

6 SOCIO ECONOMIC ISSUES

6.1 INTRODUCTION

- 6.1.1 This chapter establishes the baseline socio-economic conditions and then considers the likely socio-economic effects of the Proposed Development.
- 6.1.2 The considerations of this chapter are mostly related to the effects of the Proposed Development upon the human population who will live within the vicinity of the Application Site.
- 6.1.3 This assessment is made by examining the potential effects on the population anticipated as a result of the Proposed Development and, in turn, assessing the effect that this could have on relevant services and facilities and the economy. It identifies the socio-economic baseline position in relation to key issues, specifically the economy and labour force, and the potential effects that could occur, both direct and indirect, arising from the construction (temporary effects) and operation (permanent effects) of the Proposed Development.

6.2 ASSESSMENT APPROACH

Methodology

- 6.2.1 There is no specific guidance available which establishes a methodology for undertaking an Environmental Impact Assessment (EIA) of the socio-economic effects of a proposed development. Accordingly, the approach adopted for this assessment is based on professional experience and best practice, and in consideration of the policy requirements/tests set out within the National Planning Policy Framework (NPPF)¹.
- 6.2.2 The assessment specifically includes the following:
- Identification of the socio-economic baseline in respect of each of the key socio-economic issues identified, focussing on the characteristics of the economy and labour force. These characteristics have been used as a measure for assessing future changes associated with or resulting from the proposed development.
 - Qualification of the full range of socio-economic effects, both direct and indirect, arising from the construction (temporary effects) and operation (permanent effects) of the proposed development.
- 6.2.3 The baseline information has been collated with reference to the following:
- National Planning Policy Framework¹.
 - Office for National Statistics (ONS) data (various outputs as individually referenced within this chapter).
 - The Government's UK Housing White Paper 'Fixing our Broken Housing Market', published in February 2017².

¹ *National Planning Policy Framework*: HM Government, February 2019.

² *Fixing our Broken Housing Market*: Department for Communities and Local Government, February 2017.

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- The Strategic Economic Plan for the West Midlands Combined Authority, published in June 2016³
- The Coventry and Warwickshire Local Enterprise Partnership’s Updated Strategic Economic Plan, published in August 2016⁴.
- Coventry City Council’s Local Plan, adopted in December 2017⁵.
- Coventry’s Economic Growth and Prosperity Strategy, published in February 2018⁶.
- Information obtained from the client.

Assessment of Significance

6.2.4 The first step in the assessment is to identify the sensitivity of the receptors. In socio-economic assessments, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment draws on a combination of measurable indicators and a consideration of the importance of the receptor in policy terms to gauge the receptor’s sensitivity. For example, the number of jobs in the area may increase as new developments are completed and occupied by businesses. This is considered alongside the weight attached to these issues in local policy. For example, the Local Plan may have identified that employment and business growth is a particular priority. **Table 6.1** shows the sensitivity criteria followed in this assessment.

Table 6.1: Sensitivity Criteria

Sensitivity	Evidence for Sensitivity Assessment
High	Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic 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 socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy.

6.2.5 The magnitude of change upon each receptor has been determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation. The criteria used for the assessment of magnitude of change, which can be either positive (beneficial) or negative (adverse) are shown in **Table 6.2**.

³ *Strategic Economic Plan*: West Midlands Combined Authority, June 2016.

⁴ *Strategic Economic Plan*: Coventry and Warwickshire Local Enterprise Partnership, August 2016.

⁵ *Local Plan*: Coventry City Council, December 2017.

⁶ *Coventry’s Economic Growth and Prosperity Strategy*: Coventry City Council, February 2018.

Table 6.2: Magnitude of Change Criteria

Magnitude of Impact	Description / Criteria
Substantial	Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change.
Moderate	Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute or percentage change.
Minor	Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and or percentage change.
Negligible	No discernible change in baseline socio-economic conditions.

6.2.6 In reporting the effects of significance resulting from the proposed development, at construction and operational stages, the assessment contextualises both the sensitivity of the receptor and the magnitude of change. The method uses the matrix shown in **Table 6.3**.

Table 6.3: Significance Matrix

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

6.2.7 Using this scale, effects identified as major or moderate are regarded as being significant. Effects of minor or lesser significance are also identified but regarded as not significant.

Legislative and Policy Framework

National Planning Policy

6.2.8 Guidance on producing EIAs published by the European Commission and UK Government suggests that the possible socio-economic effects that should be considered are those relating to changes in population, such as changes in the demand for housing and services such as schools and recreation facilities.

6.2.9 The revised **National Planning Policy Framework**⁷ (NPPF) was published in July 2018. At the heart of the framework is a presumption in favour of sustainable development (see paragraph 11). For plan making, this means that plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change. For decision-taking, this means that development proposals that accord with an up-to-date development plan should be approved without delay. Relevant points to note from the revised NPPF include:

⁷ *National Planning Policy Framework*: HM Government, February 2019.

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- Paragraph 8 states that there are three overarching objectives to the planning system, which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective and an environmental objective.
- Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- Paragraph 72 of the NPPF states that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed.

6.2.10 The **UK Housing White Paper**, 'Fixing our Broken Housing Market'⁸, was published in 2017 to try and address the shortage of homes in the UK. It outlines a number of problems that need to be dealt with in order to deal with the housing crisis, and this includes:

- The pace of development is too slow – more than a third of homes that were granted planning permission in 2015/16 have yet to be built.
- The structure of the housing market makes it harder to increase supply, with commercial developers still dominating the market, despite the recent success of housing organisations.

6.2.11 In order to overcome these challenges, the Government aims to: plan for the right homes in the right places; build homes faster; diversify the housing market and help people to get on the property ladder.

Local Policy

6.2.12 The **Strategic Economic Plan (SEP) for the West Midlands Combined Authority**, published in June 2016⁹ has a vision to make the West Midlands the best region in the UK to do business. Its aim is for the region to be a place that meets people's needs and aspirations throughout their lives and where everyone's life chances, health and well-being are improved.

6.2.13 By 2030, the West Midlands Combined Authority SEP states that there will be a wide choice of housing, with more than 1.9million homes in the District. To achieve this, the SEP's vision aims for a higher level of housebuilding than is currently provided for in local development plans, or is being delivered across the area.

6.2.14 The **Coventry and Warwickshire Local Enterprise Partnership's Updated Strategic Economic Plan**¹⁰ sets out how the LEP along with its partners will grow the economy over the short, medium and long-term. In order to achieve this, the LEP list five pillars of activity, the most relevant being to unlock new employment and housing sites to provide between 75,00 and 76,000 new homes by 2030. Overall, the LEP wants to revitalise the housing market in Coventry and Warwickshire, accelerating the delivery of housing plans to ensure house building levels support growth rates.

⁸ *Fixing our Broken Housing Market*: Department for Communities and Local Government, February 2017.

⁹ *Strategic Economic Plan*: West Midlands Combined Authority, June 2016.

¹⁰ *Strategic Economic Plan*: Coventry and Warwickshire Local Enterprise Partnership, August 2016.

- 6.2.15 In its **Local Plan**¹¹, Coventry City Council sets out its vision to re-establish itself as one of the Country's top ten cities, enhance its position at the centre of the Coventry and Warwickshire sub-region and contribute towards the West Midlands engine for growth. To achieve this, the Local Plan covers a number of areas including housing. Policy H1 states that provisions will be made for a minimum of 24,600 additional dwellings in Coventry between 2011 and 2031. It also states that housing land will be released in order to maintain a continuous 5-year supply of housing land in order to support a varied and flexible land supply to support housing delivery and sustainable development.
- 6.2.16 In the Local Plan the Council considers three specific site allocations which it considers to be of significant strategic importance to the successful implementation of the Plan and its objectives. One of these sites is the Sustainable Urban Extension at Keresley (within which the Proposed Development site) – 3,100 homes, new education facilities, two local centres and accompanying green, blue and highway infrastructure. The relevant site allocations within this plan include H2:1 and the Keresley local centres in Policy R1.
- 6.2.17 In **Coventry's Economic Growth and Prosperity Strategy**¹², the Council sets out its vision for Coventry to be a city that delivers sustainable and inclusive economic growth enabling all residents and business to prosper. To achieve this vision, the Strategy focuses on three themes: people; business; and place. Under the 'place' theme, the Council aims to deliver a plentiful supply of quality space for housing, businesses and skills development.

Scoping Criteria

- 6.2.18 As discussed in Chapter 2, a formal request for a Scoping Opinion from Coventry City Council was requested, which was duly received with comments from relevant consultees. The issues raised are summarised in Table 2.1 of Chapter 2, however in relation to socio-economic issues, in summary the Opinion agreed with the proposed scope, although North Warwickshire did specifically comment that impact upon education and healthcare provision across the administrative boundary be taken into account. This has been considered, where relevant within the assessment, however it should be noted that appropriate study areas have been taken in relation to each specific issue.
- 6.2.19 The scope and contents of this socio-economic assessment are based on professional experience and best practice. Consideration has been given only to the following socio-economic factors for which there is a potential for likely significant effects or which are relevant to assessing these effects:
- Construction Phase – local employment opportunities.
 - Operational Phase – socio-economic factors.

