



West of Ifield, Crawley Environmental Statement: Volume 1: Main Report

CHAPTER 13: SOCIO-ECONOMICS AND HEALTH
Version 1 - Planning submission

July 2025





13 SOCIO- ECONOMICS AND HEALTH

13.1 Introduction

- 13.1.1 This chapter of the ES reports on the identification and assessment of likely significant socio-economic and health effects to arise from the demolition and construction stage and operational stage of the Proposed Development.
- 13.1.2 The chapter describes the socio-economic and health legislation, policy and guidance framework; the methods used to assess the potential impacts and likely effects; the baseline conditions at the Site and within the study area; the likely socio-economic and health effects and the setting out of proposed mitigation measures, where feasible, in respect of any identified likely significant effects; proposed additional mitigation and any enhancement measures where applicable; the significance of residual effects; and inter-project cumulative effects.
- 13.1.3 It describes the policy context; the methodology; the baseline conditions; the socio-economics and health effects taking into consideration embedded mitigation; the need for any additional mitigation and enhancement; the significance of residual effects; and cumulative effects.
- 13.1.4 The chapter is supported by the following technical appendix in ES Volume 2:
 - **ES Appendix 13.1:** Sport Facilities.

13.2 Policy Context and Guidance

- 13.2.1 There is no published or formalised technical guidance relating to the assessment of socio-economic effects. Professional judgement and experience have therefore been drawn upon to assess the significance of the likely socio-economic effects of the Proposed Development, taking account of legislation, policies, public guidance and the EIA Scoping Opinions,
- 13.2.2 The assessment has been informed by the following legislation, policies and published guidance:
 - National Legislation and Policy
 - The Countryside and Rights of Way (CROW) Act, 2000¹ focuses on public access to the countryside and the protection of rights of way.
 - The National Planning Policy Framework (NPPF)² was revised in December 2024, with a revision in February 2025. The NPPF sets out a variety of planning policies for England and explains how they should be applied. The key aspects include creating sustainable development relating to housing, community facilities, open space, the economy and land for employment and making effective use of land, including land for agriculture. The NPPF Section 8 *“Promoting healthy and safe communities”* suggests that planning policies and decisions should aim to create environments that promote social interaction, safety, and accessibility. It also emphasises the importance of enabling and supporting healthy lifestyles and policies should address local health and well-being needs, aiming to reduce health inequalities between different communities. It encourages planning for shared spaces and community

¹ Countryside and Rights of Way Act 2000. London: The Stationery Office. Available online at <https://www.legislation.gov.uk/ukpga/2000/37/contents>

² Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework (NPPF). Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

facilities to enhance social, recreational, and cultural well-being. Other sections relevant to this assessment include Section 5 “*Delivering a sufficient supply of homes*”, Section 6 “*Building a strong, competitive economy*”, and Section 12 “*Achieving well-designed places*”. Under the new NPPF and planning reforms that are currently making their way through Parliament via the Planning Bill, the Government is proposing a new method for determining housing need.

- Regional Policy

- WSCC *Planning School Places* document (2024)³ sets out the policies and principles of the WSCC. It provides information on current organisation and future forecasts of pupil numbers and provisional plans for where additional school places will be made available. The document also explains how WSCC plans to meet the growing need for additional school places throughout the county in future years.
- *West Sussex Walking and Cycling Strategy 2016-2026*⁴ details the county's aims and objectives for walking and cycling in West Sussex. The document also contains a prioritised list of over 300 potential walking and cycling improvements suggested by a range of stakeholders and partner organisations.
- *Rights of Way Management Plan 2018-2028*⁵ sets out WSCC approach to managing the Public Rights of Way (PRoW) network over the next ten years.
- *Coast to Capital (Local Enterprise partnership) Strategic Economic Plan 2018-2030 (Gatwick 360)*⁶ aims to address some of the key issues which have slowed the areas growth.
- *Northern West Sussex Economic Growth Assessment (EGA) (January 2020)*⁷ provides a robust and comprehensive evidence base for employment and economic development needs across Horsham District Council (HDC) and Mid Sussex District Council up to 2036, having regard to the revised NPPF and Planning Practice Guidance (PPG).
- HDC commissioned a focussed update of the Northern West Sussex EGA to provide supplementary and updated economic evidence specifically to inform the approach to economic growth and employment land policies within the new HDC Local Plan. This focussed plan is the *Northern West Sussex Economic Growth Assessment, Focused Update for Horsham*⁸. Crawley Borough Council (CBC) also commissioned a focused update for Crawley⁹.

- Local Planning Policy

- Planning policy at the local level is currently set out in HDC's Planning Framework, published in 2015¹⁰. The HDC Planning Framework seeks to deliver at least 16,000 homes and associated infrastructure between 2011 and 2031, with an average of 800 homes per annum.
- *Horsham District Economic Development Strategy 2020-2027*¹¹ sets out the economic vision and strategy for the area. The strategy aims to address the limited supply of space in both the office and industrial / warehouse sector and the continuing high

³ WSCC (2024) Planning School Places 2024. Available online at: <https://www.westsussex.gov.uk/about-the-council/policies-and-reports/school-policy-and-reports/planning-school-places/>

⁴ WSCC (2020). West Sussex Walking and Cycling Strategy 2016-2026. Available online at: https://www.westsussex.gov.uk/media/9584/walking_cycling_strategy.pdf

⁵ WSCC (2018) Rights of Way Management Plan 2018-. Available online at: https://www.westsussex.gov.uk/media/11362/row_management_plan.pdf

⁶ Coast to Capital (2018) Strategic Economic Plan 2018-2030 (Gatwick 360). Available online at: <https://www.coast2capital.org.uk/strategic-economic-plan-gatwick-360>

⁷ Northern West Sussex EGA Update, January 2020. Available online at: https://www.horsham.gov.uk/__data/assets/pdf_file/0007/79261/Northern-West-Sussex-Economic-Growth-Assessment-24.01.20.pdf

⁸ Northern West Sussex Economic Growth Update: Focussed Update for Horsham (November 2020). Available online at: <https://www.southdowns.gov.uk/wp-content/uploads/2022/06/Economic-Growth-Assessment-2020-HDC.pdf>

⁹ Northern West Sussex joint, Update: Focussed Update for Crawley (September 2020). Available online at: <https://crawley.gov.uk/sites/default/files/2020-10/Economic%20Growth%20Assessment%20-%20focussed%20update%20for%20Crawley.pdf>

¹⁰ Horsham District Council. Horsham District Planning Framework (2015). Available online at: https://www.horsham.gov.uk/__data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

¹¹ HDC (2017) Economic Strategy 2017: Think Horsham District. Available online at: <https://www.horsham.gov.uk/business/economic-strategy>



rise of out commuting from the district. One of the priority areas in the strategy is infrastructure, whereby the district commits to develop business cases for transport infrastructure improvements.

- *HDC, Built Sports Facility Strategy (2017-2031)*¹² assesses the existing sports facilities in Horsham, including sports halls, swimming pools, health and fitness centres, studios, squash courts, gymnastics facilities, indoor and outdoor bowls, athletics facilities, and multi-use games areas. It evaluates the quantity, quality, accessibility, and availability of these facilities. It also identifies key issues, impacts, and implications for each facility type and provides recommendations to address the identified needs and gaps.
- Rusper Neighbourhood Plan 2018-2031¹³ does not include any specific policies on socio-economics, however one of the overarching aims of the plan is to maintain and encourage organic growth in local employment and other economic opportunities.
- Guidance, Strategic Plans and Evidence Base:
 - IEMA 'Determining Significance for Human Health in Environmental Impact Assessment'. This guide explains what 'significance' means for 'human health' as an EIA topic. It explains how human health significance relates to the degree and context of changes in population health, including effects to vulnerable groups. This is explained with reference to public health evidence sources and consistent judgement criteria.
 - National Planning Practice Guidance – Open Space, Sports and recreation facilities, PRoW and local green space, 2014¹⁴ states that existing open space should be considered when reviewing development proposals.
 - *National Planning Practice Guidance – Housing and economic needs assessment*¹⁵ recommends that a formula should be used to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic undersupply.
 - *Design Manual for Roads and Bridges LA 112 Population and Human Health (DMRB LA 112)*¹⁶ sets out the requirements for assessing and reporting the environmental effects on population and health from construction, operation and maintenance of highways projects.
 - Homes England Strategic Plan 2023 to 2028¹⁷ supports the creation of "vibrant and successful places that people can be proud of, working with local leaders and other partners to deliver housing-led, mixed use regeneration". The Plan sets the steps Homes England will take within the industry to respond to the long term housing and development challenges facing this country.
 - Department for Culture, Media and Sport launched a new strategy in 2015 '*Sporting Future: A new Strategy for an Active Nation*'¹⁸ which recognises the need to re-invigorate the nation's appetite for participation in sport.

¹² HDC (2019) Built Sports Facility Strategy 2017-2031. Available online at: https://www.horsham.gov.uk/__data/assets/pdf_file/0004/138316/SS11-Horsham-District-Council-Built-Sports-Facility-Strategy-2017-2031.pdf

¹³ Rusper Neighbourhood Plan 2018-2031

¹⁴ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2014) Open space, sports and recreation facilities, public rights of way and local green space. Available online at: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

¹⁵ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2020) Housing and economics needs assessment. Available online at: <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁶ DMRB (2020) LA 112 Population and human health, Revision 1. Available online from: <https://www.standardsforhighways.co.uk/search/1e13d6ac-755e-4d60-9735-f976bf64580a>

¹⁷ Homes England Strategic Plan 2023 to 2028. Available online at: <https://assets.publishing.service.gov.uk/media/646f58f6ab40bf000c196a74/Homes-England-strategic-plan-2023-to-2028.pdf>

¹⁸ HM Government, Sporting Future (2015). A New Strategy for an Active Nation. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/486622/Sporting_Future_ACCESSIBLE.pdf

- In 2021, Sport England launched its new strategy '*Uniting the Movement*'¹⁹ – a 10-year vision to transform lives and communities through sport and physical activity.
- *Public Health England Working Together to Promote Active Travel (May 2016)*²⁰ suggests a range of practical action for local authorities, from overall policy to practical implementation. It highlights the importance of community involvement and sets out key steps for transport and public health practitioners.
- '*Our Council Plan*' – West Sussex County Council's (WSCC) corporate plan for 2021-2025²¹. This sets out 4 key priority areas:
 - Keeping people safe from vulnerable situations.
 - A sustainable and prosperous economy.
 - Helping people and communities to fulfil their potential.
 - Making the best use of resources.
- *Northern West Sussex Strategic Housing Market Assessment*²²: The Strategic Housing Market Assessment (SHMA) has been commissioned jointly by CBC and HDC. The SHMA is intended to inform the preparation of new Local Plans. The SHMA concluded that there is a need for 752 dwellings per annum (dpa) in CBC and 965 dwellings per annum in HDC and a total of 2,819 dpa across the Northern West Sussex Housing Market Area. Furthermore, as a result of house price and rent increases, the SHMA analysis identifies a need for 739 affordable homes per year in CBC and 503 affordable homes per year in HDC (2019-39). The delivery of these is vital for younger people seeking to live in the districts.
- *The Open Space, Sport and Recreation Assessment, Indoor Sports Facilities Assessment and Playing Pitch Strategy (2020)*²³ establishes CBC's specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities.
- *CBC Playing Pitch Strategy and Action plan (2021)*²⁴ is a strategic assessment that provides up to date analysis of supply and demand for playing pitches (grass and artificial) and for sports played outside in the local authority. The Strategy provide CBC with a clear evidence base and set of recommendations for future outdoor sports facility development across the Local Authority Area.
- *HDC Open Space, Sport & Recreation review non-technical summary paper (2021)*²⁵ details the quantity, accessibility and quality standards of the different types of facilities to be provided by developers. They include open spaces, playing pitches and facilities.
- *HDC Playing Pitch Strategy 2018-2031 Needs Assessment*²⁶ provides a detailed analysis of the current state of playing pitch provisions in Horsham and an understanding of the supply and demand. It creates a strategic plan to ensure the playing pitch provisions' needs are met in the coming years.

