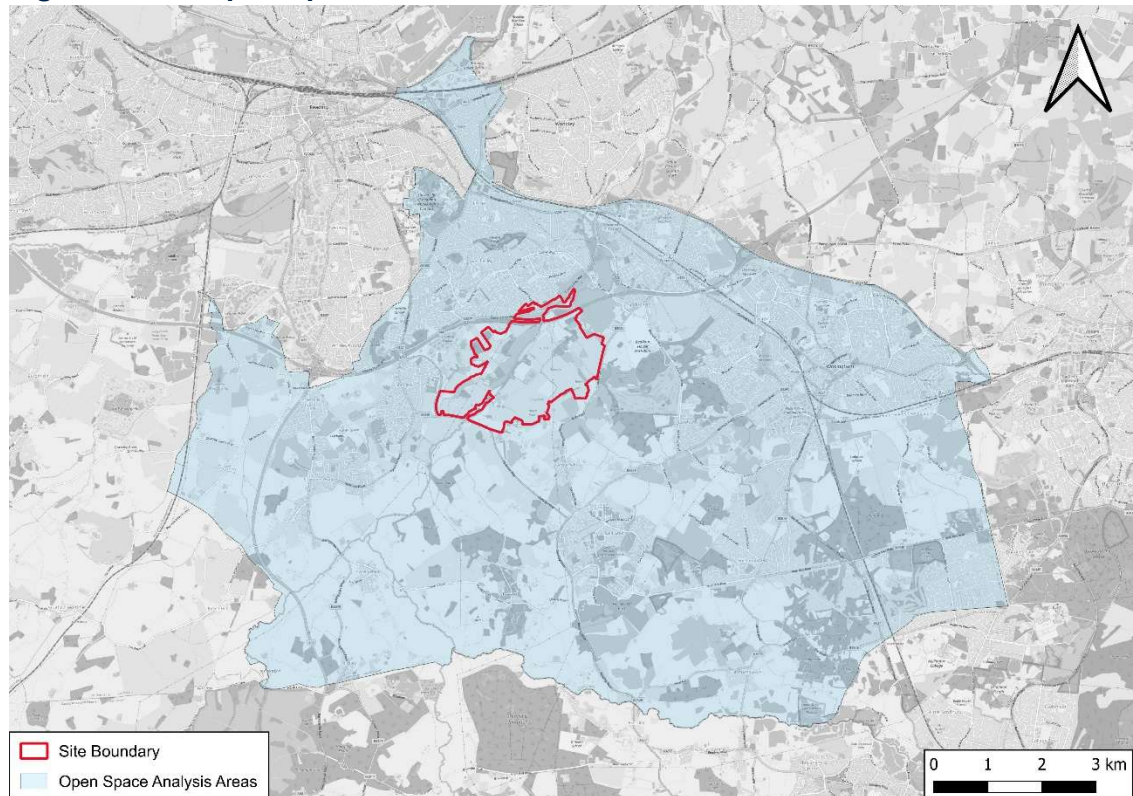


Source: Savills (2025).

16.2.61 Community halls – This walking catchment (2km) around the Site shown in **Figure 16.2** is considered the most appropriate geographical scope to assess community halls' capacity. This is based on the Manual for Streets (2019) guidance by DfT.

16.2.62 Open space — the WBC PPG17 Open Space, Sport & Recreation Audit Update 2012 divides Wokingham into three analysis areas reflecting the borough's geographical and demographical nature. The Site straddles both the South West and the South East analysis areas. These analysis area take into account local circumstances and examine provision at a local level and is therefore considered the most appropriate geographical scope to assess open space capacity. This is presented in **Figure 16.5** below.

Figure 16.5 Open Space Provision



Source: Savills (2025).

Temporal Scope

16.2.63 Potential impacts and effects upon socio-economic receptors have been assessed in relation to temporary and permanent impacts. As a general rule, temporary impacts relate to construction phases of development, and permanent impacts relate to the occupation/operational phase.

16.2.64 The indicative construction programme is assumed to be the following:

- Commencement of development – 2027
- Completion of development – 2042

16.2.65 These dates are based upon information provided at the time of assessment and may be subject to change.

Consultation

16.2.66 An EIA Scoping Report was submitted to WBC in December 2024 for the Loddon Valley Garden Village, with a response received on the 28th February 2025. The Scoping Opinion agreed that the methodology for the socio-economics assessment as set out in the Scoping Report was acceptable. No further comments were made. This assessment has been based upon the scope set out and agreed within the Scoping Opinion.

Assumptions and Limitations

16.2.67 By the nature of the methodology, estimates of change in the socio-economic elements such as economic and employment impacts are subject to uncertainty. The estimates are based on good practice, but there is likely be a degree of uncertainty around estimates. It is estimated that quantified socio-economic impacts are likely to be in a range of +/- 20% of figures given to account for this uncertainty, as is standard practice with assessment estimates.

16.2.68 The economic analysis and conclusions presented in this assessment assume that there are no major macro-economic shocks to the UK economy. The potential impact of external factors means these figures are subject to uncertainties.

16.2.69 Though the assessment of spare capacity in social infrastructure is relatively high-level, it is a reflection of the availability of data and is a proportionate approach. The assessment of socio-economic impacts is based on the worst-case design scenario.

16.3 Baseline conditions

Current Baseline

Population Profile

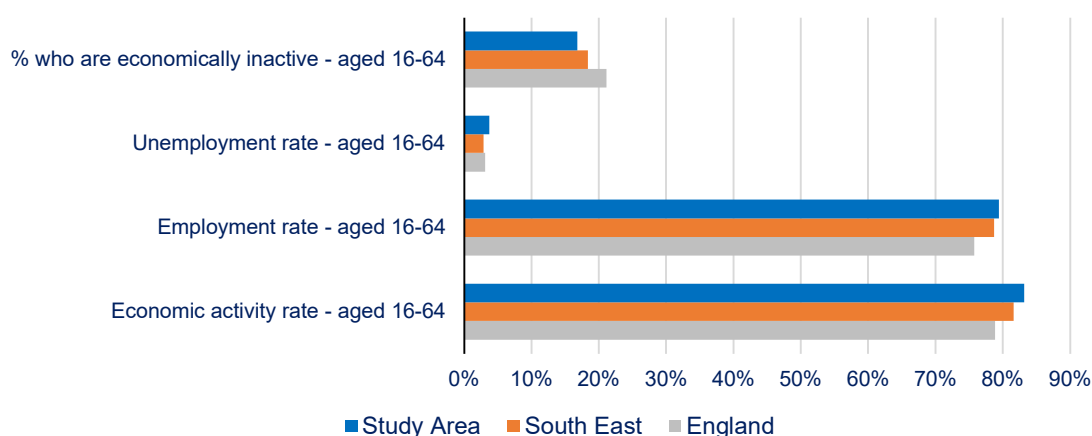
16.3.1 Based on the 2021 Census, the Study Area (Wokingham) has a population of 177,500 people. This represents an increase of 15% from 2011, during which time the population of the South East rose by a much lower 7.5%. Population data by age group reveals that in 2021, the proportion of the working age group (16-64) in the Study Area was 62%, the same as the South East. The proportion is slightly lower than the working age percentage for England, which is at 63%.

16.3.2 The average household size in the Study Area is 2.57, slightly higher than the average England household size, 2.41.

Economy and Employment

16.3.3 As shown in **Figure 16.6**, the economic activity rate for those of working age (16-64) in the Study Area is 83.2%, compared to 81.6% in the South East and 78.9% for England as a whole. The Study Area for the assessment of economic impact's employment rate (79.4%) is higher than the regional average (78.7%) and the national average (75.7%). Unemployment in the Study Area (3.7%) is higher than unemployment in the South East (2.9%) and England as a whole (3.1%). The number of unemployed³ people aged 16-64 in the Study Area is 3,800. The proportion of residents that are economically inactive⁴ in the Study Area (16.8%) is slightly lower compared to the region (18.4%), while both are lower than the nation (21.1%).

Figure 16.6 Key Economic and Employment Indicators



Source: ONS Annual Population Survey (2024).

Industrial Sectors

16.3.4 **Figure 16.7** shows the employment split across all industries in the Study Area for the assessment of economic impacts, the South East and England. In total, there are circa 94,000 workers employed in Study Area, with the three sectors providing the most jobs being: Public Administration, Education and Health (21,500 jobs, or 14% of total), Banking, Finance and Insurance (16,900 jobs, or 11% of total) followed by Transport and Communication (14,300 jobs, or 10% of total).

16.3.5 At the national level, Public Administration, Education and Health is the largest employer, accounting for 18% of total employment, followed by Banking, Finance and Insurance (11%).

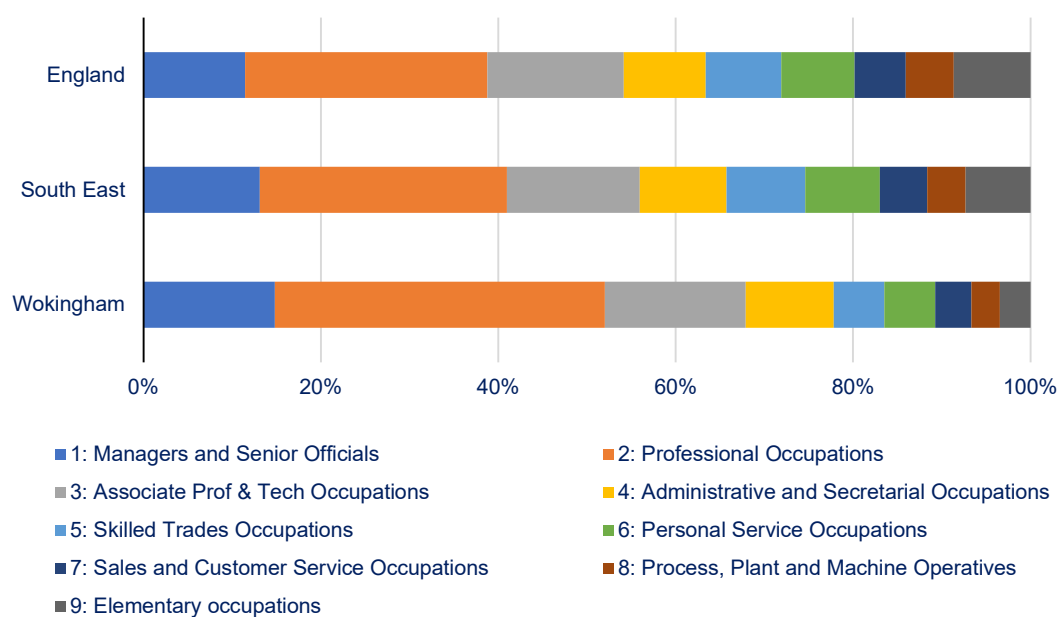
16.3.6 Within the Study Area, the construction sector employs around 4,100 people and makes up 2.7% of the total labour force, which is lower than the national average (3.6%).

16.3.7 The Construction Industry Training Board (CITB) publishes Labour Market Intelligence Reports, identifying the need for construction skills and workforce at the regional level. Its 2023 report for the South East highlights that the annual recruitment requirement in the region is 0.9% per year, which is below the UK average of 1.7%. This indicates that in the South East there is a need for 17,800 new construction workers from 2023 to 2027, or 3,560 workers per year.

³ Individuals who are economically active, but not employed and actively looking for work

⁴ Individuals who are not employed and not actively seeking work

Figure 16.7 Share of Employment by Industrial Sector

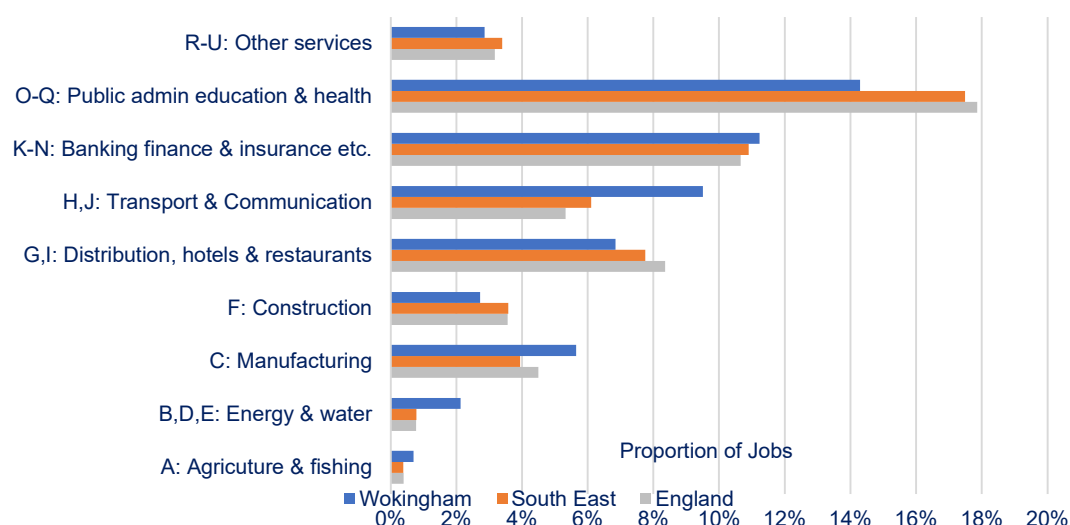


Source: ONS APS (2024).

