

16 Socio-Economics

16.1 Introduction

- 16.1.1 This chapter of the ES has been produced by Marrons to assess the potential socio-economic effects that the Proposed Development could have upon existing population groups during the construction and operations phases of the scheme.
- 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.

16.2 Assessment methodology

Previous Assessment

- 16.2.1 There have been no previous assessments relative to this Site.

Legislative Context

- 16.2.2 The 2017 EIA Regulations require EIA's to assess the direct and indirect significant effects of proposed developments on population and human health. There is no legislation specifically relevant to the socio-economic assessment.

Scoping Opinion

- 16.2.3 An EIA Scoping Report (Appendix 5.1) was submitted to WBC in December 2024 and a Scoping Opinion (Appendix 5.2) received on the 28th February 2025. This Socio Economic Chapter has been based upon the scope set out and agreed within the Scoping Opinion.

Guidance/ Best Practice

- 16.2.4 There are a range of documents which are relevant to undertaking the socio-economic assessment at the national, regional and district level. In particular:

- National Planning Policy Framework (NPPF), December 2024.
- Planning Practice Guidance (PPG), live document.
- Wokingham Borough Local Development Framework (LDF) Adopted Core Strategy, 2010.
- Wokingham Borough Development Plan Managing Development Delivery (MDD) Local Plan, 2014 (Adopted Local Plan);
- Arborfield & Barkham Neighbourhood Plan 2019-2036, 2019.
- Infrastructure Delivery and Contributions Supplementary Planning Document (SPD), 2011.
- Wokingham Borough Community Infrastructure Levy (CIL) Charging Schedule, 2015.
- Wokingham Borough CIL Guidance Notes for Applicants, 2019.
- Wokingham Borough School Places Strategy 2024/25 to 2029/30, 2024.
- Play Space Design Guide Technical Note, 2019.

- Open Space, Sport and Recreation Facilities Strategy, 2013; and
- Emerging Planning Policy and Guidance.

16.2.5 Wokingham Borough Council (WBC) is preparing a new Local Plan for Wokingham (the Local Plan Update), which will guide where and how growth will take place in the borough in the years up to 2040. Consultation on the Proposed Submission Plan (Regulation 19) ran between September and November 2024.

16.2.6 The Site is on land designated by Policy SS13 of the emerging Wokingham Borough Local Plan for a sustainable urban extension known as Loddon Valley Garden Village (LVGV). The development principles for LVGV are set out the emerging policy (Loddon Valley Garden Village Strategic Development Location (SDL)). This policy includes phased delivery of around 3,930 dwellings, expansion of the Thames Valley Science and Innovation Park, neighbourhood centres (including retail, leisure, sports, cultural, health and service facilities), and education provision.

16.2.7 The development principles of Loddon Garden Village, as set out in emerging Policy SS13, are as follows:

- Around 3,930 dwellings, of which at least 2,700 dwellings will be delivered by 31st March 2040, including
 - 40% affordable homes, in accordance with Policy H3.
 - 100 custom and self build serviced plots.
 - 20 Gypsy and Traveller pitches; and
 - Specialist accommodation, including accommodation for older persons.
- Around 100,000 sqm of research and development floorspace or equivalent trip generating activity within use class E(g), B2 and B8 and other complementary uses, through an extension of the Thames Valley Science and Innovation Park.
- Schools, including:
 - Two 3-form entry primary schools (including appropriate onsite early years provision); and
 - An 8-form entry secondary school, with additional land reserved to enable expansion to 12-form entry with sixth form.
 - Each school should include space for the integrated teaching of pupils with special educational needs and disabilities.
- A district centre providing a range of services and facilities in a location central to the planned housing, to include retail, leisure, employment, cultural, and health uses.
- Two local centres providing day to day retail and other community uses.
- A multi-functional country park which is accessible to settlements beyond the garden village; and

- A solution to avoid or mitigate the impact of development upon the Thames Basin Heaths Special Protection Area through the provision of sufficient Suitable Alternative Natural Greenspace (SANG) (subject to monitoring of the quality and quantity standards).

16.2.8 The Proposed Development forms part of the above Site and will contribute to the composition of the wider development principles.

16.2.9 The following evidence-base documents have been produced in the preparation of the Local Plan Update, which are relevant to undertaking the socio-economic assessment:

- Local Housing Needs Assessment, 2023.
- Local Green Space Assessment Report, 2024; and
- Infrastructure Delivery Plan (IDP), 2054.

16.2.10 The LDS also states a new CIL charging schedule would be reviewed and adopted between 2024 and 2027.

16.2.11 The Council's Open Space, Sport and Recreation Facilities Strategy, 2013, summarises Policy TB08 of the Adopted Local Plan (2014). A summary of the open space requirements per 1,000 of population is set out below:

- Parks and gardens 1.1ha per 1,000 people
- Natural / semi natural green space 2.84ha per 1,000 people
- Provision for children and young people 0.25ha per 1,000 people
- Civic space 0.01ha per 1,000 people
- Outdoor sports facilities 1.66ha per 1,000 people
- Allotments 0.52ha per 1,000 people

Baseline Data Collection

16.2.12 The baseline conditions of the Study Area are established and compared to the wider regional and national conditions for context when applicable. This considers recent and future trends for socio-economic indicators including the demographic profile, housing delivery, and utilisation of social infrastructure.

16.2.13 Baseline data on the socio-economic conditions has been collated from the planning policy and guidance documents stated in the above Section, and a variety of publicly available sources including:

- ONS Census 2011 and 2021.
- NOMIS Labour Market Statistics.
- Ministry of Housing, Communities, and Local Government.
- ONS Indices of Multiple Deprivation.
- NHS Choices.
- Department of Education.

- Ofsted Inspection Reports

16.2.14 The Department for Education has published a pupil yield calculator, specifically for the purposes of estimating pupil yields associated with housing development in England. For Wokingham it sets out the following yields per dwelling:

- Early years 0.0463
- Primary 0.3112
- Secondary 0.1406

Source: Pupil Yield Calculator – Department for Education

Assessment Methodology

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

16.2.16 The stages of this assessment include:

- Review of legislation, policy and guidance – Review relevant legislation, policy and guidance to establish the baseline of community expectations for the Proposed Development.
- Define socio-economic baseline conditions – Including a review of the existing demographic and economic profile of the local population, local housing need, and identify relevant social infrastructure (education, health, and open space) and any spare capacity.
- Impact assessment – Consider the nature, scale and performance of the potential impacts and effects on the relevant impact areas during both the construction and operational phase of the Proposed Development, and also consider proposed mitigation measures where there are any likely significant adverse effects.
- Cumulative impacts and effects and residual impacts and effects, first considering the Wider LGV Scheme, followed by an assessment of other cumulative schemes (as detailed in Chapter 5); and
- Summary of impacts and effects.

16.2.17 The following sections provide further detail regarding the assessment of socio-economic impact assessments.

Predicting effects

Scoping Process

16.2.18 The scoping request of December 2024 confirmed that consideration of socio-economic matters within the context of the EIA will cover issues such as demographic changes, economic effects, and employment generation.

16.2.19 Elements which have been scoped out, as agreed by the Council in its Scoping Response, include the potential for on-site business operations to be adversely affected by construction traffic will be considered as part of the assessment of transport effects. In general, it is

considered that disruption during construction will be controlled and managed through implementation of the Construction and Environment Management Plan (CEMP).

16.2.20 Separately, the appropriate levels of affordable housing will be dealt with in the wider suite of planning application documents in the context of the viability appraisal. Therefore, effects associated with affordable housing provision are scoped out.

16.2.21 This chapter provides an assessment of the effects of the Proposed Development on a range of community facilities. The analysis considers the demographic context of the surrounding area and establish the existing levels of provision for a range of facilities and services in the vicinity of the Site. This includes education facilities (early year provision, primary and secondary schools), community halls, and open space typologies. The Council's Scoping Opinion endorsed this approach.

Significance Criteria

16.2.22 Table 16.1 defines receptor sensitivity. To arrive at a judgement on the significance of effect on population, the assessment considers the sensitivity of different population groups.

Table 16.1 Methodology for determining receptor sensitivity

Receptor value / sensitivity	Receptor type
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 discernible evidence of socio-economic challenges relating to receptor.