Extent of Study Area

- 6.2.20 The assessment primarily focuses on the effects in the local authority area of Coventry and the ward within which the Proposed Development is located (E05001218: Bablake). Where appropriate, benchmark data for the Coventry and Warwickshire Local Enterprise Partnership (LEP) area, the West Midlands region and the UK/GB are also provided. Although the Site is located within the administrative area of Coventry City Council, its northern and eastern boundaries adjoin North

¹¹ *Local Plan*: Coventry City Council, December 2017.

¹² *Coventry's Economic Growth and Prosperity Strategy*: Coventry City Council, February 2018.

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Warwickshire and Nuneaton and Bedworth. The analysis of existing education and healthcare provision takes into account this wider geographical area, as per the request made in the scoping response.

Limitations to the Assessment

6.2.21 Baseline information is derived from the latest available statistics, however there is often a time-lag associated with the publication of this data.

6.3 BASELINE CONDITIONS

Site Description and Context

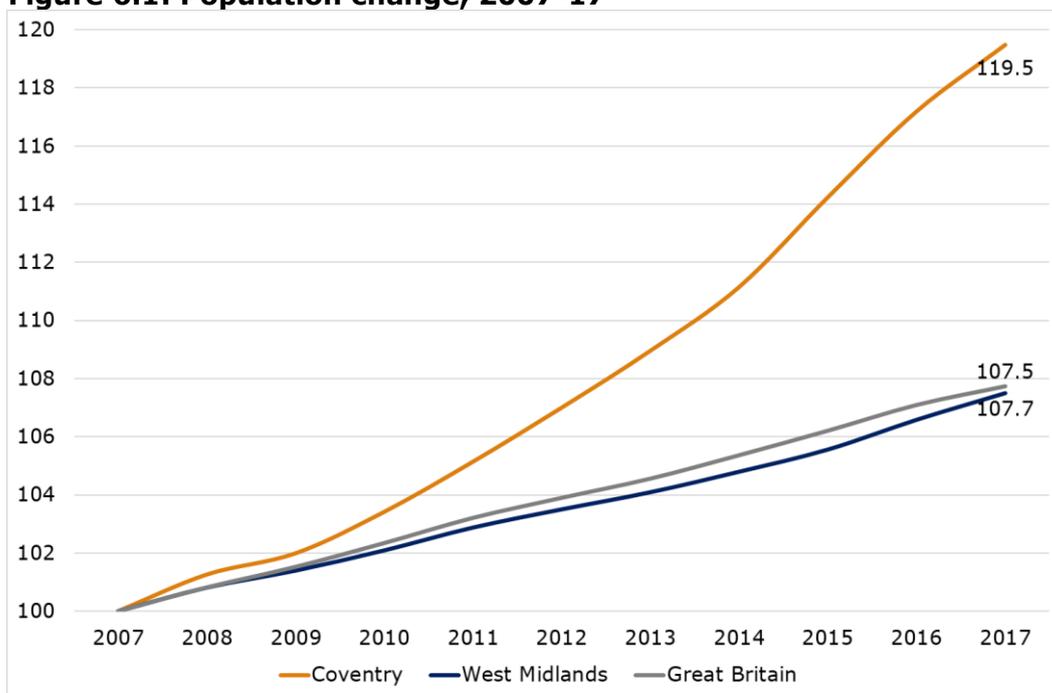
A detailed description of the Site and its surrounding context and the Proposed Development is provided in Chapters 3 and 4 and therefore has not been repeated. However, the details of the Proposed Development as pertinent to the socio-economic assessment are that it seeks outline permission for up to 500 residential dwellings, the demolition of Thompson’s Cottage and associated buildings, green infrastructure (including sustainable urban drainage and play space), a vehicular access point, an emergency vehicular point and associated infrastructure and enabling works.

Baseline Survey Information

Population

6.3.1 Based on data from the Census, the population of Bablake ward was 15,746 in 2011. Data from the 2017 ONS mid-year population estimates show the total population of Coventry is around 360,100. **Figure 6.1** presents population change between 2007 and 2017. Over this timeframe, Coventry’s population increased by 19.5% – equating to 58,700 more people. The corresponding population increases for the West Midlands and Great Britain over the same period were 7.5% and 7.7% respectively.

Figure 6.1: Population change, 2007-17



Source: ONS, Mid-Year Population Estimates

6.3.2 Data on population change by age in Coventry show that from 2007 to 2017, the young dependant population group (aged 0-15) increased by around 10,400 (17.4%), the number of economically active people (16-64) increased at the fastest rate – by 43,500 (22.1%) and people aged 65+ increased by approximately 4,800 (a rise of 10.7% - see **Table 6.4**). All three age groups experienced growth over the same timeframe in the West Midlands and the UK, however it was the 65+ cohort that grew the fastest in both areas – by 21.1% in the West Midlands and 23.0% in the UK.

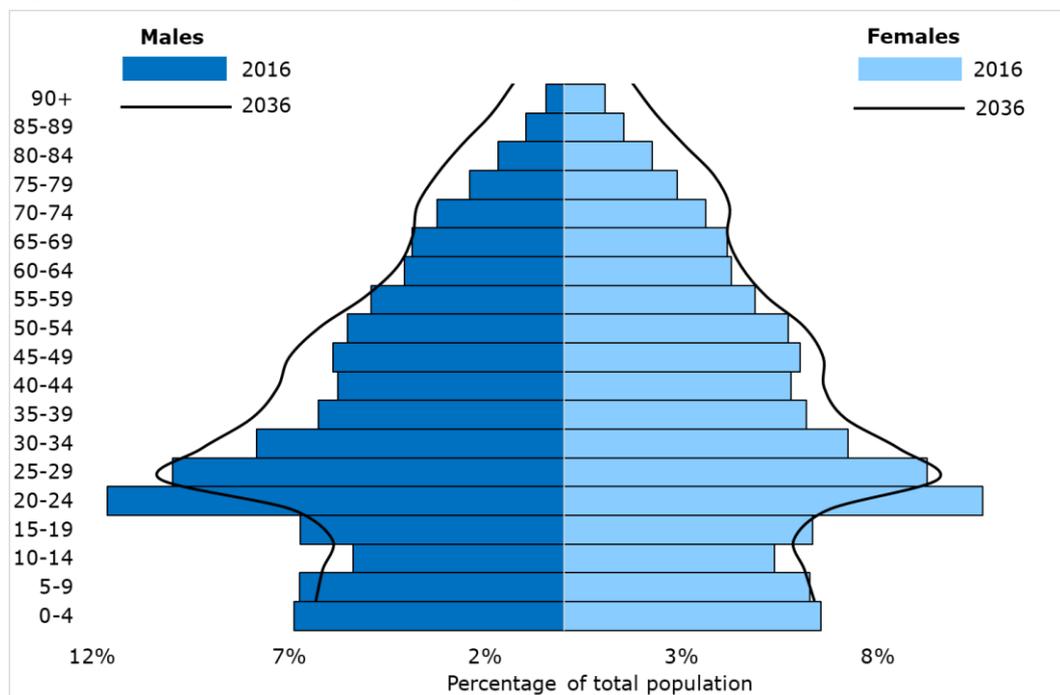
Table 6.4: Coventry Population Estimates by age, 2007-17

	2007	2017	Change	% Change
0-15	59,800	70,200	10,400	17.4%
16-64	196,800	240,300	43,500	22.1%
65+	44,900	49,700	4,800	10.7%
Total	301,400	360,100	58,700	19.5%

Source: ONS, Mid-Year Population Estimates

6.3.3 The latest ONS population projections (2016-based) were published in May 2017 and these indicate that the population of Coventry is expected to increase by over 93,200 people between 2016 and 2036 (a 26.4% rise). The population growth rates in the West Midlands (5.9%) and England (10.2%) are expected to be considerably lower over the same period. In Coventry between 2016 and 2036, the population aged 65+ is expected to rise by just under 17,200 (34.7%). The 16-64 cohort is projected to increase by 58,200 (24.8%), while the number of people aged 0-15 is estimated to increase by just under 17,900 (25.8%) over the same time period. **Figure 6.2** presents a population pyramid which shows the population breakdown by age and sex in 2016 and 2036.