Skills and Qualifications

- 16.3.8 The analysis of ONS data on Standard Occupation Classification (SOC) provide insights into the skills level of an area. **Figure 16.8** shows that 'professional occupations' (SOC 2) are the largest occupation profile in the Study Area (37%), the region (28%) and the nation (27%). For all three geographies associate professional occupations (SOC 3) are the second most common occupation, followed by managers, directors and senior officials (SOC 1).
- 16.3.9 Highly skilled occupations (SOC 1, 2, and 3) make up 67.9% of all occupations in the Study Area. Medium-skilled occupations (SOC 4, 5, and 6) constitute 21.4%, while lower-skilled occupations (SOC 7, 8, and 9) represent 10.7%. Overall, this indicates that residents of the Study Area are better skilled compared to regional and national averages.

Figure 16.8 Standard Occupation Classification by Area



Source: ONS Annual Population Survey (2024)

- 16.3.10 **Table 16.6** shows that the qualifications level of people aged 16-64 in the Study Area is higher than in England and the South East. 62.5% of people aged 16-64 in the Study Area have achieved a qualification level of Regulated Qualifications Framework (RQF) 4⁵ and above compared to 48.5% in the South East and 47.1% in England. A lower proportion of people aged 16-64 in the Study Area have no qualifications (2.2%) compared to England (6.4%) and the South East (5.3%). This suggests that residents of the Study Area are more qualified compared to regional and national averages.

⁵ A qualification level of RQF 4 is equivalent to the first year of a bachelor's degree

Table 16.6 Qualifications

Qualifications of Working-Age Population (16-64)	Study Area	South East	England
% with RQF4+	62.5%	48.5%	47.1%
% with RQF3	15.7%	21.8%	20.5%
% with RQF2	14.8%	18.2%	19.1%
% with RQF1	1.0%	2.6%	2.6%
% with No Qualifications	2.2%	5.3%	6.4%

Source: ONS Annual Population Survey (2023)

Housing

16.3.11 Wokingham's Core Strategy (2010) sets a housing target for the Local Authority of at least 13,230 homes and associated infrastructure within the plan period from 2006 to 2026, or 662 homes per annum on average. The Core Strategy expects a phased delivery, with the highest quantum developed during 2016-2021. WBC is currently on track to meet these housing targets according to the 2023 Housing Delivery Test. The Local Authority has comfortably passed the 2023 Test as housing delivery in the past three years has averaged 69% over the total number of homes required. However, the Core Strategy is considered to be outdated since there have been significant changes to the standard method since adoption and WBC has progressed their emerging plan to an advanced stage. The expected commencement of the Proposed Development in 2027 will fall outside the plan period of the adopted plan.

16.3.12 It is important to note here that the Loddon Valley Garden Village, which includes the Site, has received a draft allocation under Policy SS13 of the Wokingham Borough Local Plan Update 2023-40 to deliver around 3,930 dwellings, of which at least 2,700 dwellings will be delivered by 31st March 2040.

16.3.13 The Wokingham Borough Local Plan Update 2023-2040 was submitted to the Secretary of State for Examination on 28 February 2025 and represents a significant change from the adopted plan, taking into account future population and household projections. The housing target is increased from an average 662 homes under the adopted plan to 751 homes per year. This is lower than what the WBC Local Housing Needs Assessment (LHNA) from November 2023 assessed, which states that the local housing need is 781 dwellings per annum, resulting in an overall need of 13,277 dwellings over the 17-year period. The difference is due to a recalculation using the same standard method in 2024.

16.3.14 In the short-term, WBC's Five Year Housing Land Supply Statement from March 2024 indicates that the supply of land is insufficient to meet these needs. The requirement over the five year period from 2024-2029 is 6,680, with sufficient land available for 2,321 dwellings, resulting in a land supply of 1.7 years. As the council cannot demonstrate a five-year supply of deliverable sites as of 31 March 2024, the presumption in favour of sustainable development as outlined in NPPF paragraph 11, currently applies. However, looking forward in time, it is anticipated by the Emerging Plan that the supply of land will be sufficient to meet these needs.

16.3.15 WBC's Housing: Site Allocations Topic Paper from September 2024 states that land has already been identified through planning commitments and completions to provide around 8,300 dwellings over the plan period. Comparing housing need and the identified supply leaves a shortfall of around 4,500 dwellings. Sites have been allocated in the Emerging Plan against this shortfall. The Emerging Plan has an enabled land supply sufficient to provide 13,995

dwellings compared with the overall target of 12,763 dwellings. This indicates that while there is currently some uncertainty regarding the sufficiency of WBC's housing land supply in the next 5 years, it is anticipated that this will decrease as the Emerging Plan progresses through examination and is adopted.

16.3.16 WBC have also looked at affordability in Wokingham and the overall need for affordable housing. The Affordable Housing Topic Paper from September 2024 indicates that there are a number of issues unique to Wokingham that exacerbate housing affordability in the local authority. House prices are higher than the national and regional average, and household growth has been one of the highest in the South East outside London. While the number of individuals identified as homeless or living in temporary accommodation remains low in absolute terms, Wokingham has experienced a significant increase over the last few years. The minimum affordable housing need over the plan period is assessed to be 1,881 dwellings.

16.3.17 Affordable housing delivery has not met needs. This is despite a high rate of affordable housing delivery over the past decade, due to on-site delivery of affordable housing on Strategic Development Locations. In response, the level of affordable housing sought on Strategic Development Locations has increased from 35% to 40% in the emerging plan. Loddon Garden Village is anticipated to deliver 1,080 affordable homes across the whole of the allocation. The report therefore indicates that the Proposed Development is expected to make a significant contribution to the delivery of affordable housing across the local authority during the plan period.

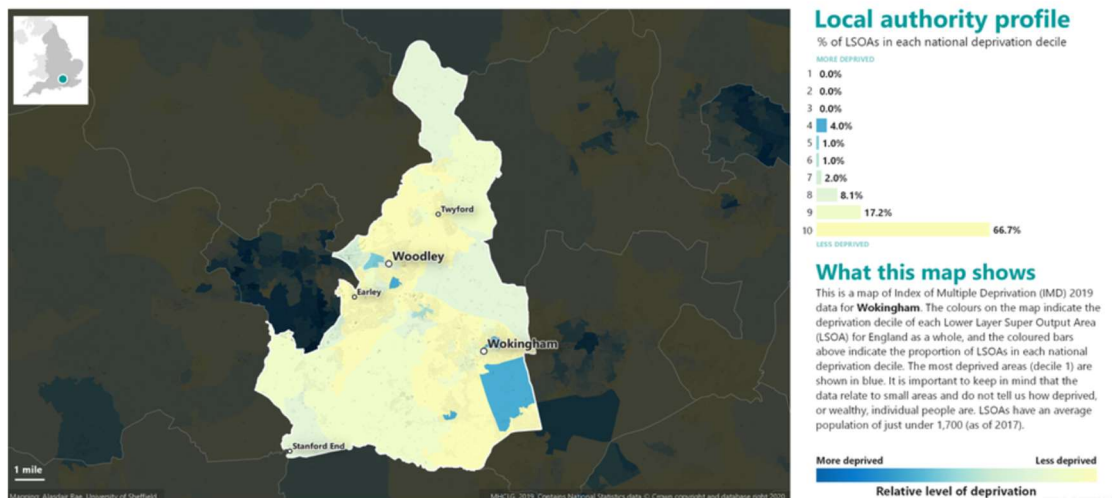
Deprivation

16.3.18 Based on the 2019 Indices of Multiple Deprivation (IMD), respectively, Wokingham has an IMD rank of 316 out of 317, where a rank of 1 denotes the most deprived Local Authority. This suggests that Study Area sits at the bottom in terms of IMD ranking, and is the second least deprived LA in the country. **Figure 16.9** maps deprivation levels at the Lower-Layer Super Output Area (LSOA) level within Wokingham. It indicates that the south west of Wokingham where the Site is located is within the least deprived LSOAs in England.

Figure 16.9 Deprivation at the LSOA Level in Wokingham

Index of Multiple Deprivation 2019

WOKINGHAM



Source: University of Sheffield (2019); Ministry of Housing, Communities and Local Government (2019)

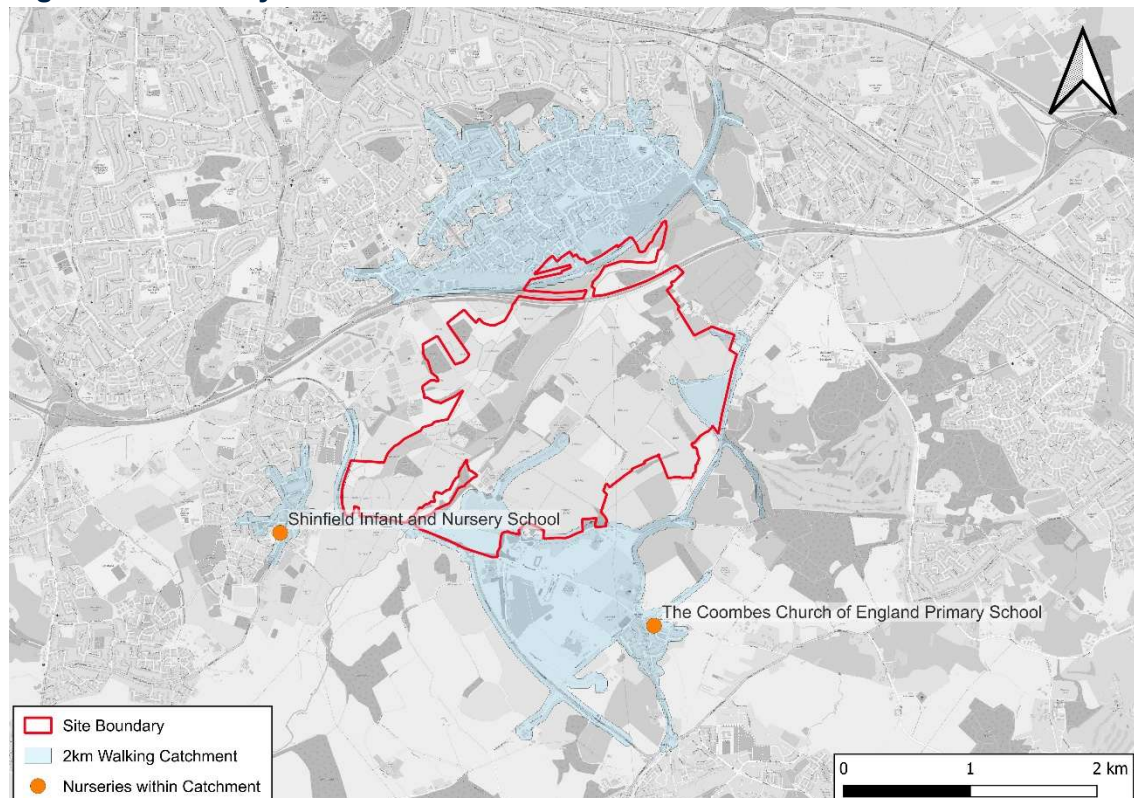
Educational Provision

16.3.19 The baseline conditions of education provision are based on an analysis of Department for Education data. For the purposes of assessing nursery, primary and secondary educational provision in their respective Study Area's, religious and privately funded schools have been excluded from the assessment. All child yield figures should be considered "worst-case scenario" as they do not take into account declines in birth rates and projected declines in child population (as evidenced in **Figure 16.14**).