¹⁹ Sport England (2021). *Uniting the Movement*. Available online at: <https://www.sportsthinktank.com/uploads/sport-england-uniting-the-movement.pdf>

²⁰ Public Health England. *Working Together to Promote Active Travel*. A briefing for local authorities. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/523460/Working_Together_to_Promote_Active_Travel_A_briefing_for_local_authorities.pdf

²¹ West Sussex County Council (v4 2024) *Our Council Plan 2021-2025*. Available online at: https://www.westsussex.gov.uk/media/nlefrggc/our_council_plan.pdf

²² Iceni (2019) *Northern West Sussex Strategic Housing Market Assessment Final Report*. Available online from:

https://www.horsham.gov.uk/_data/assets/pdf_file/0020/79130/Northern-West-Sussex-Strategic-Housing-Market-Assessment.pdf

²³ CBC (2020) *The Open Space, Sport and Recreation Assessment, Indoor Sports Facilities Assessment and Playing Pitch Strategy*. Available online at:

https://crawley.gov.uk/sites/default/files/2021-02/Open_space_sport_and_recreation_assessment_Feb21.pdf

²⁴ Crawley Borough Council (2021) *Playing Pitch Strategy and Action Plan*. Available online at: https://crawley.gov.uk/sites/default/files/2021-04/PPS_Stage_D_strategy_action_plan_March_2021.pdf

²⁵ HDC (92021) *Open Space, Sport & Recreation review non-technical summary paper*. Available online at: https://www.horsham.gov.uk/_data/assets/pdf_file/0012/104250/Non-Tech-Summary-PprJun2021FINAL.pdf

²⁶ HDC (2019) *Horsham District Council Playing Pitch Strategy 2018-2031 Needs Assessment*. Available online at: https://www.horsham.gov.uk/_data/assets/pdf_file/0005/138317/SS12-HDC-Playing-Pitch-Strategy-2018-2031-Needs-Assessment-Stage-C.pdf



13.3 Consultation

13.3.1 The initial formal Scoping Opinion was issued by HDC in November 2020 (HDC ref: EIA/20/0004), based on the Applicant's intention to submit an outline planning application for the Site. However, when the Applicant decided to pursue a hybrid application, it became necessary to review and reassess the scope of the ES for the revised Proposed Development, as outlined in the ES Scoping Opinion Request Report dated 17th October 2023. Consequently, a new Scoping Opinion was requested and subsequently issued in November 2023 (HDC ref: EIA/23/0007). Since November 2023, the design of the proposed development has altered slightly with the addition of proposed groundwater abstraction wells, and therefore, it was considered necessary to reassess the scope of the ES. An additional Scoping Opinion (EIA/24/0003) regarding the revised hybrid planning application was adopted on the 15th July 2024 (the 2024 Scoping Opinion).

13.3.2 Table 13-1 summarises the key EIA Scoping Opinion responses and separate consultations that have been undertaken with respect to the socio-economic and health assessment. There were no comments received in respect of socio-economic effects and health in the 2024 Scoping Opinion.

Table 13-1: Summary of Consultation

Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
HDC Planning Officer. Scoping Opinion received 30/11/2020.	One of the most significant socio-economic effects would be to the residents of Crawley, especially those living to the west of Crawley and who currently enjoy the use of this countryside site.	This Chapter has assessed potential impacts to the district of Horsham and borough of Crawley. The impact on current ' <i>users of recreational areas/open spaces/PROWs</i> ' is discussed in the Assessment of Effects section (Section 13.10).
HDC Planning Officer. Scoping Opinion, received 30/11/2020.	It is recommended that in assessing socio-economic impacts it would be beneficial to refer to the analysis of any representations as part of the Local Plan Review currently been undertaken. This is in the event that the scheme is taken forward as part of the review as a preferred site. Analysing the representations will provide an indication of the concerns of the existing communities.	The assessment has been informed by legislation, policies and published guidance found in Section 13.2. Comment on the Local Plan Review has been included in the Planning Statement which is submitted with the hybrid planning application (HPA). Additionally, the evolution of the scheme has been informed by guidance set out in HDC's Statement of Community Involvement (September 2020). A detailed summary of the consultation and engagement undertaken can be found in the submitted Statement of Community Involvement (SCI) (WOI-HPA-DOC-SCI-01).
	Reference should be made in the Socio-Economic and Health assessment to the Kilnwood Vale development for up to 2,750 dwellings just south of the site (ref: DC/10/1612). It should be noted that DC/20/0470 has been refused. Reference should also be made here to the development of 95 dwellings to the north side of Rusper Road, approved under outline permission DC/14/2132, which abuts the site.	Cumulative schemes are discussed in the Cumulative Effects section (Section 13.13). The Kilnwood Vale development has been assessed with likely cumulative effects predicted (see Section 13.13 in this ES Chapter).

Table 13-1: Summary of Consultation		
CBC - Scoping Opinion, received 27/11/2023.	The impacts of the development on Crawley Borough and in particular on residents on the western side of the town will be considerable. The impacts on existing residents and local infrastructure from any new population must be fully understood and either mitigated or new provision made.	The potential effects on residents in HDC and CBC have been discussed in the Assessment of Effects section (Section 13.10).
	In respect of the methodology, reference should be made to both the emerging Local Plans and their related evidence bases which provide a more up to date picture of the Borough and District. In respect of economic impacts, HDC and CBC have produced an Economic Growth Assessment in January 2020 with more recent updates. Crawley skills data is also relevant and updated unemployment figures should also be reviewed given the impact on Crawley from the ongoing Covid pandemic. The joint Strategic Housing Market Assessment should also be referenced.	The assessment has been informed by legislation, policies and published guidance found in Section 13.2, including Economic Growth Assessments for HDC and CBC, and the Strategic Housing Market Assessment. Comment on the Local Plan Review has been included in the Planning Statement which is submitted with the HPA. Skills and unemployment figures have been detailed in the Baseline Conditions section (Section 13.9).
	It should be anticipated that any new occupants would identify with Crawley and would be dependent on its infrastructure and services.	The dependency on infrastructure and services is discussed in the Assessment of Effects section (Section 13.10).
	CBC consider that, due to the development's location and anticipated close links with Crawley, the needs of Crawley residents should strongly inform the housing mix, services and community infrastructure to be provided in the proposed neighbourhood. The baseline data needs to clearly explain and capture the differences in terms of housing need, affordable housing and the cultural needs of the community but any development would be expected to address some of Crawley's housing need.	Housing need and affordable housing is detailed in the Baseline Conditions section (Section 13.9) and has been assessed in the Assessment of Effects section (Section 13.9). The Chapter has also assessed the potential effects of the Proposed Development on the needs of the local community.
	A cultural needs audit is recommended as part of the baseline data for the community services assessment.	Community services and infrastructure is detailed in the Baseline Conditions section (Section 13.9) and has been assessed in the Assessment of Effects section (Section 13.9). A cultural needs audit has not been undertaken as it is not deemed necessary for the hybrid planning application. If required, this can be undertaken at the detailed design stage once further phasing details of outline built infrastructure and residential units are known.
	Other community needs across both areas should also be considered and this should	Other community needs including Gypsy and Travellers are considered in the



Table 13-1: Summary of Consultation

	include data on Gypsy, Travellers and Travelling Showpeople.	Assessment of Effects section (Section 13.10).
	'Public Health England Working Together to Promote Active Travel (May 2016)' document should be considered and key stakeholders should include the Crawley Walking and Cycling Forums and CBC Wellbeing services.	Public Health England Working Together to Promote Active Travel (May 2016)' document is included in Section 13.2 and has therefore helped to inform the assessment. However, Public Health England was dissolved in 2021. Therefore, other, more recent guidance has been used to inform the assessment (see Section 13.2). For the outline elements, including pedestrian and cycling provision, detail design will be developed at the reserved matters stage and consultation will be extended at that stage.
	The health profile should look more specifically at those indicators that are specifically affected and influenced by the built environment. For example, obesity, health issues caused by inactivity and premature deaths caused by poor air quality should be considered. The work should also consider the impacts, such as aircraft noise, which have documented impacts on health and would affect the development.	Health impacts associated with air quality and noise have been assessed in Chapters 7: Air Quality and 12: Noise of the ES Volume 1. Further health impacts have been assessed in the Health Impact Assessment (HIA) which forms part of the hybrid planning application.
	'Socio-Economics and Health – Resources and Receptors' should include active travel as a resource (this is walking and cycling on their own or as part of a multi-modal journey (including public transport) for transport). Transport systems and the wider built environment play a crucial role by either promoting or hindering physical activity.	These receptors will be assessed in the HIA and Travel Plan, which forms part of the hybrid planning application.
	Levels of walking & cycling and public transport use for all types of journeys including commuting and school trips should be included as other sources of data (paragraph 12.4.23)	Detailed in the Baseline Conditions section (Section 13.9).
	There is little detail about mitigation measures for health impact in paragraph 12.6.7 for the operational phase of the development. This section should be broadened once the baseline data is collated and the details of the development are better understood.	Mitigation measures, where required, have been detailed in Assessment of Residual Effects (Section 13.11) and also further identified, where required, in the HIA.
HDC Planning Officer. Scoping Opinion, received 27/11/2023	Same comment as previously stated in Scoping Opinion received 30/11/2020.	As above.
Sport England. Scoping Opinion, received 27/11/2023	Any subsequent planning application should consider the implications for sport in the context of NPPF Paragraphs 98 and 99 [based on NPPF at time of Sport England's	For the outline elements, including sports and community use provision, detail design will be developed at the reserved matters

Table 13-1: Summary of Consultation		
	<p><i>comments], local plan policy and any strategic evidence set out in local playing pitch and/or built facilities strategies within the normal supporting documentation for a planning application. In that respect we consider that the application should be accompanied by a full sports impact and mitigation report.</i></p>	<p>stage and consideration of such a requirement can be undertaken then. Homes England has been undertaking ongoing liaison with Sport England, England Golf and other national sporting associations to ensure the impact of closing the Ifield golf facility is understood and, where needed, appropriate mitigation identified to ensure any loss of this facility accords with national policy and provides betterment within the locality. Homes England has agreed a position statement outlining the engagement that has occurred to date with Sport England and England Golf, confirming like for like replacement of an International Golf Club (IGC) is not required and that a suitable mitigation package aligned with the tests set out in part b) and c) of paragraph 99 of the NPPF is achievable. This has been further described in a Golf Course Assessment (WOI-HPA-DOC-GOL-01) which has been prepared and will be submitted with the HPA .</p>
Sport England. Consultation on Sport and Leisure Facilities in HDC and CBC received 17/05/23.	<p>This consultation discussed the details of the evidence base of existing sport facilities in HDC and CBC were discussed as well as the future provision.</p>	<p>Existing sport facilities in HDC and CBC have been detailed in the Assessment of Effects section (Section 13.10).</p>
On-Site tenant farmer and rental property management. Consultation on the number of workforce on tenanted land received on 31/05/23.	<p>This consultation discussed the details of current workforce on farms received as well as alternative farming activities.</p>	<p>Current workforce on tenanted land is detailed in the Baseline Conditions section (Section 13.9).</p>
WSCC Planning & Communities Officer, Public Rights of Way, Highways & Transport. Consultation on Footpaths and PRoW received 15/05/23.	<p>The footpaths in the Site are rural and used as such. The Proposed Development would lead to increased usage and the WSCC would be looking for mitigation in the form of improved surfacing as a minimum if affected. PRoWs remain as footpaths or upgrade to bridleway / permissive cycleway if needed, with associated necessary works. Connectivity was highlighted as a key consideration and ensuring people could continue to travel outside of the Site's boundary subsequent to the Proposed Development.</p>	<p>Footpaths, bridleways and cycleways are discussed in the Assessment of Effects section (Section 13.10).</p>



Table 13-1: Summary of Consultation

WSSC Schools Planning Officer and Education Directorate. Consultation on the Education facilities in WSSC received 26/06/23.	Consultation on educational facilities in WSSC and the large deficit of secondary places in Crawley Borough.	Educational facilities are discussed in the Assessment of Effects section (Section 13.10).
Surrey County Council Interim Commissioning Manager. Consultation on the Education facilities in Surrey County Council received 13/06/23.	Educational facilities in Surrey County Council and the Organisation plan.	Educational facilities are discussed in the Assessment of Effects section (Section 13.10).

13.4 Assessment Scope

13.4.1 Currently, there is no specific guidance that exists that establishes a methodology for assessing the socio-economic impact of development for an ES. The approach adopted in this ES is based upon professional expertise, supplemented by relevant legislation, policies and guidelines where relevant, and also incorporates baseline data from relevant publicly available sources, such as Office for National Statistics (ONS) Census, ONS Business Register & Employment Survey, NOMIS (data provided by the ONS) as referenced throughout the chapter. This ES chapter has been prepared by Ramboll with inputs from SQW, refer to ES Volume 2 Technical Appendix 1.2 for further details about the authors.

Technical Scope

13.4.2 The assessments have been based on the following:

- Demolition and construction works for the Proposed Development and specific activities, presented in the Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01) and Design and Access Statement (DAS) (WOI-HPA-DOC-DAS-01); and
- Completed development as presented in the West of Ifield Employment and Economic Development Strategy undertaken by SQW (WOI-HPA-DOC-EDS-01) and the DAS (WOI-HPA-DOC-DAS-01).

13.4.3 The technical scope for the demolition and construction stage has considered the following:

- Demolition and construction works and the resulting generation of direct and indirect and induced employment and economic output, measured as jobs and in Gross Value Added (GVA);
- Demolition and construction works and the resulting loss of direct employment on-Site;
- Demand for temporary or short-term accommodation from the construction workforce;
- Demand for local services (including education, healthcare and sport facilities) from the construction workforce;
- Demolition and construction works impacting the usage of recreational areas, open spaces and/or PRoWs;
- Demolition and construction works impacting on local communities, services and infrastructure as construction activities would result in the demolition of existing structures as shown in the Demolition Plan (WOI-HPA-PLAN-DEM-01)); and

- Demolition and construction works impacting on local businesses such as tenanted farms.