16.2.23 The magnitude of an impact has been described as High, Medium, Low or Negligible. Impacts are either positive or negative in nature as identified in Chapter 5. These terms are defined relative to the receptor impacted. The scale of the effect is assessed based on planning policy, best practice guidelines, and relevant contextual factors. For instance, creating 100 new jobs might be seen as a major beneficial impact in a community of 1,000 residents, whereas in a larger town of 100,000 residents, this effect would be less significant.

Table 16.2 Magnitude of impact

Magnitude	Description
High	Proposals would cause a major change to existing socio-economic key characteristics, features or elements in terms of absolute and/ or percentage change.

Magnitude	Description
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.

16.2.24 As there are no standard criteria for assessing sensitivity, impact magnitude, or significance for socio-economic resources, the level of significance assigned to an effect has been determined using professional judgment. The assessment strives to be objective, quantifying effects wherever possible. When quantification is not feasible, qualitative assessments have been made and justified. The relative significance of an effect depends primarily on the value and sensitivity of the identified receptor, as well as the impact's magnitude and duration. Table 16.3 illustrates how receptor sensitivity and impact magnitude are used to estimate effect significance.

Table 16.3 Level of effect

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Substantial	Major	Moderate	Negligible
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

16.2.25 All effects identified can either be classified as beneficial or adverse, the EIA must give appropriate weight to both types of effects.

16.2.26 In terms of describing the duration of an effect, short to medium-term effects are considered to be those associated with the site preparation and construction phase, and long-term impacts are those associated with the completed development and its operation.

16.2.27 Effects are defined as either:

- Beneficial – An advantageous effect on the impact area.
- Negligible – An imperceptible effect on the impact area.
- Adverse – Detrimental effect on the impact area.

16.2.28 Moderate effects or greater are considered to be significant in EIA terms.

Geographic Scope

16.2.29 The concept of a primary area of influence or study area is standard in socio-economic assessment practice, however there is no standard measure. For socio-economic impact assessments, this is further complicated by the mobility and network of potential receptors. As

such the geographical scope of this assessment varies for particular aspects of socio-economic impact analysis as follows:

- **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. The assessment is also informed by the Wokingham Borough School Places Strategy 2024/25 to 2029/30, which uses the boundary of WBC to assess early years and childcare provision at the Local Authority Level;
- **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 geographical scope to assess primary school capacity.
- **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.
- **Community halls** – This walking catchment (2km) around the Site is considered the most appropriate geographical scope to assess community halls' capacity. This is based on the Manual for Streets (2019) guidance by DfT; and
- **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 is located within the South West and the South East analysis area. A walking catchment (2km) around the Site is considered most appropriate to assess open space capacity.

Temporal Scope

16.2.30 The temporal scope for the assessment has considered the length of the construction phase, at 8 years, and the operational phase. This is used to consider the temporary and permanent impacts and effects of the Proposed Development. The temporal scope includes:

- Short/ medium term – generally identified as temporary impact last 0-8 years; and
- Long term – permanent impacts during the operational phase of the Proposed Development.

Consultation

16.2.31 No further consultation has been undertaken relating to the methodology in preparing the socio-economic impact assessment, beyond that set out within the scoping exercise.

Assumptions and Limitations

16.2.32 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 in this chapter

are based on good practice, but there is a degree of uncertainty around estimates. Actual impacts are likely to be in a range of +/- 20% of figures given to account for this uncertainty, as is standard practice for such matters.

16.2.33 The assessment of spare capacity in social infrastructure is relatively high level, which is a reflection of the availability of data. Similarly, the assessment of economic benefits is limited by the early nature of the proposals and, for example, construction costs are unknown.

16.2.34 Assessment has been undertaken in accordance with the parameters set out in Chapter 3 (Proposed Development) of this ES and the following likely significant socio-economic effects from the Proposed Development have been assessed, as listed below in Baseline Conditions:

16.3 Baseline conditions

Current Baseline

16.3.1 This section provides details on the existing conditions in Berkshire and Wokingham (where data is available) and the relevant impacts.

Construction phase:

- Employment generation (direct and indirect); and

Operational phase:

- Delivery of new housing;
- Demand from the new residential population for local community services and infrastructure including:
 - Early years places;
 - Primary school places;
 - Secondary school places;
 - Community halls;
 - Open Space;

Population Demographics

Population

16.3.2 In 2021 (ONS 2021 Census) the total population of Wokingham Borough Council's (WBC) administrative area was estimated to be 177,499 people, or about 0.3% of England's population (56,489,800). WBC's population has increased by approximately 15% (47,800) between 2011 and 2021, which is about 8.5% higher than the national increase in population during the same period.

16.3.3 At the time of the 2021 Census, 24.3% (43,046) of the total population in WBC were children aged under 18, with 57.8% (103,905) being adults aged 19 to 64. A further 17.2% (30,458) are aged 65 and over; 2.4% (4,326) of the resident population were 85 and over.

16.3.4 The population of WBC was projected to increase from 172,104 in 2020, to 191,901 in 2043, by the most recent 2018-based ONS Sub National Population Projections (SNPP) published in March 2020. These are the most recent projections available. This would be an increase of 19,797 people or 12%. This compares to growth of 8% across the South East region and 9% across England over the same period.

Age Profile

16.3.5 The broad working age population of WBC (aged 16-64) was 110,268 people as of the 2021 Census, which represented 62.1% of the population. This figure was slightly below the working age population across England (63.0%).

16.3.6 The 65+ population in 2021 represented 17.2% of the overall population in Wokingham as of the 2021 Census. This was slightly lower than the national average (18.4%).

Changing Age Structure

16.3.7 Across England, the age bracket with the highest projected population growth over the period 2020 – 2043 is the 65+ group (+40%). In WBC the projected population growth by broad age group is as follows: 0-14 year olds (-3%), 15-24 year olds (+11%), 25-49 year olds (0%), 50-64 year olds (+11%) and 65+ (+49%).

Employment

16.3.8 The unemployment rate (i.e., the unemployment count as a percentage of the economically active population aged 16+) within WBC in the year to December 2024 stood at 3.0%, which is 0.5% lower than the Southeast of England average (3.5%), and 0.9% lower than the average for England (3.9%).

Housing Need

16.3.9 The standard method for calculating minimum housing need introduced by the December 2024 National Planning Policy Framework (NPPF) shows minimum need of 1,317 dwellings per annum (dpa) for WBC. This is an increase of 569 dpa from the previous standard method which showed a need for 748 dpa.

16.3.10 The need for 1,317 dpa is the minimum level of need which should be considered when formulating the housing requirement for WBC. The 2024 NPPF is clear that need may be higher than the standard method minimum by stating, “The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas or reflects growth ambitions linked to economic development or infrastructure investment” at paragraph 69. This means that the housing requirement could be higher.

16.3.11 The Housing Delivery Test (HDT, 2023) is an annual assessment by the UK government that measures how well local authorities are meeting their housing delivery targets. It compares the number of new homes built in a local authority's area over a three-year period against the number of homes required to be built. Authorities falling short of their targets face consequences, including the potential loss of local control over planning decisions.

16.3.12 In WBC there were 2,074 homes required across WBC, for the three years from 2020/21 to 2022/23. A total of 3,511 dwellings were delivered in that period, resulting in a HDT result of 169% and therefore no consequences for a lack of delivery.

16.3.13 Notwithstanding the HDT result set out above, Table 16.4 below shows net completions over the most recent 10 years.

Table 16.4 Net Housing Completions WBC

Monitoring Year	Net Completions (per annum)
2014/15	454
2015/16	675
2016/17	967
2017/18	1,528
2018/19	1,284
2019/20	1,555
2020/21	1,206

2021/22	1,440
2022/23	865
2023/24	841
Total	10,815

Source: Wokingham Borough Five Year Housing Land Supply Statement 31st March 2024

16.3.14 In respect of affordable housing, official government live tables have recorded 3,090 gross affordable housing completions over the same 10-year period. However, government tables also show a loss of 415 affordable homes over the same period. This means net affordable completions have been 2,675 homes over the 10-year period and affordable delivery has been 24.7% of all completions. As of 2024 there were 1,342 households across WBC on the housing waiting list.

