



## 14.0 Socio-Economics

### 14.1 Introduction

- 14.1.1 This Chapter of the Environment Statement assesses the socio-economic effects of the Proposed Development.
- 14.1.2 The main effects are envisaged to be experienced by Gillingham and more widely across North Dorset district.
- 14.1.3 The site and surroundings are described in detail in chapter 3.
- 14.1.4 This Chapter establishes a socio-economic baseline assessment, focussing on the characteristics of the local population, economy and labour force, it then quantifies the range of direct and indirect socio-economic effects that could be generated by the proposed development.

#### Policy Background

- 14.1.5 The proposed development is supported by both national and local planning policy and as demonstrated in the analysis below will result in socio-economic benefits for Gillingham and the wider area.

#### North Dorset Local Plan

- 14.1.6 The development plan for the area comprises of the saved policies of the North Dorset District Wide Local Plan 2003 and the North Dorset Local Plan Part 1 2011-2031. The following policies are relevant to the consideration of the socio-economic impacts of the proposed development:
  - Policy 2 – Core Spatial Policy identifies the four main towns (including Gillingham) that will be the main focus of growth for both housing and other forms of development.
  - Policy 6 – Housing Distribution sets out the approximate scale of housing development for Gillingham as at least 2,200 homes, of which about 480 will be affordable homes.
  - Policy 7 – Delivering Homes provides guidance on the housing mix, meeting the needs of particular groups, residential density and infilling.
  - Policy 8 – Affordable Housing sets out the affordable housing requirements for development of six to ten homes and for schemes of eleven or more, identifying that for an urban extension to Gillingham 25% of the total number of dwellings will be affordable. The policy also provides guidance on tenure split and advises that affordable housing should be designed to be indistinguishable from other housing on a development site and be pepper-potted amongst market housing, or grouped in small clusters.
  - Policy 11 – The Economy identifies the four main towns (including Gillingham)
  - Policy 13 – Grey Infrastructure provides guidance on the delivery of the transportation, utilities, drainage and flood prevention, waste and public realm infrastructure that will be provided to support new development.
  - Policy 14 – Social Infrastructure provides guidance on the delivery of the education, health, cultural, recreation and sport and community infrastructure that will be provided to support new development.
  - Policy 15 – Green Infrastructure provides guidance on the delivery of the green infrastructure that will be provided to support new development.
  - Policy 17 – Gillingham sets out the sustainable development strategy for the town.

- Policy 21 – Gillingham Strategic Site Allocation sets out the detailed policy for the site. The policy requires the preparation of a Master Plan Framework. The Framework is required to cover a range of topics including climate change, environment, meeting housing needs, supporting economic development and infrastructure provision.

#### National Planning Policy Framework

- 14.1.7 The NPPF sets out the Government's planning policies and how these are expected to be applied. Central to this framework is the presumption in favour of sustainable development; it is identified as "the golden thread running through both plan-making and decision-taking" (para 14). Three dimensions of sustainable development are defined by the NPPF in setting out the role of the planning system:
  - Economic – the planning system is able to perform an economic role through supporting growth and innovation.
  - Social – the planning system can perform a social role by supporting strong, vibrant and healthy communities. This includes providing the supply of housing required to meet the needs of present and future generations and through accessible local services that reflect the community's needs and support its health, social and cultural well-being.
  - Environmental – the planning system is able to perform an environmental role by protecting and enhancing the natural, built and historic environment.
- 14.1.8 NPPF notes that these roles are mutually dependent and so should not be undertaken in isolation: "to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system" (para 8).
- 14.1.9 Of particular relevance to the assessment of socio-economic benefits of the proposed development are the 'positive improvements' identified by the NPPF which the planning system should seek to achieve (para. 9):
  - Making it easier for jobs to be created in cities, towns and villages;
  - Improving the conditions in which people live, work, travel and take leisure; and
  - Widening the choice of high quality homes.
- 14.1.10 Local planning authorities should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs" (para 17)

#### Economic Sustainability

- 14.1.11 Two elements of economic sustainability are particularly relevant to the proposed development and the impacts it would generate:
  - Building a strong, competitive economy – the planning system is expected to encourage rather than impede sustainable growth and significant weight should be given to supporting economic growth. Planning policies should address barriers to investment including housing (para 21).
  - Ensuring the vitality of town centres – policies should promote competitive town centre environments and set out policies for the growth of centres. The NPPF stresses that "*residential development can play an important role in ensuring the vitality of centres*" and that "*where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity*" (para 23).

#### Social Sustainability



14.1.12 The framework highlights the need to support “strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being” (para 7).

14.1.13 The following components of social sustainability are particularly relevant in this regard:

- Delivering a wide choice of high quality homes – this should be achieved through ensuring the Local Plan sets the right quantum of housing to be delivered to meet affordable and market housing need and identifying key sites critical to the delivery of this housing.
- Promoting healthy communities – planning policies and decisions should support the development of healthy and inclusive communities, including planning positively for the provision and use of community facilities and other local services. Importantly, this means guarding “*against the unnecessary loss of valued facilities services, particularly where this would reduce the community’s ability to meet its day-to-day needs*” and ensuring that “*established shops, facilities and services are able to develop and modernise in way that is sustainable, and retained for the benefit of the community*”. This is reinforced through the requirement for planning authorities to “*ensure an integrated approach to considering the location of housing, economic uses and community facilities and services*” (para 70). Access to high quality open spaces and opportunities for sports and recreation is also important.

#### Transforming Dorset – Strategic Economic Plan (March 2014)

14.1.14 The Strategic Economic Plan for the Dorset Local Enterprise Partnership outlines the plans for local growth in Dorset. The Plan sets out the bid for investment from the Local Growth Fund (LGF), sets out the approach to growth, details priorities and outlines a range of projects through which growth will be delivered. Programmes are outlined for strategic investment, skills development, transport planning and housing development.

14.1.15 The proposed Growth Deal (2015-2021) includes:

- A request for Local Growth Fund investment of £596 million;
- Investing £90.16 million from local authorities; and
- Leverage of £1,342 million of private investment.

14.1.16 The aims of the Plan include delivering 7239 new homes and creating 40,000 additional jobs to 2021.

14.1.17 The Plan identifies that barriers to housing and commercial development undermine Dorset’s ability to accommodate economic and population growth. The Plan identifies specific projects geared to address instances where LGF investment could unlock potential and accelerate growth, including at Gillingham, where road constraints are recognised as a barrier to considerable housing and commercial development potential.

14.1.18 The Gillingham Southern Extension is identified as a project that will unlock land for homes and jobs, help address affordable housing need, support local spatial and community development and has the potential to unlock significant private investment. The project will deliver approximately 1,800 homes and in the region of 1,500 jobs.

14.1.19 The road network at Gillingham is considered to be at capacity and in need of investment and improvement to enable development to go ahead. The level of support required from the LGF between 2015 and 2020 is identified as £10.5 million.