Figure 6.2: Population projections, 2016-36



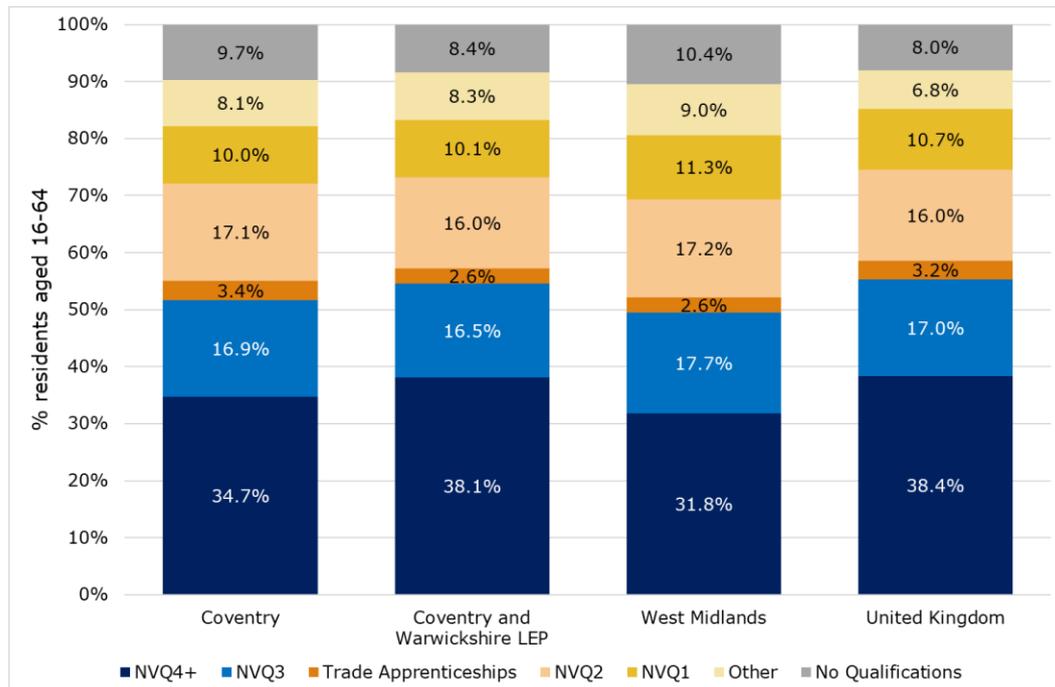
Source: ONS, Mid-Year Population Estimates

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Skills

6.3.4 In 2017, 34.7% of working age residents (16-64) in Coventry had a degree level qualification or higher (NVQ4+); 16.9% had NVQ3 only, which equates to 2 A Levels and 4 AS Levels; and 17.1% had NVQ2 only (5+ GCSEs or equivalent). Around 9.7% of the District’s population had no qualifications. The LEP area and the UK have a greater proportion of people aged 16-64 with higher level (NVQ4+) qualifications at 38.1% and 38.4% respectively. The West Midlands region has a lower proportion of working aged residents with NVQ4+ qualifications than Coventry, at 31.8%. Coventry has a higher proportion of working age residents with trade apprenticeships (3.4%) when compared with the UK (3.2%), as well as the region and the LEP area (both at 2.6%). **Figure 6.3** shows the full skills breakdown.

Figure 6.3: Skill Levels of the Resident Working Age (16-64) Population, 2017



Source: ONS, Annual Population Survey January-December 2017

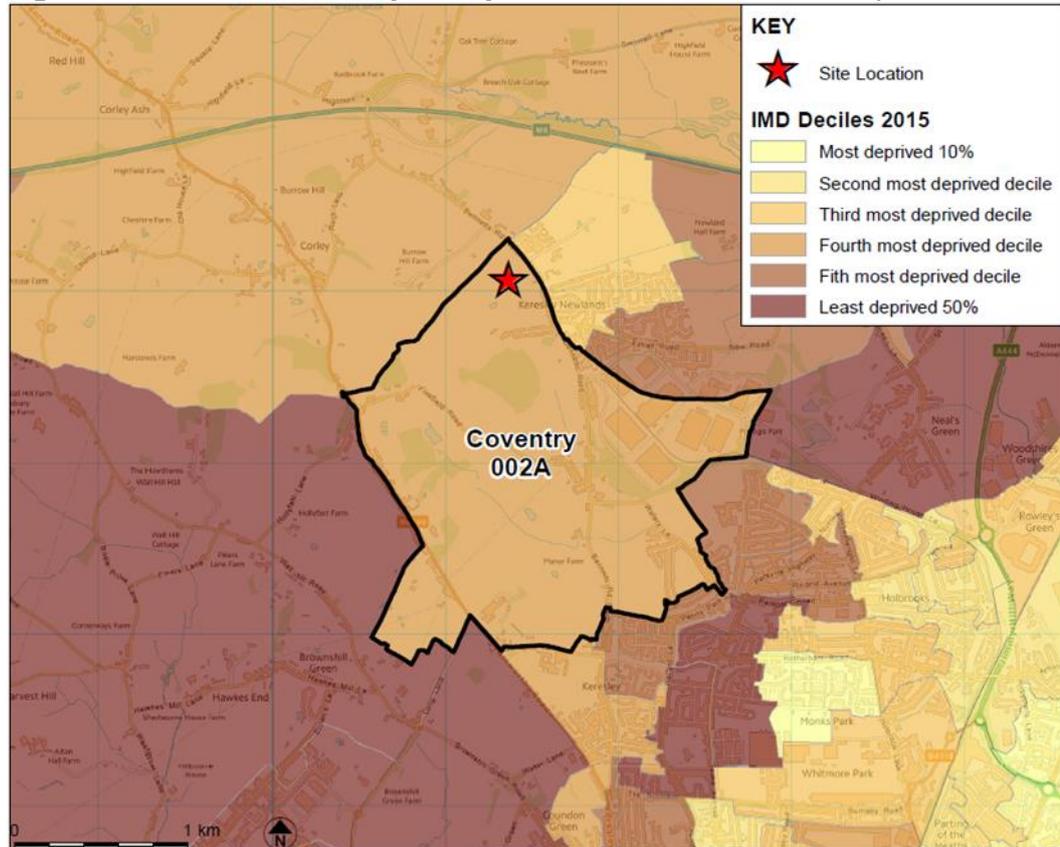
Deprivation

6.3.5 The Index of Multiple Deprivation 2015¹³ provides an indication of the average levels of deprivation for LSOAs (Lower Layer Super Output Area) across England. The Index provides an overall assessment of the average levels of deprivation as well as an assessment against particular domains of deprivation.

6.3.6 The application site falls within Coventry 002A LSOA. This area falls within the 40.0% most deprived LSOAs in England, ranking at 11,074. Looking at the individual domains of deprivation, Coventry 002A has average levels of deprivation for the living environment domain (ranking 15,255). It has the highest level of deprivation for the crime domain, ranking at 4,150, placing the LSOA in the 20.0% most deprived LSOAs for this domain in England. **Figure 6.4** maps the overall level of deprivation in Coventry 002A and its neighbouring LSOAs.

¹³ September 2015, English Indices of Deprivation 2015, Department for Communities and Local Government.

Figure 6.4: Index of Multiple Deprivation for Site Location, 2015

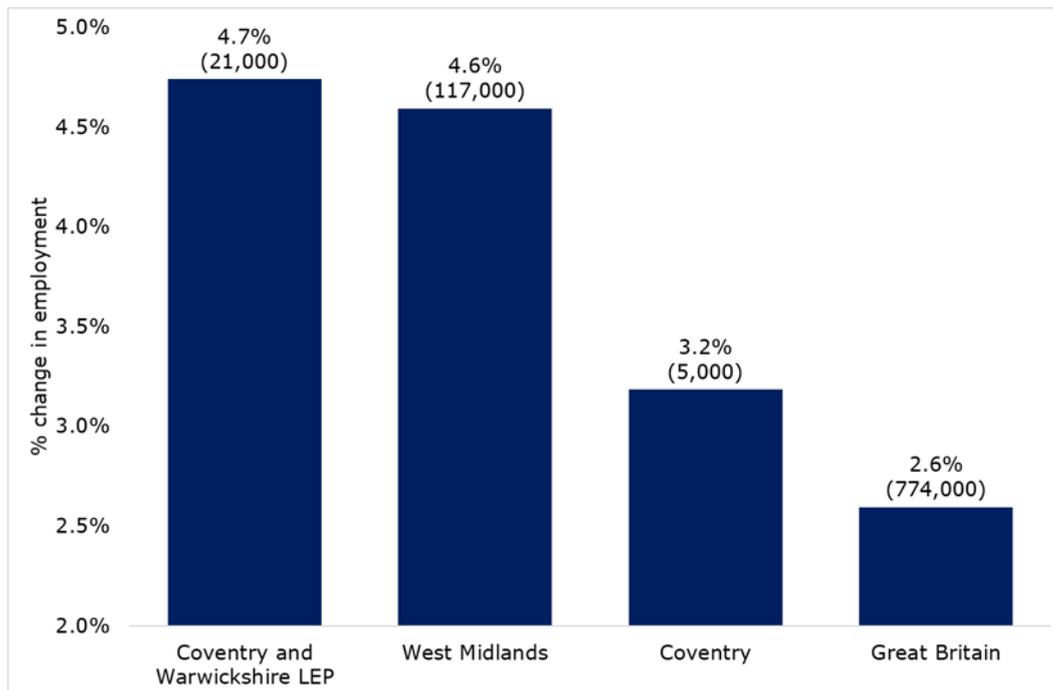


Source: Ministry of Housing, Communities & Local Government

Employment

6.3.7 Based on data from the 2017 Business Register & Employment Survey, published by ONS, 162,000 people work in Coventry (7,000 of which work in Bablake ward). This figure includes self-employment. Overall, between 2015 and 2017, employment in Coventry increased by 5,000 (3.2%). This is lower than the rate of the growth seen in the LEP area (4.7% – 21,000 jobs) and the West Midlands region (4.6% – 117,000 jobs), but above the growth rate seen in Great Britain over the same two years (2.6% – 774,000 jobs – see **Figure 6.5**).