16.3.15 Affordability issues in Wokingham are acute, with the 2024 lower quartile affordability ratio being 12.17. This means an individual earning a lower quartile salary would need 12.17 times that salary to afford a lower quartile priced property. This exceeds the South East (9.38) and England (6.77) averages by a significant margin.

16.3.16 The median affordability ratio is 10.63. This means an individual earning a median salary would need 10.63 times that salary to afford a median priced property. This again exceeds the south east (9.61) and national (7.71) averages.

16.3.17 The private rented sector is the main option to those who cannot afford to buy in the area but do not qualify for social housing. However, average house prices and rents are high, and in the case of WBC, the mean rent recorded between 01 October 2022 and 30 September 2023 was £1,352 per month, compared with the south east average (£1,148 per month) and England average (£994 per month).

16.3.18 Furthermore, the rents which are supposed to be the most affordable (lower quartile) were recorded as £1,000 per month in WBC. This far exceeds the South East (£850) and England (£650) averages. There were only 14 local authorities out of 70 in the South East region with a lower quartile rent of £1,000 per month or more. This emphasises the lack of affordability across the Borough.

Deprivation

16.3.19 The 2021 Census in England and Wales included a measure of household deprivation, categorizing households based on four key dimensions: education, employment, health, and housing as follows:

- Employment – A household is classified as deprived in the employment dimension if any member, not a full-time student, is either unemployed or economically inactive due to long-term sickness or disability.
- Education – A household is classified as deprived in the education dimension if no one has at least level 2 education and no one aged 16 to 18 years is a full-time student.
- Health – A household is classified as deprived in the health dimension if any person in the household has general health that is bad or very bad or is identified as disabled; and
- Housing – A household is classified as deprived in the housing dimension if the household's accommodation is either overcrowded, in a shared dwelling, or has no central heating.

16.3.20 A household is considered deprived in a dimension if it meets specific criteria within that area. For example, in the education dimension, a household is considered deprived if no one has at least level 2 education and no one aged 16-18 is a full-time student. Across England and Wales, over half of all households (51.71%) were classified as deprived in at least one of these dimensions.

16.3.21 At local authority level 61.5% of all households in WBC are not deprived in any of the four dimensions. This ranks 295th of 296 authorities, with 1 having the least % of households which are not deprived in at least one dimension.

Social Infrastructure

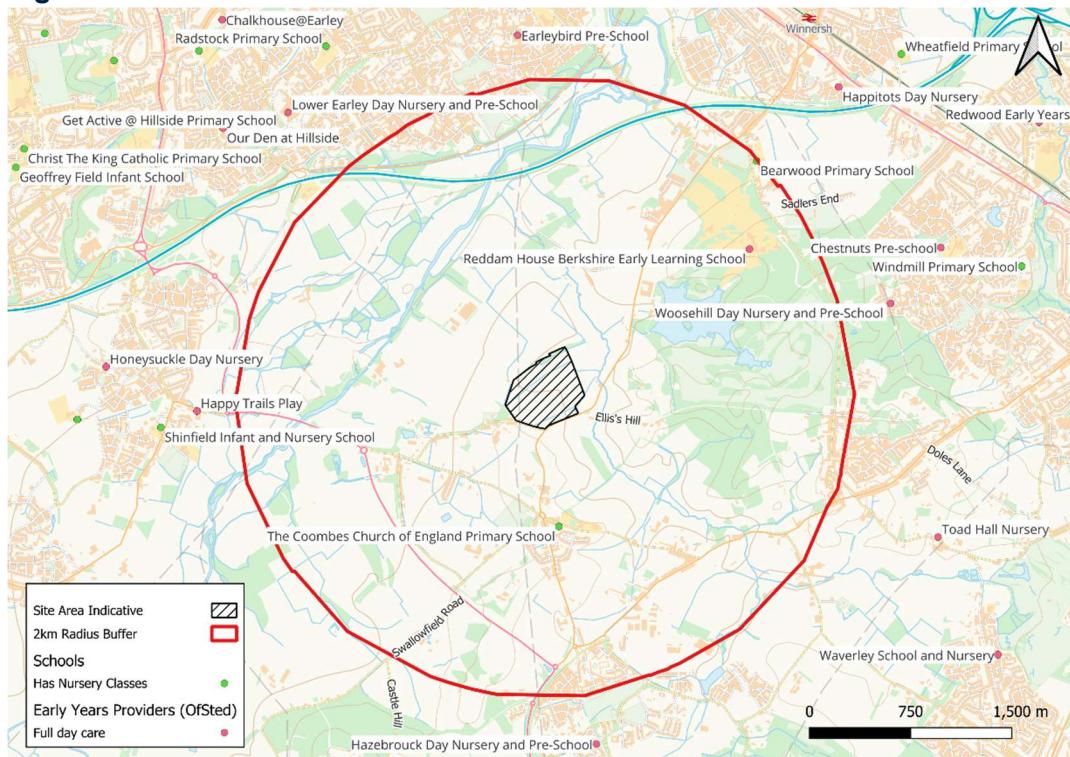
Pre-Schools

16.3.22 The existing pre-school provision within the 2km catchment was assessed using a combination of Ofsted information and desk-based research. Figure 16.1 below shows there is one nursery within the local catchment. Ofsted (2023 Inspections data) reports a total of 160 places within this care setting.

16.3.23 In addition, data provided by the Department for Education (School Census) details a number of primary schools with nursery provision on-site. Both The Coombes Church of England Primary School and Bearwood Primary School are located within a 2km radius of the site. The Orchard Nursery within the Coombes Church of England Primary School supports 26 child places per session, Bearwood Primary School does not publish nursery places.

16.3.24 However, it is also apparent that there is a significantly greater level of early years and nursery provision beyond the 2km radius.

Figure 16.1 Local Pre-School Provision

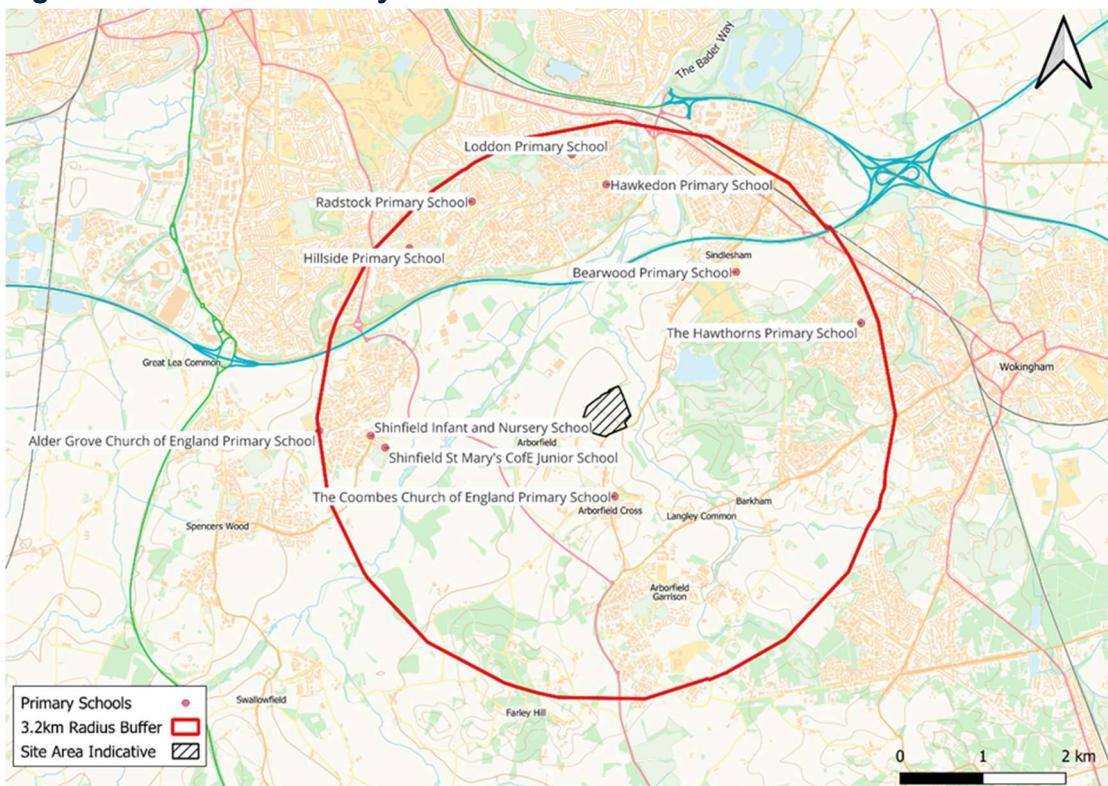


Source: Ofsted, Department of Education 2025

Primary Schools

16.3.25 Figure 16.2 shows that there are ten primary schools located within a 3.2km area of the Site. Three of those schools have only recently opened in 2025, and as such pupil roll information is not published.