13.4.4 The technical scope for the completed development stage has considered the following:

- Generation of net direct and indirect and induced employment from the completed non-residential floorspace (including leisure, education and culture uses), taking account of existing on-Site non-residential floorspace being lost/replaced;
- Delivery of new housing including affordable units;
- Introduction of a new residential population and the resulting demand for the following local community services and infrastructure including:
 - Primary and secondary education;
 - Primary healthcare (General Practice (GP) and Dental practices); and
 - Open/ recreational space.
- Impacts of an increased population on open spaces and recreational areas (including PROWs);
- Impact of the completed development on local communities, services and infrastructure such as the increased leisure and retail facilities planned; and
- Impact of the completed development on local existing businesses as there would be an increase in leisure and retail facilities at the Site and existing communities may support these rather than existing businesses.

13.4.5 In respect of human health, thorough consideration has been given throughout this assessment to direct and indirect effects on human health because of the introduction of the Proposed Development such as access to healthcare, education, employment and open space facilities. In addition, a separate HIA has been submitted as a standalone report alongside the ES as part of the HPA (WOI-HPA-DOC-HIA-01). The HIA has considered human health impacts resulting from any environmental changes from the Proposed Development.

Spatial Scope

13.4.6 Defining the spatial scope for socio-economic assessments can be complex because of the wide range of receptors and the different ways they might be affected. In addition, socio-economic baseline data is often reported over a range of spatial scales (e.g. wards and local authority administrative boundaries).

13.4.7 The baseline assessment considers the existing social and economic conditions at different spatial levels, defined as follows:

- Site level - the Site (limited data is available at this spatial level);
- Local neighbourhood level – Colgate and Rusper Ward, and Ifield Ward;
- District level – Horsham District and Crawley Borough; and
- Regional level – WSCC and Surrey County Council (SCC).

13.4.8 In addition, the baseline for social infrastructure identifies provision within accessible travel distances and catchment areas from the Site boundary. The catchments for these social infrastructure facilities are of differing spatial scales, and selected to be relevant to each different potential socio-economic effect.

13.4.9 Table 13-2 outlines the socio-economic receptors and the relevant spatial levels at which impact are assessed at.

Table 13-2: Defined Spatial Levels for Study Areas

Technical Assessment	Receptor	Demolition and Construction Study Area	Completed Development Study Area
Employment and Economy	Labour Market	Regional Level (WSCC and SCC)	District Level (HDC and CBC)

Table 13-2: Defined Spatial Levels for Study Areas

Technical Assessment	Receptor	Demolition and Construction Study Area	Completed Development Study Area
Housing and Accommodation	Accommodation Stock	District Level (CBC)	District Level (HDC and CBC)
	Tourism		
	Private rented sector (PRS)		
	Owner Occupier		
Education	Educational facilities (primary)	District Level (CBC)	On-Site provision and 3.2 km (2 mile) or 4.8 km (3 mile) from Site boundary as per guidance ²⁷ .
	Educational facilities (secondary)		
Community Facilities	Primary Healthcare facilities (GP and Dentist)	District Level (CBC)	On-Site provision and HDC / CBC
Recreation/Sport Facilities/ Open Space	Users of recreation/open space/PRoWs	2 km from Site	District Level (CBC)
Communities and Local Services	Local communities	2 km from Site	2 km from Site
Business	Local businesses	2 km from Site	2 km from Site

13.4.10 As shown in Table 13.2 during the demolition and construction stage, the Housing and Accommodation, Education, and Community Facilities technical assessments have only assessed the CBC study area at district level as it has been assumed that the majority of the non-resident workforce will be based in Crawley and services and facilities in the region are expected to have the largest impact.

13.4.11 During the completed development stage, the assessment of Recreation/Sport Facilities/ Open Space focuses solely on the CBC study area at borough level. This is based on the assumption that the majority of residents will use these facilities in Crawley due to their location and typology. Additionally, and whilst not part of the Proposed Development, the Applicant proposes to separately deliver a sensitively designed east-west pedestrian cycle connection, appropriate to the local context, across the southern part of the off-Site Ifield Brook Wood and Meadows. This off-Site pedestrian and cycle link will be delivered via the Section 106. This, along with the new sustainable transport modes into Crawley Town (i.e. new bus connection, pedestrian and cycle paths) provided as part of the Proposed Development, will also make it easier for future residents of the scheme to use facilities in Crawley.

Temporal Scope

13.4.12 The assessment has considered impacts during the demolition and construction phases, which aligns with the method and scope outlined in ES Volume 1 Chapter 2, and would be temporary (reversible or irreversible) in nature and long-term in duration, i.e. more than 10 years. However, the individual impacts and effects could occur over short-(2-5 years) to medium-term (5-10 year). This variation is because works would vary in nature and duration, and Site conditions would continuously change as completed development plots are delivered during the demolition and construction period of future reserved matters applications.

13.4.13 The assessment has considered impacts arising during the completed development stage which would be permanent in nature and long-term in duration, i.e. more than 10 years.

²⁷ HM Government, Education Act 1996, Section 444

- 13.4.14 The assessment has been undertaken against the existing baseline (up to 2024 where data is available) but where possible takes into account forecasted changes in these, i.e. in population.
- 13.4.15 The assessment is completed based on the peak year of the employment during the demolition and construction stage; the year that the most combined activity is underway on the Proposed Development and the year which, therefore, has the highest number of people on Site. For the demolition and construction stage, the peak is anticipated to potentially be 2035.

13.5 Baseline Characterisation Method

Desk Study

- 13.5.1 A desk-based study was carried out to establish the existing baseline socio-economic environment in the WSCC, SCC, HDC and CBC region and, where appropriate, comparisons have been made to the Colgate & Rusper Ward. The references used in the study are set out in footnotes within the chapter. Data was obtained from sources which included the following:
 - Census Data (2021)²⁸ ;
 - Labour Market Profile Data (2022)²⁹ ;
 - Tourism Visitor Data (2022)³⁰;
 - ORVAL (Outdoor Recreation Value Tool)³¹;
 - School data on local facilities and capacity³²;
 - Homes & Communities Agency (HCA), 2015. Employment Density Guide 3rd Edition³²;
 - HCA Calculating Cost Per Job Best Practice Note³³;
 - Scottish Input/Output tables³⁴;
 - SQW West of Ifield Employment and Economic Development Strategy (WOI-HPA-DOC-EDS-01); and
 - Sport England Reports for CBC and HDC³⁵.

Field Study

- 13.5.2 Field study/data collection was not required at the Site, as the data provided by other sources was deemed to be adequate and representative of the Site conditions.

13.6 Assessment Method

Methodology

- 13.6.1 The following section outlines the methodologies applied to identify and assess the potential socio-economic effects likely to result from the Proposed Development. The demographic profile is based solely on quantitative data and the housing, community infrastructure and economic profiles are based on a combination of quantitative and qualitative data.
- 13.6.2 The Proposed Development is being submitted as a hybrid application, with the residential and non-residential uses being in outline. For both the demolition and construction stage, and completed development stage, an estimated mix for the outline elements of the Proposed Development was provided to Ramboll to be used where necessary for assessment purposes.

28 Office for National Statistics, 2021. Census 2021. ONS.

29 Office for National Statistics, 2022. Labour Market Profile: NOMIS Official Labour Market Statistics. ONS.

29 Coastal West Sussex Data Profile (September 2022).

30 Experience Sussex. Available online at: <https://www.experiencewestsussex.com/wp-content/uploads/2022/03/Sussex-Visitor-Economy-Baseline-Review.pdf>

31 Land, Environment, Economics and Policy Institute (LEEP) and DEFRA, Outdoor Recreation Valuation Tool (ORVal: Version 2.0) Available online at: <https://leep.exeter.ac.uk/orval/>

32 Homes and Communities Agency (HCA). Employment Density Guide. 3rd edition. November 2015.

33 Homes and Communities Agency (HCA), 2015. Calculating Cost Per Job Best Practice Note 2015 3rd Edition. London. HCA. Available online at: <https://new.sthensl.gov.uk/media/330898/cd-560-homes-and-communities-agency-hca-%C3%A2-calculating-cost-per-job%C3%A2-best-practice-note-3rd-edition-2015.pdf>

34 Scottish Government. Supply, Use and Input-Output Tables 1998-2021. Available online at: <https://www.gov.scot/publications/input-output-latest/>

35 Sport England. Annual Reports. Available online at: <https://www.sportengland.org/corporate-information/annual-report>

Where applicable, a reasonable worse case has been considered, as detailed in the relevant following sections.

Demolition and Construction Stage

13.6.3 The demolition and construction stage assessment has been based on the following methodology.

Employment and Economy

13.6.4 To assess the employment impact during the demolition and construction phase, the analysis relies on the capital construction cost provided by the Applicant team. Employment estimates have been calculated using the average annual job creation rate over a 16-year period. The provided construction data assumes a standard employment multiplier of 21 jobs per £1 million spent noting its applicability across all development types, including both infrastructure projects and private commercial developments.

13.6.5 As part of the demolition and construction stage, the assessment of 'additionality' on employment and the economy has been undertaken. The assessment of additionality has considered the net effects of the Proposed Development's demolition and construction employment generation once leakage, displacement and multiplier effect have been accounted for. This has been undertaken using the Best Practices Note published by the HCA. The concept of 'additionality' combines the direct and indirect employment effects of a proposal against the baseline position or reference case to identify the overall 'net' effect. By undertaking an appraisal of the additional benefits using the adjustment factors from the Best Practice Note³³, estimations of the indirect and induced employment levels can be calculated.

13.6.6 To estimate the indirect and induced employment effects, multipliers have been sourced from the Input-Output tables developed by the Scottish Government due to the ONS not producing Type II multipliers.

13.6.7 GVA has been calculated based on ONS data estimates ³⁶.

Housing and Accommodation

13.6.8 The demand for housing and accommodation is based on the peak construction employment during the demolition and construction stage and the number of jobs that are likely to be resident versus non-home based. This demand is dependent upon displacement, leakage and multiplier effects mentioned in demolition and construction stage employment and economy assessment method above. As a worst-case scenario, it has been assumed that the non-home based construction workforce would stay in temporary and short term accommodation such as tourist accommodation.

Education

13.6.9 There is likely to be an increased demand for school places from the non-home based construction workforce. As mentioned above it is assumed they would stay in CBC and their children would go to the local schools. The current capacity of schools in CBC has been undertaken using publicly available capacity information. This information has then been analysed against the expected demand for school places from the non-home based construction workforce.

Community Facilities

13.6.10 The current capacity of healthcare facilities in CBC has been undertaken using NHS data on patient list size and full time equivalent (FTE) GPs benchmarked against the Healthy Urban Development Unit (HUDU) standard of 1,800 registered patients per NHS GP. This information

³⁶ ONS provides estimates for GVA, jobs and output per job by section level industry, as defined by the Standard Industrial Classification (SIC). Dataset available online at: <https://www.ons.gov.uk/economy/economicoutputandproductivity/productivitymeasures/datasets/outputperjobuk>

has then been analysed against the expected demand for GPs and dentists from the non-home based construction workforce.

13.6.11 The local provision of dentists has been qualitatively considered within the baseline of this assessment to provide context. However, the capacity of these facilities cannot be assessed as people can choose to attend dental practices at their own discretion and may access such facilities outside the local area. Therefore, capacity within local dentists has not been considered within the assessment.

Recreation/Sport Facilities/Open Space

13.6.12 An assessment of the impact of demolition and construction activities on users of recreational/sports facilities and/or open spaces on the Site and nearby facilities has been undertaken by reviewing visits to open spaces and facilities (where data exists) as well as the frequency of use and referencing alternative facilities.

Communities and Local Services

13.6.13 An assessment of the effects of the proposed Crawley Western Multi-Modal Corridor (CWMMC) on PRoWs and accessibility has been undertaken in line with the DMRB guidance³⁷. It is primarily concerned with severance between communities and considers both frequency of use and changes in journey length.

13.6.14 The impact of increased services (e.g. retail and leisure) and local amenity (traffic, noise, air quality etc) on local communities has been assessed as in-combination effects on the existing and proposed communities. The assessment has been based on information from ES Volume 1 Chapter 7: Air Quality, ES Chapter 12: Noise and Vibration, and ES Chapter 15: Transport to assess the likely effects.

Business

13.6.15 The impact of demolition and construction activities on local residents and businesses has been assessed and any losses of businesses noted.

Completed Development Stage

13.6.16 The completed development stage assessment has been based on the following approaches.

Employment and Economy

13.6.17 Estimates concerning the number of jobs that would be generated by the Proposed Development has been calculated using standard job density ratios based on the HCA Employment Density Guide (2015)³². To calculate the anticipated number of jobs during the completed development stage of the Proposed Development, SQW, has used the indicative floorspace data available for each indicative building and divided it by the job density for the building use. SQW's competency and qualifications have been outlined in ES Appendix 1.2: Regulations 18(5)(b) Statement.