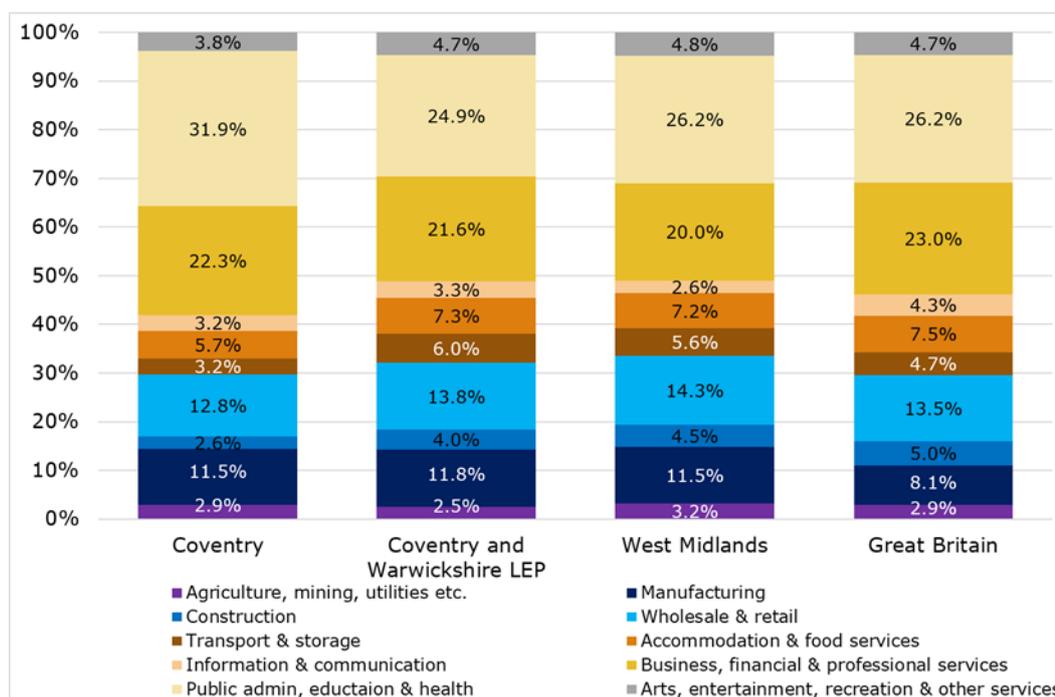
Figure 6.5: Employment Change, 2015-17



Source: ONS, Business Register & Employment Survey

- 6.3.8 The largest sector in Coventry as of 2017 is public administration, education and health, with 50,000 jobs – representing 31.9% of total employment. Job numbers in the sector increased by 5,000 between 2015 and 2017, an increase of 11.1%.
- 6.3.9 In terms of overall size, public administration, education and health is followed by the business, financial and professional services sector, which supports 35,000 jobs in the District – 20.1%. This sector saw a 3,000 job decrease (7.9%) between 2015 and 2017. The construction sector, which is likely to see increased employment opportunities during the Proposed Development's build phase, supports around 18,000 jobs in Coventry. This equates to approximately 2.6% of total employment in the District, below the corresponding shares for the LEP (4.0%), the West Midlands (4.5%) and the UK (5.0%). **Figure 6.6** presents the employment share by sector.

Figure 6.6: Sector Employment Share, 2017



Source: ONS, Business Register & Employment Survey

6.3.10 It is possible to look at sector strengths in Coventry by measuring the location quotient (LQ) of industries. The LQ of an industry is an analytical statistic that measures an area’s industrial specialisation relative to a benchmark (in this case Great Britain). LQs are calculated by comparing the industry’s share of employment in Coventry with its share of GB employment. For example, if a sector accounts for 10.0% of all jobs in an area but only 5.0% of all GB jobs, the area’s LQ for that sector is 2. This means it is 2 times more concentrated in that area than on average.

6.3.11 Coventry has the most specialism in the manufacturing sector (1.42), which is broadly in line with the LEP (1.46) and the West Midlands (1.43). Public administration, education and health is another sector specialism in Coventry with an LQ of 1.22, above the corresponding LQ in the LEP (0.95) and the region (1.0).

Business Base

6.3.12 There are around 11,800 businesses in Coventry. This figure has increased by 2,560 since 2010 (27.7 growth), above the increase seen in Coventry and Warwickshire LEP (20.2% – 7,250 businesses), the West Midlands (19.0% – 39,845) and UK (21.7% – 559,000) over the same timeframe (see **Table 6.5**).

Table 6.5: Change in business numbers, 2010-18

Area	2010	2018	Absolute Change	% Change
Coventry	9,240	11,800	2,560	27.7%
Coventry and Warwickshire LEP	35,955	43,205	7,250	20.2%
the West Midlands	210,065	249,910	39,845	19.0%
United Kingdom	2,574,225	3,133,260	559,035	21.7%

Source: ONS, UK Business Count

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6.3.13 In terms of businesses by size, Coventry has a slightly lower proportion of micro businesses – 83.0% (between 0 and 9 employees) than the UK – 84.3% – and double the proportion of large (250+ employees) businesses (0.8%) than the national average (0.4% – see **Table 6.6**).

Table 6.6: Business share by size, 2018

Area	Micro (0 to 9)	Small (10 to 49)	Medium-sized (50 to 249)	Large (250+)
Coventry	83.0%	12.8%	4.1%	0.8%
Coventry and Warwickshire LEP	84.3%	12.4%	3.3%	0.5%
the West Midlands	83.7%	13.0%	3.4%	0.5%
United Kingdom	84.3%	12.7%	3.1%	0.4%

Source: ONS, UK Business Count

Wages

6.3.14 For residents of Coventry, the median annual gross wage for full-time workers is £28,927, as of 2018. This is around £1,400 lower than that of the Coventry and Warwickshire LEP (£30,295) and around £600 lower than the national figure (£29,574). However, Coventry’s median annual gross wage for residents is around £1,300 higher than that of the West Midlands (£27,636)¹⁴. **Table 6.7** shows that resident wages in Coventry have increased at a faster rate (24.1% – over £5,600) than both the West Midlands (15.6% – £3,700) and the UK (14.3% – just under £3,700) between 2010 and 2018.

Table 6.7: Gross Annual Full-Time Wages, Resident-based 2010-18

Area	2010	2018	Absolute Change	% Change
Coventry	£23,311	£28,927	5,616	24.1%
West Midlands	£23,901	£27,636	3,735	15.6%
United Kingdom	£25,882	£29,574	3,692	14.3%

Source: ONS, Annual Survey of Hours and Earnings

6.3.15 **Table 6.8** shows that for workers in Coventry, the median annual gross wage for full-time workers (£31,010 in 2018) is around £700 higher than the LEP area (£30,319), just under £3,300 higher than the West Midlands figure (£27,716) and over £1,400 above the national average (£29,574¹⁵). Table 6.8 also shows that worker wages in Coventry have increased at a faster rate (23.1% – over £5,800) than both the West Midlands (16.3% – £3,900) and the UK (14.3% – just under £3,700) between 2010 and 2018.

Table 6.8: Gross Annual Full-Time Wages, Workplace-based 2010-18

Area	2010	2018	Absolute Change	% Change
Coventry	£25,187	£31,010	5,823	23.1%
West Midlands	£23,831	£27,716	3,885	16.3%
United Kingdom	£25,882	£29,574	3,692	14.3%

Source: ONS, Annual Survey of Hours and Earnings

¹⁴ Data sourced from Annual Survey of Hours & Earnings (Resident Analysis) for 2010 and 2018, published by ONS.

¹⁵ Resident and workplace-based wages are both the same at a UK level, hence the reported changes in paragraphs 6.3.15 and 6.3.16 are the same.