Figure 16.2 Local Primary School Provision



Source: Department of Education 2025

16.3.26 As summarised in the table below the schools have a total capacity of 4,426. Excluding the three recently opened schools, capacity totals 2,888 pupil places. This compares to a pupil roll in those schools of 2,576, meaning there is currently (at May 2025) spare capacity of at least 312 spare places. This figure excludes any places which may be available within the three recently opened schools.

Table 16.5 Local Primary Education Provision

Establishment	Capacity	Pupils	Existing Spare Capacity
Bearwood Primary School	315	292	23
Radstock Primary School	413	395	18
Shinfield St Mary's CofE Junior School	360	358	2
Loddon Primary School	630	557	73
The Coombes Church of England Primary School	420	377	43
Shinfield Infant and Nursery School	330	307	23
Alder Grove Church of England Primary School	420	290	130

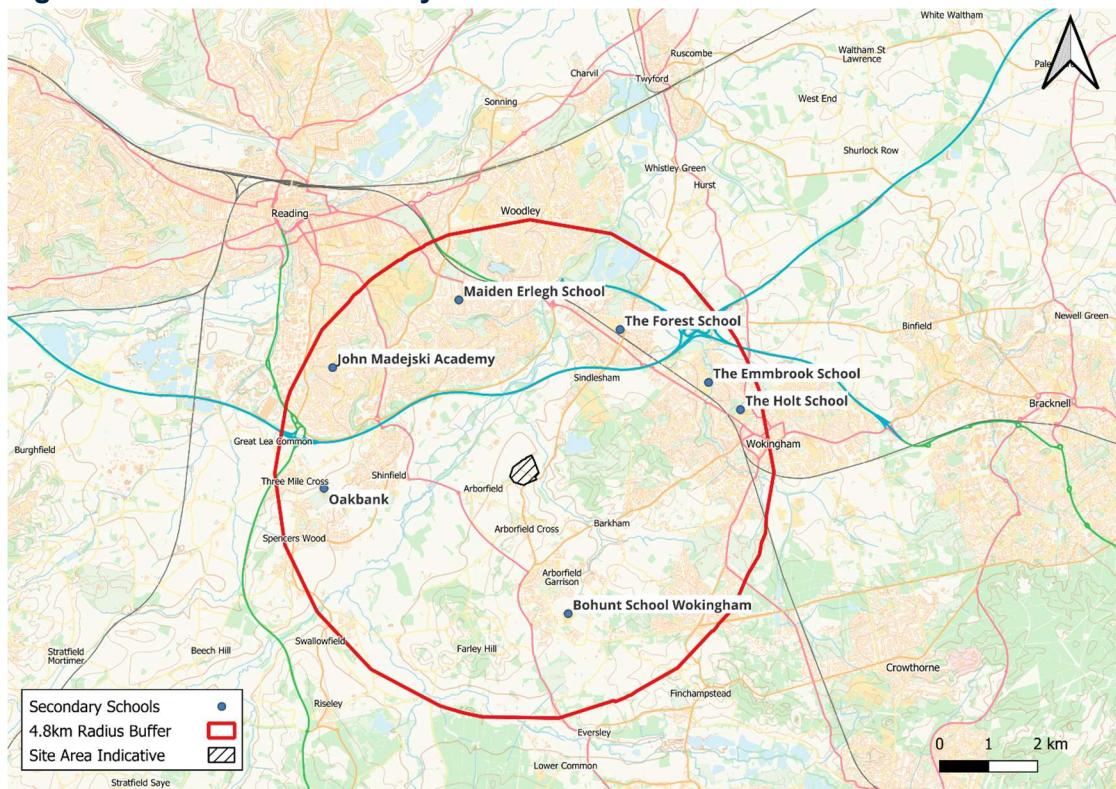
Sub Total	2,888	2,576	312
Hawkedon Primary School	630	*	
Hillside Primary School	472	*	
The Hawthorns Primary School	436	*	
Total	4,426	-	-

Note: * Opened in 2025

Secondary Schools

16.3.27 Figure 16.3 below shows that there are 8 schools located within a 5.8km radius of the Site, one of which (John Madejski Academy) opened in January 2025.

Figure 16.3 Local Secondary Education Provision



Source: Department of Education 2025

16.3.28 Total capacity across the 8 schools equates to 8,667 pupil places.

16.3.29 Excluding the recently opened school, capacity totals 7,717 pupil places. Within those same schools the pupil roll totals 7,078, meaning that there is presently existing spare capacity of at least 639 pupil places.

Table 16.6 Local Secondary Education Provision

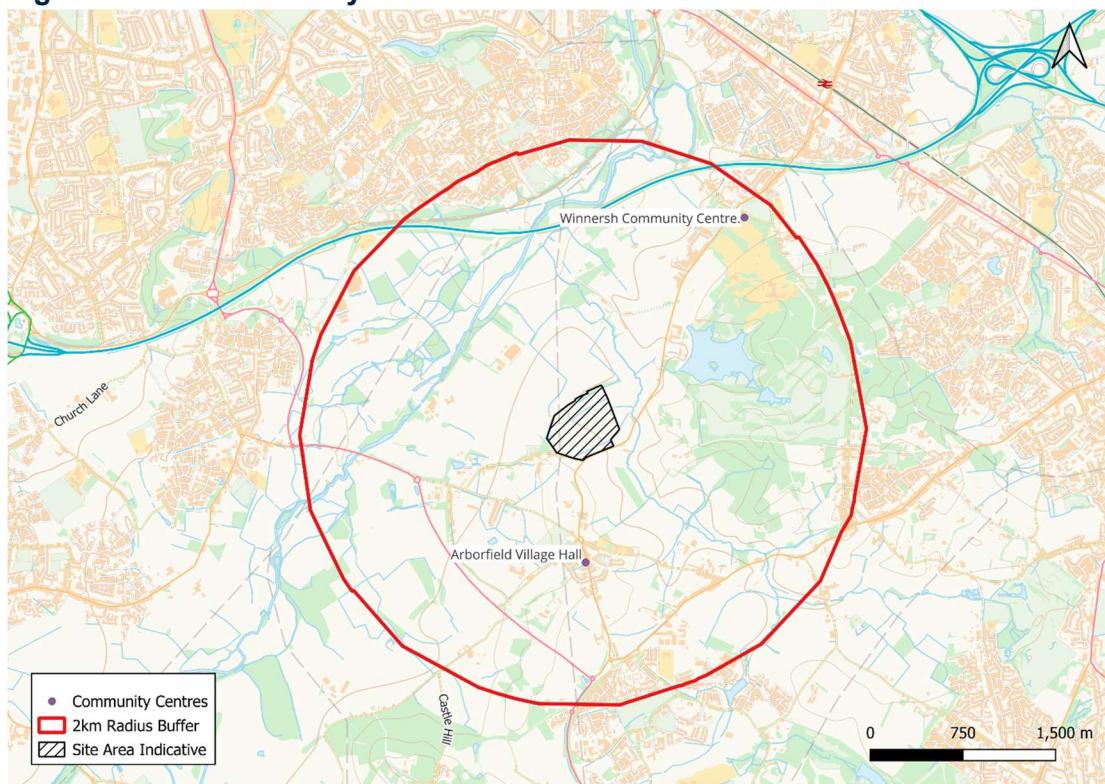
Establishment	Capacity	Pupils	Existing Spare Capacity
The Holt School	1,500	1,417	83
The Forest School	1,450	791	659
The Emmbrook School	1,219	1,275	-56
Oakbank	560	522	38
Maiden Erlegh School	1,788	1,837	-49
Bohunt School Wokingham	1,200	1,236	-36
Sub Total	7,717	7,078	639
John Madejski Academy	950	*	-
Total	8,667	-	-

Note: * Opened in 2025

Community Halls

16.3.30 There are currently two community halls within a 2km radius of the Site – Winnersh Community Centre, and Arborfield Village Hall.