Early Years

16.3.20 Educational data from the Department for Education (DfE) shows that there are two primary schools with nurseries within the 2km early years Study Area as shown in **Figure 16.10** below. There are no standalone nurseries within the catchment. Beyond this, there are a large number of local authority nurseries in Reading to the north that have the potential to support the Proposed Development. The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.05 pupils per dwelling for Early Years aged children.

Figure 16.10 Early Years establishments within the catchment area

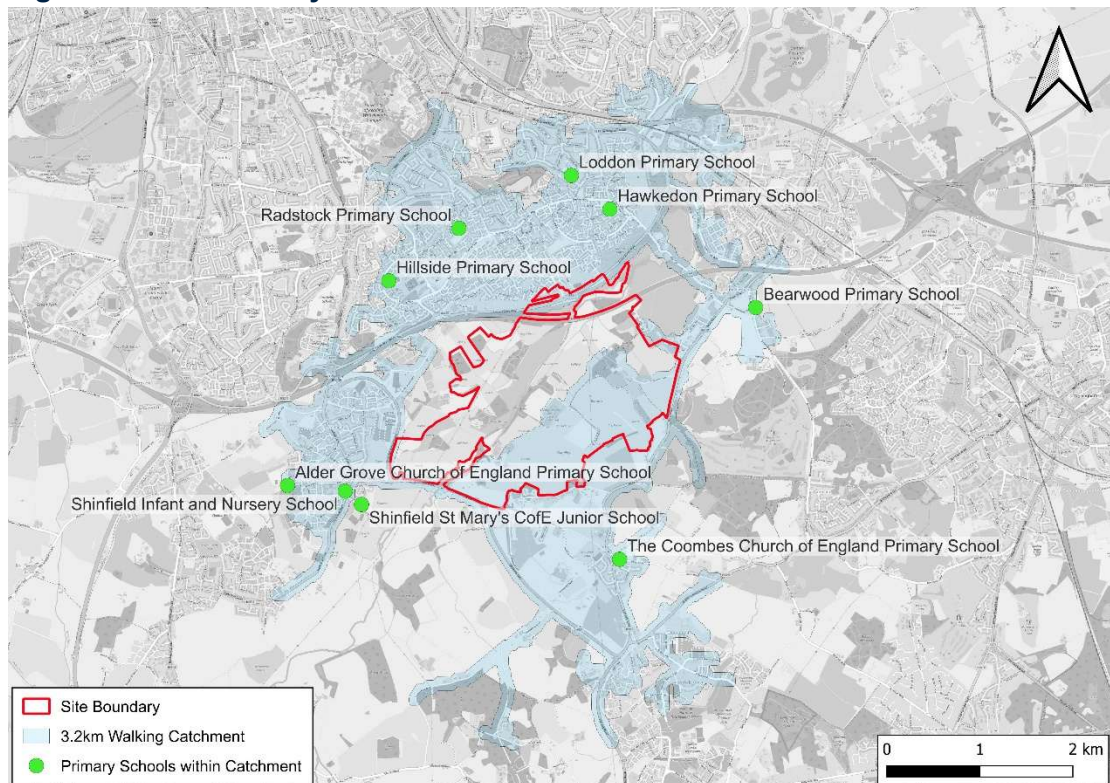


Source: Department for Education (2025)

Primary School

16.3.21 Education data from the DfE shows that there are nine primary schools within the two mile (3.2km) primary school Study Area as shown in **Figure 16.11**. These schools have a combined capacity for 2,888 pupils and an enrolment of 2,576 pupils. Two of these schools have recently opened and enrolment data is not available (Hawkedon Primary School and Hillside Primary School). They have not been included in the assessment. However, it is anticipated that they have been established in response to new development and excess capacity may not be available.

Figure 16.11 Primary Schools within the catchment area



Source: Department for Education (2025)

16.3.22 The remaining primary schools have a spare capacity of 186 primary school places (0.9FE) across all six schools, accounting for the 5% capacity typically used by most LAs and DfE, as indicated in **Table 16.7**. The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.31 pupils per dwelling for Primary School aged children. The existing spare capacity is therefore sufficient to meet the needs of 600 dwellings.

Table 16.7 Primary School Capacity

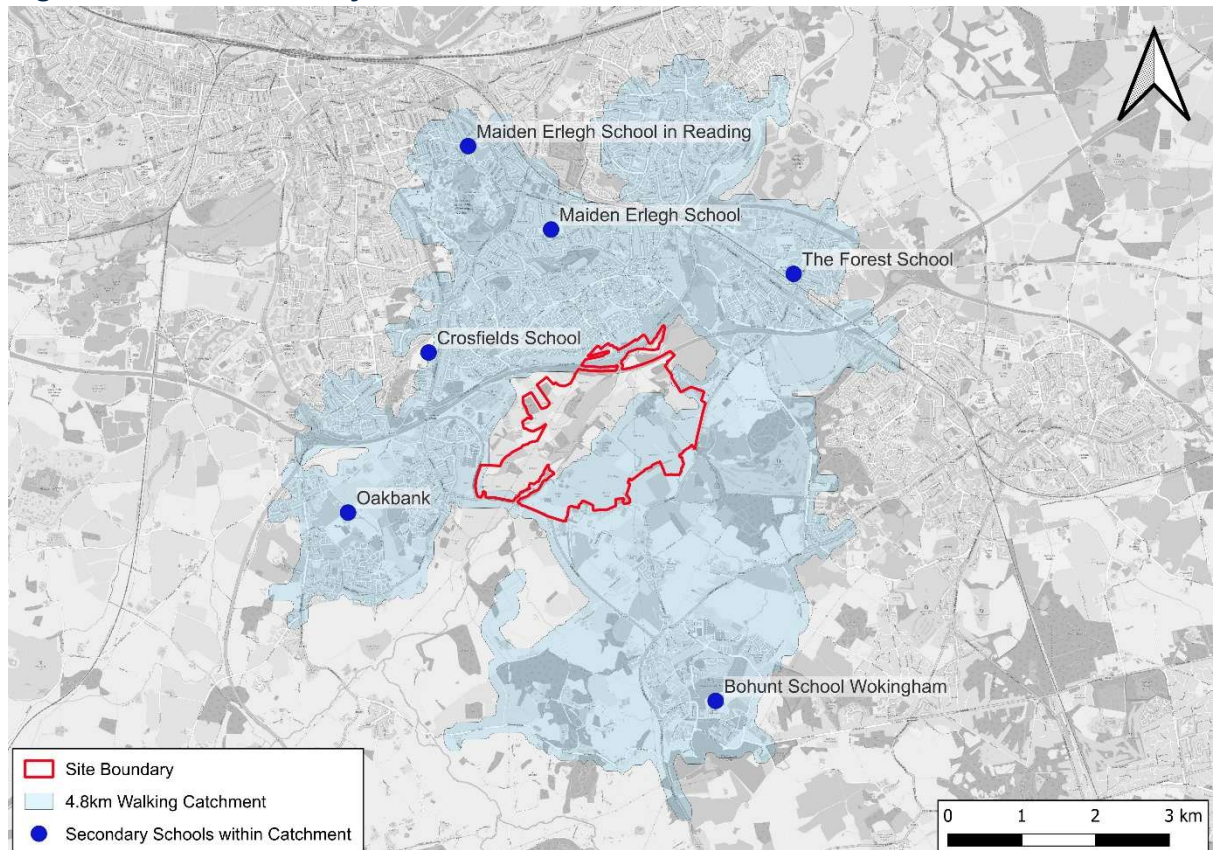
Name	Total Capacity	Pupils	Spare Capacity
Bearwood Primary School	315	292	7
Radstock Primary School	413	395	0
Shinfield Infant and Nursery School	330	307	7
Shinfield St Mary's CofE Junior School	360	358	0
Loddon Primary School	630	557	42
Alder Grove Church of England Primary School	420	290	109
The Coombes Church of England Primary School	420	377	22
Hawkedon Primary School	630		
Hillside Primary School	472		
Total	2,888	2,576	186

Source: Department for Education (2025)

Secondary School

16.3.23 Education data from the DfE shows that there are six secondary schools within the three mile (4.8km) secondary school Study Area as shown in **Figure 16.12**. These schools have a combined capacity for 6,252 pupils and an enrolment of 5,598 pupils. This indicates that there is a spare capacity of 609 secondary school places, accounting for the 5% capacity buffer typically used by most LAs and DfE, as indicated in **Table 16.8**. The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.14 pupils per dwelling for Secondary School aged children. The existing spare capacity is therefore sufficient to meet the needs of over 4,300 dwellings.

Figure 16.12 Secondary Schools within the catchment area



Source: Department for Education (2025)

Table 16.8 Secondary School Capacity

Name	Total Capacity	Pupils	Spare Capacity
Crosfields School	354	324	13
Maiden Erlegh School	1,788	1,837	0
Maiden Erlegh School in Reading	900	888	0
Oakbank	560	522	10
The Forest School	1,450	791	587
Bohunt School Wokingham	1,200	1,236	0
Total	6,252	5,598	609

Source: Department for Education (2025)

Community Halls

16.3.24 The Study Area for Community Halls is the 2km walking catchment. Within this boundary there are four community halls. The address and facilities provided by these community halls are indicated in **Table 16.9** below. The distance shown is the walking distance from the nearest access point from the Proposed Development. These community halls comprise a range of facilities likely to support varied community activities for local residents.

Table 16.9 Community Halls

Name	Address	Distance	Facilities
Arborfield Village Hall	Eversley Road, Arborfield Cross, RG2 9PQ	1100m	Main Hall / Kitchen
Earley Crescent Centre	Warbley Drive, Lower Earley, RG6 4HB	1100m	Several Rooms for Hire / Café
Maiden Place Community Centre	1 Maiden Place, Earley, RG6 3HD	1400m	Main Hall / Two other rooms
School Green Centre	School Green, RG2 9EH	1700m	Several Rooms for Hire, Kitchen, Café and Cinema

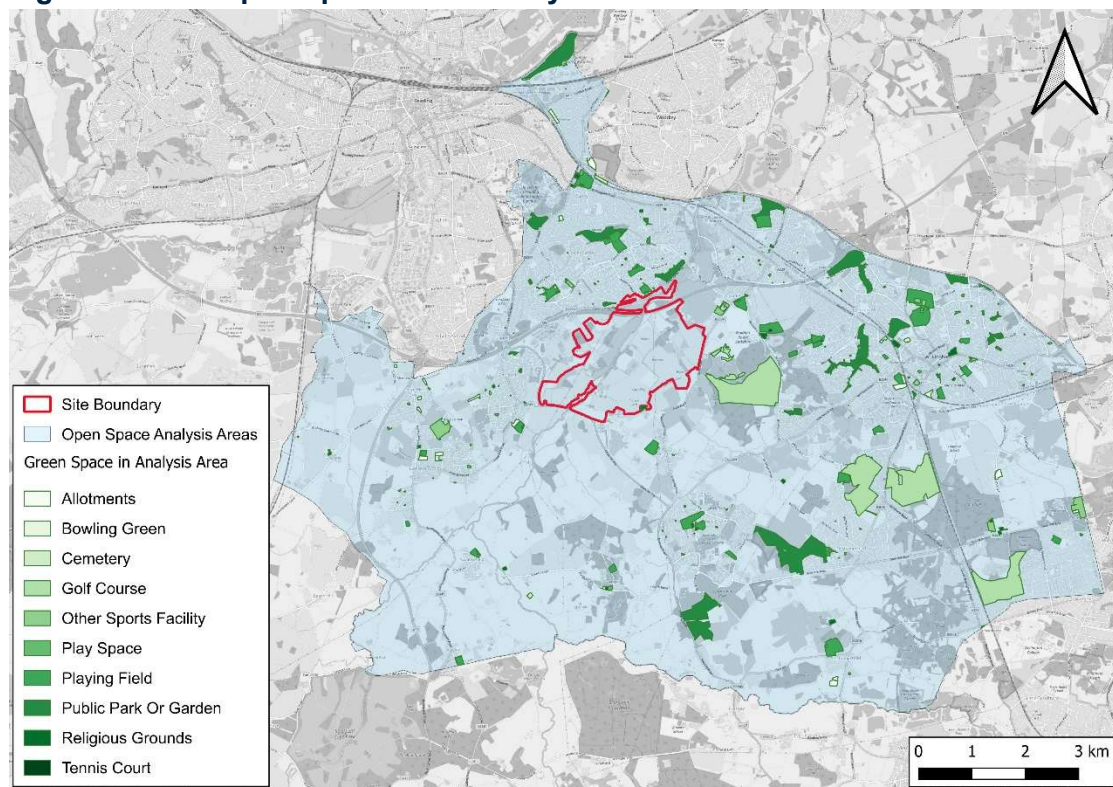
Source: Savills (2025)

Open Space

16.3.25 This section draws on planning policy to develop the open space typologies and guidelines for assessment. The baseline conditions of open space provision are informed by open data from Ordnance Survey. This is due to the lack of an up to date open space audit in the local authority, with the most recent being in 2012. The development of several significant schemes since then means the report cannot be relied upon for this assessment.