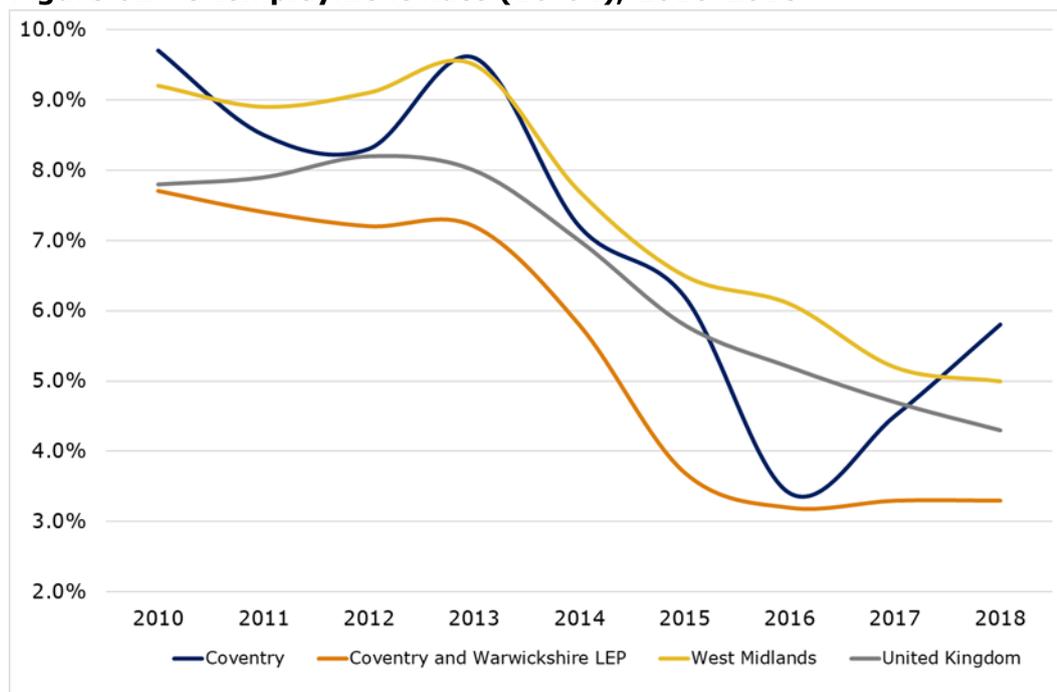
Commuting¹⁶

- 6.3.16 Just under 78,800 people live and work in Coventry. There are a substantial number of people travelling into Coventry from surrounding/neighbouring areas to work. This includes around 11,400 from Nuneaton and Bedworth, 7,900 from Warwick, 4,900 from Rugby and 4,600 from Birmingham.
- 6.3.17 There are also a high number of residents commuting out for work. This includes over 9,200 Coventry residents working in Warwick, just under 4,900 in Nuneaton and Bedworth, just under 4,500 in Birmingham and over 3,800 in Rugby.
- 6.3.18 The overall figure for out-commuters (39,600) is lower than the figure for in-commuters (50,630), giving a net inflow of just over 11,000 commuters.

Unemployment¹⁷

- 6.3.19 Overall, the unemployment rate in Coventry fell by 6.3 percentage points between 2010 and 2016 (from 9.7% to 3.4%). Since then, it has increased to 5.8% in 2018. This unemployment rate is higher than the LEP (3.3%), the West Midlands (5.0%) and the UK (4.3% - see **Figure 6.7**).

Figure 6.7: Unemployment Rate (16-64), 2010-2018



Source: ONS, Annual Population Survey July 2017-June 2018

Economic Activity

- 6.3.20 **Figure 6.8** shows that the economic activity rate¹⁸ in Coventry is 75.7%, based on ONS data for July 2017-June 2018, below the rate in the LEP (79.5%), the West Midlands (76.6%) and the UK (78.3%). In recent years, between 2016 and 2018,

¹⁶ Based on travel to work data from the 2011 Census.

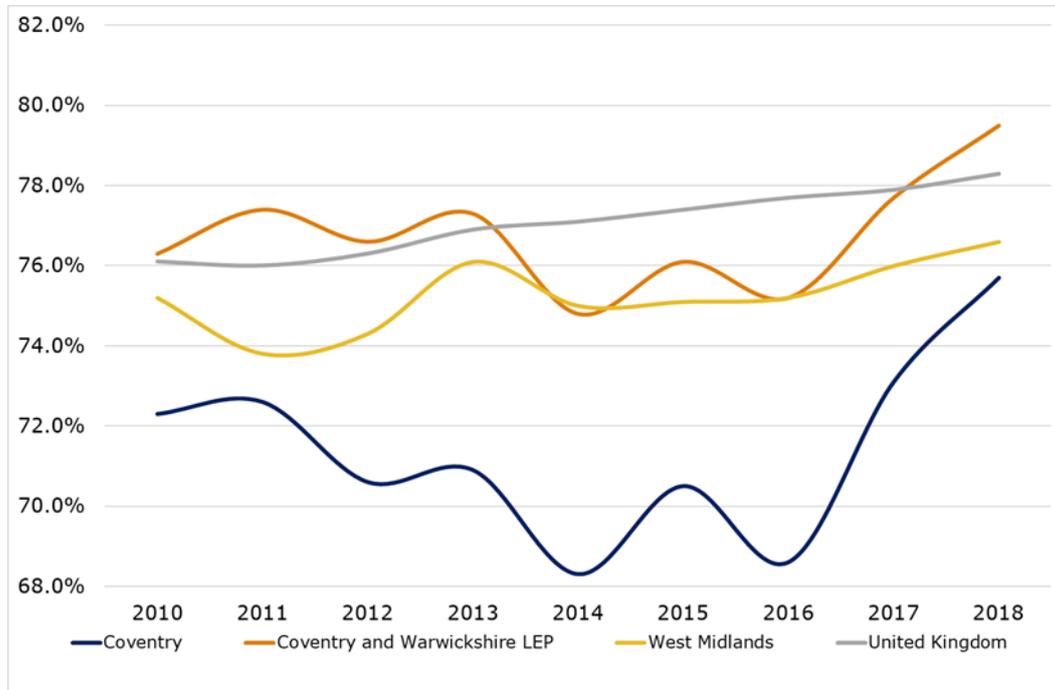
¹⁷ Unemployment data sourced from Annual Population Survey (July 2017 – June 2018), published by ONS.

¹⁸ The economic activity rate measures the proportion of the working age population (16-64) who are active or potentially active members of the labour market.

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the economic activity rate in Coventry has been increasing. It rose by 7.1 percentage points over this period, going from 68.6% in 2016 to 75.7% in 2018.

Figure 6.8: Economic Activity Rate (16-64), 2010-2018



Source: ONS, Annual Population Survey July 2017-June 2018

Health

- 6.3.21 As per the request made in the scoping response, the analysis considers healthcare provision across the administrative boundary. The nearest NHS hospital to the site is Cygnet Hospital, Coventry which is approximately 4.0 miles away. It is one of the UK's largest independent providers of mental health pathways. The second nearest hospital to the site is the George Eliot Hospital (4.4 miles away), providing a wide range of services, including an accident and emergency department.
- 6.3.22 There are currently 71 GP practices operating within 5-miles of the Application Site, 70 of which are currently accepting new patient registrations. There are also three NHS walk-in centres within 5-miles of the site. A number of the families living in the Proposed Development will already live in the area, meaning they will already be registered at local GP surgeries. **Table 6.9** provides the number of GPs and the number of patients for the 20 surgeries within a slightly closer distance of the site – 3-miles.

Table 6.9: GP Surgery Capacity

Practice name & postcode	Distance from site	No. of GPs	No. of patients on roll	Accepting new patients?
Park Leys Medical Practice (three practices) CV7 8LA / CV6 2FL / CV7 8EQ	0.2 miles / 1.6 miles / 2.3 miles	9	13,858	Yes
Holbrooks Health Team CV6 4HN	1.4 miles	3	7,718	Yes
Springfield Medical Practice CV6 2FL	1.6 miles	4	7,234	Yes
The Gables Medicentre (two practices) CV12 0HU / CV6 4DD	1.8 miles / 2.2 miles	5	9,793	Yes
Jubilee Health Centre CV6 3FA	2.3 miles	5	9,284	Yes
Longford Primary Care Centre CV6 6DR	2.3 miles	3	7,718	Yes
Windmill Surgery CV6 6DR	2.3 miles	4	7,234	Yes
Dr Inayat Ullah CV12 0AJ	2.4 miles	3	3,958	Yes
Malling Health @ Foleshill CV6 5ND	2.5 miles	2	3,797	Yes
Edgwick Medical Centre CV6 5LL	2.6 miles	2	4,836	Yes
Engleton House Surgery CV6 3HZ	2.6 miles	13	26,212	Yes
Allesley Village Surgery CV5 9BD	2.8 miles	3	4,168	Yes
Moseley Avenue Surgery CV6 1HS	2.8 miles	7	11,601	Yes
The Old Cole House Practice CV12 8LH	2.8 miles	1	3,201	Yes

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Practice name & postcode	Distance from site	No. of GPS	No. of patients on roll	Accepting new patients?
Central Medical Centre CV6 5DF	2.9 miles	4	3,415	Yes
Paradise Medical Centre CV6 5BG	2.9 miles	5	7,196	Yes
Broad Street Surgery- Drs Sihota, Nahl & Dosanjh CV6 5BG	2.9 miles	2	9,284	Yes

Source: NHS Choices

6.3.23 There are also 38 dental practices within 5 miles of the site, as well as 41 opticians. There are 10 pharmacies within 3 miles of the application site.