Figure 16.4 Community Halls



Source: Marrons

16.3.31 Table 16.7 summarises the facilities, and local groups hosting events at each of the two community centres.

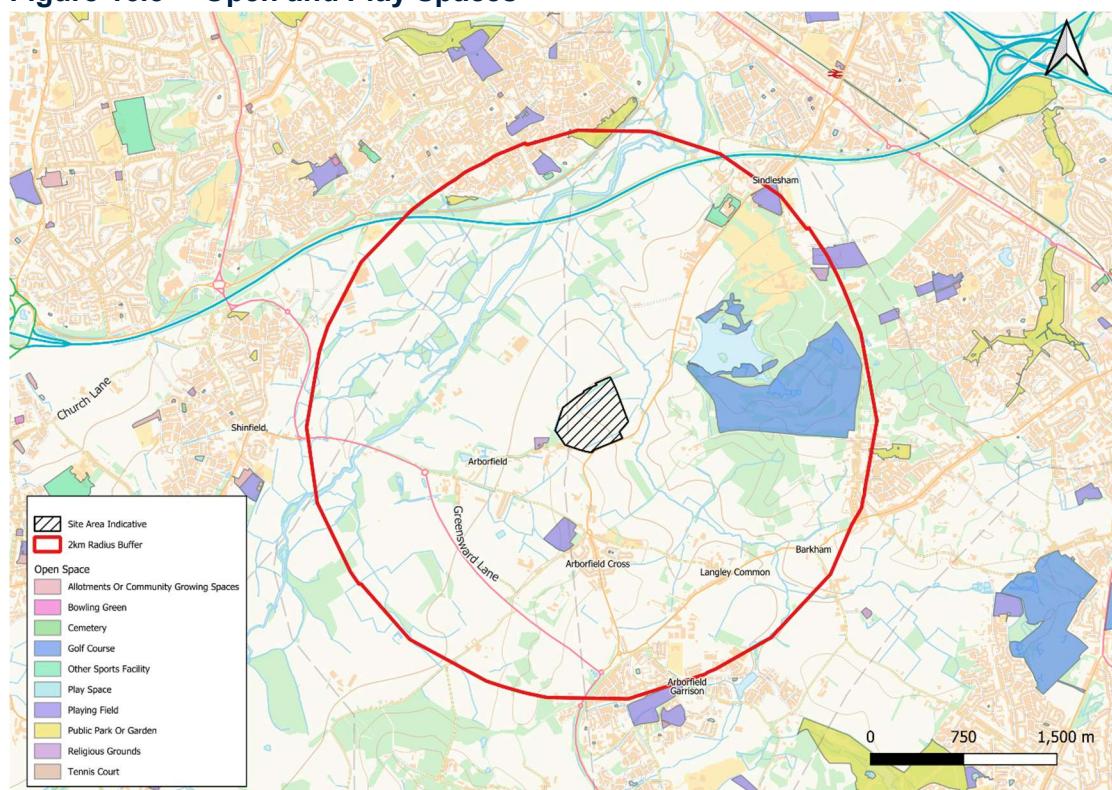
Table 16.7 Community Halls

Name	Facilities
Winnersh Community Centre.	Private hall hire of three varied sized halls Clubs: Line Dancing, Taekwon-do, Yoga, Brownies, Slimfit, Pilates, Music with Mummy, War Games, Art Group, Craft and Chatter, Winnersh Dance Club, Tumble Tots, Challenge Fitness Pilates, Radio Control Car Club, BAPS Swaminarayan Sanstha, Diddi Dance, Martial Arts, Scouts, Adopt-a-Street, Berkshire Area Group N Gauge Society, Berkshire Ornithological Club, California Gardeners Club, Centre Forward Community Action Group, Choirs, Hockey, Trinity Concert Band, Various Dance Club, Football, Womens Institute.
Arborfield Village Hall	Private hall hire Clubs: Pilates, Move it or Lose it, Brownies, Yoga with Jude, Sing with Soph, Pole Fitness, Dance School, Morris Dancing, Chinese exercise, U3A showtime, Street Dance, Al-Anon,

Open and Play Spaces

16.3.32 Figure 16.4 shows the location of open and play spaces in the locality. These include playing fields at Arborfield Cross, a golf course, and playing fields in surrounding established residential areas bordering the 2km radius. Existing residents have access to a range of different types of open space. This is largely as a result of the site being located on the edge of the existing urban area.

Figure 16.5 Open and Play Spaces



Source: OS Open Greenspace

16.3.33 Table 16.8 identifies the receptor assessed within the baseline analysis and their sensitivity for the Proposed Development.

Table 16.8 Proposed Development Receptor Sensitivity

Receptor	Sensitivity	Description
Housing	Medium	The residential units provided by the Proposed Development will create housing opportunities in Wokingham.
Construction Employment	Low	The construction of the Proposed Development will create temporary construction related jobs over the construction phase of the development, benefiting those working in the construction sector across Wokingham.
Early Years Education	Medium	People can register with any childcare provider. However, provision within a walkable catchment of 2km has been considered as the most likely area to be impacted by the Proposed Development. Analysis shows that providers are continuing to accept children.
Primary Education	Low	Provision is assessed within a 2km radius (walking distance). Analysis shows that there is some capacity within the existing surrounding primary schools, and more than sufficient to support new residents of the Proposed Development.
Secondary education	Low	There is a good provision of secondary schools within the 4.8km driving catchment of the Site, and more than sufficient to support new residents of the Proposed Development
Community Halls	Low	There is reasonable community hall provision within the locality.
Open/ play space	Medium	This assessment found that the residents in the walkable (2km) catchment have access to a range of various open spaces including: green space, playing fields and PRoWs

Future Baseline

16.3.34 The future baseline will be as existing without the Proposed Development. This is because the population change projected by the ONS sub national population projections, and

consequential increase in demand on facilities is largely contingent on new housing being brought forward. No additional facilities are known to be planned.

16.4 Inherent design mitigation

- 16.4.1 The overall strategy is to ensure that the Proposed Development responds to the surrounding area and produces a high quality, sustainable development by applying good design principles throughout.
- 16.4.2 For the purposes of this socio-economic impact assessment, the provision of new housing, and new public open spaces, are considered as inherent design mitigation. Additionally, the associated access, and supporting amenity space, landscaping, blue and green infrastructure are considered as inherent design mitigation.

16.5 Potential effects prior to additional mitigation

- 16.5.1 This section provides a description of the potential socio-economic effects that are anticipated to arise from the construction (temporary) and operation (permanent) phases of the proposals. This means for the social infrastructure assessment the Proposed Development (i.e. up to 430 residential dwellings) was used as the basis for analysis.
- 16.5.2 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. The significance of residual effects, post-mitigation, are also identified.
- 16.5.3 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.

Construction Phase

Employment

- 16.5.4 In terms of construction impacts, the most significant effects are likely to be on employment, as the population is not expected to increase significantly during construction as workers are unlikely to relocate to the local area. Therefore, population, housing, and social infrastructure have been scoped out of the assessment of construction effects.

Direct Employment

- 16.5.5 To estimate the number of jobs required for the construction of the Proposed Development, the average output per construction worker is used in combination with the estimated construction cost of the Proposed Development which was calculated using a construction estimate provided by the client. This represents a high-level estimate due to the early nature of the proposals. Table 16.9 sets out the steps involved in estimating the construction employment for the Proposed Development.
- 16.5.6 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.

Table 16.9 Proposed Development – Construction Jobs

Step Involved	
A	Estimated Construction Cost (£)
B	Average revenue per construction employee in England (2022)
C	Estimate of number of worker years required for the construction of the Proposed Development (jobs) (A/B)
D	Duration of Construction Phase (years)
E	Average Construction Jobs per annum (C/D)

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

16.5.8 Occupation and skill demand in the construction sector revolves around specialist skills, i.e. electricians, plumbers, bricklayers, carpenters, and plant operation 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 need's basis.