14.1.20 The proposed intervention is identified in the Plan as a:

*Catalytic intervention integrating strategic investments in the locality and across housing and transport functions to produce homes, jobs and community development in a key locality.*

#### North Dorset Economic Development Strategy for Action 2012-2015

14.1.21 The North Dorset Economic Development Strategy for Action 2012-2015 aims to stimulate the economy, create economic growth and jobs, attracting resources and investment to the area. The Council’s role is considered to be to help to create the right environment in which businesses can thrive, with this principally involving facilitation, co-ordination and enabling.

14.1.22 Whilst now slightly out of date the Strategy identifies a number of aims that are related to the Gillingham SSA, including:

- To encourage development of employment sites throughout the district, to create economic growth, safeguard and create jobs and increase the economic activity of the area (with bringing forward employment land at Brickfields Business Park in Gillingham specifically identified as a project)
- To enhance the role of the market towns as the vibrant economic hubs offering a wide range of goods and services (with capitalising on opportunities from the growth of Gillingham as a strategic centre identified as a priority)

#### Scoping Assessment Stage

14.1.23 The scoping opinion request from WYG dated 20 October 2014 identified the following elements that WYG considered should form part of the socio-economic assessment:

*It is considered that the socio-economic effects of the proposed development justify consideration in the ES by virtue of the scale and nature of Gillingham and the proposed development. The following matters could potentially be included in the assessment:*

- *Construction phasing;*
- *Affordable housing;*
- *Education;*
- *Public open space;*
- *Secure by design;*
- *Job creation; and*
- *Economic impacts on the town.*

14.1.24 In addition, NDDC’s scoping opinion date 12 December 2014 stated that:

*In addition to the matters listed in your letter: the housing mix, populations [sic] projections, and employment needs should be explored; healthcare provisions doctors/dentists/ambulance; health risk identified by the Health and Safety Authority consultation zone.*

14.1.25 The development will include a range of house sizes and types. However, these are not specified in the MPF and as such it is not possible for this ES to consider this matter in detail. This is more of a matter for reserved matters applications in any event.

14.1.26 The development will also deliver a proportion of affordable housing. The precise level and type of provision was not identified in the MPF. It is not possible to confirm the precise level and type of provision at the time of writing this ES because this is being addressed through viability testing. It is envisaged that this will be resolved during the outline planning process.

14.1.27 We have considered the Health and Safety Executive’s (HSE) Safeguarding Consultation Zone referred to above. We have been unable to identify the extent of the zone or its purpose from publicly available information. However, with regard to planning permission ref: 2/2014/0968/OUT (outline planning



Magnitude of Impact	Description/Criteria
Substantial	Proposals would cause a large change to existing socio-economic conditions in terms of absolute and or percentage change.
Moderate	Proposals would cause a moderate change to existing socio-economic conditions in terms of absolute and or percentage change
Slight	Proposals 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

application for 90 dwellings on land east of Lodden Lakes, Gillingham approved on 14<sup>th</sup> May 2015), no objection was submitted by the HSE. The application site is within the area of land considered by this ES and as such, it is considered that this would not be a development constraint that needs to be addressed in this ES.

14.1.28 In terms of construction phasing, it is envisaged that construction will start on site in 2019. It is assumed that there will be a maximum of three outlets operating on the site at Park Farm, Lodden Lakes and Newhouse/Ham farms. Assuming a maximum a maximum of 45 completions per annum per outlet, 135 dwellings per annum could be completed across the site as a whole. With construction commencing in 2019, it is assumed that each outlet will deliver 20 units in year 1 and 45 thereafter for the duration of the build. In this scenario, it will take around 13 years to complete the development ie 2032. However, this is subject to market conditions and other unknowns such as labour and material supply/cost.

14.1.29 We assume that first year of completions will be 2019/20 (20 per outlet) with 45 per outlets achieved 2020/21 onwards.

14.1.30 This assessment of socio-economic effects explores each of the matters identified in the scoping process.

### Assessment Methodology

14.1.31 The assessment of socio-economic effects primarily draws upon desk-based research together with local intelligence on the area provided by WYG Planning and Environment. Data sources are listed in full at the end of this chapter but conclude:

- Communities and Local Government (2008) The English Indices of Deprivation 2007;
- Dorset County Council: Dorset Census 2011 – Summary Statistics;
- Dorset County Council – State of Dorset: Health and Care (2015);
- Dorset County Council – State of Dorset: Economy (2015);
- Dorset LEP (2016) A Strategic Economic Vision for Dorset;
- Dorset LEP (2016) Economic Strategy for Dorset Evidence Base;
- Dorset LEP (2016) Key Sectors in the Dorset LEP Area;
- Dorset LEP (2014) Transforming Dorset: Strategic Economic Plan;
- North Dorset Economic Development Strategy for Action (2012-2015);
- North Dorset Local Plan 2011-2026 Part 1 – Market Towns Site Selection Background Paper (2013);
- North Dorset Local Plan 2011-2026 Part 1 – Supporting Economic Development Background Paper (2013);

- Public Health England North Dorset Health Profile 2015; and
- Family Spending in the UK: financial year ending March 2016 (ONS, February 2017).

14.1.32 The assessment has focused on two impact areas: the local authority area of North Dorset District and the town of Gillingham where the site for the environmental statement (ES Site) is located. The majority of potential socio-economic impacts will materialise primarily in Gillingham, including population growth and the creation of jobs. However, the impacts of the housing development will be felt across the North Dorset district given the strategic scale and nature of the Proposed Development.

### Receptor Sensitivity

14.1.33 The first step in the assessment is to consider the sensitivity of the receptors. In socio-economic assessment, there are no generally accepted criteria for assessing the significance of socio-economic impacts. Furthermore, receptors are not sensitive to changing conditions in the same way as many environmental receptors. Accordingly, this assessment considers the scale and nature of change from the baseline position. Where relevant, the location of the impact and its likely duration has also been taken into account. In some cases, this cannot be quantified or measured, so the nature and context of the impacts are considered more generally.

Sensitivity	Evidence for Sensitivity Assessment
<b>Very High</b>	Substantial evidence of direct and significant socio-economic challenges relating to receptor. These challenges are large relative to regional and national comparators. Accorded a high priority in local, regional or national economic and regeneration policy.
<b>High</b>	Evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has high priority in local, regional and national economic and regeneration policy
<b>Medium</b>	Some evidence of socio-economic challenges relating to receptor. Receptor is accorded a medium priority in local, regional and national economic and regeneration policy
<b>Low</b>	Little or no evidence of socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy

**Table 14.1 Criteria for sensitivity assessment of socio-economic receptors**

### Effect Magnitude

14.1.34 The magnitude of the impact 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 the magnitude of socio-economic impacts (both positive and negative) is shown in Table 14.2:



**Table 14.2 Criteria for assessment of magnitude of impact for socio-economic effects****Effect Significance**

- 14.1.35 It is assumed for the purposes of this socio-economic assessment that the threshold of significance is that all effects greater than "intermediate" will be considered to be significant.
- 14.1.36 In reporting the significance of the effects of the scheme, both in construction and operational terms, the assessment contextualises both the sensitivity of the receptor and the magnitude of the effect. The method uses a significance matrix as shown in Table 14.3 below:

Sensitivity of Receptor		Magnitude of Impact			
		Substantial	Moderate	Slight	Negligible
	Very High	Major	Major	Major/Intermediate	Neutral
	High	Major	Major/Intermediate	Intermediate/Minor	Neutral
	Medium	Major	Intermediate	Minor	Neutral
	Low	Intermediate/Minor	Minor	Neutral	Neutral

**Table 14.3 Criteria for assessment of significance of socio-economic effects****Limitations of the Assessment**

- 14.1.37 The surveys and assessments that underpin this assessment have been sourced from recognised sources such as Dorset County and North Dorset District councils, Office for National Statistics etc. WYG has not undertaken any surveys or assessments to generate primary baseline data as part of this Chapter.