16.3.26 The Study Area for the assessment of baseline conditions is the South West and South East Analysis Areas set out by the WBC PPG17 Open Space, Sport & Recreation Audit Update 2012. The Site covers a large area to the north of the Study Area as shown in **Figure 16.13**. The figure shows spatially the open space provision as defined by the Ordnance Survey (OS) within the Study Area, using GIS.

Figure 16.13 Open Space in the Study Area



Source: Ordnance Survey (2025)

16.3.27 As shown in **Figure 16.13**, Wokingham has an array of open and green spaces, with good access to open countryside. The emerging plan defines categories of and provides requirements for open space based on population. These are the following:

- Parks and public gardens
- Natural / semi natural greenspace
- Amenity greenspace
- Provision for children and young people
- Civic Space
- Outdoor sports facilities

- Cemeteries / Burial grounds
- Allotments

16.3.28 The quantum of existing open space has been compared against the requirements set out by the emerging plan for the Analysis Area, which is used as the open space Study Area for this assessment. 'Parks and public gardens', 'Provision for children and young people', 'Outdoor sports facilities' and 'Allotments' are directly comparable to the Ordnance Survey typology. 'Civic space' and 'Cemeteries / Burial grounds' are not considered to be relevant to this assessment. Natural / semi natural greenspace has been identified by combining Classifications for Inland Water (1.1), Heath and Moor land (2.3), Deciduous Woodland (4.1) and Coniferous Woodland (4.2). We note this last category of green space may not be publicly accessible.

16.3.29 While the standard for 'Amenity greenspace' exists in local policy, it is not defined by the Ordnance Survey, and may have been grouped with 'Public Park or Garden' space instead. No data is available to come to a conclusion, though it is not considered that this will affect the assessment's conclusions.

16.3.30 As shown in **Table 16.10** below, the Study Area has a significant surplus of 'parks and public gardens', 'outdoor sports facilities' and 'natural / semi natural greenspace'. 'Parks and public gardens' have a surplus of 40.3 ha, 'Outdoor sports facilities' have a surplus of 178 ha and 'natural / semi natural greenspace' has a surplus of 1,586 ha. The analysis demonstrates that open space assets within the Study Area are primarily natural / semi natural greenspace, with a large quantum of space also for outdoor sports facilities and parks and public gardens.

Table 16.10 Open Space Assessment

Type	Existing (ha)	Policy (ha/1,000 people)	Required (ha)	Capacity
Parks and public gardens	188.3	1.1	148.0	40.3
Provision for children and young people	9.6	0.25	33.6	-24.0
Outdoor sports facilities	371.8	1.44	193.7	178.0
Allotments	17.2	0.39	52.5	-35.2
Natural / semi natural greenspace	1967.7	2.84	382.1	1585.6

Source: Wokingham Borough Local Plan Update (2025)

16.3.31 However, there is a severe shortfall of 'provision for children and young people', with only 9.6 ha present across the Study Area compared with a required figure of 33.6 ha. This represents a shortfall of 24 ha, or a proportional deficit exceeding 70%. There is an acute need for play space and other similar spaces in the Study Area. The policy suggests this provision can be at multiple spatial scales, from 'Neighbourhood Equipped Areas of Play' to 'Local Equipped Areas of Play' and 'Local Areas of Play'.

16.3.32 There is also a shortfall of 'Allotments' in the Study Area. It is noted that this is a new requirement in the Emerging Plan, and does not yet form part of the adopted policy for the Proposed Development. As such, it is reasonable to assume the deficit across the Study Area will ease across the plan period of the Emerging Plan, once the new policy is adopted and developments come forward that include the provision of allotments.

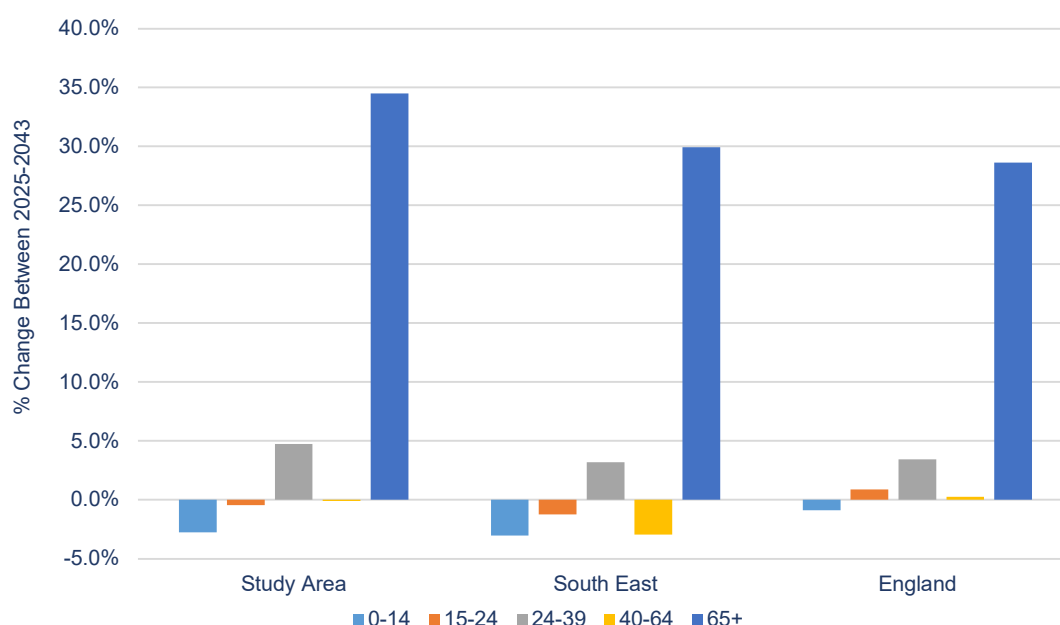
Future Baseline

Population Demographics

16.3.33 According to ONS 2018-based population projects, Wokingham's population is anticipated to grow by 6.7% across all age groups from 2025, reaching circa 192,000 people by 2043. In comparison, England will experience a lower increase of 6.3%, and the South East a substantially lower increase of 5.2%.

16.3.34 **Figure 16.14** (see below) uses data from the ONS 2018-based Population Projections and illustrates the projected growth in population by age group. It presents an ageing population for all geographies. Between 2025-2043, Wokingham's population will see a significant 34.5% increase in the number of people aged 65 and over, an increase of 4.2% for the 15–64 working age category, and a 2.8% decrease in the 0–14 age category. A similar trend is also shown for the South East at different figures in the same period, where there is a 29.9% increase in the proportion aged 65+, a 1.0% decrease in the working age category, and a 3.0% decrease for the 0-14 age category.

Figure 16.14 Future Age Group



Source: ONS 2018-based Population Projection (2020)

Economic Growth

16.3.35 Oxford Economics produces the UK Local Authority Forecasts of jobs growth. This offers detailed data, forecasts and analysis on 19 industries for all local authorities from 2025 to 2045. Oxford Economics predicts that over the next 20 years, total employment in the Study Area will grow by 24,500 jobs (23% increase), compared to 4.04 million jobs in England (15%). This shows that employment in the Study Area is anticipated to grow at a significantly faster pace than the national average.

16.3.36 In the Study Area, 'Professional, scientific and tech' is the sector expected to grow the fastest, by 42% (6,590 new jobs). This is substantially higher than the national (32%) rate of growth for that sector. The 'Administrative and support' and 'Human health and social work' sectors are the second and third sectors anticipated to experience the fastest growth in the Study Area, at

38% and 33% respectively. Overall, England will also experience high growth rates, albeit lower than Wokingham, in these two sectors.

16.4 Inherent design mitigation

16.4.1 In general, it is considered that disruption to existing businesses, employment uses, amenity spaces and residents during construction would be controlled and managed through implementation of the CEMP.

16.4.2 The Proposed Development would be expected to be phased in such a way to ensure that needs for social infrastructure and services (primary and secondary schools and green infrastructure) are met for those who occupy the development in the early phases of the project, accounting for baseline conditions.

16.4.3 A principal objective of the Proposed Development is to meet needs of the new residents on site as much as is feasibly possible, such as:

- The provision of 2 x 3 FE primary schools and 1 x 8 FE secondary school; which would help meet the need arising from the proposed new residential units;
- Comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures which would help meet the need arising from the proposed new residential units.

16.4.4 No other inherent design mitigation is identified.

16.5 Potential effects prior to additional mitigation

16.5.1 This section provides an assessment of the potential socio-economic effects that are anticipated to arise from the Proposed Development during construction and once operational. The potential impacts and the significance of the effects are characterised in the absence of mitigation measures, beyond those identified and described as inherent design mitigation.

16.5.2 Impacts may be direct or indirect. The effects during construction are anticipated to be short to medium term duration (temporary), while effects during operation are anticipated to be of long term duration (permanent), unless otherwise stated.

16.5.3 Potential impacts and effects relate to:

- Effects on residents of the Study Area who could work on the construction of the Proposed Development;
- Effects on residents of the Study Area who could benefit from employment opportunities at the Proposed Development once operational (such as self-employed homeworkers, school workforce, retail and restaurant staff, medical and veterinary centre staff and jobs generated through new residential expenditure);
- Existing and future residents of the housing market area looking for a dwelling in the area;
- Effects on children in the local area using or seeking access to early years provision;
- Effects on children in the local area using or seeking access to primary education;
- Effects on children in the local area using or seeking access to secondary education;

- Effects on residents in the local area using or seeking access to open space; including play space and;
- Effect on residents in the local area using or seeking access to community infrastructure.

Construction Phase

- 16.5.4 The construction of the Proposed Development would help support construction firms operating in the Study Area, and provide jobs in the industry. The Proposed Development would lead to the creation of new direct and indirect jobs, through supply chain benefits and new expenditure introduced to the local economy.
- 16.5.5 The estimated construction phase socio-economic effects of the Proposed Development are based on the estimated £1,050,000,000 construction cost provide by Rider Levett Bucknall and the estimated 15 year construction duration from the Building Construction Information Service (BCIS) build cost database.

Direct Employment

- 16.5.6 To calculate the number of jobs required for the construction of the Proposed Development, the average output per construction worker for the South-East region (ONS Business Population Estimates, 2024) is used in combination with the estimated construction cost of the Proposed Development (£1,050,000,000) and the 15 year construction duration. The construction costs have been estimated based on Proposed Development's Infrastructure Delivery Plan⁶ and data from the Building Construction Information Service (BCIS) build cost database.
- 16.5.7 The total headcount of workers is converted into Full Time Equivalent (FTE) using a factor of 96%, based on ONS data on average weekly hours in the construction sector. This is summarised in **Table 16.11** below.

Table 16.11 Proposed Development Construction Employment

	Calculation Step	Estimate
A	Construction Cost	£1,050,000,000
B	Annual construction turnover in South East region	£65,500,000
C	Headcount of Employees in Construction sector in South East region	330,000
D	Average turnover per employee (B / C)	£205,000
E	Construction job years (A / D)	5,120
F	Construction duration	15
F	On-site FTE jobs (E / F)	340

Source: Savills (2025) ; Note: figures are rounded and may not add up

- 16.5.8 The table above shows that the construction phase would generate 5,120 construction job-years on-site, or 340 FTE jobs per annum on average over the 15 year construction period.
- 16.5.9 Given that construction is made up of many discrete elements of work undertaken by specialists, additional construction workers may be employed on the Site for shorter periods.

⁶ Provided by Rider Levett Bucknall

16.5.10 Due to the nature of the construction industry and different stages involved with the Proposed Development, not all trades would be required on the Site permanently and some would be on Site for less time than others. The construction process would include a range of occupational levels ranging from unskilled or labouring jobs to more senior positions, as well as across a range of professional disciplines. The Proposed Development could facilitate the growth of the local construction industry by enabling firms to expand and potentially take on employees.