13.6.18 As per the data provided, a range of 1,352 to 1,396 FTE jobs has been estimated for the Completed Development stage. This range is due to the Proposed Development being able to be built out in different ways within the River Valley area, which can be seen on Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01. Under the application of a worst-case scenario, the smaller estimated figure of 1,352 has been used to represent the gross direct employment generated by the Proposed Development, as this would result in a less beneficial direct employment effect than the larger estimated figure of 1,396. However, the larger estimated figure of 1,396 has been used for the worst case scenario in other assessments where higher

³⁷ DMRB (2020) LA 112 Population and human health, Revision 1. [online] Available at: <https://www.standardsforhighways.co.uk/prod/attachments/1e13d6ac-755e-4d60-9735-f976bf64580a?inline=true> [accessed: April 2021]

employment numbers would result in a worst case for 'knock on' effects to local education and social infrastructure capacity

- 13.6.19 Assessment of additionality to consider the net effects of the Proposed Development's employment generation once leakage, displacement and multiplier effect has also been accounted for, using the Best Practice Note³³ published by the HCA.
- 13.6.20 To estimate the indirect and induced employment effects, multipliers have been sourced from the Input-Output tables developed by the Scottish Government due to the ONS not producing Type II multipliers.
- 13.6.21 Calculation of GVA is based on the average annual GVA contribution of each employee and the total number of jobs.

Housing and Accommodation

- 13.6.22 Review and interpretation of relevant data and baseline information from a variety of sources listed within the previous section will also be undertaken for housing and accommodation. Delivery of housing has been evaluated using the quantity of proposed residential units against the identified housing targets set out in the Northern West Sussex Strategic Housing Market Assessment/Horsham & Crawley Local Housing Plans.
- 13.6.23 Estimates of the resident population arising from the Proposed Development has been supplied by the Applicant and is based on the illustrative housing mix input which has been added into the Horsham Section 106 calculator as refined through pre-application feedback (provided by WSCC in December 2020)³⁸. This data was also used to establish child yield for primary and secondary schools.

Education

- 13.6.24 The effects on education facility capacity have been considered using the pupil yield factor published by West Sussex³⁹. The capacity of existing local primary and secondary schools has been considered based on the most recently available Annual School Capacity data⁴⁰. A 2-mile radius of the Site boundary has been considered for primary schools as section 444(5) of the Education Act 1996 suggests a maximum walking distance of 2 miles (3.2 km) for a child who is under the age of eight. Similarly, a 3-mile (4.8 km) radius has been used for secondary schools.
- 13.6.25 The publicly available capacity information has been analysed against the expected demand for school places from the new population of the Proposed Development. The assessment takes a worst-case approach and uses the lowest capacity figures. This assessment is made based on the commitments made in the draft Heads of terms for s106 agreement which include Homes England's commitment to providing a 3 Form Entry (FE) primary and 6-8FE secondary school on-Site, an Early Years Nursery and Student Support Centre and contributions towards SEND provision. This has also been set out in the Infrastructure Delivery Plan (IDP) (WOI-HPA-DOC-IDP-01) which will be submitted as part of the planning application.

Community Facilities

- 13.6.26 The potential demand for community facilities resulting from the Proposed Development has considered the following:
 - The capacity of existing healthcare facilities within the study area. The existing capacity of GP surgeries has been assessed using NHS data⁴¹ on patient list size and FTE GPs

³⁸ Email from Prior+Partners sent on 17/05/2023. The calculation used can be seen in the Infrastructure Delivery Plan (WOI-HPA-DOC-IDP-01) which will be submitted as part of the planning application.

³⁹ West Sussex County Council. Planning Obligations: Explaining Contribution Calculations Document (2020) Available online at https://www.westsussex.gov.uk/media/8812/s106_explaining_contribution_calculations.pdf

⁴⁰ HM Government. Register of schools and colleges in England. Available online at: <https://get-information-schools.service.gov.uk/Search>

⁴¹ NHS Digital, 2023, General Practice Workforce, 25 May 2023, General Practice Workforce, 30 April 2023 - NDRS (digital.nhs.uk)

benchmarked against the Healthy Urban Development Unit⁴² (HUDU) standard of 1,800 registered patients per NHS GP;

- The local provision of dentists has been qualitatively considered within the baseline of this assessment to provide context. However, the capacity of these facilities cannot be assessed as people can choose to attend dental practices at their own discretion and may access such facilities outside the local area. Therefore, capacity within local dentists has not been considered within the assessment; and
- Demand for library, leisure and community space. Libraries are a statutory service governed by the Public Libraries and Museums Act 1964⁴³. Service provision and standards are set by the International Federation of Library Associations and Institutions, which require 30 m² of space per 1000 population for the larger Tier 1/2 libraries, and 35 m² of space per 1000 population libraries with a smaller catchment population.

Recreation/Sport Facilities/Open Space

13.6.27 Open space, play and sports provision is calculated against the HDC Open Space, Sport & Recreation Review June 2021 Study⁴⁴. This stipulates the minimum requirements per resident of additional green infrastructure to be secured for any new developments. This has been reviewed against the scheme design, embedded mitigations and s106 commitments.

Communities and Local Services

13.6.28 The impact of increased services (e.g. retail and leisure) and local amenity (traffic, noise, air quality etc) on local communities has been assessed as in-combination effects on the existing and proposed communities. These assessments considered the result of the individual impacts assessments, such as traffic but do not duplicate them.

Business

13.6.29 The impact of the Proposed Development on existing businesses in the local area was examined, with particular consideration given to the types of facilities that would be developed on-Site and whether these would complement or compete with local businesses.

Cumulative Stage

13.6.30 Regarding the cumulative stage, consideration has been given to inter-project cumulative effects in this chapter where quantitative socio-economic information is available within the public domain. The list of cumulative schemes which have been considered for the inter-project cumulative assessment is presented in ES Chapter 2: EIA Process and ES Methodology with the effects reviewed with respect to socio-economic receptors.

13.7 Assessment Criteria

13.7.1 The general criteria used to assess if an effect is significant or not, is set out in ES Chapter 2, further details specific to socio-economics are provided herein. This is determined by consideration of the sensitivity of the receptor, magnitude of impact and scale of the effect. In considering the significance of an effect, consideration has been given to the duration of the effect, the geographical extent of the effect and the application of professional judgement.

Receptor Sensitivity/Value Criteria

13.7.2 The sensitivity of receptors has been classified as low, medium or high, in accordance with the criteria set out in Table 13-3.

⁴² National Health Service, 2009. London Healthy Urban Development Unit Model and Planning Contributions Tool. London. NHS.

⁴³ Public Libraries and Museums Act 1964. Available online at: <https://www.legislation.gov.uk/ukpga/1964/75/contents>

⁴⁴ Non-Tech-Summary-PprJun2021FINAL.pdf (horsham.gov.uk)



Table 13-3: Receptor Sensitivity Criteria

Sensitivity	Criteria
Low	<ul style="list-style-type: none"> • The receptor or effect category is not identified as a priority in local and relevant policies; and • There is evidence that this receptor or subtopic is resilient, and there are no identified weaknesses or challenges in the study area.
Medium	<ul style="list-style-type: none"> • The receptor or effect category is not identified as a priority in local and relevant policies; and • There is evidence of some socio-economic challenge or underperformance and vulnerability for this receptor or subtopic.
High	<ul style="list-style-type: none"> • The receptor or effect category is identified as a priority in local and relevant policies; and • There is evidence that this receptor or subtopic faces major socio-economic challenges or underperforms, or there is vulnerability in the study area.

Impact Magnitude Criteria

13.7.3 The magnitude of impact has been classified as low, medium or high, in accordance with the criteria set out in Table 13-4.

Table 13-4: Impact Magnitude Criteria

Magnitude of Impact	Criteria
Low	A small change in demand for or supply of schools, public facilities and other social infrastructure, or in retail expenditure; in number or type of jobs for local people; demand for accommodation (including tourism) and/or affordable housing provision. In terms of the DMRB guidance LA 112 this would include the introduction of severance and/or an increase in journey length by between 50-250 metres.
Medium	A medium change in demand for or supply of schools, public facilities and other social infrastructure, or in retail expenditure; in number or type of jobs for local people; demand for accommodation (including tourism) and/or affordable housing provision. In terms of the DMRB guidance LA 112 this would include the introduction of severe severance and/or an increase in journey length by between 250-500 metres.
High	A large change in demand for or supply of schools, public facilities and other social infrastructure, or in retail expenditure; in number or type of jobs for local people; demand for accommodation (including tourism) and/or affordable housing provision. In terms of the DMRB guidance LA 112 this would include the loss of resources, introduction of complete severance and/or an increase in journey length by over 500 metres.

Scale of Effect Criteria

13.7.4 Impacts have been assessed on the basis of the value/sensitivity of receptors against the magnitude of impact to determine the scale of effect as presented in Table 13-5.

Table 13-5: Scale of Effect Criteria

Magnitude of Impact	Sensitivity of Receptors		
	Low	Medium	High
Low	Negligible	Negligible - Minor	Minor
Medium	Negligible - Minor	Minor	Moderate
High	Minor	Moderate	Major

13.7.5 In accordance with Chapter 2, Section 2.9, moderate and major effects are considered significant in EIA terms (shown in grey).

- 13.7.6 In determining the significance of reported effects, consideration has been given to the type of effect i.e. direct, indirect or secondary, the geographical extent of the effect and permeance of the effect i.e. temporary or permanent.
- 13.7.7 Duration of effect has been described as short, medium or long-term, in accordance with the criteria set out in Chapter 2.

Nature of Effect Criteria

- 13.7.8 The nature of the effect has been described as either adverse, neutral or beneficial as follows:
 - **Beneficial** – An advantageous effect to a receptor;
 - **Neutral** – An effect that on balance, is neither beneficial nor adverse to a receptor or equally beneficial and adverse; or
 - **Adverse** – A detrimental effect to a receptor.

13.8 Assumptions and Limitations

- 13.8.1 Whilst every care has been taken to ensure that data sources used are credible and robust, this assessment relies on the assumption that these sources are accurate as no primary research has been undertaken.
- 13.8.2 The most recent published data sources have been used in this assessment; however, it should be noted that in some instances, this data may not always be up-to-date, although is the latest data available. Where possible the latest full Census data from 2021 and Labour Market Profiles 2023 have been used. If this was not the case, other data years are identified in the assessment. It is not considered that these limitations adversely affect the validity of the assessment undertaken and likely significant socio-economic effects can be robustly assessed using the available data.
- 13.8.3 It should also be noted that where two or more sources of data have been identified which conflict, the data that would result in the worst-case outcome has been used.
- 13.8.4 The key sources of information used to prepare this report are footnoted within the document. Ramboll cannot accept liability for the accuracy or otherwise of any information derived from third party sources.
- 13.8.5 The Proposed Development is being submitted as a hybrid application, with the residential and non-residential uses being in outline. An illustrative mix for the outline elements of the Proposed Development was provided to Ramboll from SQW, approved by the Applicant to be used where necessary for assessment purposes. The final mix would be confirmed at detailed design stage. Where assessments have been based on use of the illustrative mix in the preparation of this report, and where a reasonable worst case has been used, this has been explicitly stated.
- 13.8.6 Similarly, there is a significant amount of uncertainty surrounding the number of construction workers with families and thus the distributions and location of school place demand is unknown; and the fact that the assessment assumes all children would be either primary or secondary, so double counts children.

13.9 Baseline Conditions

Existing Baseline

- 13.9.1 This section summarises the characteristics of the existing socio-economic conditions of the Site and within the study area. These conditions are considered in the context of wider local, borough, and regional socio-economic climates. The information provides the baseline against which the potential impacts of the Proposed Development have been assessed.



Population and Community

13.9.2 According to Census data, in 2021 the total population of HDC was 146,778 (an 11.8% increase from 131,301 in 2011) and 118,493 in CBC (see Table 13-6).

Table 13-6: Population Size

Council	Population (2011)	Population (2021)	Percentage Change 2011-2021 (%)
HDC	131,301	146,778	11.8
CBC	106,597	118,493	11.2
WSCC	806,892	882,676	9.4
SCC	1,132,390	1,203,108	6.2

Source: Office for National Statistics – Census 2021

13.9.3 HDC has an older population when compared with CBC with 22.7% of the population being 65+, in comparison to 13.4.7% in CBC. WSCC also has an older population than HDC with 22.8% of the population being 65+ (refer to Table 13-7). Surrey has a high-population centre close to the Site and is likely to be a source of high population and service-level demand in the future.

Table 13-7: Population by Age Group

Age category	HDC		CBC		WSCC		SCC	
	Population	%	Population	%	Population	%	Population	%
Aged 0 -14	26,115	17.8	24,924	21.0	155,556	17.5	230,596	19.3
Aged 15 - 64	87,220	59.4	77,815	65.6	525,900	59.5	747,200	62
Aged 65+	33,443	22.7	15,754	13.4	201,391	22.8	227,193	19

Source: Office for National Statistics – Census 2021

13.9.4 The total population of CBC is expected to increase by 2.28% between 2023 to 2035, whilst the population in HDC is forecast to increase by 8.8% in the same period (see Table 13-8). In Surrey, the population is forecast to increase by only 0.97%.