**Baseline Environment****Existing baseline**

- 14.1.38 Gillingham is the most northerly town in Dorset and is important as a service and shopping centre for the surrounding villages, offering the following core facilities:
- the main town centre shopping area on the High Street;
  - larger retail units at Station Road crossroads;
  - the 'anchor' supermarket (Waitrose) off Le Neubourg Way;
  - the historic core at the western end of the High Street;
  - education and leisure uses on Harding's Lane; and
  - the transport hub at Gillingham Station
- 14.1.39 Gillingham is located four miles north west of Shaftesbury at the junction of the B3095 and B3081. The A303 trunk road is only four miles away. The town has its own railway station on the Exeter to London line.

**Population**

- 14.1.40 The 2015 Mid Year Estimates show that the resident population for Dorset as 420,590, North Dorset as 70,710 and Gillingham as 11,889 (Office of National Statistics).
- 14.1.41 The male/female individual age breakdown is shown in table 14.4 below.

	Gillingham		Comparators		
	Total	Percentage	North Dorset	Dorset	England and Wales
All Persons	11,889		70,710	420, 590	57,885,410
All Males	5,860	49.3%	49.8%	48.8%	49.3%
All Females	6,029	50.7%	50.2%	51.2%	50.7%
0-15 years	2,178	18.3%	17.2%	16.0%	18.9%
16-64 years	6,971	58.6%	58.4%	56.1%	63.2%
65+ years	2,740	23.0%	24.5%	28.0%	17.9%

**Table 14.4 Age breakdown by gender**

- 14.1.42 The total population for North Dorset is projected to grow to 72,361 by 2022 and 75,053 by 2031 (ONS and Dorset County Council).
- 14.1.43 The 2015 Mid Year Estimates indicate that for Gillingham the male/female split reflects the national average. However, the proportion of 16 – 64 year olds is lower than for England and Wales, while the proportion of 65 plus year olds is higher than for England and Wales.

**Employment**

- 14.1.44 Detailed employment data is only available at national, county and district level. In North Dorset 33,432 residents aged 16 to 64 are in employment. Of those employed 39.1% (13,072) are in high skill occupations, 41.9% (14,008) are in intermediate skill occupations and 19% (6,352) are in low skill occupations.
- 14.1.45 The employment of residents by sector is set out in Table 14.5 below.

	Total	Percentage
Total Employment	33,432	
Wholesale, retail and repair	4,942	14.78%
Education	3,974	11.89%
Manufacturing	3,504	10.48%
Public administration and defence; compulsory social security	3,383	10.12%



	Total	Percentage
Human health and social work activities	3,378	10.10%
Construction	3,172	9.49%
Arts, entertainment and recreation	1,830	5.47%
Professional, scientific and technical activities	1,740	5.20%
Accommodation and food services	1,379	4.12%
Administrative and support service activities	1,330	3.98%
Agriculture, forestry and fishing	1,280	3.83%
Transportation and storage	1,082	3.24%
Information and communications	750	2.24%
Financial and insurance activities	664	1.99%
Real estate activities	555	1.66%
Water, sewerage and waste management	245	0.73%
Electricity, gas, steam and air	87	0.26%
Mining and quarrying	47	0.14%

**Table 14.5: Employment of residents by sector**

- 14.1.46 Unemployment in North Dorset is low (1.6%) compared to the national average (3.4%) (Source: Job seekers Allowance, ONS Claimant Count, Jan—Dec 2013).
- 14.1.47 Average gross weekly earnings are lower in North Dorset than nationally. Residence based weekly pay is £425 compared with £519 in England & Wales (Source: Annual Survey of Hours and Earnings (2013). ONS).
- 14.1.48 In Gillingham, 5,836 residents are in employment. Of those aged 16 to 64, 33% are in high skill occupations, 43.8% are in intermediate skill occupations and 23.2% are in low skill occupations (Census 2011).
- 14.1.49 Gillingham accommodates the following industrial estates:
- Ambassador Trade Park, East Stour;
  - Brickfields Industrial Estate;
  - Brickfields Business Park;
  - Filly Brook Business Park, Buckhorn Weston;

- Kingsmead Business Park;
- Station Road Industrial Estate;
- Tomlins Lane Industrial Estate.

14.1.50 In 2012, 62% of those in work were in full-time employment and 39% were in part-time employment.

14.1.51 The major employers in Gillingham are considered to be:

- Sigma-Aldrich;
- Dextra Group;
- Neal's Yard Remedies at Peacemarsh;
- Sydenhams;
- Retailers including Asda, Lidl and Waitrose;
- Dorset County Council;
- Chester Jeffries Ltd.

### Housing

14.1.52 There are 28,670 households in North Dorset. 70.5% of households in North Dorset are owner occupied. 14.3% are private rented and 13.5% are publicly rented. (Source: 2011 Census, ONS).

14.1.53 House prices are 9.9 times higher than earnings in North Dorset (Source: Lower quartile house prices to lower quartile earnings, DCLG (2012 provisional).

14.1.54 There are 5,107 households in Gillingham. Of these, 73.7% are owner occupied, 14.6% are private rented and 10.6% are publicly rented (Source: 2011 Census ONS).

14.1.55 The average household size in Gillingham is 2.27 people per household (Gillingham Town Profile, 2005, Dorset CC).

14.1.56 There are 1.1 persons per hectare in North Dorset, which compares to 1.6 across Dorset, 2.2 across the south west and 3.7 in England and Wales (source: Summary Statistics – Dorset Census 2011).

### Health and Care

14.1.57 The 2015 Index of Multiple Deprivation indicates that some of the areas affected by the Proposed Development are among the 20% least deprived neighbourhoods, although this varies.

14.1.58 The Gillingham Town Profile suggests that the health of the town is broadly consistent with that of North Dorset. Both Gillingham and North Dorset perform better than Dorset as a whole.



### General Health

General health	Gillingham	North Dorset	Dorset (DCC area)
<b>Very good health(%)</b>	47.0	47.8	44.6
<b>Good health(%)</b>	35.5	35.2	35.9
<b>Fair health(%)</b>	13.0	12.8	14.5
<b>Bad health(%)</b>	3.6	3.3	3.9
<b>Very bad health(%)</b>	0.8	0.8	1.1

### Education Facilities

14.1.59 Primary education in Gillingham is provided by:

- St Mary the Virgin, Pheasant Way, Shaftesbury Road, Gillingham, Dorset, SP8 4LP;
- Gillingham Primary School School Road, Gillingham, Dorset, SP8 4QR;
- Wyke primary School Deane Avenue, Gillingham, Dorset, SP8 4SH.