Educational Capacity

6.3.24 As per the request made in the scoping response, the analysis considers education provision across the administrative boundary. Local Education Authorities (LEA) have a statutory duty to secure sufficient school places within their area. The school that any particular child attends is a matter of parental choice subject to availability of capacity at the selected school. It is always subject to the overriding requirements of any published admission criteria that the school has, as well as the appeals procedure for individual pupils.

6.3.25 There are eight pre-school or nursery age care facilities in reasonable proximity to the Application Site. These include: Tommies Children’s Centre (1.21 miles from the site); Flutterbies Children’s Centre, Holbrooks (1.53 miles); Rainbow Children’s Centre, Bedworth Heath (1.53 miles); Bedworth Heath Nursery School (1.91 miles); St Augustine’s Children’s Centre (2.31 miles); Foleshill Children’s Centre (2.62 miles); Radford Children’s Centre (2.83 miles); and Valley House Children’s Centre (2.98 miles). A number of the families living in the Proposed Development will already live in the area – meaning their children will already have places at the local schools.

6.3.26 **Table 6.10** presents the capacity of the primary schools within 3 miles of the Application Site, which includes the neighbouring North Warwickshire authority.

Table 6.10: Capacity of Primary Schools

School	Distance from Application Site	School capacity	Number of pupils on roll	Capacity / deficit
Keresley Newland Primary School	0.27 miles	210	-	-
Holy Family Catholic Primary School	1.19 miles	420	472	-52
Parkgate Primary School	1.32 miles	630	686	-56
Wheelwright Lane Primary School	1.32 miles	252	215	37
John Shelton Community Primary School	1.45 miles	210	232	-22
Newdigate Primary and Nursery School	1.47 miles	300	371	-71
Keresley Grange Primary School	1.55 miles	311	295	16
Whitmore Park Primary School	1.57 miles	700	689	11
Goodyers End Primary School	1.57 miles	420	377	43
St Giles Junior School	2.13 miles	240	191	49
Hollyfast Primary School	2.15 miles	630	566	64
St Augustine's Catholic Primary School	2.16 miles	420	396	24
Holbrook Primary School	2.21 miles	682	662	20
Hill Farm Academy	2.28 miles	708	629	79
Joseph Cash Primary School	2.44 miles	472	457	15
Longford Park Primary School	2.44 miles	210	245	-35
RNIB Three Spires Academy	2.49 miles	81	85	-4
Exhall Cedars Infant School	2.5 miles	200	205	-5
Lote Tree Primary School	2.56 miles	100	88	12
Edgewick Community Primary School	2.6 miles	352	347	5
Allesley Primary School	2.62 miles	420	429	-9
Christ The King Catholic Primary School	2.65 miles	420	472	-52
Grangehurst Primary School	2.63 miles	420	403	17
Bournebrook CofE Primary School	2.68 miles	166	159	7
Little Heath Primary School	2.69 miles	420	270	150
Good Shepherd Catholic School	2.7 miles	210	244	-34
The Canons C of E Primary School	2.72 miles	630	619	11
Coundon Primary School	2.76 miles	630	595	35
St Elizabeth's Catholic Primary School, Foleshill	2.77 miles	233	210	23
St Laurences CofE Primary School	2.8 miles	420	399	21
Radford Primary Academy	2.86 miles	236	224	12
Alderman's Green Community Primary School	2.89 miles	630	571	59
Broad Heath Community Primary School	2.99 miles	630	651	-21
Total	-	13,013	12,454	349

Source: Department for Education (website accessed 10th January 2019)

6.3.27 **Table 6.11** presents the capacity of the secondary schools and sixth form colleges within 3 miles of the Application Site, which includes the North Warwickshire authority.

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Table 6.11: Capacity of Secondary Schools & Sixth Form Colleges

School	Distance from Application Site	School capacity	Number of pupils on roll	Capacity / deficit
President Kennedy School Academy	0.92 miles	1,570	1,534	36
Corley Centre	1.08 miles	72	92	-20
Ash Green School	1.2 miles	850	936	-86
Cardinal Newman Catholic School A Specialist Arts and Community College	1.23 miles	1,224	1,271	-47
Exhall Grange School and Science College	1.3 miles	211	209	2
Coundon Court	2.12 miles	1,680	1,621	59
Foxford Community School	2.45 miles	1,035	975	60
Valley House	2.65 miles	18	5	13
Sherbourne Fields School	2.77 miles	142	145	-3
Total	-	6,802	6,788	14

Key
Schools with sixth forms (age 11-18)
Schools with primary, secondary & sixth form provision (age 4-18)

Source: Department for Education (website accessed 10th January 2019)

6.4 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS**Construction**

6.4.1 Socio-economic effects associated with the Proposed Development will apply largely once the facility is operational. However, during the construction phase there will be some effects as discussed below. The benefits are presented for the 500 dwellings associated with the Proposed Development. Although a number of the impacts of the Proposed Development will be retained within Coventry, the Application Site's northern and eastern boundaries adjoin North Warwickshire Borough and Nuneaton and Bedworth Borough. Therefore, many of the socio-economic effects will be across a wider area.

Employment

6.4.2 Economic benefits will arise through the provision of temporary jobs during the construction phase at the site, which is estimated to be around 10 years. Construction costs are estimated at approximately £66.7million over the build programme (at current prices). The construction costs have been estimated using the BCIS Online tool¹⁹ and are exclusive of external works, contingencies, supporting infrastructure, fees, VAT, finance charges etc.

6.4.3 To estimate construction employment supported during the building phase, the total construction cost has been divided by the average turnover per construction employee in the West Midlands of just under £143,300²⁰ in 2018. During the build phase, around 47 direct construction jobs on-site could be supported per annum.

6.4.4 It is widely recognised that housebuilding has knock-on effects for other sectors, which leads to increased demand for building materials and equipment at the construction phase, as well as domestic furniture and carpets etc. following completion. This generates and sustains employment in other sectors. The July 2018 'Economic Footprint of House Building in England and Wales' report by the Home Builders Federation found that for every 1 job in housing construction, the scale of employment supported is equivalent to between 2.4 and 3.1 direct, indirect and induced jobs per new dwelling built. Taking an average of these figures, a multiplier of 2.75 has been used – i.e. for every 1 job in house building, a further 1.75 jobs are supported in the wider economy. Therefore, as well as the 47 on-site jobs supported per annum during the build phase, the Proposed Development could support a total of 82 additional jobs per annum in the wider economy.

6.4.5 In total, around 128 temporary jobs could be supported per annum during the build phase.

Gross value added

6.4.6 Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA), a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level. In the West Midlands, construction's GVA per employee is around £69,000 per annum. Total annual GVA per employee for all sectors in the region is estimated at £50,200.

¹⁹ Accessed 11/01/2019

²⁰ Calculated using data for the West Midlands's construction sector from the 2018 edition of Business Population Estimates produced by the Office for National Statistics.

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6.4.7 Applying these GVA figures to the employment estimates outlined above, the Proposed Development could generate an additional £7.3million of GVA per annum or £63.1million during the 10-year construction period (present value²¹).

Significance of construction impacts

6.4.8 The significance of the effect is assessed as follows:

- The sensitivity of the receptor (construction employment in the economy) is assessed as being **medium**, in line with the criteria set out in **Table 6.1**.
- The magnitude of the impact is assessed as **substantial**, in line with the criteria in **Table 6.2**, due to the significant capital investment of £66.9million.
- The significance of the temporary effect is therefore considered to be **major and beneficial** (in EIA terms a significant beneficial effect).

Operation

6.4.9 Once fully built and occupied, the scheme will have a number of impacts on the economy.

Housing & Economy

6.4.10 It is estimated that the proposed scheme would provide homes for 598 economically active residents²². Data from the Annual Population Survey, published by the ONS, show that around 94.0% of the economically active population in Coventry are in employment²³. Assuming this figure remains broadly the same, applying it to the population living at the Proposed Development on the land north of Thompsons Farm could result in around 564 economically active and employed residents living there once the Site is fully built and occupied. This is likely to be a mixture of people from outside the area, as well as existing residents who move from other parts of the local area.

6.4.11 If residents show a similar employment profile to the existing working age population of Coventry²⁴, 40.0% (223) of the economically active and employed people could be working in higher value occupations – managers, directors, senior officials; professional; and associate professional & technical roles.

6.4.12 Additional household expenditure will be supported by the new dwellings. While not all of this spend will be in the local area, it is reasonable to assume that a substantial proportion will be retained within Coventry. Figures produced by the ONS at a regional level²⁵ can be used to provide an estimate of what this spend could be worth on an annual basis. For the West Midlands, the region in which the site is located, average household spend is estimated by the ONS to be around £472 per week. This covers spend on commodities/services such as food & drink, clothing, transport and recreation. Applying the £472 average weekly spend figure to the 500 dwellings and translating this into an annual figure, the Proposed Development could generate an annual household expenditure of approximately £12.3million once it is complete and fully occupied.

²¹ Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5%.

²² Census 2011: average number of economically active residents per household in Coventry is 1.2.