16.5.11 Occupational and skill demand in the construction sector revolves around specialist skills, i.e. electricians, plumbers, bricklayers, carpenters and plant operating trades. These skills tend to be contract labour offered by construction/building firms locally. In addition, low skilled manual labour would be expected to be in demand. In this case, employment tends to be contracted via Job Centres and employment agencies on a needs basis.

Indirect and Additional Employment

16.5.12 Businesses in the local and regional economy would benefit from the trade linkages that would be established to construct the Proposed Development, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment.

16.5.13 The Proposed Development would set off a chain reaction of increases in expenditure, such as through the sale of building materials, design services, legal services and insurance. In turn, this can result in jobs close to the Site, generating an increase in demand for goods and services, and generate growth in the local economy. The above forms the multiplier effects.

16.5.14 The generation of jobs during construction would also be impacted by leakage and displacement effects. Construction workers residing outside of the Study Area could be employed in the construction of the Proposed Development and benefit from it. Similarly, the construction of the Development could divert time and resources away from other construction projects likely to also generate employment.

16.5.15 Following the methodology outlined in the HCA 2014 Additionality Guide, the leakage rate is estimated as the first step in estimating 'additionality'. Based on 2011 Census data, it is estimated that around 58% of the construction employees working in Wokingham had commuting distance extending beyond the Study Area.⁷

16.5.16 The second step is estimating displacement. Displacement is where the proposed activity could displace another activity in the target area; thereby reducing its additionality. This is estimated by taking into account statistics published by the CITB in its South East labour market report. It assessed that the construction workforce need in the South East was below that of the UK average. This could suggest lower demand for construction workers and therefore lower displacement. To remain conservative, a 'low' displacement rate of 25% has been applied as per the HCA 2014 Additionality Guide.

16.5.17 The third step is estimating the indirect benefits of the construction activity – that is, the benefits to companies in the supply chain. There would be strong linkages across the region related to the construction activity. In this instance the construction's multiplier is 1.80, estimated using the 2021 UK Input-Output Analytical Tables. The Tables provide a national multiplier effect of 2.12, locally adjusted to 1.80 using an 18% discount factor, in line with the HCA 2014

⁷ We have not considered Census 2021 data for this analysis because it was conducted during the COVID-19 pandemic. The data collected at that time may be skewed due to a higher number of workers working from home, which does not provide an accurate representation of travel-to-work patterns.

Additionality Guide (the discount is applied twice, to first estimate regional multiplier effects, subsequently discounted a second time to estimate local multiplier effects).

16.5.18 **Table 16.12** below shows the total number of construction jobs generated by the Proposed Development.

Table 16.12 Net Additional On- and Off-Site Construction Jobs

	Calculation Step	Jobs
A	On-site workers per annum	340
B	Leakage effect (- A * 58%)	-195
C	On site construction jobs for workers of the Study Area (A + B)	145
D	Displacement effect (- C * 25%)	-35
E	Multiplier effect ((C + D) * 1.76)	85
F	Total Off-site jobs (D + E)	50
G	Net additional on- and off-site construction jobs for workers of the Study Area (C+F)	195

Source: Savills (2025); Note: figures are rounded and may not add up

16.5.19 It is estimated that the construction phase would generate 340 on site FTE construction jobs per year on average over a 15-year construction period. Once leakage, displacement, and multiplier effects are taken into account, the number of net additional on and off-site FTE jobs per annum for residents of the Study Area equates to 195

16.5.20 The 195 jobs per annum represent less than 1% of the construction workforce (3,500) in the Study Area (Wokingham). The Proposed Development could have an impact of **low magnitude** on the **low sensitivity** construction workers of the Study Area. This could result in a **temporary beneficial effect of slight significance**, which is **not significant**.

Operational Phase

16.5.21 As set out in Chapter 3 of the EIA, the estimated operational socio-economic effects of the Proposed Development are based on the delivery of:

- up to 2,800 residential units to include up to 100 custom and self-build plots;
- 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry);
- one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a including food store of around 2,500m²), and Class F (Local Community and Learning);
- one Local Centre; to incorporate up to 2,400m² of Class E;
- a Sports Hub to include sports pitches and pavilion space;
- up to 4,250m² of further Class E and Class F and sui generis development to include commercial, health care and public house;
- comprehensive green infrastructure including a Country Park, landscaping and public open space, and ecological enhancement measures;
- 20 gypsy and traveller pitches.

Operational Employment

16.5.22 Operational phase jobs would be generated once the construction has been completed and the Proposed Development is occupied. Employment opportunities would originate from a range of proposed land uses, including self-employed homeworkers, school workforce, retail and restaurant staff, medical and veterinary centre staff and jobs generated through new residential expenditure. Additional indirect economic effects would be generated through the supply chain, from services and the local spend of employees and residents.

Direct Employment

16.5.23 **Table 16.13** below compares the on-site employment generated in the Proposed Development or the existing site. The three employment uses currently on site are the University of Reading Centre for Dairy Research, the University of Reading Cocoa Quarantine Centre, and the Arborleigh Angling Club. The Cocoa Quarantine Centre and Angling Club are set to be retained.

16.5.24 The Dairy Research Centre has not been used as a reference case. Given the Centre's circa 100 sq.m floorspace from satellite imagery, applying a typical Research and Development density of 1 worker per 28sq.m GIA suggest an employment level of 3 to 4, which is negligible for comparison with the Proposed Development's estimated employment provision.

16.5.25 To estimate the potential on-site Full Time Equivalent jobs upon completion, the floorspace per land use in the Proposed Development⁸ has been divided by the assumed employment density for the given land use, based on the HCA 2015 Employment Density Guide. We then adjust this figure downward in line with relevant vacancy rates in the area, derived from the CoStar⁹ property market database. These assumptions are set out in **Table 16.14** below.

16.5.26 It is anticipated some of the that future residents of the Proposed Development would be homeworkers. This is estimated using ONS data on the average household size in England (2.4), the percentage of residents of working age (16-64 years old, 62%), the percentage of residents who are economically active in the area (83%), and finally the share of homeworkers in the region (14%). This could result in an average of 0.14 Full Time Equivalent worker per home.

⁸ Taken from the Proposed Development's parameters plan 2025

⁹ CoStar Commercial Data 2025

16.5.27 Table 16.13 demonstrates that the activities of the Proposed Development would generate 1,335 on-site jobs once operational.

Table 16.13 Estimating On-site Employment

Land Use	Floorspace (GIA)	Employment Density	Vacancy Rate	Employment (FTE)
Homeworkers	2,800 homes	0.14 FTE / home	n.a.	430
Co-working	2,000	12.5 NIA sqm / FTE	18%	100
Retail	5,200	17.5 NIA sqm / FTE	2%	250
Restaurant and cafes	2,150	17.5 NIA sqm / FTE	0%	105
Community	2,600	112 GIA sqm / FTE	n.a.	20
Vet Clinic	300	32 GIA sqm / FTE	n.a.	10
GP Surgery	1,600	32 GIA sqm / FTE	n.a.	50
Leisure	500	83 GIA sqm / FTE	0%	5
Office Space (Use Class E)	3,000	12.5 NIA sqm / FTE	18%	150
Primary School	2 x 3FE Form, 1,260 pupils	11.9 pupils / FTE	n.a.	105
Secondary School	1 x 8FE Form, 1,200 pupils	10.9 pupils / FTE	n.a.	110
Total Proposed Jobs				1,335

Source: HCA Employment Density Guide (2015), CoStar (2025), ONS (2025). Note figures are rounded and may not add up

Indirect Employment

16.5.28 The Proposed Development is also likely to have indirect/off site employment effects. These are considered as indirect multiplier effects which include supply linkage multiplier. Such effects occur due to purchases made as a result of the Proposed Development, and further purchases associated with linked firms along the supply chain.

16.5.29 We therefore also estimate the total net additional employment effects in accordance with the HCA Additionality Guide (2014), to account for leakage, displacement, and multiplier effects. The assumptions used to calculate net additional employment are outlined in **Table 16.14**.

Table 16.14 Net Additional Employment Assumptions

Land Use	Leakage	Displacement	Local Multiplier
Homeworkers	0%	25%	1.30
Co-working	37%	25%	1.31
Retail	40%	25%	1.29
Restaurant and cafes	40%	25%	1.17
Community	37%	25%	1.17
Vet Clinic	37%	25%	1.11
GP Surgery	37%	25%	1.19
Leisure	40%	25%	1.18
Office Space (Use Class E)	37%	25%	1.31
Primary School	n.a.	n.a.	1.17
Secondary School	n.a.	n.a.	1.17
Notes: <ul style="list-style-type: none"> - Leakage assumptions are based on distance travelled to work by industry (workplace population) available from ONS 2011 Census, and on HCA Additionality Guide (2014) - We use Homes and Communities Agency Additionality Guide (2014) to estimate displacement effects, assuming a low displacement rate. We use a 0% displacement rate for homeworkers, assuming a supply-constrained housing market. - We use ONS 2021 Input-Output tables to estimate local multipliers effects and a local discount factor of 44%, in line with the HCA Additionality Guide. 			

Source: ONS Census (2011), HCA Additionality Guide (2014), Homes and Communities Agency Additionality Guide (2014), ONS Input-Output Tables (2021)

16.5.30 **Table 16.15** sets out the steps taken to estimate net additional on and off site employment in the Proposed Development in line with the HCA Additionality Guide, accounting for leakage, displacement, multiplier effects and new resident expenditure.

Table 16.15 Net Additional Operational Employment

	Step Involved	Proposed Development
A	Operational on-site employment (gross, direct)	1,335
B	Leakage to workers from outside the Study Area (A * leakage rate)	-265
C	On-site jobs to residents of the Study Area (A + B)	1,070
D	Displacement effects (C * (0 – displacement rate))	-135
E	Multiplier effects ((C + D) * displacement rate)	225
F	Total off-site jobs (D + E)	95
G	Net additional employment (C + F)	1,160

Source: Savills (2025). Note: Figures are rounded and may not add up

16.5.31 When accounting for leakage, displacement and multiplier effects the Proposed Development would therefore be estimated to create around 1,160 on- and off-site jobs for residents of the Study Area. This represents 1.2% of the total jobs in Wokingham (94,000).

16.5.32 The Proposed Development is therefore estimated to have a **beneficial impact of low magnitude on the medium sensitivity** residents of the Study Area, who could benefit from employment opportunities at the Proposed Development once operational. This is could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

Housing

16.5.33 The Baseline Conditions in **Section 16.3** of this Chapter outlined that WBC's 2023 LHNA identifies a need for 781 dwellings per annum to be delivered between 2023 and 2040.

16.5.34 The Proposed Development will provide 2,800 dwellings, which represents around 21% of WBC's overall requirement over the period. Over a 15 year construction period, the Proposed Development's housing delivery would average at 187 dwellings per annum. This represents around 24% of WBC's annual housing delivery (781), identified in the 2023 LHNA. The Proposed Development will also include an affordable housing provision of 40% (1,120) which will help to improve affordability levels in Wokingham.

16.5.35 The magnitude of this impact is considered to be **high beneficial**. With a **medium receptor sensitivity** for existing and future residents of Wokingham looking for a home, this could result in a **permanent beneficial effect of large significance**, which is **significant** in EIA terms.

Social Infrastructure

16.5.36 This section of the Chapter assesses the impact of the demand for social infrastructure arising from the new dwellings in the Proposed Development and the impact of new infrastructure provision on site.

Early Years

16.5.37 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.05 pupils per dwelling for Early Years aged children, which suggests a need for 140 Early Years childcare places will be generated by the Proposed Development.

16.5.38 The Proposed Development is not expected to deliver any nursery or day care places, however new primary schools are typically expected to include nursery provision, which would contribute to meeting demand from the Proposed Development. In the absence of additional provision, the new demand from the Proposed Development would put pressure on the 2 nurseries located within 2km of the Site. Therefore, the magnitude of this impact is considered to be **low adverse**. With a **low receptor sensitivity** for existing and future residents of Wokingham seeking access to childcare services, this results in a **permanent adverse effect of slight significance**, which is **not significant** in EIA terms.

Primary Education

16.5.39 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.31 pupils per dwelling for Primary School aged children, which suggests that a need for 868 primary school places will be generated by the Proposed Development.