14.1.60 Secondary education in Gillingham is provided by:

- Gillingham School, Hardings Lane, Gillingham SP8 4QP.

14.1.61 Table 14.6 shows current pupil numbers and capacity at the local primary schools, accessed from data released by the Department for Education in March 2016 (Department of Education - School capacity: academic year 2014 to 2015).

	Number Registered Pupils (May school census)	Number of Places	Net Capacity
<b>Primary</b>			
St Mary the Virgin Primary School	201	210	9
Gillingham Primary School	387	436	49
Wyke Primary School	207	210	3
<b>TOTAL</b>			<b>61</b>
<b>Secondary</b>			
Gillingham School	1751	1984	233
<b>TOTAL</b>			<b>233</b>

**Table 14.6: Education Provision in Gillingham**

14.1.62 There are further primary schools in the villages surrounding Gillingham.

14.1.63 There are four independent schools in Blandford Forum.

### Health, Care and Emergency Facilities

14.1.64 The nearest hospital with A&E services is at Yeovil District Hospital (approximately 17 miles to the west). Other hospitals within Dorset are located at Bournemouth, Poole, Dorchester and Shaftesbury (not A&E).

14.1.65 Gillingham offers the following medical facilities:

- Gillingham Medical Practice, with surgeries at Peacemarsh Surgery, Marlott Road, Gillingham, Dorset, SP8 4FA and The Barn Surgery, Newbury, Gillingham, Dorset, SP8 4XS.

14.1.66 Table 14.7 sets out the most recent available data showing registered patients and GPs. The data is obtained from the NHS Digital General and Personal Medical Services, England September 2015 - March 2016 Practice Level Indicator Tool and supplemented by the NHS Choices website. This enables a capacity assessment to be undertaken against the best practice list size of 1,800 patients per GP.

14.1.67 A best practice list size figure recommended by the General Medical Council (GMC) and used by the Department of Health (DoH) and Clinical Commissioning Groups (CCGs) is 1,800 people per GP, the average list size for the UK.

	Gillingham Medical Practice	England
<b>Number of Registered Patients</b>	12269	7521
<b>GPs</b>	7.14	4.59
<b>Patients per GP</b>	1718	1640
<b>Net Capacity</b>	583	-

**Table 14.7: Capacity of Gillingham Medical Practice**

14.1.68 As shown in Table 14.7, within Gillingham Medical Practice there is a residual capacity of 583 patients against the best practice ratio of patients.

14.1.69 Gillingham offers two dental practices:

- Mydentitst, Lanark Villas; and
- Oasis Dental Care, Middlefield House, Marlott Road.

14.1.70 Gillingham accommodates four opticians and four pharmacies.

14.1.71 Social care is provided by Dorset County Council.

14.1.72 Gillingham Fire Station is located approximately 2 miles north of the site at Peacemarsh, Gillingham, SP8 4HB. The operation is on-call, where fire fighters have other occupations. The station accommodates one fire engine with an Environmental Support Unit.

### Recreation and Open Space



- 14.1.73 Formal Recreation facilities in Gillingham are provided at Riversmeet Leisure Centre. It has a fitness suite, a sports hall, conference, function and meeting rooms, and a swimming pool. Many sports clubs use Riversmeet's facilities. Hardings Park adjoining Riversmeet offers outdoor table tennis tables, a skate park, Multi-Use Games Area (MUGA) and a toddler's play facility.
- 14.1.74 Hardings Lane Recreation Ground is run by Gillingham Town Council. It is home to Gillingham Cricket Club. The main children's play area for the town is located here together with a public shelter and a temporary pavilion, with separate access to the public conveniences.
- 14.1.75 Gillingham Town Football Club plays home games at Kingston Magna sports ground and offers teams at under 8 – under 15 age ranges. The club uses the all-weather facilities at Gillingham school during winter months.
- 14.1.76 North Dorset Rugby ground is to the north of Gillingham.
- 14.1.77 Gillingham Town Council is responsible for 28 hectares (71 acres) of public open space, ranging from grassed verges and planted areas to larger recreational areas. These include some 15 play areas in Gillingham (Local Area Play/LAP, Locally Equipped Areas for Play/LEAP, Destination Playgrounds, Nationally Equipped Areas of Play/NEAP, open spaces and nature conservation areas) including at Ham Farm and Saxongate on Shaftesbury Road and at Cresscombe, Barnaby Mead, King John Road, Hyde Road, Gillings and Lodbourne. (Source: Gillingham Town Council [http://www.gillinghamdorset-tc.gov.uk/images/Summary\\_of\\_Play\\_Areas\\_April\\_2017.pdf](http://www.gillinghamdorset-tc.gov.uk/images/Summary_of_Play_Areas_April_2017.pdf))
- 14.1.78 In addition, Wesley Garden in Queen Street was restored as a millennium project. There are also Town Council-owned open spaces including those at Maple Way West and Maple Way East, Campion Close, Ivy Close, Somerset Way, Sorrel Way, Gyllas Way, Lodden Fields.
- 14.1.79 There are a further two areas of open space owned and managed by NDCC: Chantry Fields, Le Neubourg Way, Gillingham is an area of informal open space extending to some .47ha and is adjacent to the River Stour. It offers fishing platforms and benches. Rollsbridge, Rollsbridge Way, Gillingham extends to 2 ha and also adjoins the River Stour.

#### Retailing

- 14.1.80 The Joint Retail Assessment (Nathaniel Lichfield & Partners, 2008) concluded that Gillingham serves a local catchment area and has limited draw beyond its boundary. Conversely, Salisbury and Yeovil are considered to have a major influence on Gillingham's shopping patterns and Shaftesbury a minor influence.
- 14.1.81 Town centre shops and services are focussed on High Street, South Street and Station Road.
- 14.1.82 The convenience sector is represented by
- Lidl (School Lane, Gillingham, Dorset SP8 4QJ);
  - Co-Op (5 Lodbourne Green, Gillingham SP8 4EH);
  - Iceland (1 Harwood Retail Centre, Station Rd, Gillingham SP8 4PY);
  - Asda (Station Road, Gillingham SP8 4QA); and
  - Waitrose (Le Neubourg Way, Gillingham SP8 4UA).
- 14.1.83 Out of centre comparison stores include Orchard Park Garden Centre.
- 14.1.84 Aldi has submitted a planning application for a food store at Kingsmead Business Park ((2/2016/1899FUL). The proposed store is 1,785 sq m gross / 1,254 sq m net with 108 parking spaces. NDCC refused planning permission by notice dated 15 August 2017.