²³ Annual Population Survey, July 2017-June 2018.

²⁴ Ibid.

²⁵ Based on household spend estimates for the West Midlands, produced by ONS.

- 6.4.13 Assuming the new dwellings fall within Band D²⁶, once fully occupied the 500 proposed dwellings at the site are estimated to generate over £884,000 on an annual basis in additional Council Tax payments.
- 6.4.14 The Proposed Development has the potential to generate around £3.3million in New Homes Bonus revenue for Coventry City Council. This estimate does not include any additional payments for affordable houses built and it is based on the new operating model for New Homes Bonus, which was announced in December 2016.
- 6.4.15 Under the New Homes Bonus scheme, the Government previously matched the Council Tax raised on each new home built in an area for a period of six years. The December 2016 changes saw a new national baseline of 0.4% introduced to ensure councils are not rewarded for natural housing growth. Where growth is below the baseline level of 0.4%, new homes are not rewarded with the Bonus and the national average Band D council tax rate of £1,671.45 is paid thereafter. The number of years in which payments are made was also reduced – from six years to five years in 2017/18 and to four years from 2018/19.

Significance of economy impacts

- 6.4.16 The significance of the effect has been assessed as follows:
- The impact of the housing on the economy is considered to be a **permanent beneficial effect**.
 - The sensitivity of the receptor is assessed as being **high**, in line with the criteria set out in **Table 6.1**. The Proposed Development is in line with ambitions set out in the LEP's Strategic Economic Plan²⁷, which states that housing growth is essential, not only to meet general demand for housing, but also in relation to local employment opportunities, and in itself will generate jobs in construction.
 - The magnitude of the impact is assessed as **substantial**, in line with the criteria in **Table 6.2**, due to the considerable increase in labour supply, annual household expenditure, Council Tax payments and potential New Homes Bonus payments.
 - The significance of the permanent effect is therefore considered to be a **long-term major positive impact**.

Healthcare Provision

- 6.4.17 Although the Site is located within the administrative area of Coventry City Council, its northern and eastern boundaries adjoin North Warwickshire and Nuneaton and Bedworth. As the health facilities reviewed are in a 5-mile radius around the Application Site, they will fall within all three administrative areas.
- 6.4.18 Using data from the 2011 Census²⁸, the average household size in Coventry is 2.4 people – giving an estimated population for the Proposed Development of 1,200. Some, but not all, of the population growth will be new to the area as some households will move from within the area. Many of these will release their previous homes to the market which in turn will be occupied by new households and so generate additional population within the area, albeit not on the Application Site. However, it is also recognised that some people moving within the area will not

²⁶ Band D Council Tax for 2018/19 in Bablake is £1,818.04.

²⁷ *Strategic Economic Plan, Better Jobs, More Homes, New Investment: Coventry and Warwickshire LEP, July 2016.*

²⁸ Table H01UK

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release a previous property to the market and so will not have any implications on the population within the area (for example, first-time buyers).

- 6.4.19 As already noted, there are 70 doctors' surgeries within five miles of the site currently accepting new patients, as well as three walk-in centres. This indicates a general capacity to absorb the increase in population. Of the 70 surgeries assessed, there are currently 498,957 patients served by 269 GPs, an average of 1,855 patients for each doctor. The increase in population associated with the proposed scheme would result in a marginal increase to 1,859 patients per doctor – four more patients each – if all of the residents are new to the area. However, a number of residents will already live in the area surrounding the site and therefore utilise the local health facilities. This will lessen the impact of the Proposed Development.
- 6.4.20 There are considered to be a sufficient number of dental surgeries, opticians and pharmacies in the area surrounding the site to sufficiently accommodate the population increase from the Proposed Development.
- 6.4.21 It should be noted that the Proposed Development falls within one of the three strategic site allocations (H2:1) in the Coventry Local Plan²⁹ - Keresley Sustainable Urban Extension (SUE). "Essential Site-Specific Requirements" of the SUE, amongst others, are to provide retail space with local centres; provision of a 2FE primary school and contributions towards an 8FE secondary school; protection of woodlands, fishponds and hedgerows; and surrounding junction improvements.
- 6.4.22 It is considered that the Proposed Development in isolation would place additional pressure on the existing services but that this could be satisfactorily accommodated. The Proposed Development is considered to have a negligible effect given that there is sufficient healthcare provision.

Significance of healthcare impacts

- 6.4.23 The significance of the effect has been assessed as follows:
- The sensitivity of the receptor is assessed as being **medium**, on the basis that the Proposed Development will lead to increased demand on existing health provision in the area.
 - The magnitude of the impact is assessed as **negligible**, given there is enough capacity at the existing GP practices to meet demand.
 - The significance of the permanent effect is therefore considered to be **negligible**.

Educational Capacity

- 6.4.24 As with the healthcare provision, the educational capacity of the local area has been reviewed for the three-mile radius around the Application Site, therefore the establishments fall within three administrative areas: Coventry City Council; North Warwickshire Borough Council; and Nuneaton and Bedworth Borough Council.
- 6.4.25 The Proposed Development will generate additional school aged children and will therefore have implications for local education provision. It is difficult to accurately estimate the number of children that will occupy these dwellings. This is because some children will arrive as migrants to the area, whilst others will simply be part of

²⁹ *Local Plan*: Coventry City Council, December 2017.

families moving to the site from other existing residential areas within Coventry, North Warwickshire and Nuneaton and Bedworth.

- 6.4.26 The Proposed Development consists of 500 dwellings in total, with an estimated population of 1,200. In Coventry, 9.0% of the population are of primary school age (4³⁰-11) and 5.7% of the population are of secondary school and sixth form/college age (11-18)³¹. Assuming the Proposed Development has a similar proportion of children of primary and secondary school age, it would be expected to generate a need for an additional 108 primary places and 68 secondary/sixth form places, if all the children were new to the area.
- 6.4.27 There is an existing surplus capacity in nearby primary schools in close proximity (3 miles) to the site of the Proposed Development. As presented in **Table 6.10**, for primary schools there is a capacity of 349 spaces. This is more than sufficient to accommodate the number of primary pupils likely to arise in the Proposed Development. However, the surplus of secondary school and sixth form places, presented in **Table 6.11**, is 14, which would be insufficient when it comes accommodating the estimated pupil increase.
- 6.4.28 Although there is a slight shortfall of secondary school provision in the area (by around 54 spaces), it is not considered to be a significant issue. As mentioned in paragraph 6.3.25, a number of the families living in the Proposed Development will already live within Coventry, North Warwickshire and Nuneaton and Bedworth – meaning their children will already have places at the local schools.
- 6.4.29 It is noted that in the Coventry Local Plan³², site allocation H2:1 for Keresley SUE, it states that the provision of a primary and contributions to a secondary school are “Essential Site-Specific Requirements” of the whole allocation. This will also relieve any pressure from existing facilities caused by the Proposed Development.

Significance of education impacts

- 6.4.30 The significance of the effect has been assessed as follows:
- The sensitivity of the receptor is assessed as being **medium**, on the basis that the Proposed Development will lead to increased demand on existing education provision in the area.
 - Contributions to education provision would provide for a beneficial effect. Without such mitigation, there is still likely to be enough capacity at the existing schools in the area to meet demand, although this wouldn't be known for certain until the Proposed Development is fully complete and occupied. The magnitude of the impact is therefore somewhere between a **low negative** effect and **low positive** effect.
 - The significance of the permanent effect is therefore considered to be somewhere between a **minor negative effect** and a **minor beneficial effect**.

³⁰ The population of 4-year olds has been split in half, as not all 4-year olds will attend primary school.

³¹ The population of 11-year-olds has been split in half between the primary school aged population and the secondary school aged population.

³² *Local Plan*: Coventry City Council, December 2017.

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6.5 MITIGATION, ENHANCEMENT AND RESIDUAL EFFECTS

Mitigation by Design

6.5.1 No mitigation 'by design' is required necessary to address the socio-economic effects.

Additional Mitigation

6.5.2 A contribution to education provision may be required.

Enhancements

6.5.3 Any contributions will need to be fairly and reasonable related in kind and scale to the Proposed Development and so there will be no additional enhancements as a result of this mitigation.

Residual Effects

6.5.1 The mitigation outlined above is considered to have a **minor beneficial effect**. All other residual effects remain as those identified previously.

6.6 CUMULATIVE AND IN-COMBINATION EFFECTS

6.6.1 The cumulative effects of related developments in close proximity to the Application Site are considered in order to establish whether the Proposed Development would in combination contribute to effects which may need to be mitigated. One related development approved in 2018:

- **Land bounded by Hall Brook**, Bennetts Road South, Sandpits Land and Tamworth Road (OUT/2014/2282 – Approved 12/02/2018). The application is for 800 dwellings with retail/commercial units (Class A1, A2, A3, A5 and/or D1); a primary school; public open space; allotments; nature conservation area and landscaping. This approved project forms part of the wider Housing Strategic Allocation at Keresley.