16.5.40 The six primary schools within 3.2km of the Site which have enrolment data have spare capacity to accommodate 186 places. The Proposed Development will provide 2 x 3 FE primary schools, with a capacity for 1,260 pupils¹⁰. It is estimated that there would be a surplus of 392 primary school places as a result of the Proposed Development (capacity of 1,260 compared to a need of 868.). Therefore, the provision of 2 x 3 FE primary schools would meet the need arising from the Proposed Development while expanding existing capacity locally for future developments nearby, to 578 places (2.75 FE). Considering this, it is expected that the Proposed Development would result in an **beneficial impact of low magnitude** on the **medium sensitivity** children seeking access to primary schools. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

Secondary Education

16.5.41 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.14 pupils per dwelling for Secondary School aged children, which suggests that a need for 392 secondary school places will be generated by the Proposed Development.

16.5.42 The six secondary schools within a 4.8km catchment have spare capacity to accommodate 609 places. The Proposed Development will provide a 1 x 8 FE secondary school with a capacity for 1,200 pupils¹¹. It is estimated that there would be a surplus of 808 secondary school places as a result of the Proposed Development (capacity of 1,200 compared to a need of 393). Therefore, the provision of an 8 FE secondary school would meet the need arising from the Proposed Development while expanding existing capacity locally for future developments nearby, to 1,417 places (9.4 FE). Considering this, it is expected that the Proposed Development would result in an beneficial impact of **medium magnitude** on the **low sensitivity** of children seeking access to secondary schools. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

¹⁰ Based on standard class sizes of 210 primary pupils per FE

¹¹Based on standard class sizes of 150 pupils per secondary FE

Open Space

16.5.43 As noted in the Baseline Conditions, The Study Area for the assessment of baseline conditions is the South West and South East Analysis Areas set out by the WBC PPG17 Open Space, Sport & Recreation Audit Update 2012. Comparing the quantum of existing open space against the requirements set out by the emerging plan for the Analysis Area suggests that the Study Area has a surplus of 40.3 ha of 'parks and public gardens' and a surplus of 1,586 ha surplus of natural / semi natural greenspace.

16.5.44 However, there is a severe shortfall of 'provision for children and young people', with only 9.6 ha present across the Study Area compared with a required figure of 33.6 ha. This represents a shortfall of 24 ha, or a proportional deficit exceeding 70%. There is a shortfall of 'allotments' in the Study Area. It is noted that this is a new requirement in the emerging plan, and does not yet form part of the adopted policy for the Proposed Development. There is also a total deficiency of 15.5 ha of outdoor sports pitches across the 7 sports assessed. This is concentrated in football and cricket pitches. The assessment notes WBC has adopted the Playing Pitch Strategy Action Plan in response in February 2025. This sets out a work plan with approximate costings to improve the quality of existing pitches and provide new pitches on identified sites. Since it is not possible to confirm the impact, phasing and funding for these pitches, they have not been included in the assessment.

16.5.45 The Proposed Development will deliver 79.4 ha of natural green space, 18.2 ha of civic greenspace, 9.2 ha of parks and gardens, 14.7 ha of outdoor sports facilities, 2.2 ha of civic space, a 0.4 a cemetery, 4.5 ha of gardens and allotment, 0.35 ha of community orchards, and 1.68 ha of play space provision.

16.5.46 The target delivery for the Proposed Development is based on the estimated 6,720 residents. As can be seen in **Table 16.16**, the Proposed Development's provision meets or exceeds the requirement in all open space types.

Table 16.16 Proposed Development Open Space Assessment

Type	Proposed Development Provision (ha)	Policy (ha/1,000 people)	Required (ha)	Additional Capacity
Parks and public gardens	18.20	1.1	7.39	10.8
Provision for children and young people	1.68	0.25	1.68	0.0
Outdoor sports facilities	14.70	1.44	9.68	5.0
Allotments	4.50	0.39	2.62	1.9
Natural / semi natural greenspace	79.40	2.84	19.08	60.3

Source: Savills (2025), Wokingham Borough Local Plan Update (2025)

16.5.47 All typologies meet or exceed the identified policy requirement, while the 4.5 ha of gardens and allotments will ease the identified local shortfall in these typologies. Considered in unison with the significant open space provision which exceeds minimum policy requirements, it is considered that the Proposed Development could have a beneficial impact of medium magnitude on the medium sensitivity residents seeking access to open space. This could result in a permanent beneficial effect of moderate significance, which is significant in EIA terms.

Community Infrastructure

16.5.48 The Proposed Development will deliver 2,600 sq.m. of community space through the community hub (2,500 sqm), and the Country Park Pavillion (100 sqm). According to community space delivery benchmarks, a minimum of 65 sqm of community space is required per 1,000 people¹². Based on the average household size in Wokingham (2.4) the population of the Proposed Development is estimated to be 6,720 which suggests a minimum community space delivery of 437 sqm. As such there will be 2,116 sqm of community space above the minimum requirement delivered by the Proposed Development to serve the wider population in the local area. As a result, it is considered that the Proposed Development could have a **beneficial impact of low magnitude** on the low sensitivity residents seeking access to community infrastructure. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

16.6 Additional Mitigation

16.6.1 This section provides a description of any additional enhancement and mitigation measures proposed to minimise the potential adverse effects identified by the assessment as set out previously. The mitigation measures would reduce the severity of impacts, and their significance.

16.6.2 As a result of inherent mitigation proposed as part of the Proposed Development, a number of the effects assessed for construction and operational phases would be beneficial and therefore would not give rise to a requirement for enhancement or additional mitigation measures. Similarly, other effects that are assessed as neutral or not significant do not require mitigation.

16.6.3 The following sections identify mitigation measures required to address significant adverse effects that have been assessed. Where relevant, it also includes enhancement actions to maximise potential beneficial effects of the Proposed Development.

Construction Phase

16.6.4 No significant adverse effect has been assessed, and no further enhancement actions are proposed.

Operational Phase

16.6.5 The following mitigation measures and enhancement actions are suggested for the Proposed Development:

- Operational Employment: No significant adverse effect has been assessed, and no further enhancement actions are proposed;
- Housing: No significant adverse effect has been assessed, and no further enhancement actions are proposed;
- Early Years: a permanent adverse effect of slight significance, which is not significant in EIA terms has been assessed. However it is recommended that the capacity of early years providers in the area should be kept under review at the Reserved Matters Application Stage to identify preferable opportunities to meet demand from the Proposed

¹² Hertfordshire Infrastructure Funding Prospectus 2018-31 p206.

Development, for instance via the on-site provision of nursery space within the proposed local centre.

- Primary Education: No significant adverse effect has been assessed, and no further enhancement actions are proposed;
- Secondary Education: No significant adverse effect has been assessed, and no further enhancement actions are proposed;
- Open Space: A beneficial effect of moderate significance, which is significant in EIA terms has been assessed, and no further actions are proposed;
- Community Infrastructure: No significant adverse effect has been assessed, and no further enhancement actions are proposed.

16.7 Residual effects

16.7.1 Following the implementation of proposed mitigation measures, effects are expected to remain or change as follows.

Construction Phase

16.7.2 Construction Phase effects would remain as assessed in **Section 16.5**.

Operational Phase

16.7.3 Operational Phase effects would remain as assessed in **Section 16.5**.

16.8 Implications of Climate Change

16.8.1 As a result of increasing average temperature, climate change may lead to increasing demand for social infrastructure. Existing and future residents may experience higher levels of health or environmental issues related to extreme cold or hot weather events, increasing demand for emergency services. This may also increase demand for access to open space to shelter from warmer temperatures. This is most critical given the forecasted growth in the population of older people in the study area.

16.8.2 Due to uncertainties, it is not possible to quantify the impact resulting from these increasing need for social infrastructures.

16.9 Cumulative effects

16.9.1 This section provides a cumulative assessment of the Proposed Development as part of the Loddon Valley Garden Village, as well as an assessment of the cumulative effects of the Proposed Development in combination with 27 of the identified cumulative schemes in **Table 16.18**.

Loddon Valley Garden Village

16.9.2 A cumulative assessment of the Proposed Development within the Loddon Valley Garden Village is necessary to determine impacts on the identified receptors.

Construction Employment

16.9.3 The build costs for the Loddon Valley Garden Village have not been provided, however as we are aware that the 195 construction jobs per annum associated with the Proposed Developments represent less than 1% of the construction workforce (3,500), it is anticipated

that the wider scheme will retain the impact of **low magnitude** on the **low sensitivity** construction workers of the Study Area. This could result in a **temporary beneficial effect of slight significance**, which is **not significant**.

Operational Employment

- 16.9.4 As estimated in Savills Loddon Garden Village Economic Benefits Assessment, published in November 2024, it is predicted that the Loddon Valley Garden Village will generate 3,450 on-site jobs including homeworkers. This is shown in **Table 16.17**.

Table 16.17 Loddon Valley Garden Village Estimated Operational Jobs

Land Use	Jobs
E class employment inc B2, B8 and E (g) and sui generis	2,600
Education	250
Retail, leisure and other community	400
Residential (3,930 units) home working	200
Total inc. home working	3,450

Source: Savills (2024)

- 16.9.5 The estimated 3,450 gross on-site jobs at the Loddon Valley Garden Village includes 2,600 commercial jobs, with a further 850 jobs generated in education, leisure and community and by homeworkers. 1,335 of the estimated jobs at the Proposed Development are estimated to be working at the Proposed Development
- 16.9.6 3,450 jobs represents 3.7% of total jobs in the Study Area (94,000). As such, the Loddon Valley Garden Village is expected to have a **beneficial impact of medium magnitude** on the **medium sensitivity** residents of the Study Area, who could benefit from employment opportunities at the Proposed Development once operational. This is could result in a **permanent beneficial effect of moderate significance**, which is **significant** in EIA terms.

Housing

- 16.9.7 The Loddon Valley Garden Village could deliver up to 3,930 residential units, which includes the 2,800 units delivered by the Proposed Development. The 3,930 units represents around 30% of WBC's overall requirement (13,277) between 2023 and 2040 (13,277), identified in WBC's LHNA (2023).
- 16.9.8 The magnitude of this impact is considered to be **high beneficial**. With a **medium receptor sensitivity** for existing and future residents of Wokingham looking for a home, this could result in a **permanent beneficial effect of large significance**, which is **significant** in EIA terms.

Early Years

- 16.9.9 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Proposed Development is estimated to be 0.05 pupils per dwelling for Early Years aged children. This suggests a need for 195 Early Years childcare places will be generated by the Loddon Valley Garden Village, with 140 of these coming from the Proposed Development.
- 16.9.10 The Loddon Valley Garden Village is not expected to deliver any nursery or day care places, however new primary schools are typically expected to include nursery provision, which would contribute to meeting some of the demand from the Loddon Valley Garden Village. In the absence of additional provision, the new demand from the Loddon Valley Garden Village would

put pressure on the 2 nurseries located within 2km of the Site. Therefore, the magnitude of this impact is considered to be **low adverse**. With a **low receptor sensitivity** for existing and future residents of Wokingham seeking access to childcare services, this results in a **permanent adverse effect of slight significance**, which is **not significant** in EIA terms.

Primary Education

16.9.11 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Loddon Valley Garden Village is estimated to be 0.31 pupils per dwelling for Primary School aged children, which suggests that a need for 1,209 primary school places will be generated by the Loddon Valley Garden Village, with the need for 868 of these places generated by the Proposed Development.

16.9.12 The six primary schools within 3.2km of the Site which have enrolment data have spare capacity to accommodate 186 places. The Proposed Development will provide 2 x 3 FE primary schools, with a capacity for 1,260 pupils. It is estimated that there would be a capacity of 1,260 places which would be sufficient to meet the need arising from the Loddon Valley Garden Village. Considering this, it is expected that the Loddon Valley Garden Village would result in a negligible impact on the **medium sensitivity** children seeking access to primary schools. This could result in a permanent **effect of neutral significance**, which is **not significant** in EIA terms

Secondary Education

16.9.13 The DfE Pupil Yield Dashboard 2023 indicates that the child yield of the Loddon Valley Garden Village is estimated to be 0.14 pupils per dwelling for Secondary School aged children. This suggests that a need for 546 secondary school places will be generated by the Loddon Valley Garden Village, with 392 of these generated by the Proposed Development.