#### Other Social / Community Facilities

- 14.1.85 Gillingham Library is situated at Chantry Fields, Gillingham, SP8 4UA.
- 14.1.86 Gillingham Children's Centre Outreach Base has an office at Riversmeet. It seeks to provide families with children up to the age of 5 with the services and activities including:
- parenting advice, support and information;
  - home visits for families;
  - play and learn sessions;
  - groups for parents with children who have additional needs;
  - breastfeeding groups;
  - access to a range of health services including mental health, sexual health and contraception;
  - information and advice about how to improve skills and find work;
  - coping with becoming a teenage parent;
  - access to advice on financial and housing matters;
  - advice on nutrition, weaning and help to stop smoking; and
  - support with the effects of domestic abuse.

#### Future baseline

- 14.1.87 The Site is allocated for development in the NDLP and as such it is reasonable to assume that it will be developed in accordance with the allocation and other policies and provisions of the NDLP.





## 14.2 Mitigation within the Submitted Design

14.2.1 The Proposed Development includes the following socio-economic mitigation:

- Housing:
  - Market housing and affordable housing, subject to viability testing; and
  - 60-bed care facility.
- Public Transport:
  - Improved pedestrian and cycle connections with the town centre and the railway station;
  - Upgrading existing bus stops in the vicinity of the site and throughout Gillingham;
  - Increased bus service frequency; and
  - Creation of transport hub in local centre.
- Local Centre (health, retail and social / community facilities):
  - Local centre comprising: Community hall, premises made available to a doctor's and dentist's surgery and dispensing chemist (subject to demand), convenience store, a family pub-restaurant, other local shops and services, subject to demand; and
  - Financial contribution to improving Riversmeet Community Centre, Gillingham Library and Fire Station;
- Education:
  - Extension to St Mary's the Virgin Primary School to create a two-form entry primary school and additional outdoor space;
  - Construction of a new two-form entry primary school in the east of the site;
  - Financial contribution to improve Gillingham Secondary School; and
  - Children's nursery adjoining the local centre, subject to demand.
- Open Space / recreation / activity:
  - At least 8.5 ha of formal open space, including at least 7 ha of sports pitches and associated facilities;
  - At least 26 ha informal public open space primarily along the River Lodden corridor including new allotments, play space and community orchards;
  - Extensive pedestrian and cycle connections both within and beyond the proposed development;
  - Improvements to Gillingham Town Park.
- Employment:
  - Employment in local centre and the new and expanded education facilities.

## 14.3 Likely Significant Environmental Effects of the Scheme

### Construction Phase Effects

#### Direct Employment

- 14.3.1 A number of recent studies have sought to quantify the number of direct jobs created by house building activity across the UK. Recent research by NLP for the National Housing Federation (2015) suggests an average of 1.2 full time jobs per dwelling. This would therefore equate to the proposed development supporting approximately 2,160 full time construction jobs or 166 a year across the expected 13-year construction period.
- 14.3.2 Given that construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics, carpentry etc.) many more construction workers may be employed on the site for shorter periods at any given point.
- 14.3.3 National construction firms sometimes use their own permanent workforce on projects, but also employ contractors with a proportion of construction workers drawn locally. It is difficult therefore to identify the likely source of workers to fill these construction jobs before contracts have been let. However, based on experience elsewhere it would be reasonable to expect that a proportion of the construction jobs created by the proposed development could be taken up by the local workforce, particularly if measures are in place to encourage local recruitment and to raise local skills levels.

#### Indirect Employment

- 14.3.4 In addition to direct and on-site employment, it is widely recognised that the house building industry has a large supply chain. Annual expenditure on suppliers (i.e. providing goods, services and materials) across the UK house building industry is estimated to total £5.5 billion. The construction of the Proposed Development will require support by activities such as concrete production, brick manufacture, and glass manufacture all of which are likely to benefit locally.
- 14.3.5 Furthermore, companies that hire plant, machinery and other hardware used in construction are likely to benefit from increased orders. These companies may be based locally or further afield.

#### Induced Employment

- 14.3.6 It is also necessary to take into account induced employment effects – i.e. employment supported by the wage spending of construction and supply chain workers in shops, services and other businesses throughout the UK economy. These local businesses could benefit to some extent from temporary increases in expenditure.
- 14.3.7 Research by CEBR for the National Housing Federation (2013) indicates that for every 1 construction job, 1.51 indirect and induced jobs are supported elsewhere in the supply chain and wider UK economy. This therefore indicates that a further 3,262 indirect/induced jobs could be supported in the region, or 251 a year across the expected 13-year construction period.
- 14.3.8 Drawing these together, the construction of the new development could create up to 166 direct construction jobs a year and support up to 251 additional jobs from indirect and induced impacts in the area.
- 14.3.9 The significance of the effects for North Dorset and Gillingham have been assessed as follows:
- 14.3.10 The Economy and Labour Profile for North Dorset (Dorset CC, 2013) confirms that the number of construction businesses declined from 480 in 2009 (13.2% of total businesses) to 435 in 2013 (12.1% of total businesses). This highlights the sensitivities of the construction industry to the adverse economic conditions. Despite the reduction in construction businesses, 3,172 or 9.5% of North Dorset economically active residents are employed in construction compared to 7.7% in England and Wales and 8.4% in





Dorset, Poole and Bournemouth (ONS 2011). This suggests that the construction industry is relatively important to North Dorset's labour market. The construction industry has a strong track record of providing employment opportunities, especially for younger workers and those wishing to re-enter the labour market. Taking all this into account, the sensitivity of the receptor is therefore assessed as **medium**.

- 14.3.11 The 180 additional construction jobs per annum that the proposed development would generate would increase construction employment within North Dorset (currently 3,172) by 5.7%. The magnitude of the impact is therefore assessed as **moderate**.
- 14.3.12 Based on the above, the significance of the effects for North Dorset has been assessed as **intermediate beneficial**, which is a significant effect.
- 14.3.13 It is not possible to undertake a comparable assessment for Gillingham town because data sets are available only at County and District level.
- 14.3.14 However, with over 23% of the town's population involved in a low skill employment, new construction jobs are likely to create new jobs that will be accessible to local people and will also provide opportunities training and apprenticeships that will improve skills amongst the local workforce. The sensitivity of the receptor is considered to be **medium**.
- 14.3.15 The magnitude of the effect is considered to be **moderate**.
- 14.3.16 Based on this, the significance of the effects for Gillingham has been assessed as **intermediate beneficial**, which is a significant effect.
- 14.3.17 An assessment has not been undertaken of the effects on indirect and induced employment because the local effects are more difficult to assess objectively. The effects are likely to be at District, County and even regional level given the likely spatial distribution of building materials suppliers, plant hire and professional services companies and their employees that will benefit from the Proposed Development.