Indirect and Induced Employment

16.5.9 In addition, businesses in the local and regional economy would benefit from the trade linkages that would be established to construct the development, meaning that further indirect jobs would be supported locally in suppliers of construction materials and equipment. Local businesses would generally also benefit to some extent from temporary increases in expenditure because of the direct and indirect employment effects of the construction phase, for example, as construction workers spend some of their wages in local shops, accommodation and other facilities.

16.5.10 The development of 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. This in turn can result in jobs close to the Site, generating an increase in demand for goods and services, and generate growth in the local economy.

Additional Employment

16.5.11 There are further steps involved in estimating the 'additionality' of development. The first is displacement. Displacement is where the proposed activity could displace another activity in the target area. In this case, the amount of employment on-site per annum is a small proportion of the existing construction workforce in Wokingham, therefore it is likely to have a negligible impact. To be conservative, 25% has been applied as per the Additionality Guide.

16.5.12 The second step is estimating 'leakage', which refers to the proportion of output that benefit those outside of the intervention's target area or group. Taking into account the Proposed Development's specific characteristics and the guidance in the Housing and Communities Agency (HCA) Additionality Guide (2014), leakage of workers from Wokingham is assumed to be 41% (based on 2011 Census travel to workflows).

16.5.13 The third step is estimating the indirect benefits of the construction activity, the benefits to companies in the supply chain, and to the local economy by the new expenditure introduced to the area from the construction workers. A central based employment multiplier of 1.3 has been applied as advised in the HM Treasury Green Book.

16.5.14 Table 16.10 sets out the steps involved in estimating the additionality of the construction employment associated with the Proposed Development.

Table 16.10 Proposed Development – Construction Jobs – Additionality

Step Involved		Jobs Per Annum
A	Construction workers on-site (gross, direct, per annum)	61
B	Displacement of other activities (25%) (C*(0-25%))	-15
C	Multiplier effects (x1.3)	60
D	Leakage to workers from outside Wokingham (41%) ((A-B+C)*(0-41%))	-62
F	Net additional employment from construction of Proposed Development likely available to residents in Wokingham ((A+B+C)-D)	43
G	Total net additional employment (A+B+C)	106

Source: Marrons, ONS, HM Treasury Green Book (2022). Note figures are rounded

16.5.15 Table 16.9 shows that the construction of the Proposed Development will generate up to approximately 61 on-site construction jobs. Once the effects of leakage, displacement, and multiplier effects have been considered, this equates to around 106 net additional construction jobs, of which 43 will benefit the Wokingham labour force. The Proposed Development is estimated to have a low positive impact on the low sensitivity construction workers (in Wokingham), resulting in a Minor Beneficial effect, over the short term.

Operational Phase

Housing

16.5.16 The Government's Standard Method housing requirement currently stands at 1,317 dwellings per annum across Wokingham. The Proposed Development would assist through the delivery of up to 430 new dwellings.

16.5.17 The delivery of these additional homes would therefore be a significant addition to Wokingham's housing pipeline. The magnitude of additional home provision is considered to be a medium positive impact. The sensitivity of people looking for new housing in Wokingham is medium, and therefore the effect of the Proposed Development on residents in the local area looking for new housing is predicted to generate a Moderate Beneficial effect over the long term.

Pre-Schools

16.5.18 The baseline assessment indicates that there is good provision of pre-school facilities in the 2km catchment area, with a total of at least 186 child places. Based on the Department for Education Pupil Yield Dashboard, and using Wokingham's average pupil years for early years, the Proposed Development is estimated to generate the need for around 20 pre-school places (based upon a pupil yield of 0.0463 per home).

16.5.19 Through proposing to provide financial contributions to meet nursery provision at primary schools, contributing to the wider social infrastructure provision of Loddon Garden Village, the Proposed Development is estimated to have a negligible impact on the medium sensitivity users of primary schools in the catchment area, resulting in a Neutral effect over the long-term.

Primary Education

16.5.20 The baseline assessment indicates that seven established primary schools are located within the catchment area (3.2km) and that there is currently capacity for 312 pupils, with further unknown capacity in 3 recently opened schools.

16.5.21 The need from the Proposed Development is anticipated to be 134 places, this was calculated using the Department for Education Pupil Yield Dashboard for Wokingham (based upon a pupil yield of 0.3112 per home).

16.5.22 Through proposing to provide financial contributions to meet the primary education needs arising from it, contributing to the wider social infrastructure provision of Loddon Garden Village the Proposed Development is estimated to have a negligible impact on the low sensitivity users of primary schools in the catchment area, resulting in a Neutral effect over the long-term.

Secondary Education

16.5.23 The baseline assessment reports there are six secondary schools within the catchment area of the Proposed Development, with all except Oakbank and Bohunt School offering post-16 education facilities. Three schools are undersubscribed, with three oversubscribed. On balance there exists total capacity of 639 spare places.

16.5.24 In addition the John Madejski Academy opened in 2025, with total capacity of 950 pupils. No available data has been published on the total pupil roll number, as such it is not possible to establish whether spare capacity exists in this school.

16.5.25 The need generated from the Proposed Development is estimated to be around 61 secondary age places as sourced from the Department of Education Pupil Yield Dashboard for Wokingham.

16.5.26 Through proposing to provide financial contributions to meet the secondary education needs arising from it, the Proposed Development is estimated to have a negligible impact on the low sensitivity users of secondary schools in the catchment area, resulting in a Neutral effect over the long-term.

Community Halls

16.5.27 The baseline assessment found two existing community halls within a 2km radius of the Site, both of which offer a range of local community groups and events.

16.5.28 Based upon this qualitative assessment it is estimated that residents of the Proposed Development would have a low impact on the low sensitivity users of the Community Halls in the catchment area, resulting in a Neutral effect over the long term.

Public Open Space

16.5.29 The baseline assessment found that existing residents in the 2km Catchment Area have access to a range of playing fields and PRoWs.

16.5.30 The Proposed Development seeks to enhance open and natural spaces through the creation of a network of open spaces throughout the site which will provide existing and future residents with access to nature and space to move, play and relax.

16.5.31 In total, the Proposed Development comprises circa 10.3ha of green infrastructure, including 1.173ha of parks and public gardens; 7.29ha of natural/ semi natural green space; 1.136ha of amenity greenspace; 0.26ha of play space; and 0.556ha of allotments.

16.5.32 On the basis of a resident population within the Proposed Development of approximately 1,000 (assuming a household size of 2.52, as reported in the 2021 Census for Wokingham Borough), the Proposed Development would meet requirements in respect of play space and allotments, whilst exceeding requirements in amenity greenspace, and significantly exceeding requirements in parks and public gardens and natural/ semi natural space.

16.5.33 The Proposed Development is anticipated to have a low positive impact on the medium sensitivity users of open space in the catchment area, resulting in a minor beneficial effect over the long term.

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 will reduce the severity of impacts, and their significance.

16.6.2 The Proposed Development would normally be liable for Community Infrastructure Levy (CIL) payments, however there is consideration through the Statement of Common Ground relating to the Loddon Valley Garden Village: Site SS13 that it will be zero rated..

16.6.3 In this instance a common approach to infrastructure provision is proposed in the Statement of Common Ground pursuant to the aims of the Infrastructure Delivery Plan (IDP). This makes provision for education, community facilities, sports, and other facilities with funding sourced from therious applications submitted pursuant to LPU policy SS13.

16.6.4 Beyond the IDP, no additional mitigation, compensation or enhancement measures are deemed to be required as no assessed effects are considered to be adverse.

16.7 Residual effects

16.7.1 The residual effects of the Proposed Development during the construction and the operational phase are summarised below.