Table 13-8: Population Projections

Council	Population (2023)	Population (2035)	Change 2023-2035 (%)
HDC	149,766	162,959	8.81
CBC	114,799	117,422	2.28
WSCC	889,664	943,549	6.06
SCC	1,204,731	1,216,445	0.97

Source: Office for National Statistics, Population projections 2018

13.9.5 Based on the population projections by age, between 2023-2035, the population aged 65+ in HDC and CBC are expected to increase by 32.01% and 25.72% respectively. HDC is projected to grow strongly in its working-age population (2%). The population aged 0-15 is expected to decrease by just under 12% in CBC between 2023-2035 (in comparison to 0.41% and 5.52% in HDC and WSCC (refer to Table 13-9).

Table 13-9: Percentage change in total population by age category (2023-2035)

Age Category	HDC (%)	CBC (%)	WSCC (%)	SCC (%)
Aged 0-14	-0.41	-11.82	-5.52	-10.66
Aged 15-64	2.06	0.99	0.24	-3.07

Table 13-9: Percentage change in total population by age category (2023-2035)

Age Category	HDC (%)	CBC (%)	WSCC (%)	SCC (%)
Aged 65+ years	32.01	25.72	25.99	20.49
All	8.81	2.28	6.06	0.97

Source: Office for National Statistics, Population projections 2018

Employment

13.9.6 CBC has a higher proportion of employees working full-time than HDC, and across WSCC and SCC (refer to Table 13-10).

Table 13-10: Employment 2023

Employment Type	HDC		CBC		WSCC		SCC	
	Employees	%	Employees	%	Employees	%	Employees	%
Total Employee Jobs	58,000	100	89,000	100	389,000	100	571,000	100
Full-Time	39,000	67.2	64,000	71.9	259,000	66.6	382,000	66.9
Part-Time	19,000	32.8	24,000	27	131,000	33.7	188,000	32.9

Source: Labour Market profile, 2023

13.9.7 From Table 13-11, in 2023, the '*wholesale and retail trade; repair of motor vehicles and motorcycles*' sector was the largest employment sector in HDC (17.2 %), followed by '*administrative and support service*' activities (10.3 %). The '*transportation and storage*' sector was the largest employment sector in CBC (accounting for 23.6 % of employment), followed by '*administrative and support service activities*' (15.7 %), and '*wholesale and retail trade; repair of motor vehicles and motorcycles*' (12.4 %).

Table 13-11: Employment sectors 2023

Sector	HDC		CBC		WSCC		SCC	
	Employees	%	Employees	%	Employees	%	Employees	%
A: Agriculture and forestry*	800	1.4	15	0.0	5,000	1.3	2,000	0.4
B: Mining and quarrying	15	0	200	0.2	250	0.1	500	0.1
C: Manufacturing	4,000	6.9	6,000	6.7	29,000	7.5	21,000	3.7
D: Electricity, gas, steam and air conditioning supply	150	0.3	700	0.8	1,000	0.3	1,750	0.3
E: Water supply; sewerage, waste management and remediation activities	500	0.9	300	0.3	3,000	0.8	4,000	0.7
F: Construction	3,500	6	2,000	2.2	16,000	4.1	33,000	5.8
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	10,000	17.2	11,000	12.4	60,000	16.	78,000	13.73
H: Transportation and storage	1,500	2.6	21,000	23.6	29,000	7.5	16,000	2.8
I: Accommodation and food service activities	5,000	8.6	7,000	7.9	38,000	9.8	47,000	8.3



Table 13-11: Employment sectors 2023

J: Information and communication	3,000	5.2	2,500	2.8	12,000	3.1	35,000	6.1
K: Financial and insurance activities	1,750	3	3,000	3.4	11,000	2.8	19,000	3.3
L: Real estate activities	1,500	2.6	600	0.7	7,000	1.8	10,000	1.8
M: Professional, scientific and technical activities	5,000	8.6	6,000	6.7	27,000	6.9	63,000	11
N: Administrative and support service activities	6,000	10.3	14,000	15.7	36,000	9.3	47,000	8.2
O: Public administration and defence; compulsory social security	900	1.6	2,500	2.8	12,000	3.1	13,000	2.3
P: Education	5,000	8.6	3,500	3.9	31,000	8.0	58,000	10.2
Q: Human health and social work activities	5,000	8.6	6,000	6.7	54,000	13.9	86,000	15.1
R: Arts, entertainment and recreation	2,250	3.9	1,500	1.7	13,000	3.3	24,000	4.2
S, T & U: Other service activities	2,250	3.9	700	0.8	8,000	2.1	14,000	2.5

Source: Labour Market Profile, 2023

**Sector A: Agriculture and forestry" data is from 2021.

13.9.8 The existing Site is predominantly occupied by a mixture of arable and pastoral fields and includes the Ifield Golf Course and Country Club (hereafter referred to as the 'golf course') in the south, with approximately 90 hectares of agricultural land across the Site which are being used for harvesting rape and 140 beef cattle⁴⁵. Together they employ 9 FTE (see Table 13-12). In addition, the golf course also employs up to ten seasonal staff.

Table 13-12: Estimated Site Employment for Existing Businesses

Sector	Employer	FTE
Arts, entertainment, recreation & other services	Golf course	5
Agriculture, forestry & fishing;	Tenanted farms	4

Source: Homes England, 2023 & on-Site tenant farmer

13.9.9 Tables 13-13 and 13-14 provide an overview of the economic activity status of the population in HDC, CBC, WSSC, and SCC. Table 13-13 presents the distribution of the economically active⁴⁶ and inactive⁴⁷ population, while Table 13-14 provides a breakdown of the economically active population into employment and unemployment categories.

13.9.10 Analysis of Tables 13-13 and 13-14 shows that the unemployment level (%) in HDC, as recorded in the 2023 Labour Market Profile, was lower compared to CBC, WSSC and SCC (refer to Table 13-13).

13.9.11 Additional data from the *labour market profiles – resident analysis*⁴⁸, the gross weekly pay for full-time employees working in HDC in 2024 was £821.8, and in CBC £734.6. As a comparison, the WSSC's gross weekly pay for full-time workers is £746.1 and that of SCC is £804.4.

45 Tenant Farmer per comm (31/05/2023)

46 'Economically active' has been defined as people aged 16 years and over who between October 2023 and September 2024 are : in employment (an employee or self-employed) unemployed, but looking for work and could start within two weeks. unemployed, but waiting to start a job that had been offered and accepted.

47 'Economically inactive' are those aged 16 years and over who do not have a job between October 2023 and September 2024 and had not looked for work or could not start work within two weeks.

48 Nomis (2025) Labour Market Profile – Horsham. Available online at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157343/report.aspx?town=horsham>

Table 13-13: Economic Activity Status (Active and Inactive) of Population 2023-2024

Council		Economically Active	Economically Inactive	Total
HDC	Total Population	80,700	11,500	91,000
	Percentage of Population (%)	86.1	13.9	100
CBC	Total Population	62,000	9,800	71,800
	Percentage of Population (%)	85.9	14.1	100
WSCC	Total Population	453,800	84,900	538,700
	Percentage of Population (%)	83.3	16.7	100
SCC	Total Population	637,400	129,400	766,800
	Percentage of Population (%)	82.4	17.6	100

Source: Labour Market Profile 2023

Table 13-14: Economically Active (In Employment and Unemployment) Status 2023-24

Council		Economically Active		Total
		In Employment	Unemployment	
HDC	Total Population	79,500	2,100	80,700
	Percentage of Population (%)	86.1	2.6	86.1
CBC	Total Population	60,600	2,500	62,000
	Percentage of Population (%)	83.8	3.8	85.9
WSCC	Total Population	438,600	15,100	453,800
	Percentage of Population (%)	80.4	3.3	83.3
SCC	Total Population	620,500	17,000	637,400
	Percentage of Population (%)	80.1	2.7	82.4

Source: Labour Market Profile 2023

13.9.12 Table 13-15 provides a comprehensive overview of the educational qualifications of the population aged 16-64 in Ifield Ward, Colgate and Rusper Ward, HDC, CBC, WSCC, and SCC.

13.9.13 The data presented in Table 13-15 shows that the proportion of the population with no qualifications is higher in CBC (at 17.8%) than the average for WSCC (at 15.8%). HDC residents have higher qualification levels than CBC residents, on average. Also, a higher proportion of the population has a higher education (NQC4+) in SCC (42.4%) than in WSCC (32.7%).

13.9.14 At the ward level, Ifield performs significantly worse than Colgate and Rusper in terms of educational qualifications with 20% of residents recorded as having no qualifications compared to 9.4% in Colgate and Rusper. A similar trend is observed when examining the percentage of residents with level 4 qualifications and above.

Table 13-15: Highest Level of Qualifications of Population Aged 16-64 (percentage)

Level of Qualification	Ifield Ward (%)	Colgate and Rusper Ward (%)	HDC (%)	CBC (%)	WSCC (%)	SCC (%)
No Qualifications	20.0	9.4	12.5	17.8	15.8	12.9
Level 1 and Entry-Level Qualifications	12.6	8.1	9.5	13.3	10.5	8.4
Level 2 Qualifications	17.7	15.3	15.6	16.3	15.2	13.1
Apprenticeship	5.8	4.0	4.8	5.2	5.4	4.2



Table 13-15: Highest Level of Qualifications of Population Aged 16-64 (percentage)							
Level of Qualification	Ifield Ward (%)	Colgate and Rusper Ward (%)	HDC (%)	CBC (%)	WSCC (%)	SCC (%)	
Level 3 Qualifications	16.5	20.8	18.1	16.4	17.5	16.5	
Level 4 Qualifications or Above	24.0	40.3	37.0	27.5	32.7	42.4	

Source: Office for National Statistics – Census 2021

Economy

13.9.15 WSCC's economy is largely dominated by small businesses with over 70% of businesses employing less than five people⁴⁹.

13.9.16 The town of Horsham (approximately 5km from the Site) is a key centre for employment and attracts workers from locations both within and beyond the Horsham District. Other settlements, particularly smaller market towns and villages such as Billingshurst (approximately 17 km from the Site), Southwater (approximately 11 km from the Site) and Storrington (approximately 25 km from the Site) are also important employment centres, many of which have one or more industrial estates⁵⁰.

13.9.17 Crawley's Town Centre is approximately 2 km from the Site and is a key component of the subregion and provides a location for major retail, office and leisure-related developments consistent with typical town centre uses attracting large numbers of people, and a mix of uses⁵¹.

13.9.18 CBC is different from the region in that it has a high percentage of larger businesses (i.e. those employing over 100) in the country⁵². There are few large businesses that employ more than 250 people⁵³. Manor Royal located in Crawley, approximately 3 km from the Site, is one of the largest business parks in the south-east of England covering a total of 240 hectares and is home to more than 500 businesses and 30,000 jobs (accounting for 40% of CBC's total employment)⁵⁴.

13.9.19 In 2024 there were 7,550 enterprises in HDC and 3,490 in CBC, which accounted for 30% of the number of enterprises in the WSCC. As mentioned before, the vast majority of the enterprises based in Horsham and Crawley are micro businesses: that is they employ fewer than 10 people (see Table 13-16). This group includes a high percentage of self-employed and sole traders. This trend is also seen in WSCC and SCC.

49 WSCC (2020) Economy Reset Plan 2020-2024. Available online at: <https://www.southdowns.gov.uk/wp-content/uploads/2022/06/Economic-Reset-Plan-2020-2024-WCC.pdf>
50 Horsham District Council. Horsham District Local Plan 2023-2024 Regulation 19. Available online at: <https://strategicplanning.horsham.gov.uk/gf2.ti-/1583938/192184357.1/PDF-/Horsham%20District%20Local%20Plan%20Regulation%2019.pdf>

51 CBC (2015) Crawley 2030 – Crawley Borough Local Plan 2015-2030. Available online at: <https://crawley.gov.uk/sites/default/files/documents/PUB271853.pdf>

52 WSCC (2020) Economy Reset Plan 2020-2024. Available online at: <https://www.southdowns.gov.uk/wp-content/uploads/2022/06/Economic-Reset-Plan-2020-2024-WCC.pdf>
53 Horsham District Council. Horsham District Local Plan 2023-2024 Regulation 19. Available online at: <https://strategicplanning.horsham.gov.uk/gf2.ti-/1583938/192184357.1/PDF-/Horsham%20District%20Local%20Plan%20Regulation%2019.pdf>

54 CBC (2015) Crawley 2030 – Crawley Borough Local Plan 2015-2030. Available online at: <https://crawley.gov.uk/sites/default/files/documents/PUB271853.pdf>

Table 13-16: Total Count of Enterprises by Employment Size Band (2024)

Council		Size of enterprise (Number of Employees)				Total
		Micro (0 to 9)	Small (10 to 49)	Medium (50 to 249)	Large (250+)	
HDC	Number of Enterprises	6,815	615	100	20	7,550
	Percentage of Enterprises (%)	90.3	8.1	1.30	0.30	100
CBC	Number of Enterprises	3,030	345	80	35	3,490
	Percentage of Enterprises (%)	86.8	9.90	2.3	1	100
WSCC	Number of Enterprises	32,935	3,200	550	135	36,825
	Percentage of Enterprises (%)	89.4	8.7	1.5	0.4	100
SCC	Number of Enterprises	56,540	4,575	850	305	62,265
	Percentage of Enterprises (%)	90.8	7.3	1.4	0.5	100

Source: Labour Market Profile 2023

13.9.20 In 2022, CBC's GVA was higher than HDC's GVA, with approximately £6 billion and £3.8 billion respectively (see Table 13-17). SCC's GVA was substantially higher than WSCC's GVA at £51.3 billion in 2022.