### Operational Phase Effects

#### Population and the Local Labour Market

- 14.3.18 Based on the 2011 Census and an average of 2.30 persons per dwelling, the proposed development could accommodate around 4,140 residents.
- 14.3.19 According to the 2015 Mid-Year Estimates (ONS), the number of working age residents (aged 16-64) living in North Dorset is some 41,260 or 58.4% of the population. Based on this, the Proposed Development could accommodate some 2,400 additional working age residents aged 16-64, equating to an increase of some 5.8%.
- 14.3.20 Applying the same approach to Gillingham, the Proposed Development could increase the working age population by some 2,400 or 34%.
- 14.3.21 This analysis assumes that working age residents will be new to North Dorset, whereas in reality a large proportion are likely to be those identified as contributing to housing need and resident in the local Housing Market Area (HMA) – potentially in Gillingham or North Dorset - already. In practice therefore, the percentage increase in population is likely to be less than 41%.
- 14.3.22 Nevertheless, an increase in the working age population is particularly beneficial, primarily as it increases the labour supply available to local employers and will provide confidence to existing and future employers, including those interested in investing in the extension to Brickfields Business Park. This is likely to increase investment in the local area, as a greater selection of workers are available to meet current and future needs of businesses.

14.3.23 The significance of the receptor for North Dorset has been assessed as follows:

14.3.24 The increase in North Dorset's working age population is estimated to be 5.8%. The significance of the receptor for North Dorset is considered to be **medium**.

14.3.25 The magnitude of the impact is therefore assessed as **negligible**.

14.3.26 Taking this into account, the significance of the effects for North Dorset is considered to be **neutral**.

14.3.27 The significance of the receptor for Gillingham has been assessed as follows:

14.3.28 Given the expected rise in the retired population across North Dorset district, the sensitivity of the receptor is assessed as **high**.

14.3.29 Gillingham's working age population (6,971 *Source: 2014 Mid Year Estimates, Office for National Statistics*) would rise by 2,400 or 34% as a result of the proposed development. On the face of it, this represents a potentially large change to the number of 16-64 year olds living within the area. However, as noted above, the actual change is likely to be much less. The magnitude of the impact is therefore assessed as **moderate**.

14.3.30 Therefore, the significance of the effects for Gillingham has been assessed as **major/intermediate**, this is a significant effect.

### Deprivation

- 14.3.31 The Proposed Development will create jobs during construction. It will also provide new working age population to support existing businesses, services and facilities. The new working age labour force will support commercial investment in the expansion of Brickfields Business Park and other employment development in Gillingham.
- 14.3.32 The Proposed Development will provide high quality housing, as well as a local centre with its associated job opportunities and as such will have a beneficial impact on deprivation in the area.
- 14.3.33 Overall, the new jobs will have a positive effect on unemployment in North Dorset and will help to address the relatively low gross weekly earnings.
- 14.3.34 The significance of the effects on North Dorset and Gillingham are assessed below.
- 14.3.35 For North Dorset, the sensitivity of the receptor is assessed as **low**.
- 14.3.36 magnitude of the impact is assessed as **moderate** as a result of low employment levels and relatively low levels of overall deprivation. The increase in the economically active population in North Dorset would therefore be **minor beneficial**.
- 14.3.37 For Gillingham, and as identified in the baseline section there is a relatively low level of deprivation in Gillingham, therefore the sensitivity of the receptor is therefore assessed as **medium**.
- 14.3.38 As such, the increase in the number of economically active people in Gillingham would be **moderate** magnitude and the effect would be **intermediate beneficial**, this is significant effect.

### House Prices

- 14.3.39 The Proposed Development includes 1,800 new market and affordable homes and will contribute 82% of the overall housing requirement for Gillingham (at least 2,200 dwellings by 2031) and 32% of the requirement for North Dorset as a whole (at least 5,700 dwellings by 2031). There is a need to deliver



new housing in North Dorset and Gillingham in order to maintain a five year supply of deliverable housing sites, particularly in the context of NDDC's acknowledgement that at the time of writing, it cannot demonstrate this requirement.

14.3.40 There are 28,670 households in North Dorset and 5,107 households in Gillingham. It will therefore increase housing stock in North Dorset by 6.3% and in Gillingham by 35%. The mix of the market and affordable housing, house types (bedroom numbers) and the tenure of the affordable housing have yet to be finalised. However, there will be a range of house types including 1, 2, 3 and 4 bed units. These new dwellings will provide greater choice and competition in the housing market within both North Dorset and Gillingham.

14.3.41 For North Dorset, the sensitivity of the receptor is assessed as medium. The magnitude of the impact is assessed as moderate and the significance is assessed as intermediate beneficial, which is a significant effect.

14.3.42 For Gillingham, the sensitivity of the receptor is assessed as high. The magnitude of the impact is assessed as moderate.

14.3.43 By increasing the supply of market and affordable housing, the significance of the effects for Gillingham has been assessed as **major** beneficial.

#### Local Expenditure

14.3.44 The effect of wages during construction and a permanent increase in the working-age population of Gillingham will increase the total amount of household spending within the District-wide and local economy. This will result in increased local employment opportunities, and will serve as a permanent benefit to the District as a whole and Gillingham in particular. This would be a direct and permanent impact from the proposed development.

14.3.45 To inform these assumptions, the 2016 ONS Family Spending Survey indicates that the total average weekly household expenditure was £528.90 in the financial year ending 2016. This indicates that the total expenditure from all households in the Proposed Development is expected to be some £952,020 per week or £49,505,040 million per annum.

14.3.46 This additional household expenditure is therefore not limited to Gillingham and will benefit the entire North Dorset district.

14.3.47 The significance of the effects for North Dorset has been assessed as follows:

14.3.48 The North Dorset labour market is performing reasonably well. The unemployment rate is lower than the rate for Dorset, the south west and England. Taking all this into account, the sensitivity of the receptor is **medium**.

14.3.49 The increase in expenditure is likely to result in an increase in income and jobs within North Dorset. The magnitude of the impact is therefore considered to be **moderate**.

14.3.50 Consequently, the significance of the effects for North Dorset has been assessed as **intermediate beneficial**, which is a significant effect.

14.3.51 The significance of the effects for Gillingham has been assessed as follows:

14.3.52 While the increase in employment and therefore local expenditure in Gillingham is significant, the employment effects of the Proposed Development would be experienced over the lifetime of the construction programme and beyond. The sensitivity of the receptor is assessed as **medium**.

14.3.53 The magnitude of the impact is considered to be **moderate**.

14.3.54 Based on this reasoning, the significance of the effects for North Dorset has been assessed as **intermediate beneficial**, which is a significant effect.

#### Housing Mix and Tenure

14.3.55 The Proposed Development will deliver 1,800 new homes. Policy 21 seeks to secure 25% affordable housing (504 dwellings), subject to viability testing, which is being undertaken at the time of writing on a site-wide basis.

14.3.56 As noted above, the housing mix for each site and the proportion/tenure of the affordable housing will be determined at the detailed stage.

#### Access to Health Care Facilities

14.3.57 The Proposed Development includes a local centre, which will include a doctor's and dentist's surgery and a pharmacy, subject to demand (North Dorset Local Plan Policy 21). This will help to address existing need for these facilities, particularly for doctors as identified in Table 14.7, subject to an appropriate operator being available.

14.3.58 It will be necessary to confirm the delivery trigger for the local centre to enable the needs of the new community to be met.