Table 16.11 Summary of Residual Effects

Receptor	Effect
Construction	
Construction Employment	Minor Beneficial over the short term (not significant)
Operation	
Housing	Moderate Beneficial over the long term (Significant)
Pre-schools	Neutral effect over the long term (Not Significant)
Primary Schools	Neutral effect over the long term (Not Significant)
Secondary Schools	Neutral effect over the long term (Not Significant)
Community Halls	Neutral effect over the long term (Not Significant)
Public Open Space	Minor beneficial over the long term (Not Significant)

16.8 Implications of Climate Change

16.8.1 A future climate change scenario has been developed using UK Climate Projections 18 (UKCP18) published by the Met Office. This is used to facilitate consideration as to how the environmental and socio-economic effects of a Proposed Development may change under a future climate scenario.

16.8.2 The projection with central UK mean has been used in this analysis. The timeframe considered most relevant for urban development projects covers 2070-2099. Several environmental factors are likely to vary in the future due to climate change. These include warmer air temperatures with warming being greater in the summer, significant increase in winter precipitation, and decrease of summer rainfall and sea level rise.

16.8.3 When considering climate change effects, it is necessary to firstly consider the vulnerability of specific receptors to climate change. High vulnerability receptors are those where the receptor is directly dependent on the existing or prevailing climate. Moderate vulnerability receptors are those where the receptors are dependent on some climatic factors, but able to tolerate a range of conditions. A receptor that is of low vulnerability is one where climate has little influence on the receptor.

16.8.4 In the context of socio-economics, it is considered that climate factors have little influence on most receptors. Receptors which may experience some climate influence are:

- Residents using open space; and
- Residents using child play space.

16.8.5 Under a future climate, the possible socio-economic considerations of relevance to the Proposed Development primarily relate to health risks, and are thought to be as follows:

- An increased risk of over overheating due to a forecast increase in mean average air temperatures.
- A reduction in cold-weather related illness in winter, particularly in vulnerable groups such as the elderly, due to forecast increases in mean average air temperatures.
- An increased risk of surface water flooding, and associated water borne disease resulting from an increase in average annual precipitation and sea level rise.

16.8.6 The forecast increase in the mean average temperature is likely to encourage people outdoors more often to use local open spaces and children's play space. It is plausible therefore that there could be a more consistent demand for outdoor amenity and play space. The need for well-designed/presented and equipped areas is becoming increasingly important. As such, residents using open space and children's play space are considered to be of moderate vulnerability to climate change.

16.8.7 It is considered that whilst the impact of climate change could magnify the adverse impacts of the Proposed Development on the demand for, open space and play space, the magnification, although uncertain, is assessed as being relatively low. This is on the basis that the demand arising because of the Proposed Development is being accounted for either through onsite provision or through CIL payments.

16.8.8 As such, under a future climate, the effects of the Proposed Development on residents using open space and children's play space are anticipated to remain as presented for the Proposed Development under the current climate conditions.

16.9 Cumulative effects

16.9.1 The potential for significant effects on the environment resulting from cumulative developments in the area coming forward at a similar time to the Proposed Development have been considered below. In the first instance the cumulative effects resulting from the delivery of the wider Loddon Valley Garden Village Strategy Development Location are considered. Separately, the effects of the wider cumulative schemes as outlined in Chapter 5 of the ES. These have been limited to residential schemes only given the scope of the Socio Economic Chapter on housing and social infrastructure components.

Loddon Valley Garden Village Strategic Development Location

16.9.2 The effects of the Proposed Development alongside the wider Loddon Valley Garden Village Strategic Development Location (SDL) are assessed below

16.9.3 Loddon Valley Garden Village SDL – Short term

16.9.4 Construction of the 3,930 and supporting infrastructure across the SDL will generate employment across all construction disciplines. It is assumed there may be partial overlap in the construction phase of both the Proposed Development and wider SDL providing greater temporary employment opportunities. As such it is considered that the wider SDL combined with the Proposed Development will provide a temporary moderate beneficial effect on employment during the construction phase across the local authority area.

Loddon Valley Garden Village SDL - Long term

16.9.5 The wider delivery of homes across the SDL (including the Proposed Development) will benefit the housing market creating a moderate benefit over the long term (significant).

16.9.6 In terms of social infrastructure the SDL will include 2 x three form entry primary schools (including appropriate onsite early years provision) (as provided for in the IDP); a 8 form entry secondary school, with additional land reserved to enable expansion to 12 form entry with sixth form; as well as space across each education setting for integrated teaching of pupils with special educational needs and disabilities. In addition the SDL will include a district centre, and two local centres providing day to day retail and other community uses, whilst in respect of open space the SDL will incorporate a multi-functional country park which is accessible to settlements beyond the garden village itself.

16.9.7 The level of social infrastructure provision identified above is intended to meet the needs of the resident population of the SDL, and as such after accounting for the Proposed Development and SDL the following effects are considered:

- Pre Schools - Neutral effect over the long term (Not Significant)
- Primary Schools - Neutral effect over the long term (Not Significant)
- Secondary Schools - Neutral effect over the long term (Not Significant)
- Community Halls - Neutral effect over the long term (Not Significant)
- Public Open Space – Minor beneficial effect over the long term (Not Significant)

Wider Committed Development

16.9.8 Only the cumulative schemes identified in Chapter 5 with a residential component have been considered as these are relevant to socio-economic effects. The schemes considered are listed in Table 16.12 below.

Table 16.12 Local Cumulative Developments

Site Address	Application Reference	Residential Units / Non-Residential Floor space/ Scheme size	Local Authority	Approximate Distance from Site Boundary (km)
Reading Fc Training Ground, Park Lane, Finchampstead, Wokingham, Berkshire, RG40 4PT	220822	140 Units	Wokingham Borough Council	2.9km
Land South East of Finchampstead Road South Wokingham Strategic Development Location Wokingham	192325	171 Units	Wokingham Borough Council	4.74km
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	4.30km
Ashridge Farm Warren House Road Wokingham RG40 5QB	201515	153 Units	Wokingham Borough Council	4.47km
Land at Winnersh Farm east of Woodward Close Winnersh RG41 5NW	212404	87 Units	Wokingham Borough Council	3.24km
Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA	211777	130 Units	Wokingham Borough Council	4.28km
Land to the North of Arborfield Road west of Shinfield Eastern Relief Road	242484	191 units	Wokingham Borough Council	2.11km
Land North of Reading Road, Arborfield	243099	111 units	Wokingham Borough Council	0.3km
Observer Way, Reading	250733	135 units	Wokingham Borough Council	1.58km
Land off Basingstoke Road, Reading	250517	420 units	Wokingham Borough Council	3.88km
Easthampstead Road, Wokingham	24/00628/OB S	180 Units	Wokingham Borough Council	7.0km
Manor Farm Road/Basingstoke Road, Reading	25055922	134 units	Reading Borough Council	4.45km
1-3 Gillette Way, Reading	25051044	116 units	Reading Borough Council	4.94km
Gillette Way, Reading	25051045	123 units	Reading Borough Council	4.55km
Gillette Way/Rose Kiln Lane, Reading	25051046	325 units	Reading Borough Council	5.41km
11 Basingstoke Road, Reading	25067233	143 units	Reading Borough Council	5.57km
Reading Link Retail Park, Reading	25067237	158 units	Reading Borough Council	6.24km
Barkham Square, Barkham	243114 (Scoping only)	710 units	Wokingham Borough Council	1.84km
Draft Policy SS11 - Arborfield Green SDL	Draft Allocation	3,047 units + 6,000 sqm employment etc.	Wokingham Borough Council	1.78km
Draft Policy SS12 - South Wokingham SDL	Draft Allocation	2,975 units	Wokingham Borough Council	6.03km
Draft Policy SS14.12 – Land East and West of Hyde End Road	Draft Allocation	175 units	Wokingham Borough Council	2.55km

Cumulative Development – Short term

16.9.9 Construction of the cumulative schemes will generate employment across all construction disciplines. It is assumed there may be partial overlap in the construction phase of the committed developments and Proposed Development providing greater temporary employment opportunities, albeit over a broad geography – noting many of the sites falls within Reading Borough. As such it is considered that the committed developments combined with the Proposed Development will provide a temporary moderate beneficial effect on employment during the construction phase within Wokingham Borough.

Cumulative Development – Long term

16.9.10 The cumulative schemes, SDL and Proposed Development will all benefit the housing market creating a moderate benefit over the long term (significant).

16.9.11 In terms of social infrastructure we assume that any available spare capacity would be used on a first come first served basis.