Table 13-17: Total GVA per Council

Year	HDC (£ Million)	CBC (£ Million)	WSCC (£ Million)	SCC (£ Million)
2020	3,399	5,728	22,5	46,05
2021	3,591	5,212	24,09	47,57
2022	3,813	6,021	26,73	51,31

Source: ONS, Experimental GVA estimates for LSOA, data zones and super output areas and geography reference tables 2023

Tourism

13.9.21 The Sussex visitor economy is worth over £5 billion to the economy, supporting over 74,000 jobs, demonstrating its value as an important sector in the regional economy⁵⁵.

13.9.22 There were 24.3 million visitors to the county in 2019; these were mostly day visits, but there were also several overnight stays, in particular connected with travel through Gatwick Airport⁵⁶.

13.9.23 Across a 3-year average of 2017-2019, an estimated 21.1 million people visited the county on day trips, spending an average of £31.00 (slightly lower than the England average of £37.09 per day trip). Staying visitors also stayed slightly shorter periods than the UK average and spent slightly less; breakdowns of UK and overseas staying visits are summarised in Table 13-18⁵⁷.

⁵⁵ Business West Sussex. Visitor Economy. Available online at: <https://www.westsussex.gov.uk/business-and-consumers/start-or-grow-your-business/business-west-sussex/economy-initiatives/visitor-economy/>

⁵⁶ West Sussex County Council, 2019. Business West Sussex: Visitor Economy Initiatives. Available from: <https://www.westsussex.gov.uk/business-and-consumers/start-or-grow-your-business/business-west-sussex/economy-initiatives/visitor-economy/#:~:text=In%202019%2C%20the%20West%20Sussex,the%20majority%20being%20day%20visitors>

⁵⁷ Experience West Sussex, 2022. Sussex Visitor Economy Baseline. Available from <https://www.experiencewestsussex.com/wp-content/uploads/2022/03/Sussex-Visitor-Economy-Baseline-Review.pdf>



Table 13-18: Staying Visits - Average Spend and Length of Stay for WSCC and England (2017-2019 Average)

Region	UK staying visits				Overseas staying visits			
	Volume of trips (thousand)	Average spend per trip (£)	Average spend per night (£)	Average length of stay (nights)	Volume of trips (thousand)	Average spend per trip (£)	Average spend per night (£)	Average length of stay (nights)
WSCC	1,623	158.38	64.33	2.46	561	290.54	59.08	4.92
England	99,030	194.70	65.32	2.98	36,114	686.16	98.19	6.99

Source: GB Tourism Survey, International Passenger Survey 2019, Visit Britain in Experience West Sussex, 2021

13.9.24 According to *Visit England and Experience West Sussex's tourism sector economic analysis*, the tourism industry employs 57,000 people across WSCC, 14% of total employment. For context, England has 2,908,000 tourism-related employees – an 11% share⁵⁸. Tourism visitors to CBC and HDC generated a total economic impact of £574.13 million in 2019, spending £390.52 million between the two areas. HDC attracted more total tourism visits, but CBC had more staying visits and thus had higher visitor spend, economic impact and tourism-related employments⁵⁹ (see Table 13-19).

Table 13-19: Tourism Volume, Value, and Economic Impact for CBC and HDC (2019)

Council	Staying Visits (million)	Day Visits (million)	Total Tourism Visits (million)	Tourism Visits per Resident	Visitor Spend (£m)	Economic Impact (£m)	Employment (FTE)
CBC	0.47	2.02	2.49	22	220.09	327.02	4,526
HDC	0.23	3.75	3.98	28	170.43	247.11	3,358

Source: District Economic Impact Reports, 2019 in Experience West Sussex, 2021

13.9.25 Overall accommodation stock data for establishment type, room and bedspace are presented for CBC, HDC, and WSCC in Table 13-20, Table 13-21 and Table 13-22. The tables show a high proportion of serviced accommodation, rooms and bedspace for CBC in comparison to the other geographies⁶⁰. The year of the tourism audit should be noted (i.e. 2016) which is the latest publicly available information on tourism accommodation that could be sourced. It is highly probable that the accommodation situation may have changed over this period.

Table 13-20: Total Establishment Accommodation Stock (2016)

Accommodation Stock			HDC	CBC	WSCC	SCC	
Serviced accommodation (hotels and similar establishments)			96	63	596	586	
Non-Serviced accommodation	Holiday dwellings			30	0	241	41
	Tourist campsites			12	1	77	23
	Other collective accommodation			1	0	6	10
Total			139	64	920	660	

Source: Visit Britain, 2016

58 Business Register and Employment Survey, ONS

59 District Economic Impact Reports, 2019 in Experience West Sussex, 2021

60 Visit Britain, 2016. Accommodation Stock Audit. Available from: <https://www.visitbritain.org/accommodation-stock> (accessed 19 July 2023)

Table 13-21: Total Room Accommodation Stock (2016)

Accommodation Stock		HDC	CBC	WSCC	SCC
Serviced accommodation (hotels and similar establishments)		2,174	6,520	14,749	13,856
Non-Serviced accommodation	Holiday dwellings	68	0	1,010	112
	Tourist campsites	543	42	8,273	2,736
	Other collective accommodation	13	0	87	1,719
Total		2,798	6,562	24,119	18,423

Source: Visit Britain, 2016

Table 13-22: Total Bedspace Accommodation Stock (2016)

Accommodation Stock		HDC	CBC	WSCC	SCC
Serviced accommodation (hotels and similar establishments)		4,804	15,528	33,966	30,770
Non-Serviced accommodation	Holiday dwellings	216	0	2,886	330
	Tourist campsites	1,714	168	33,935	6656
	Other collective accommodation	110	0	328	1,889
Total		6,844	15,696	71,115	39,645

Source: Visit Britain, 2016

Housing

13.9.26 According to the 2021 Census, there were 62,370 residential dwellings in HDC in 2021 and 45,502 dwellings in CBC. Together these accounted for approximately 22% of the total dwellings in the WSCC. Of these, 26% are rented (social or private) in HDC and 43% in CBC (see Table 13-24).

13.9.27 HDC saw an increase of just under 14% in the number of residential dwellings from 2011 to 2021, while CBC saw a smaller growth of around 6.5%, (see Table 13-23).

Table 13-23: Number of Dwellings

Council	Number of Residential Dwellings		Change in Residential Dwellings 2011-2021 (%)
	2011	2021	
HDC	54,923	62,370	13.56
CBC	42,727	45,502	6.49
WSCC	455,791	481,817	5.71
SCC	345,614	375,216	8.57

Source: ONS, Census 2021 and 2011

Table 13-24: Housing Tenure

Housing Tenure Types	HDC		CBC		WSCC		SCC	
	2011 (%)	2021 (%)	2011 (%)	2021 (%)	2011 (%)	2021 (%)	2011 (%)	2021 (%)
Owned Housing Tenure								
Outright	37.3	39.3	22.2	24.0	36.4	38.0	34.8	35.3
Mortgaged/loan or shared ownership	37.9	34.7	38.3	32.9	35	31.7	39.1	36.4
Sub-Total	74.5	74.0	59.0	57.0	70.6	69.7	72.9	71.7



Table 13-24: Housing Tenure

Rented Housing Tenure

Social	11.6	11.5	23.9	22.9	12.8	12.7	11.4	11.4
Private or lives rent-free	11.8	14.6	14.5	20.1	14.4	17.6	13.5	16.9
Sub-Total	23.4	26.0	38.4	43.0	27.2	30.3	24.9	28.3
Total	100.0							

Source: ONS, Census 2021 and 2011

13.9.28 In 2021, 67.5% of households in HDC were “*one-family households*”. This was slightly higher than in CBC, WSCC and SCC. CBC also had a relatively high proportion of “*other household types*”. These other household types include: “*other households with dependent children*”, ‘*all student households*’, ‘*all pensioner households*’ and ‘*other households*’ (see Table 13-25).

Table 13-25: Accommodation Type

Accommodation Type	HDC (%)	CBC (%)	SCC (%)	WSCC (%)
One Person Household				
One-person household: Aged 66 years and over	14.3	10.1	13.1	15.3
One-person household: Other	13.8	15.2	14.0	14.4
Sub-Total	28.1	25.3	27.1	29.7
Single Family Household				
Single-family household: All aged 66 years and over	12.6	6.1	10.1	11.9
Single-family household: Married or civil partnership couple	35.7	33.1	36.9	31.7
Single-family household: Cohabiting couple family	11.2	12.1	10.3	11.2
Single-family household: Lone parent family	7.7	12.4	8.8	9.2
Sub-Total	67.5	64.8	66.7	64.5
Other Household Types				
Other household types	4.4	9.9	6.3	5.8
Sub-Total	4.4	9.9	6.3	5.8
Total	100	100	100	100

Source: ONS, Census 2021

13.9.29 In 2024, HDC had a significantly higher average house price (at just under £430,000) than CBC (approximately £315,000) and WSCC (approximately £378,000), however, it is lower than SCC’s (approximately £518,000). Between 2011-2021, house prices across HDC, CBC, WSCC and SCC have increased, with the biggest increase seen in CBC (77.4%) (see Table 13.26).

Table 13-26: House prices in 2011 and 2024

Council	Average House Prices		House Prices Change 2011-2024 (%)
	2011	2024	
HDC	269,685	429,636	59.3
CBC	177,580	314,944	77.4
WSCC	223,006	377,905	69.5
SCC	309,239	518,434	67.6

Source: Land Registry UK House Price Index Dec 2011 and Dec 2024 considering all properties.

13.9.30 The Northern West Sussex Strategic Housing Market Assessment estimates that to support the projected household growth of 31% in HDC and 32% CBC between 2019-2029, there is a

minimum local housing need of 965 dwellings per annum (DPA) in HDC and 752 in CBC. Current development plan policies seek 35% affordable housing provision in HDC and 40% in CBC. The vast majority of the housing need is for affordable homes in CBC, (see Table 13-27).

Table 13-27: Local Housing need (2019-2029)

	HDC	CBC
Rented affordable housing	344	563
Low-cost home ownership properties	159	176
Total need for affordable housing	503	739
Total minimum local housing need (private and affordable)	965	752

Source: SHMA, 2019

Community Services and Infrastructure

Schools

13.9.31 Approximately 18% of the population in HDC and 21% of the population in CBC are in full-time education, which is similar to the South-East of England region (see Table 13-28). There are 22 educational institutions (22 primary schools, 10 secondary schools) that have been identified within a 3.2 km and 4.8 km radius of the Proposed Development (see Tables 13-29 and Table 13-30).

Table 13-28: Schoolchildren and full-time students

Population Type	HDC Population		CBC Population		South-East Population	
	Count	%	Count	%	Count	%
Total: All usual residents aged 5 years and over	139,410	100.0	110,854	100.0	8,782,763	100.0
Student	24,503	17.6	22,790	20.6	1,752,265	20.0
Not a student	114,907	82.4	88,064	79.4	7,030,498	80.0

Source: ONS, Census 2021. Within 3.2 km of the Site, there are 22 primary schools, including *Atelier21 Future School*, which has an age range of 4-14. The latest government data on these schools, shows that there are 825 primary school places available at these schools before capacity is reached. Only two of these schools are currently over capacity; *Langley Green Primary School* is currently 1 pupil over capacity and *Our Lady Queen of Heaven Roman Catholic Primary School* is currently 4 pupils over capacity.

Table 13-29: Primary Schools within 3.2 km of the Site

School	Approx. Distance from Site*	Capacity	Pupils	Surplus/Deficit	OFSTED Rating
The Mill Primary Academy	~382 m	630	522	108	Good
Waterfield Primary School	~580 m	472	375	97	Good
Manor Green Primary School	~653 m	#	216	#	Outstanding
St Margaret's Church of England Primary School	~771m	420	#	#	NA
Our Lady Queen of Heaven Roman Catholic Primary School	~782 m	232	236	-4	#
Gossops Green Primary School	~820 m	630	575	55	Good
Langley Green Primary School	~980 m	480	481	-1	Good
The Bewbush Academy	~1.27 km	630	523	107	Requires Improvement



Table 13-29: Primary Schools within 3.2 km of the Site

Kilnwood Vale Primary School	~1.39 km	#	284	#	Good
West Green Primary School	~1.44 km	210	205	5	Good
Hilltop Primary School	~2.03 km	630	592	38	Good
Seymour Primary School	~2.10 km	592	498	94	#
Northgate Primary School	~2.24 km	710	654	56	Good
Southgate Primary	~2.48 km	360	307	53	Good
Charlwood Village Primary School	~2.52 km	105	98	7	Good
St Francis of Assisi Catholic Primary School	~2.60 km	420	417	3	Good
Broadfield Primary Academy	~2.62 km	630	516	114	Good
Rusper Primary School	~2.71 km	105	#	#	#
Atelier21 Future School**	~2.78 km	165	119	46	Good
Cottesmore School	~2.98 km	205	181	24	#
Desmond Anderson Primary School	~3.02 km	440	434	6	#
Three Bridges Primary School	~3.16 km	687	670	17	Requires improvement

Notes:
missing data
*Approximate distance measured to the nearest 10 meters.
**Atelier 21 Future School has an age range of 4-14 years.