16.9.14 The six secondary schools within a 4.8km catchment have spare capacity to accommodate 609 places. The Proposed Development will provide a 1 x 8 FE secondary school with a capacity for 1,200 pupils which could accommodate all demand arising from the Loddon Valley Garden Village with a surplus of 654 places. Considering this, it is expected that the Proposed Development would result in an **beneficial impact of medium magnitude** on the **low sensitivity** of children seeking access to secondary schools. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

Open Space

16.9.15 As noted in the Baseline Conditions, the Study Area has a surplus of 40.3 ha of 'parks and public gardens', a surplus of 178 ha of outdoor sports facilities and a 1,586 ha surplus of natural / semi natural greenspace. The Proposed Development will deliver 79.4 ha of natural green space, 18.2 ha of civic greenspace, 9.2 ha of parks and gardens, 14.7 ha of outdoor sports facilities, 2.2 ha of civic space, a 0.4 a cemetery, 4.5 ha of gardens and allotment, 0.35 ha of community orchards. and 1.68 ha of play space provision will be delivered, which meets or exceeds the policy requirement for all typologies. It is assumed that the open space at the Proposed Development would meet the needs of the wider allocation, with the rest of the site likely to make its own provision of play space and allotments, in line with policy requirements.

16.9.16 As such, a beneficial impact of medium magnitude on the medium sensitivity residents seeking access to open space. This could result in a permanent beneficial effect of moderate significance, which is significant in EIA terms.

Community Infrastructure

16.9.17 The Proposed Development will deliver 2,600 sq.m. of community space through the community hub (2,500 sqm), and the Country Park Pavillion (100 sqm). According to community space delivery benchmarks, a minimum of 65 sqm of community space is required per 1,000 people¹³. Based on the average household size in England (2.4) the population of the Loddon Valley Garden Village is estimated to be 9,360 which suggests a minimum community space delivery of 608 sqm. As such there will be 1,902 sqm of community space above the minimum requirement to serve the wider population in the local area.

16.9.18 As a result, a **beneficial impact of low magnitude** on the low sensitivity residents seeking access to community infrastructure is expected. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

Cumulative Assessment

16.9.19 **Table 16.18** summarises the cumulative schemes agreed with WBC during the scoping process. The cumulative assessment focuses on consented schemes and existing proposals that produce an uplift of more than 1,000m² of mixed-use floor space or over 80 residential units. A 5km threshold from the Site is also applied. Where applicable, adopted or draft allocations are also included within this consideration.

16.9.20 In the course of the assessment, the review has identified several cumulative schemes that no longer meet this criteria. Four of the cumulative schemes have either been completed, or the planning application has been refused or withdrawn (see Chapter 5 – Approach to Assessment). The schemes and their reason for discounting are:

- Map Reference G - Land at Winnersh Farm east of Woodward Close Winnersh RG41 5NW - Planning Application withdrawn on 06/11/2023
- Map Reference I - Land to the North of Arborfield Road west of Shinfield Eastern Relief Road - Planning Application Refused on 20/05/2025
- Map Reference TVSP1 - Land off Cutbush Lane Shinfield – Project Completed
- Map Reference TVSP4 - Land North and South of Cutbush Lane Shinfield – Project Completed

¹³ Hertfordshire Infrastructure Funding Prospectus 2018-31 p206.

Table 16.18 Cumulative Schemes

Site Address	Application Reference	Residential Units / Non-Residential Floor space/ Scheme size	Local Authority	Distance from Site Boundary (km)
Reading Fc Training Ground, Park Lane, Finchampstead, Wokingham, Berkshire, RG40 4PT	220822	140 Units	Wokingham Borough Council	3.5km
Land South East of Finchampstead Road South Wokingham Strategic Development Location Wokingham	192325	171 Units	Wokingham Borough Council	4.65km
55 Vastern Road Reading RG1 8BU	200188	210 Units	Reading Borough Council	5km
Vastern Court Caversham Road Reading	200328	1000 Units	Reading Borough Council	5.31km
Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF	202133	249 Units	Wokingham Borough Council	4.27km
Ashridge Farm Warren House Road Wokingham RG40 5QB	201515	153 Units	Wokingham Borough Council	4.36km
Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA	211777	130 Units	Wokingham Borough Council	3.45km
Land North of Reading Road, Arborfield	243099	111 units	Wokingham Borough Council	0.3km
Observer Way, Reading	250733	135 units	Wokingham Borough Council	1.44km
Land off Basingstoke Road, Reading	250517	420 units	Wokingham Borough Council	4.12km
Easthampstead Road, Wokingham	24/00628/OBS	180 Units	Wokingham Borough Council	7.0km

Manor Farm Road / Basingstoke Road, Reading	25055922	134 units	Reading Borough Council	4.35km
1-3 Gillette Way, Reading	25051044	116 units	Reading Borough Council	4.4km
Gillette Way, Reading	25051045	123 units	Reading Borough Council	4.45km
Gillette Way / Rose Kiln Lane, Reading	25051046	325 units	Reading Borough Council	4.55km
11 Basingstoke Road, Reading	25067233	143 units	Reading Borough Council	5.46km
Reading Link Retail Park, Reading	25067237	158 units	Reading Borough Council	6.18km
Barkham Square, Barkham	243114 (Scoping only)	710 units	Wokingham Borough Council	1.98km
Draft Policy SS11 - Arborfield Green SDL	Draft Allocation	3,047 units + 6,000 sqm employment etc.	Wokingham Borough Council	2.67km
Draft Policy SS12 - South Wokingham SDL	Draft Allocation	2,975 units	Wokingham Borough Council	5.88km
Draft Policy SS14.2 – Land East and West of Hyde Road	Draft Allocation	175 units	Wokingham Borough Council	2.34km
Thames Valley Science Park				
Land South Of Cutbush Lane East, Shinfield	232833	Construction of a Collections, Digitisation & Research Centre (approx. 25,000sqm)	Wokingham Borough Council	Submitted November 2023 - Decision pending
Land South Of Cutbush Lane East, Shinfield	232995	Extension to the Thames Valley Science Park spine road	Wokingham Borough Council	Submitted December 2023 - Decision pending
Cumulative Totals				
Total Residential Units¹⁴	11,795			

¹⁴ Not including excluded schemes

Total Commercial Floorspace¹⁵	31,000 sqm
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Source: Savills 2025

Construction Employment

16.9.21 The construction of the cumulative sites would help support construction firms operating in the region and provide jobs in the construction industry. Due to the lack of detailed information on the cost and duration of the construction phases of the cumulative sites, it is not feasible to make detailed projections on the employment generation of all cumulative schemes.

16.9.22 Planning application documents for seven¹⁶ of the cumulative schemes estimated that 3,157 net additional job-years of construction employment would be generated. Combined, all cumulative sites are therefore expected to deliver more than this figure. Some of the construction stage of the cumulative schemes will overlap with the Proposed Development's construction period, providing further opportunities for local construction workers. The cumulative schemes may also extend the construction period over which there are active job opportunities for the local work force.

16.9.23 It is judged that the cumulative developments will have a **positive impact of medium magnitude** on the **low sensitivity** construction employment in the Study Area. The resulting effect is estimated to become a **low beneficial** effect over the short and medium term, which is **not significant** in EIA terms.

Operational Employment

16.9.24 The cumulative schemes would be anticipated to generate additional employment opportunities in the Study Area, either through homeworkers in the residential developments or in employment uses.

16.9.25 Most of the schemes are residential in nature and do not comprise any employment generating uses. Of the five schemes that do include employment floorspace, three planning applications (Vastern Court, Land off Basingstoke Road and Land South of Cutbush Lane East) provided estimates of employment creation, amounting to a minimum of 534 new jobs.

16.9.26 Land off Basingstoke Road is located in moderate proximity to the Site (2.8km), and contributes the majority of the employment creation, with an estimated 412 jobs across a local centre, commercial park and new primary school. It may be that some residents of the proposed development will seek employment there. In addition, the scheme at Land South of Cutbush Lane East could create up to 198 new jobs and is adjacent to the north. However, the opportunity for residents of the Proposed Development is limited since this will represent a research centre for the Natural History Museum and the majority of roles will be specialised.

16.9.27 It is not possible to quantify the total operational jobs creation resulting from all other the committed schemes given the absence of publicly available information on job creation by most scheme. Nevertheless, employment floorspace and homeworkers will likely generate some additional direct and indirect employment opportunities for residents of Wokingham. Combined with the Proposed Development, committed developments are therefore estimated to have a

¹⁵ Not including excluded schemes

¹⁶ Land South East of Finchampstead Road South Wokingham Strategic Development Location Wokingham (192325), Vastern Court Caversham Road Reading (PL/20/0328), Ashridge Farm Warren House Road Wokingham (201515), Land off Basingstoke Road, Reading (250517), Easthampstead Road, Wokingham (242279), and Land South of Cutbush Lane East (232833 and 232995).

beneficial impact of medium magnitude. Given a **medium receptor sensitivity**, the effect of the Proposed Development combined with cumulative schemes is estimated to remain a **permanent beneficial effect of moderate significance**, which is **significant** in EIA terms.

Housing

16.9.28 Combined, the cumulative schemes will deliver around 11,795 dwellings in the Study Area, with 4,016 assumed to be affordable on the basis of compliance with policy.

16.9.29 The 11,795 dwellings would represent around 89% of the housing need in the housing market area (Study Area). The Proposed Development proposes to deliver 2,800 dwellings, which represents around 21% of WBC's overall requirement over the period. Combined with the Proposed Development, this is anticipated to have a continued beneficial impact of **high** magnitude on the **medium** sensitivity residents of the housing market area looking for a dwelling. This results in a **permanent beneficial effect of moderate significance**, which is **significant** in EIA terms.

Early Years

16.9.30 No cumulative schemes have been identified with delivery of early years facilities or primary schools with nursery provision. An estimate of the child yield of these developments derives a deficit of 1,415 early years places.

16.9.31 Cumulative schemes would be expected to assess the child yield arising from their development and provide educational facilities in line with policy requirements, or where not feasible to provide off-site mitigation or financial contributions to mitigate any adverse impact. Therefore, it is not anticipated that there would be any significant adverse impacts generated by the cumulative schemes on the provision of early years services in the local area. The cumulative effect remains a **permanent slight adverse effect**, which is **not significant** in EIA terms.

Primary Education

16.9.32 Some cumulative schemes have been identified to be providing new primary schools. These have a combined capacity for 1,470 pupils across four schools. An estimate of the child yield of these developments derives a deficit of 1,415 early years places.

16.9.33 Cumulative schemes would be expected to assess the child yield arising from their development and provide educational facilities in line with policy requirements, or where not feasible to provide off-site mitigation or financial contributions to mitigate any adverse impact. Therefore, it is not anticipated that there would be any significant adverse impacts generated by the cumulative schemes on the provision of primary school places in the local area. The cumulative effect remains a **permanent slight beneficial effect**, which is **not significant** in EIA terms.

Secondary Education

16.9.34 No cumulative schemes have been identified with provision of secondary schools. An estimate of the child yield of these developments derives a deficit of 3,963 secondary school places.

16.9.35 Cumulative schemes would be expected to assess the child yield arising from their development and provide educational facilities in line with policy requirements, or where not feasible to provide off-site mitigation or financial contributions to mitigate any adverse impact. Therefore, it is not anticipated that there would be any significant adverse impacts generated by the cumulative schemes on the provision of secondary school places in the local area. The cumulative effect remains a permanent slight beneficial effect, which is not significant in EIA terms.

Open Space

- 16.9.36 Some cumulative schemes have been assessed to provide open space. The scheme at Barkham has proposed to deliver a minimum of 18.6 hectares of open space. Two other developments around Finchampstead have received planning permission to deliver in excess of 10 ha of open space each.
- 16.9.37 Cumulative development would be expected to provide on-site open space in line with policy requirements, or where not feasible to provide off-site mitigation or financial contributions to mitigate any adverse impact. Due to the lack of detailed information on the quantum of open space proposed by the cumulative sites, it is not feasible to make detailed projections on the sufficiency of open space against policy requirements.
- 16.9.38 The Proposed Development will deliver 118 ha of open space across all typologies, or around 17.6 ha per 1,000 people overall. Hence the impact of the cumulative schemes for which information is available is not substantial in comparison with the proportional provision of open space delivered by the Proposed Development.
- 16.9.39 The cumulative effect of the Proposed Development with the cumulative schemes is therefore expected to remain a **permanent effect of moderate significance** which is **significant** in EIA terms.

Community Infrastructure

- 16.9.40 No cumulative schemes have been identified with provision of new community facilities.
- 16.9.41 The Proposed Development will deliver 2,600 sq.m. of community space through the community hub (2,500 sqm), and the Country Park Pavillion (100 sqm). This is 2,116 sqm of community space above the minimum requirement delivered by the Proposed Development to serve the wider population in the local area. The cumulative effect of the Proposed Development with the cumulative schemes is therefore expected to remain a **permanent effect of slight significance** which is **not significant** in EIA terms.