6.6.2 It should also be noted that three parcels of the allocation have been subject to either (undetermined) planning applications and/or screening requests as follows:

- **Land between Tamworth Road and Fivefield Road** (OUT/2019/0022), Applicant Bellway Homes). An outline planning application has been submitted for demolition of existing structures, 550 dwellings with associated access, pedestrian/cycle and emergency access, diversion of public rights of way, highway improvements, parking, landscaping, public open space and associated infrastructure. This parcel of land lies to the south of the subject Site, adjacent to the area subject to planning approval.
- **Rookery Farm, Watery Lane** (OUT/2018/3080, Applicant JG Gray Ltd, Gillitt Properties Ltd & Newcombe Estates Company Ltd). An outline planning application has been submitted for up to 40 dwellings with associated landscaping/open space, drainage and highway infrastructure.
- **Land at Bennetts Road** (SCR/2018/0468, Applicant David Wilson Homes). A Screening request has been made for 450 dwellings with associated works. This parcel of land lies to the south east of the subject Site, to the east of Bennetts Road and the area subject to planning approval.

6.6.3 From a socio-economic perspective, detailed information is only available for the approved scheme on the land bounded by Hall Brook. Despite this, it is reasonable to assume that all the schemes within the allocation will have a positive impact in the long-term, particularly bearing in mind the requirements of the Coventry Local Plan³³, site allocation H2:1 for Keresley SUE, which states that the provision of a primary and contributions to a secondary school are "Essential Site-Specific Requirements" of the wider allocation.

6.6.4 The socio-economic information outlined below for the land bounded by Hall Brook can be found in the Environmental Statement, submitted as part of its associated planning application (OUT/2014/2282).

Construction

6.6.5 The social & economic issues chapter (chapter 6) of the Environmental Statement (ES) associated with the development states that the scheme of up to 800 units will support up to 1,600 jobs in the construction industry (based on person years). It also states that in addition to direct jobs in the construction industry, the proposal and its generated population increase will support the creation of an estimated 544 indirect service sector jobs (person years).

6.6.6 Cumulatively, the sensitivity of the receptor is assessed as being medium, while the magnitude of the impact is substantial. The significance of the effect is therefore considered to be **major beneficial**.

Housing & Economy

6.6.7 The land bounded by Hall Brook will deliver up to 800 dwellings. The social & economic issues chapter states that the average household size for Coventry City (2.37 persons) gives a population figure of 1,896. This equates to a population increase of 0.60% for Coventry City and a rise of 12.0% for the Bablake Ward.

6.6.8 Chapter 6 of the ES also looks at the permanent job creation associated with the local centre, which will deliver approximately 4,000 sq. m of Class A1–A5 uses plus community facilities which could include a doctor's surgery. The retail component of the local centre will not exceed 2,500 sq. m. The chapter estimates that this will create in the region of 80-90 new service sector jobs.

6.6.9 Cumulatively, the sensitivity of the receptor is assessed as being high, while the magnitude of the impact is substantial. The significance of the effect is therefore considered to be **major beneficial**.

Educational Capacity

6.6.10 In relation to education requirements, the social and economic chapter of the ES estimates that the 800 units will generate around 220 primary school children and 153 secondary school ages children. It states that the impact on local state funded schools is complex as not all children go to mainstream state schools and not all children that do will have changed school on moving onto a new development.

6.6.11 In light of the development on the land bounded by Hall Brook, discussions were had with President Kennedy School, which established that there is potential for new development at the site to deliver additional capacity which could accommodate the growth in pupil numbers envisaged as a consequence of the proposal.

³³ *Local Plan*: Coventry City Council, December 2017.

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- 6.6.12 Cumulatively, the sensitivity of the receptor is assessed as being medium, while the magnitude of the impact is moderate. The significance of the effect is therefore considered to be **moderate beneficial**.

Healthcare Provision

- 6.6.13 The social and economic chapter found that there are existing doctors surgeries in the vicinity, including the Keresley Green Medical Centre which provides a modern purpose built two storey building serving two practices and that there would appear to be no restriction on the practice taking on board new patients. Despite this, the chapter states that there is scope for expansion of existing facilities to provide additional consulting space within the proposal itself. The local centre has an area of 1 hectare which could be utilised for a range of retail, service and community type uses and these could include further health facilities. Cumulatively, the sensitivity of the receptor is assessed as being medium, while the magnitude of the impact is moderate. The significance of the effect is therefore considered to be **moderate beneficial**.

Open Space and Recreation

- 6.6.14 Chapter 6 of the ES states that an additional population of 1,896 will create the need for open space provision. It states that the application will deliver in excess of 12.2 hectares of open space across the site, which will incorporate wildlife corridors as well as pedestrian routes including all existing public rights of way. Cumulatively, the sensitivity of the receptor is assessed as being medium, while the magnitude of the impact is moderate. The significance of the effect is therefore considered to be **moderate beneficial**.

6.7 SUMMARY

Introduction

- 6.7.1 This chapter has assessed the socio-economic impacts arising from the Proposed Development of 500 residential dwellings on the land north of Thompsons Farm in Coventry.

Baseline Conditions

- 6.7.2 Between 2007 and 2017, Coventry's population increased at more than double the rate of the West Midlands and Great Britain. In recent years, the labour market in Coventry has seen more modest employment growth than the regional and national averages. Coventry has a lower rate of economic activity than regional and national averages and a higher unemployment rate. The LSOA in which the Proposed Development sits (Coventry 002A) is in the most deprived 40.0% of LSOAs in England.

Likely Significant Effects

- 6.7.3 In respect of the construction phase, the assessment indicates that the Proposed Development will have the following temporary effects:

- During the Proposed Development, **128** temporary jobs could be supported per annum over the build period.
 - Around **£7.3million** of gross value added per annum is estimated to be contributed to the Coventry economy over the 10-year build period, or **£63.1million** over the entire build phase (present value).
- 6.7.4 In EIA terms, these impacts are considered to have a **significant beneficial effect**.
- 6.7.5 In respect of the operational phase, the assessment suggests that the Proposed Development will have the following permanent effects:
- An estimated **564** economically active and employed residents are estimated to live in the Proposed Development.
 - The Proposed Development could generate an additional household expenditure of **£12.3million per annum** once it is complete and fully occupied.
 - The dwellings could generate additional **£884,000 per annum** in Council Tax payments.
 - The Proposed Development has the potential to generate around **£3.3million** in New Homes Bonus revenue for Coventry City Council.
- 6.7.6 Looking at the cumulative impacts of land bounded by Hall Brook, which is also part of the Keresley Sustainable Urban Extension and therefore in close proximity to the Proposed Development, it is estimated to: create **1,600 construction jobs** (in person years); **80-90 new service sector jobs** associated with the Local Centre, which may include a new doctors Surgery; and **12.2 hectares of open space** provision across the site. A further three parcels of the SUE allocation have been subject to either (undetermined) planning applications and/or screening requests as follows - Land between Tamworth Road and Fivefield Road; Rookery Farm, Watery Lane; and Land at Bennetts Road. Limited information on these schemes is available, however it is reasonable to assume that each will have a substantial socio-economic impact. In EIA terms, the SUE impacts are considered to have a significant beneficial effect in the long-term.

Mitigation and Enhancement

- 6.7.7 As a result of the impacts identified in this assessment, a contribution to education provision would be the only form of mitigation required. There are no other identified negative effects associated with the Proposed Development. When the Proposed Development is considered in isolation it may generate additional commuting flows although this is considered to be outweighed by the other positive effects that the Proposed Development would have on the economy.

Conclusion

- 6.7.8 Overall the Proposed Development is considered to provide significant positive effects.
- 6.7.9 **Table 6.12** provides a summary of effects, mitigation and residual effects.

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Table 6.12: Summary of Effects, Mitigation and Residual Effects.

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Construction								
Construction jobs	Increase in employment in the construction sector	Temporary	Medium	Substantial	District	Major beneficial	N/A	Major beneficial
Operation								
Housing & Economy	Increase in housing provision & local economic effects	Permanent	High	Substantial	District	Major beneficial	N/A	Major beneficial
Education	Increase in school age population	Permanent	Medium	Low negative to low beneficial	District	Minor negative to minor beneficial	Contribution to secondary school provision (and provision of a primary school in the wider allocation)	Minor beneficial
Healthcare	Increased demand on health provision	Permanent	Medium	Negligible	District	Negligible	N/A	Negligible
Cumulative and In-combination								
Construction jobs	Increase in employment in the construction sector	Temporary	Medium	Substantial	District	Major beneficial	N/A	Major beneficial
Housing & Economy	Increase in housing provision & local economic effects	Permanent	High	Substantial	District	Major beneficial	N/A	Major beneficial
Education	Increase in school age population	Permanent	Medium	Moderate	District	Moderate beneficial	N/A	Moderate beneficial
Healthcare	Increased demand on health provision	Permanent	Medium	Moderate	District	Moderate beneficial	N/A	Moderate beneficial
Open Space Provision	Increase in provision	Permanent	Medium	Moderate	District	Moderate beneficial	N/A	Moderate beneficial