14.3.59 It will also be necessary for further engagement between the Clinical Commissioning Group and Dorset County Council to understand the need for primary health care and social care provision.

14.3.60 Considering the local GP practice is approaching capacity the sensitivity of the receptor is considered to be high.

14.3.61 Considering the Proposed Development in context of the future baseline, it is considered to result in a negligible magnitude.

14.3.62 This will be of neutral significance and is not significant in EIA terms.

#### Access to Sport, Leisure and Recreation Facilities

14.3.63 The Proposed Development will provide at least 26 ha of informal open space including allotments or community orchards as well as at least 8.5 ha of formal open space provision on site, with at least 7 ha of sports pitches and associated facilities. In addition, it will provide pedestrian and cycle connections both within and beyond the proposed development. It will also provide a financial contribution towards improvements to Riversmeet and Gillingham Town Park.

14.3.64 The Proposed Development will be a walkable neighbourhood throughout. It has been designed to encourage pedestrian and cycle movements, which will in turn enhance the health and well-being of the new community.

14.3.65 The effects will be confined to Gillingham and as such an assessment has not been undertaken for North Dorset district.

14.3.66 For Gillingham, there is a decent provision of leisure, recreation and sports facilities. Accordingly, the sensitivity of the receptor is assessed as **low**.

14.3.67 The magnitude of the impact is assessed as **moderate**.

14.3.68 The Proposed Development includes significant provision of leisure, recreation and sports facilities and as such it is considered that the impact would be **minor beneficial** when considered against the future baseline.

#### Access to Education Facilities



- 14.3.69 The education effects of the Proposed Development will be experienced principally by Gillingham and will not be district-wide. Accordingly, the impact assessment focusses on Gillingham.
- 14.3.70 The Proposed Development will accommodate school-age children and this will place pressure on school places in Gillingham.
- 14.3.71 Considering the local education facilities have some capacity and none are oversubscribed the sensitivity of the receptor is considered to be **low**. The magnitude is assessed as being **moderate**.
- 14.3.72 The proposed development includes an extension to St Mary the Virgin Primary School (2 form entry) and the construction of a new 2 form entry primary school. It also includes the potential for nursery provision adjoining the local centre, subject to demand. There will also be a financial contribution towards improvements to Gillingham School.
- 14.3.73 Accordingly, it is assessed that the impact would be **minor beneficial**.

#### Access to the Local Centre

- 14.3.74 Again, the effects are localised and this is reflected in the assessment, which focusses on Gillingham.
- 14.3.75 The new local centre will provide a range of shops, services and facilities to serve the day-to-day needs of the new community. It will be accessible from the entire development by pedestrian and cycles. The magnitude is considered to be **low** and the sensitivity of the receptor is considered to be **moderate**.
- 14.3.76 Accordingly, it is considered that the impact would be **minor beneficial**.

#### Social and Community Facilities

- 14.3.77 The estimated increase in Gillingham's population will give rise to increased pressure on existing community facilities such as the library and Riversmeet. These are locally-experienced impacts rather than being district-wide.
- 14.3.78 The proposed development will deliver a financial contribution towards improvements to Gillingham Library and Riversmeet Community Facility. It will also provide a new community meeting facility on-site (potentially as part of a shared changing facility supporting the formal open space provision), together with a family public house / restaurant within the local centre. The magnitude is considered to be low and the sensitivity of the receptor is considered to be moderate.
- 14.3.79 Accordingly, it is assessed that the impact would be a minor /intermediate beneficial effect.

### 14.4 Additional Mitigation, Compensation and Enhancement Measures

- 14.4.1 Based on the framework used to identify the significance of the effects described, there are no proposed mitigation measures over and above those identified in the MPF, which are in turn based on NDLP Policy 21, which includes all mitigation measures.
- 14.4.2 Overall, the creation of significant construction job opportunities (direct and indirect) by the Proposed Development will, in itself, result in a beneficial effect that does not require mitigation. However, it may be possible to maximise these economic benefits of the scheme locally through measures such as encouraging local recruitment for new job opportunities offered at the construction phase. This could be secured through a Local Labour Agreement (LLA) with NDDC where justified and appropriate.
- 14.4.3 Specific initiatives that could be considered within a LLA in relation to construction employment for the local population could include:

- Providing the opportunity for local labour resources to be used where possible, including encouraging recruitment through local press and job centres; and,
- Where possible, encouraging products and services to be procured locally.

14.4.4 These measures would be subject to further discussion with NDDC.

14.4.5 It may also be possible to review the trigger points for the delivery of the local centre, care facility and new/improved primary schools in order to ensure that they keep pace with the needs of the growing community. This could be undertaken through future engagement with the relevant authorities.

14.4.6 It will also necessary to confirm the bedroom numbers / house types for the market and affordable housing and tenure for the affordable housing to ensure it balances the needs of the local community with commercial objectives.

### 14.5 Assessment Summary and Likely Significant Residual Environmental Effects

- 14.5.1 This section considers the residual effects of the Proposed Development during construction and after completion, taking account of the baseline position and the proposed mitigation, which form part of the scheme.
- 14.5.2 Following mitigation measures included in the scheme or made through a s.106 contribution, the few potentially adverse impacts of the development would be addressed. The scale and significance of the residual impacts, following these mitigation measures, are summarised in Table 14.9 below.

### 14.6 Cumulative impacts

- 14.6.1 A series of additional development projects have been identified for the purposes of the cumulative impact assessment. In terms of socio-economic impacts, the key issue to be explored through the cumulative assessment is the combined effects of additional residential development. In addition to the proposed development, the cumulative assessment considers the following sites identified in Table 14.8:





Site	Applicant	Application Ref	Total	Status
Land East Of Barnaby Mead, Gillingham	The PG Ridgley Trust	2/2016/0149/OUT	Up to 50 dwellings	Pending decision (resolution to grant subject to S106)
Land To The East Of Lodden Lakes, New Road, Gillingham	Taylor Wimpey UK Ltd	2/2014/0968/OUT	Up to 90 dwellings	Approved, 14 May 2015 (Not commenced)
Orchard Park Garden Centre, Shaftesbury Road, Gillingham	Milton Park (Dorset) Ltd	2/2014/1590/FUL (renewal of 2/2011/0987/PLNG)	Erect extension to existing retail building	Approved, 5 May 2015 (Not commenced)
Bourton	Clublight Developments Ltd	2/2016/0610/REM	35 dwellings	Due to commence 2017
Land adjacent to Greenacres, Salsbury Road, Shaftesbury	Persimmon Homes (South Coast) Limited	2/2012/0310/PLNG and 2/2016/0658/PAEIA	238 dwellings	41 units commenced and application submitted for 97 units
Land West of A350 Littledown, Shaftesbury		2/2015/0598/OUT	170 dwellings	Approved subject to S106

**Table 14.8 Cumulative impacts****Construction**

- 14.6.2 Given the construction of the cumulative sites is likely to be staggered, particularly as the considerable scale of the developments will place pressures upon the existing labour supply, the build period is estimated conservatively to be 15 years.
- 14.6.3 The significance of the effects for North Dorset have been assessed as followed:
- 14.6.4 The sensitivity of the receptor has been assessed as **high**.
- 14.6.5 This level of construction employment (estimated at 2,160) would represent 68% of total existing construction employment within North Dorset. However, in reality, construction employment is unlikely to increase by such a large magnitude. The existing labour supply within the local area is likely to gain employment on multiple sites, and construction is likely to be staggered over a prolonged period. The sensitivity of the receptor has been assessed as **medium**.
- 14.6.6 The magnitude of the impact is therefore assessed as **moderate**.
- 14.6.7 Having established this, the significance of the effects for North Dorset is considered to be **major/intermediate beneficial**, this is a significant effect.
- 14.6.8 The significance of the effects for Gillingham have been assessed as followed:
- 14.6.9 The sensitivity of the receptor has been assessed as **medium**. The magnitude of the impact is therefore assessed as **moderate**.