Source: OS Open Maps, OS Open buildings and Google Maps, and Get Information about Schools - GOV.UK

13.9.32 Within 4.8 km of the Site, there are 10 secondary schools, including *Atelier21 Future School*, which has an age range of 4-14. The latest government data on these schools, shows that there are 722 secondary school places available at these schools before capacity is reached. Three of these schools are currently over capacity; *St Wilfrid's Catholic Comprehensive School* is 173 pupils over capacity, *Holy Trinity Church of England Secondary School* is currently 43 pupils over capacity and *Oriel High School* is 47 pupils over capacity, see Table 13-30.

Table 13-30: Secondary Schools within 4.8 km of the Site

School	Approx. Distance from Site*	Capacity	Pupils	Surplus/Deficit	OFSTED Rating
Ifield Community College	~548 m	1250	1221	29	Good
Manor Green College	~582 m	213	213	0	Good
St Wilfrid's Catholic Comprehensive School	~1.34 km	949	1122	-173	Good
Holy Trinity Church of England Secondary School	~1.39 km	1308	1351	-43	Good
Thomas Bennett Community College	~2.69 km	1450	1271	179	Good
Atelier21 Future School**	~2.84 km	165	119	46	Good
Hazelwick School	~3.31 km	1889	1883	6	Outstanding
Serenity School***	~3.68 km	180	109	71	#
Oriel High School	~4.39 km	1450	1497	-47	Good
Bohun Horsham	~4.72 km	1620	966	654	Good

Table 13-30: Secondary Schools within 4.8 km of the Site

#Missing data

*Approximate distance measured to the nearest 10 m.

**Atelier 21 Future School has an age range of 4-14.

***The capacity for Serenity School is for both primary and secondary pupils (Ages 5-18).

Source: OS Open Maps, OS Open buildings and Google Maps, and Get Information about Schools - GOV.UK

13.9.33 West Sussex forecasts that in 2026-27 there would be between 9,904 and 10,106 primary pupils in CBC and between 9,423 and 9,71 secondary pupils in CBC⁶¹. For HDC, West Sussex Forecasts that there will be in the same period between 9,311 and 10,836 primary pupils and 7,757 and 9,487 secondary pupils.

13.9.34 The primary and secondary schools within a 3.2 km and 4.8 km buffer are depicted in [Figure 13-1](#).

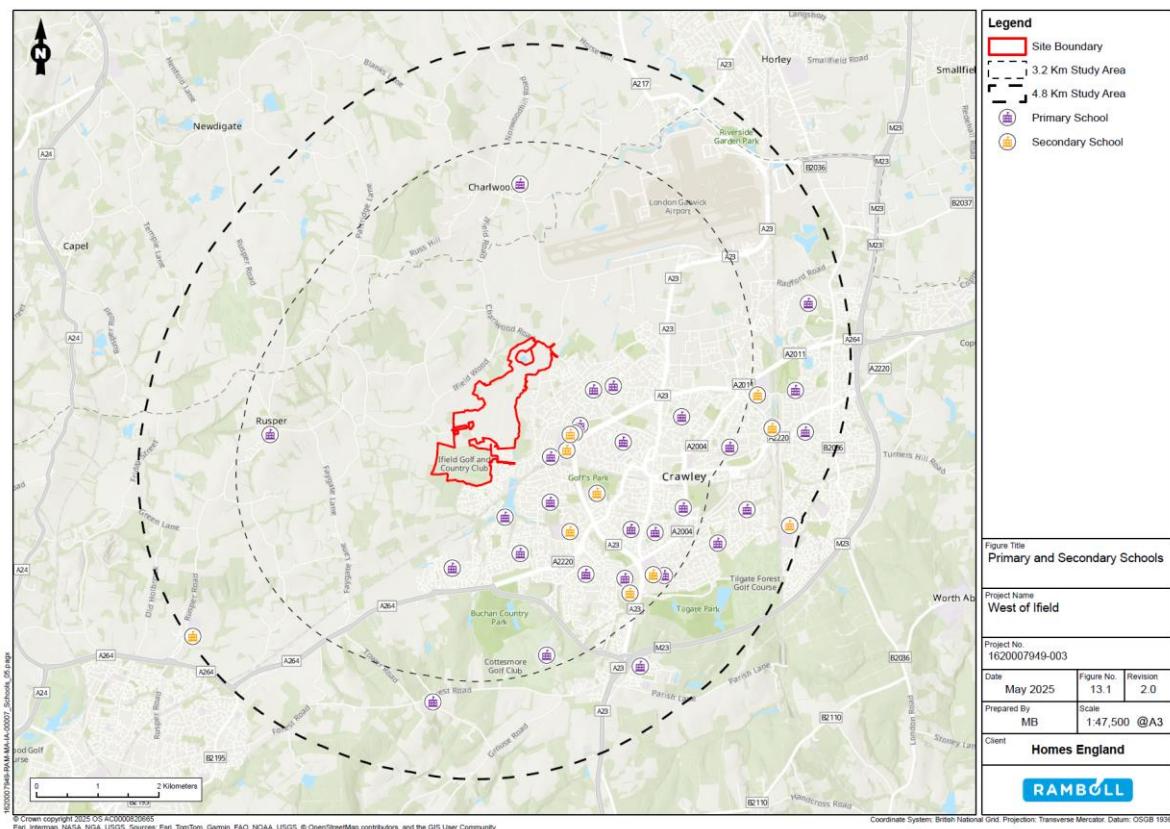


Figure 13-1: Primary and Secondary Schools

13.9.35 According to West Sussex Planning school places document³, demand for primary schools places has plateaued in CBC after a period of rapid growth. With the fall of employment at the airport and other factors, there is now a surplus of primary school places. However, one factor that may increase demand is the number of refugee families being housed in the town.

Primary Health Care

13.9.36 There are 12 operating GP practices within a 5 km of the Site boundary. Details and information on these GP surgeries including the number of GPs and patient numbers are

⁶¹ Base case assumes no change in the size of pre-school, primary or secondary cohort over time and MIGPPRs forecasts considers the combined impacts of migration and planned housing, using the migration factor assumptions (through the application of pre-school, primary and secondary migration factors) in combination with the housing and pupil yield assumptions (includes the impacts of new housing, through the application of primary and secondary 'pupil yield' factors to a trajectory of planned housing growth provided by the District and Borough Councils)



summarised in tables below. The overall HUDU benchmark⁶² requires that across the 12 GP practices there should be 124,200 patients. Across these 12 practices, there are currently 144,996 patients which represents a total of 20,796 patients over benchmark capacity (see Table 13-31).

Table 13-31: GP Surgeries in CBC and HDC within 5 km of the Site

Practice Name	Approx. Distance from Site (km)*	No. of Patients	Full Time GP Equivalents (FTE)**	Patient Count per GP FTE	HUDU Benchmark	Above/ Below HUDU Benchmark (1,800 people/ GP FTE)
Ifield Medical Practice (H82050)	0.43	10,580	5	2,116	9,000	+1,580
Langley Corner Surgery (Y00351)	0.45	12,000	8	1,500	14,400	+2,400
Gossops Green Medical Centre (H82033)*	1	7,548	5	1,510	9,000	-1,452
Bewbush Medical Centre (H82088)*	1.06	6,650	1	6,650	1,800	+4850
Leacroft Medical Practice (H82012)*	1.06	14,932	9	1,659	16,200	-1,268
Saxonbrook Medical Centre (H82026)*	2.16	19,812	4	4,953	7,200	+12,612
Southgate Medical Group (H82064)*	2.46	11,109	5	2,222	9,000	+2,019
Coachmans Medical Practice (H82098)*	2.57	10,329	5	2,066	9,000	+1,329
Woodlands and Clerklands Partnership (H82025)	3.1	16,285	10	1,629	18,000	-1,715
Furnace Green Surgery (H82053)	3.43	7,341	6	1,224	10,800	-3,459
Bridge Medical Centre (H82047)*	3.52	11,500	4	2,875	7,200	+4,300
Pound Hill Medical Group (H82052)	4.1	16,910	10	1,691	18,000	-1,090

Notes:

*Approximate distance measured to the nearest 10 m.

**Full-time GP equivalents rounded to the nearest whole number.

All GPs in HDC are over 5 km from the Site. The closest GP in HDC is Holbrook Surgery which is approximately 5.32 km from the Site.

Source: OS Open Maps, OS Open buildings and Google Maps.

13.9.37 Dental surgeries are also classified as primary health care facilities. The list presented in Table 13-32 includes those listed as dentists, dental practitioners and dental performers on the NHS Choices website (it does not include hygienists or dental assistants). Given the data collected, it is apparent that many of the dental practices within the local area are registered with NHS and accepting NHS patients. In addition to the NHS provision, there are a number of private dental practices within the Crawley town centre providing dental services.

13.9.38 There are 23 dental practices within CBC that are within five kilometres of the Site. Of the 23 dental practices, 18 are NHS dental practices, including Crawley Hospital which provides an emergency dental service.

Table 13-32: Dental Practices in CBC and HDC within 5 km of the Site

Dental Practices	Approx. Distance (km)*	NHS Practice**	Taking on new NHS patients
Ifield Dental Centre	0.56	No	N/A

62 HM Government. Guidance. Fact Sheet 4: New Homes and Healthcare Facilities (2023). Available online at: <https://www.gov.uk/government/publications/new-homes-fact-sheet-4-new-homes-and-healthcare-facilities/fact-sheet-4-new-homes-and-healthcare-facilities>

Table 13-32: Dental Practices in CBC and HDC within 5 km of the Site			
Gossops Drive Dental Practice	0.89	No	N/A
Total Orthodontics	0.9	Yes	Only taking NHS patients referred by another dentist.
Bewbush Dental Practice	1.04	Yes	Yes, if they are: Adults aged 18 and over Adults entitle to free dental care Children aged 17 or under
Crawley Dental Clinic	1.28	Yes	No
Crawley Hospital	1.46	Yes	Emergency Dental Service
Crabtree Road Dental Practice	1.49	Yes	Takes patients that are children aged 17 or under.
West Green Dental Practice	1.83	Yes	Yes
Family Dental Centre	2.33	Yes	Takes patients that are children aged 17 or under.
Avalon Oral Care Centre	2.03	No	N/A
Broadway Dental Boutique	2.09	No	No
Northgate Dental Clinic	2.14	Yes	No
Quality Dental Crawley	2.16	Yes	No
Banning Dental Group	2.17	No	N/A
Enhance Dental Surgery Crawley	2.17	No	N/A
Hollybush Dental Clinic	2.32	Yes	No
Sussex Dental Group	2.36	Yes	Takes patients that are children aged 17 or under.
Pembroke Dental Practice	2.98	Yes	No
Tilgate Dental Care	3.23	Yes	Not accepting adults 18 and over. Not accepting adults entitled to free dental care. Not accepting children aged 17 or under.
Smilecare Dental Care	3.41	Yes	No
Mill Road Dental Surgery	3.77	Yes	No
Worth Park Dental Clinic	4.21	Yes	This dentist has not supplied this information in the last 90 days.
Mill Dental Centre	3.6	No	N/A
Maidenbower Dental Practice	4.67	Yes	No

Notes:

*Approximate distance measured to the nearest 10 m.

** All dentist practices in HDC are over 5 km from the Site.

Table 13-32: Dental Practices in CBC and HDC within 5 km of the Site

Information on whether the practice is an NHS practice or not has been taken from the NHS website.