16.9.12 As outlined above the SDL will provide social infrastructure to meet its own need, including that of the Proposed Development.

16.9.13 All cumulative developments should meet the additional demand for social infrastructure they generates minus existing spare capacity. It is therefore anticipated that any additional demand generated by the cumulative developments will be addressed by financial contributions to allow the Local Authorities to put in place the necessary mitigation.

16.9.14 On this basis it is considered that the cumulative schemes, SDL and Proposed Development will have the following effect on social infrastructure provision:

- Pre Schools - Neutral effect over the long term (Not Significant)
- Primary Schools - Neutral effect over the long term (Not Significant)
- Secondary Schools - Neutral effect over the long term (Not Significant)
- Community Halls - Neutral effect over the long term (Not Significant)
- Public Open Space – Minor beneficial effect over the long term (Not Significant)

16.10 Summary

16.10.1 In 2021 (ONS 2021 Census) the total population of Wokingham Borough Council's (WBC) administrative area was estimated to be 177,499 people, or about 0.3% of England's population (56,489,800). WBC's population has increased by approximately 15% (47,800) between 2011 and 2021, which is about 8.5% higher than the national increase in population during the same period.

16.10.2 The population of WBC was projected to increase from 172,104 in 2020, to 191,901 in 2043, by the most recent 2018-based ONS Sub National Population Projections (SNPP) published in March 2020. These are the most recent projections available. This would be an increase of 19,797 people or 12%. This compares to growth of 8% across the South East region and 9% across England over the same period.

16.10.3 The ratio of median house price to median gross annual workplace-based earnings in Buckinghamshire is 10.6 as of 2023 meaning a resident with a median salary would need 10.6

times this salary to buy a median-priced home. This exceeds the south east (9.61) and national (7.71) averages.

16.10.4 The standard method for calculating minimum housing need introduced by the December 2024 National Planning Policy Framework (NPPF) shows minimum need of 1,317 dwellings per annum (dpa) for WBC. This is an increase of 569 dpa from the previous standard method which showed a need for 748 dpa.

16.10.5 Within a two km walkable catchment from the Proposed Development Site there is 1 nursery. There are also two primary schools with on-site nursery provision. There are 10 primary schools which show spare capacity of 312 places. There are 8 secondary schools across a 4.8km catchment area, with spare capacity of 639 places.

16.10.6 Within a 2km catchment area there are also two community halls. There are also a range of playing fields and PROWS accessible to existing residents in the local area.

16.10.7 Key socio-economic receptors that are going to be affected by the Proposed Development are:

- Local Residents

16.10.8 The Effects on these socio-economic receptors 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.

16.10.9 The significance of an effect is described as either Substantial, Major, Moderate, Minor, or, Neutral. Only effects that are moderate or greater are determined to be significant in EIA terms

16.10.10 After taking into account the impacts of the identified cumulative developments the residual impacts of the Proposed Development are as follows:

Construction Jobs

16.10.11 The construction of the Proposed Development is expected to generate up to 106 net additional, temporary full time equivalent (FTE) on and off-site construction jobs. The Proposed Development in combination with the Hall Farm/ Loddon SDL and identified cumulative development are anticipated to have a moderate beneficial effect over the short term on construction employment

Housing

16.10.12 The delivery of new dwellings provided by the Proposed Development, the SDL, and the cumulative development will be a beneficial addition to the housing pipeline in Wokingham and will create new opportunities for people looking for housing in the local area. This is predicted to generate a moderate beneficial effect over the long term.

Pre Schools

16.10.13 Within the 2km catchment area there is a reasonable provision of nursery facilities. In comparison to total provision the Proposed Development will generate a nominal level of additional demand for places. In combination, with the propose social infrastructure provision within the SDL and accounting for wider residential development within the SDL and cumulative development it is estimated that there will be a collective neutral effect over the long-term.

Primary Schools

16.10.14 Within the 2km catchment area there is good provision of primary school facilities, with some spare capacity (312 places). The proposed development is likely to generate the need for 134 additional primary school places based on additional dwellings. Subject to appropriate financial contributions, the Proposed Development, SDL and cumulative development is anticipated to have a neutral effect over the long-term.

Secondary Schools

16.10.15 Within the Secondary Impact Area there is good provision of secondary school facilities, with a spare capacity of around 639 places. The identified cumulative development combined with the Proposed Development and SDL are estimated to have a neutral effect over the long-term. This is due financial contributions that are anticipated to be provided from all developments, in addition to social infrastructure provision identified within the Loddon Valley Garden Village SDL.

Community Halls

16.10.16 There are two community halls within a 2km radius. It is estimated that residents of the Proposed Development, SDL and cumulative schemes would have a neutral effect over the long term.

Public Open Space

16.10.17 There are a number of accessible open spaces including: playing fields and PRoWs within the 2km catchment area. The Proposed Development seeks to enhance open and natural spaces through the creation of a network of open spaces throughout the site which will provide existing and future residents with access to nature and space to move, play and relax through the provision of c.10.3ha of green infrastructure, exceeding requirements in the provision of amenity greenspace, parks and gardens and natural/ semi natural greenspace.

16.10.18 The Proposed Development, alongside the SDL and cumulative schemes is anticipated to have a minor beneficial effect over the long term.

16.10.19 A summary of the assessment is set out in Table 16.6.

16.11 References

- National Planning Policy Framework (NPPF), December 2024
- Planning Practice Guidance (PPG), live document
- Wokingham Borough Local Development Framework (LDF) Adopted Core Strategy, 2010
- Wokingham Borough Development Plan Managing Development Delivery (MDD) Local Plan, 2014 (Adopted Local Plan)
- Arborfield & Barkham Neighbourhood Plan 2019-2036, 2019
- Shinfield Parish Neighbourhood Plan, 2017
- Infrastructure Delivery and Contributions Supplementary Planning Document (SPD), 2011
- Wokingham Borough Community Infrastructure Levy (CIL) Charging Schedule, 2015.
- Wokingham Borough CIL Guidance Notes for Applicants, 2019.
- Wokingham Borough School Places Strategy 2024/25 to 2029/30, 2024
- Wokingham Play Space Design Guide Technical Note, 2019
- Wokingham Open Space, Sport and Recreation Facilities Strategy, 2013
- Wokingham Local Housing Needs Assessment, 2023;
- Wokingham Local Green Space Assessment Report, 2024; and
- Wokingham Infrastructure Delivery Plan (IDP), 2025
- ONS Census 2011 and 2021;
- NOMIS Labour Market Statistics;
- Ministry of Housing, Communities, and Local Government;
- ONS Indices of Multiple Deprivation;
- NHS Choices;
- Department of Education;
- Ofsted Inspection Reports
- Pupil Yield Calculator – Department for Education
- Department of Education, Travel to School for Children of Compulsory Age (2024) guidance; and
- Department for Transport (DfT) Manual for Streets (2007)
- Statement of Common Ground between Wokingham Borough Council and University of Reading, Gleeson Land Ltd, Hatch Farm Land Ltd, Seal Family Investments Ltd, Brazil Family, and Foxcroft Family (The Landowners) (Loddon Valley Garden Village: Site SS13 – 30 June 2025

16.12 Assessor information

Table 16.13 Assessor Information

Chapter	Responsibility	Name	Qualifications	Assessor information
16 Socio-Economics	Marrons	Simon Macklen	BSc Hons, MRTPI	Simon Macklen, Head of Socio-Economics and Partner at Marrons, brings 18 years of experience in conducting socio-economic assessments.

Table 16.14 Summary of effects

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Construction Phase					
Construction Employment	Low	Positive	None Required	Minor Beneficial	Not significant
Operation Phase					
Housing	Medium	Positive	None required	Moderate beneficial	Significant
Early Years Education	Medium	-	None required	Neutral	Not significant
Primary Education	Low	-	None required	Neutral	Not significant
Secondary Education	Low	-	None required	Neutral	Not significant
Community Halls	Low	-	None required	Neutral	Not significant
Open / play space	Medium	Positive	None required	Minor beneficial	Not significant

16.13 Mitigation commitments Summary

Table 16.15 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

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
Operation Phase				
N/A	N/A	N/A	N/A	N/A