- 14.6.10 The significance of the effects for Gillingham is therefore assessed as **major beneficial**, this is a significant effect.

**Operation**

- 14.6.11 In cumulative terms, the main operation effects that need to be assessed relate to the assumed increase in population from the residential scheme, the effect on the area's labour supply and the effect on household spending power.

**Population**

- 14.6.12 All five cumulative sites involving residential development and the Proposed Development will deliver some 2,383 new homes. The resident population would be expected to increase by approximately 5,481 as a result of the proposed developments. It is estimated that approximately 3,212 residents would be of working age, and 3,160 would be employed.

- 14.6.13 The sensitivity of the receptor for North Dorset has been assessed as **very high**. The magnitude of the impact is therefore assessed as **moderate**.

- 14.6.14 With respect to Gillingham, the population yield arising from the proposed development would increase the working age population by 26%. It has been established that the sensitivity of the receptor for Gillingham is **very high**. The magnitude of the impact is **substantial**.

- 14.6.15 Taking this into account, the significance of the effects for both North Dorset and Gillingham is assessed as **major beneficial**, this is a significant effect.

**Labour Supply**

- 14.6.16 The number of residents employed within high skill occupations in North Dorset would increase by approximately 1,235 (4%). The number of residents employed within construction occupations would increase by 117 (3%). The significance of the effects for North Dorset are assessed as follows:

- 14.6.17 The sensitivity of the receptor has been assessed as **low**.

- 14.6.18 The magnitude of the impact is assessed as **moderate**.

- 14.6.19 Taking this into account, the significance of the effects for North Dorset is considered to be **minor beneficial**.

- 14.6.20 The significance of the effects for Gillingham are assessed as follows:

- 14.6.21 The sensitivity of the receptor has been assessed as **medium**. The magnitude of the impact is assessed as **substantial**. The significance of the effects for Gillingham are assessed as being **major beneficial**.

- 14.6.22 Taking this into account, the significance of the effects for Gillingham is considered to be **major beneficial**.



**Table 14.9 Assessment Summary and Residual Environmental Effects (Socio-Economics)**

Summary description of the identified impact	Sensitivity of Receptor	Impact Magnitude	Significance and Nature of Effect	Additional Mitigation	Residual Impact Magnitude	Residual Significance and Nature of Effect	Confidence Level
<b>Construction</b>							
Construction employment	North Dorset: Medium	North Dorset: Moderate	North Dorset: Intermediate beneficial	Potential local labour agreements, apprenticeships etc	North Dorset: Positive slight impact	North Dorset: Slight beneficial	High
	Gillingham: Medium	Gillingham: Moderate	Gillingham: Intermediate beneficial		Gillingham: Positive impact	Gillingham: Intermediate beneficial	
<b>Operation</b>							
Population and the local labour market	North Dorset: Medium	North Dorset: Negligible	North Dorset: Neutral	Expansion of Brickfields Business Park, new local centre employment opportunities	North Dorset: Positive slight impact	North Dorset: Slight beneficial	High
	Gillingham: High	Gillingham: Moderate	Gillingham: Major/intermediate beneficial		Gillingham: Positive impact	Gillingham: Intermediate beneficial	
Deprivation	North Dorset: Low	North Dorset: Moderate	North Dorset: Minor beneficial	High quality new housing (market and affordable; new employment opportunities; access to local centre including medical and dental	North Dorset: Positive slight impact	North Dorset: Slight beneficial	High
	Gillingham: Medium	Gillingham: Moderate	Gillingham: Intermediate beneficial		Gillingham: Positive impact	Gillingham: Intermediate beneficial	



				facilities; access to education; access to POS			
House Prices	North Dorset: Medium	North Dorset: Moderate	North Dorset: Intermediate beneficial	Increased supply of market housing; delivery of affordable housing	North Dorset: Slight	North Dorset: Minor	High
	Gillingham: High	Gillingham: Moderate	Gillingham: Major beneficial		Gillingham: Moderate	Gillingham: Major/Intermediate	
Local expenditure	North Dorset: Medium	North Dorset: Moderate	North Dorset: Intermediate beneficial	Effect of population increase on local expenditure	North Dorset: Slight	North Dorset: Minor	High
	Gillingham: Medium	Gillingham: Moderate	Gillingham: Intermediate beneficial		Gillingham: Moderate	Gillingham: Major/intermediate	
Health care facilities	North Dorset: N/A	North Dorset: N/A	North Dorset: N/A	Access to local centre health and dental facilities and care home.	North Dorset: N/A	North Dorset: N/A	High
	Gillingham: Medium	Gillingham: Moderate	Gillingham: Intermediate beneficial		Gillingham: Slight	Gillingham: Neutral	
Sport, leisure and recreation facilities	North Dorset: N/A	North Dorset: N/A	North Dorset: N/A	Access to new and enhanced leisure, recreation and sporting facilities within the site and Gillingham town centre	North Dorset: N/A	North Dorset: N/A	High
	Gillingham: Low	Gillingham: Moderate	Gillingham: Minor beneficial		Gillingham: Slight	Gillingham: Neutral	
Education facilities	Gillingham: Low	Gillingham: Moderate	Gillingham: Minor beneficial	Children's nursery (subject to demand); expansion of St Mary the Virgin Primary School	Gillingham: Slight	Gillingham: Neutral	High



				and new 2FE primary school; improvements to Gillingham school			
Local centre/neighbourhood facilities	North Dorset: N/A	North Dorset: N/A	North Dorset: N/A	New local centre with shops, services and facilities	North Dorset: N/A	North Dorset: N/A	High
	Gillingham: Low	Gillingham: Moderate	Gillingham: Minor / Intermediate beneficial		Gillingham: Moderate	Gillingham: Minor beneficial	
Social and community facilities	North Dorset: N/A	North Dorset/N/A	North Dorset/N/A	New community facility within the development and enhancements to Riversmeet	North Dorset: N/A	North Dorset: N/A	High
	Gillingham: Low	Gillingham: Moderate	Gillingham: Minor / Intermediate beneficial		Gillingham: Moderate	Gillingham: Minor beneficial	



## 14.7 References

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