16.10 Summary

- 16.10.1 Baseline research suggests that the Study Area's population is anticipated to grow by 6.7% across all age groups from 2025, reaching circa 192,000 people by 2043. In comparison, England will experience a lower increase of 6.3%, and the South East a substantially lower increase of 5.2%.
- 16.10.2 WBC Local Housing Needs Assessment (LHNA) (2023) sets out a housing target of 781 dwellings per annum between 2023 and 2040, resulting in an overall need of 13,277 dwellings over the 17-year period.
- 16.10.3 Based on the 2021 Census, the Study Area has a population of 177,500 people. This represents an increase of 15% from 2011, during which time the population of the South East rose by a much lower 7.5%. Population data by age group reveals that in 2021, the proportion of the working age group (16-64) in the Study Area was 62%, the same as the South East. The proportion is slightly lower with the working age percentage for England, which is at 63%.
- 16.10.4 There are two primary schools which also offer nursery provision within 2km walking distance of the Site. Seven primary schools located within 3.2km walking distance of the Site have 186 spaces of spare capacity. Six secondary schools located within 4.8km walking distance of the Site have 609 spaces of spare capacity.

- 16.10.5 The open space study area has significant capacity for parks and public gardens, outdoor sports facilities and natural / semi natural greenspace. However, there is a severe shortfall of provision for children and young people, representing only circa 70% of the required quantum.
- 16.10.6 Four community halls are located within 2km walking distance of the Site.
- 16.10.7 It is estimated that the construction phase would generate 340 on site FTE construction jobs per year on average over a 15-year construction period. Once leakage, displacement, and multiplier effects are taken into account, the number of net additional on and off-site FTE jobs per annum for residents of the Study Area equates to 195. The 195 jobs per annum represents less than 1% of the construction workforce (3,500) in the Study Area (Wokingham). The Proposed Development could have an impact of **low magnitude** on the **low sensitivity** construction workers of the Study Area. This could result in a **temporary beneficial effect of slight significance**, which is **not significant** in EIA terms.
- 16.10.8 When accounting for leakage, displacement and multiplier effects the Proposed Development would therefore be estimated to create around 1,160 on- and off-site jobs for residents of the Study Area. This represents 1.2% of the total jobs in Wokingham (94,000). The Proposed Development is therefore estimated to have a **beneficial impact of low magnitude** on the **medium sensitivity** residents of the Study Area, who could benefit from employment opportunities at the Proposed Development once operational. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.
- 16.10.9 The Proposed Development will provide 2,800 dwellings, which represents around 21% of WBC's overall requirement over the period. Over a 15 year construction period, the Proposed Development's housing delivery would average at 187 dwellings per annum. This represents around 24% of WBC's annual housing delivery (781), identified in the 2023 LHNA. The Proposed Development will also include an affordable housing provision of 40% (1,120) which will help to improve affordability levels in Wokingham. The magnitude of this impact is considered to be **high beneficial**. With a **medium receptor sensitivity** for existing and future residents of Wokingham looking for a home, this could result in a **permanent beneficial effect of moderate significance**, which is **significant** in EIA terms.
- 16.10.10 The Proposed Development is not expected to deliver any nursery or day care places, however new primary schools are typically expected to include nursery provision, which would contribute to meeting demand from the Proposed Development. In the absence of additional provision, the new demand from the Proposed Development would put pressure on the 2 nurseries located within 2km of the Site. Therefore, an impact of **low adverse magnitude** is expected. With a **low receptor sensitivity** for existing and future residents of Wokingham seeking access to childcare services, this results in a **permanent adverse effect of slight significance**, which is **not significant** in EIA terms.
- 16.10.11 The six primary schools within 3.2km of the Site which have enrolment data have spare capacity to accommodate 186 places. The Proposed Development will provide 2 x 3 FE primary schools, with a capacity for 1,260 pupils. It is estimated that there would be a surplus of 392 primary school places as a result of the Proposed Development (capacity of 1,260 compared to a need of 868). Therefore, the provision of 2 x 3 FE primary schools would meet the need arising from the Proposed Development while expanding existing capacity locally for future developments nearby, to 578 places (2.75 FE). Considering this, it is expected that the Proposed Development would result in a **beneficial impact of low magnitude** on the **medium sensitivity** children seeking access to primary schools. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.

- 16.10.12 The six secondary schools within a 4.8km catchment have spare capacity to accommodate 609 places. The Proposed Development will provide a 1 x 8 FE secondary school with a capacity for 1,200 pupils. It is estimated that there would be a surplus of 808 secondary school places as a result of the Proposed Development (capacity of 1,200 compared to a need of 393). Therefore, the provision of an 8 FE secondary school would meet the need arising from the Proposed Development while expanding existing capacity locally for future developments nearby, to 1,417 places (9.4 FE). Considering this, it is expected that the Proposed Development would result in a **beneficial impact of medium magnitude** on the **low sensitivity** of children seeking access to secondary schools. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.
- 16.10.13 All typologies meet or exceed the identified policy requirement, while the 4.5 ha of gardens and allotments will ease the identified local shortfall in these typologies. Considered in unison with the significant open space provision which exceeds minimum policy requirements, it is considered that the Proposed Development could have a **beneficial impact of medium magnitude** on the **medium sensitivity** residents seeking access to open space. This could result in a **permanent beneficial effect of moderate significance**, which is significant in EIA terms.
- 16.10.14 The Proposed Development will deliver 2,600 sq.m. of community space through the community hub (2,500 sqm), and the Country Park Pavillion (100 sqm). According to community space delivery benchmarks, a minimum of 65 sqm of community space is required per 1,000 people. Based on the average household size in England (2.4) the population of the Proposed Development is estimated to be 6,720, which suggests a minimum community space delivery of 437 sqm. As such there will be 2,116 sqm of community space above the minimum requirement delivered by the Proposed Development to serve the wider population in the local area. As a result, it is considered that the Proposed Development could have a **beneficial impact of low magnitude** on the **low sensitivity** residents seeking access to community infrastructure. This could result in a **permanent beneficial effect of slight significance**, which is **not significant** in EIA terms.
- 16.10.15 Consideration of the effects of the Proposed Development as part of the Loddon Valley Garden Village found that for all receptors the effect was unchanged from the assessment of the Proposed Development alone.
- 16.10.16 The review of cumulative schemes found that for all receptors the effect was unchanged from the assessment of the Proposed Development alone. The cumulative schemes did not provide substantial change to the number of construction and operational jobs, the quantum of open space per resident or access to community infrastructure. While the number of new homes (11,795) delivered across the cumulative schemes was substantial, the Proposed Development proposes to deliver 2,800 dwellings, representing around 21% of WBC's total housing requirement over the plan period. This was assessed as already having an impact of high magnitude, resulting in no change to effect significance.
- 16.10.17 The cumulative schemes delivered a limited number of schools, confined to primary education. This resulted in substantial deficits against an estimated child yield. However, cumulative schemes would be expected to assess the child yield arising from their development and provide educational facilities in line with policy requirements, or where not feasible to provide off-site mitigation or financial contributions to mitigate any adverse impact. Therefore, it is not anticipated that there would be any significant adverse impacts generated by the cumulative schemes on education provision in the local area. The cumulative effect remains the same as for the Proposed Development.

16.11 References

- 2018-based Population Projections, ONS (2020);
- Annual Population Survey, ONS (2024);
- British Council for Offices, Office Occupancy: Density and Utilisation (2018);
- Building Sustainable Transport into New Developments, Department for Trade (2008);
- Business population estimates, Department for Business and Trade and Department for Business, Energy & Trade (2024);
- CoStar (2025);
- Department for Business, Energy, and Industrial Strategy (2022);
- Distance travelled to work by industry, ONS Census (2011);
- FTE multipliers and effects, reference year 2018, ONS Census (2021);
- Homes and Communities Agency Additionality Guide (2014);
- Homes and Communities Agency Employment Density Guide 3rd Edition (2015);
- Housing Delivery Test, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2022);
- Indices of Multiple Deprivation, from Ministry for Housing, Communities and Local Governments (2019);
- Manual for Streets, Department for Transport (2007);
- National Travel Survey Department for Transport (2021);
- NOMIS Labour Market Statistics, ONS (2021);
- ONS UK input – output analytical tables: industry by industry (2024);
- ONS, 2011 and 2021;
- Oxford Economics (2025);
- Region by industry labour productivity, ONS (2021).

16.12 Assessor information

Table 16.19 Assessor Information

Chapter	Responsibility	Name	Qualifications	Assessor information
Socio-economics	Savills	Gabriel Baudard	BCom, MSc	The preparation of the Chapter was supervised and reviewed by Gabriel Baudard. He is an Associate in the Savills Economics team. Gabriel Baudard has previously received a Bachelor of Commerce and a MSc in Regional and Urban Planning Studies. He has over five years of experience preparing Socio-Economic Chapters for Environmental Statements as well as standalone Economic Impacts Assessment and Social Infrastructure Needs Assessments.
Socio-economic	Savills	Jonathan Adcock-Shepherd	Ba, MSc	The Chapter was prepared by Jonathan Adcock-Shepherd under the supervision of Gabriel Baudard. Jonathan Adcock-Shepherd is a Senior Economist in the Savills Economics Team. He has previously received a Bachelor of Arts and a MSc in International Planning. He has four years of experience preparing Socio-Economic Chapters for Environmental Statements as well as standalone Economic Impacts Assessment and Social Infrastructure Needs Assessments

Table 16.20 Summary of effects

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Construction Phase					
Effects on residents of the Study Area who could work on the construction of the Proposed Development	Low	The Proposed Development could have an impact of low magnitude on the low sensitivity construction workers of the Study Area. This could result in a temporary beneficial effect of slight significance.	None	Stays the same	Not significant
Operational Phase					
Effects on residents of the Study Area who could benefit from employment opportunities at the Proposed Development once operational	Medium	The Proposed Development is estimated to have a beneficial impact of low magnitude on the medium sensitivity residents of the Study Area, who could benefit from employment opportunities at the Proposed Development once operational	None	Stays the same	Not significant
Existing and future residents of the Housing Market Area looking for a dwelling in the area	Medium	The Proposed Development is estimated to have a beneficial effect of high magnitude on the Existing and future residents of the Housing Market Area looking for a dwelling in the area	None	Stays the same	Significant

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		This could result in a permanent beneficial effect of large significance, which is significant in EIA terms			
Effects on children in the local area using or seeking access to early years provision	Low	The Proposed Development is estimated to have an adverse impact of low magnitude on the low receptor sensitivity existing and future residents of Wokingham seeking access to childcare services, this results in a permanent adverse effect of slight significance, which is not significant in EIA terms.	It is recommended that the capacity of early years providers in the area should be kept under review at the Reserved Matters Application Stage to identify preferable opportunities to meet demand from the Proposed Development, for instance via the on-site provision of nursery space within the proposed local centre.	Stays the same	Not significant
Effects on children in the local area using or seeking access to primary education	Medium	The Proposed Development is estimated to have a beneficial impact of low magnitude on the medium sensitivity children seeking access to primary schools. This could result in a permanent beneficial effect of slight significance.	None	Stays the same	Not significant
Effects on children in the local area using or seeking access	Low	The Proposed Development is estimated to have a beneficial impact of medium magnitude on the low sensitivity of children	None	Stays the same	Not significant

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
to secondary education		seeking access to secondary schools. This could result in a permanent beneficial effect of slight significance.			
Effects on residents in the local area using or seeking access to open space	Medium	The Proposed Development is estimated to have a beneficial impact of medium magnitude on the medium sensitivity residents seeking access to open space. This could result in a permanent beneficial effect of moderate significance.	None	Stays the same	Significant
Local residents access to community infrastructure	Low	The Proposed Development is estimated to have a beneficial impact of low magnitude on the low sensitivity residents seeking access to community infrastructure This could result in a permanent beneficial effect of slight significance.	None	Stays the same	Not significant

16.13 Mitigation commitments Summary

Table 16.21 Summary for Securing Mitigation

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	Delivered by	Auditable by
Construction Phase				
N/A	N/A	N/A	N/A	N/A]
Operation Phase				
Effects on children in the local area using or seeking access to early years provision	It is recommended that the capacity of early years providers in the area should be kept under review at the Reserved Matters Application Stage to identify preferable opportunities to meet demand from the Proposed Development, for instance via the on-site provision of nursery space within the proposed local centre.	Planning Condition	Client	Wokingham Borough Council