Source: OS Open Maps, OS Open buildings and Google Maps, and NHS 'Find a Dentist' website, available online at: <https://www.nhs.uk/service-search/find-a-dentist>

13.9.39 The healthcare facilities within a 1.5 km and 2 km buffer are shown in Figure 13-2.

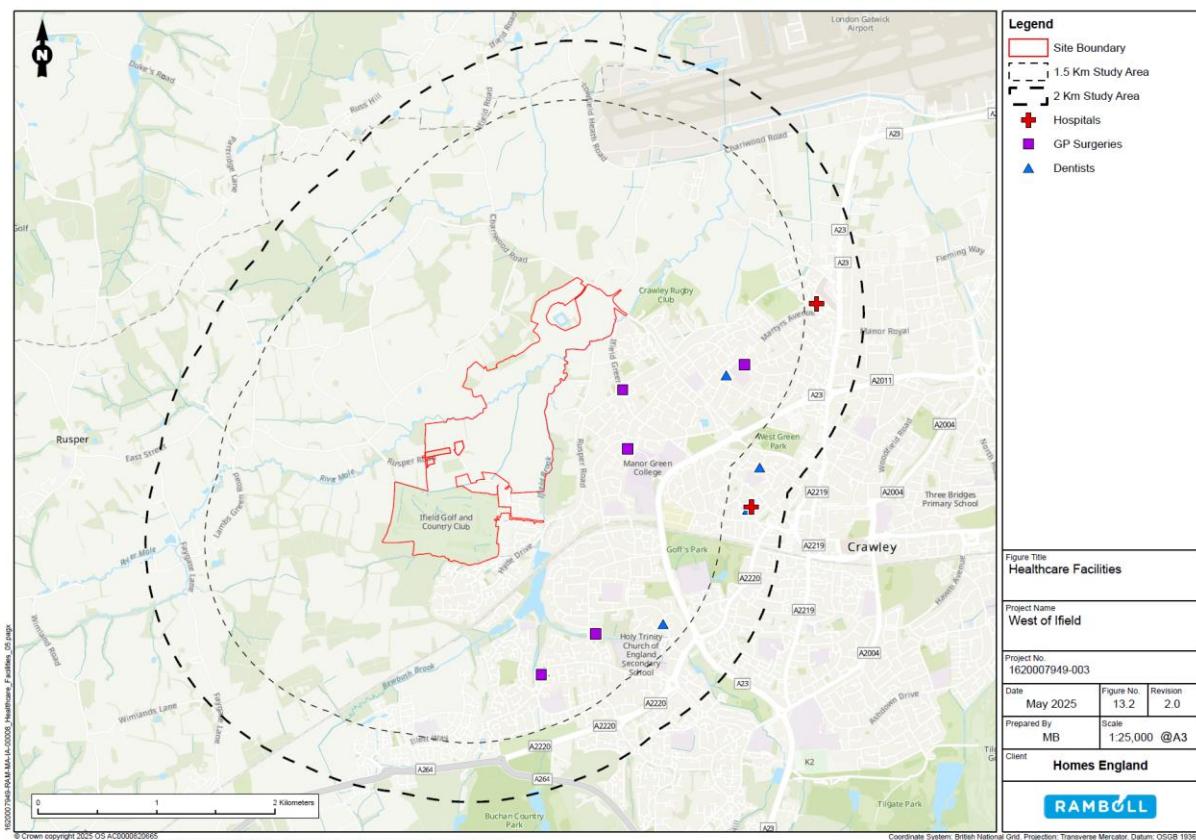


Figure 13-2: Healthcare Facilities

13.9.40 There are 36 libraries within WSCC, however it is considered that only two libraries within 5 km of the Site are relevant and publicly accessible to the local community (see Table 13-33). The nearest available library to the Site is Broadfield Library, which is categorised by WSCC as a Tier 5 Library. Tier 5 libraries are open throughout the day in the week and/or a half day on Saturdays. These are busy libraries that support smaller communities, they tend to operate on a single floor and act as a satellite to a larger local library. Crawley Library is also located within 5 km of the Site. Crawley Library is categorised by WSCC as a Tier 1 library. West Sussex has four tier 1-2 libraries. These libraries serve large, local urban populations. They serve customers across multiple floors and service points, have the longest opening hours, the busiest footfall, and a busy and varied programme of activity.

Table 13-33: Libraries in CBC and HDC within 5 km of the Site

Libraries	Approximate Distance (km)
Broadfield (Tier 5)	2.47
Crawley (Tier 1)	2.50

Source: OS Open Maps, OS Open buildings and Google Maps.

Population and Community

13.9.41 There are several 'domains' (indicators) of deprivation, including income, employment, education skills and training, health and disability, crime, barriers to housing and services and living environment. The data is used to form the Government's Indices of Multiple Deprivation (IMD), which measures deprivation by combining a number of domains to give a single deprivation score for each '*Lower Super Output Area*' (LSOA) across England. An LSOA is a geographical area created for statistical purposes.

13.9.42 The majority of the Site falls within the LSOA of Horsham 001D (see Figure 13-3). A small section to the east of the Site falls within the LSOA of Crawley 006D (see Figure 13-4).

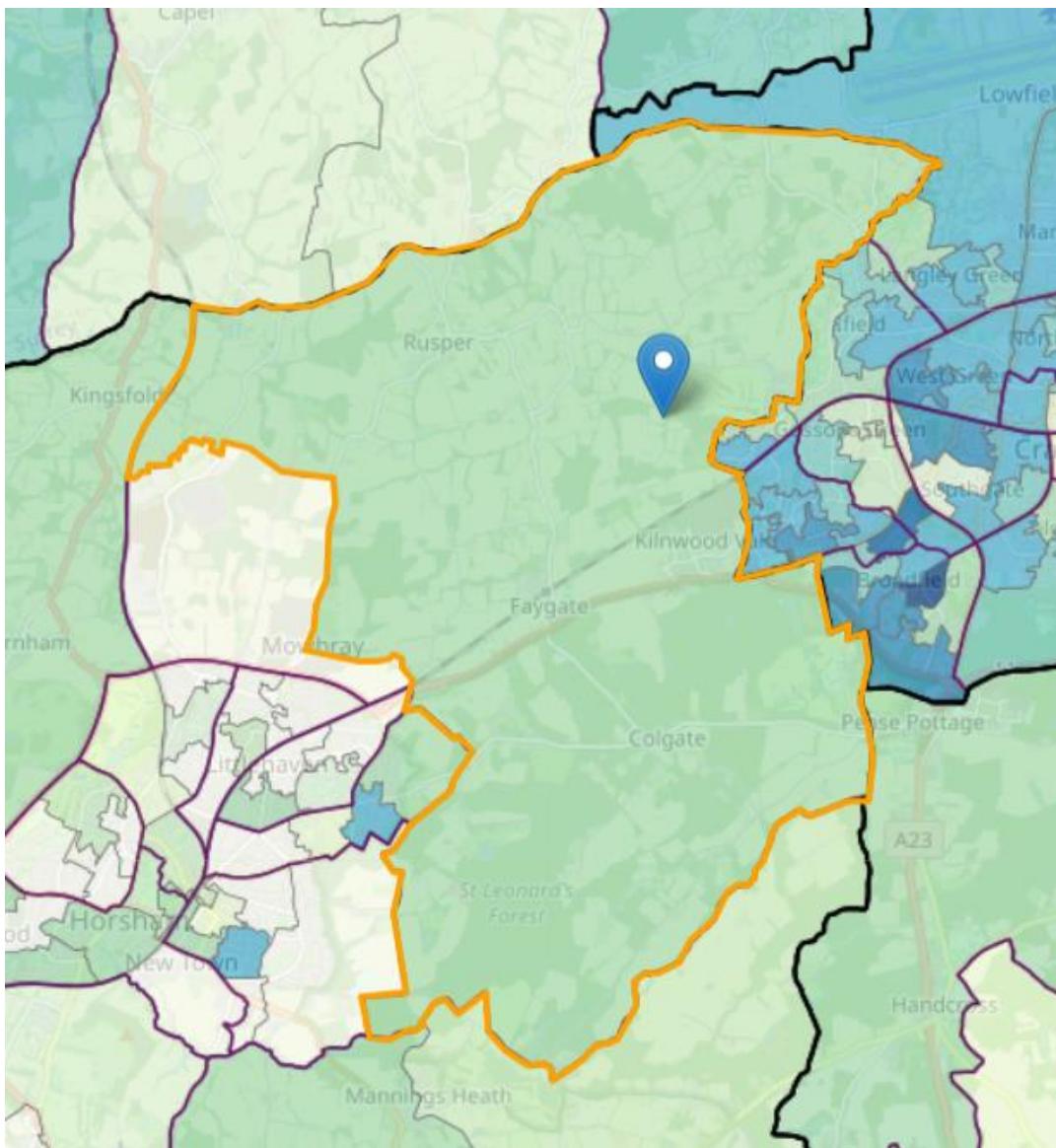


Figure 13-3: Extent of Horsham 001D LSOA (IMD 2019). Approximate location of the Site shown with a blue icon.

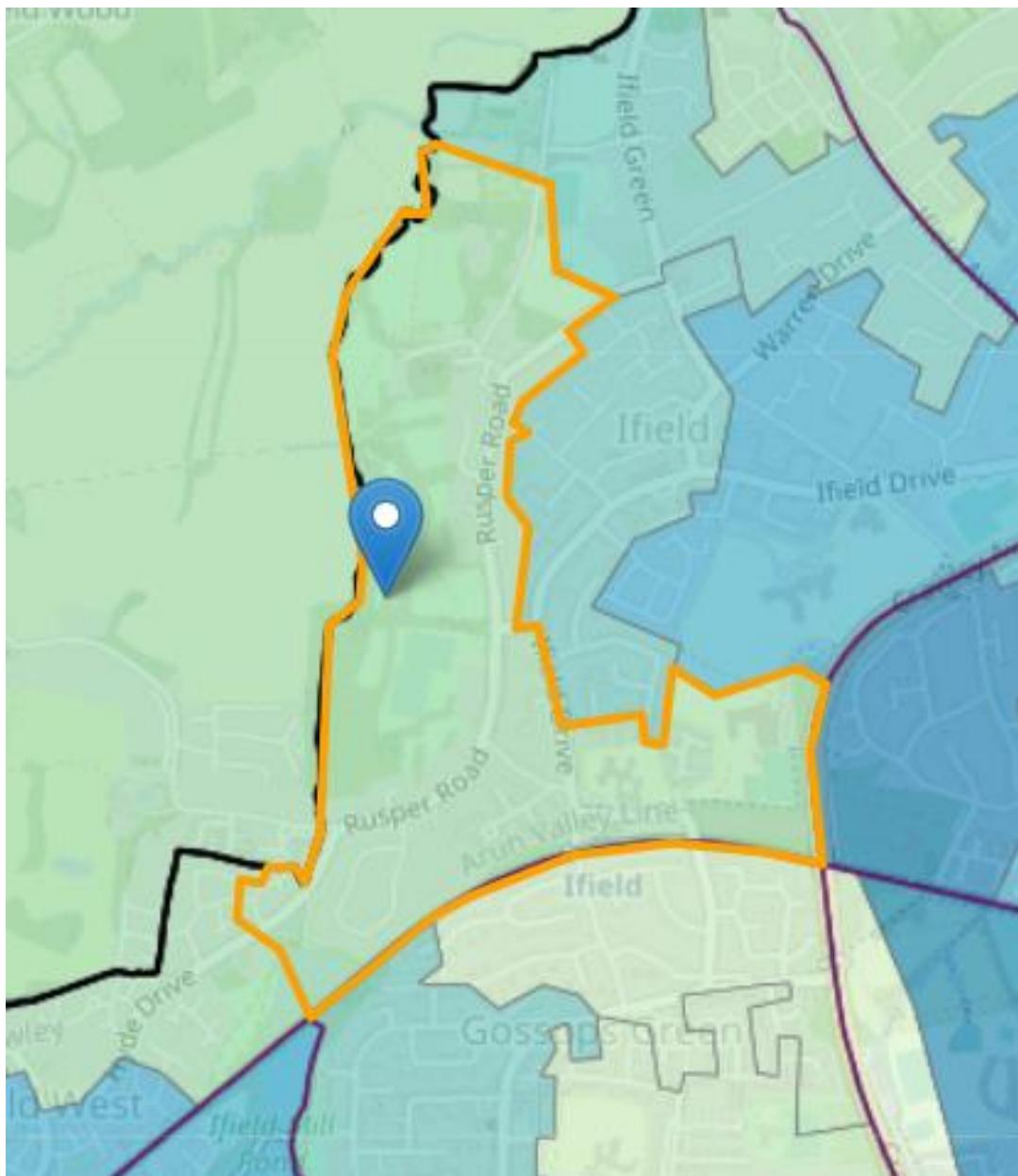


Figure 13-4: Extent of Crawley 006D LSOA (IMD 2019) Approximate location of the Site shown with a blue icon.

13.9.43 The LSOA (Horsham 001D) which contains the majority of the Site ranks 16,701 out of 32,844 LSOAs in England; where 1 is the most deprived LSOA. This is amongst the 40% least deprived neighbourhoods in the country. A small part of the Site is within Crawley 006D and this is ranked 19,023 out of 32,844 LSOAs. This is amongst the 60% most deprived neighbourhoods in the country (see Table 13-34).

13.9.44 Regarding crime, West Sussex is among the top 20 safest counties in England, Wales, and Northern Ireland. The overall crime rate in West Sussex in 2024 was 72 crimes per 1,000 people, and the most common crimes were violence and sexual offences, which happened to roughly every 28 out of 1,000 residents. Horsham has the ninth highest crime rate per 1,000 people of towns/cities in West Sussex; the overall crime rate in Horsham in 2024 was 81.65 crimes per 1,000 people. Crawley has the fourth highest crime rate per 1,000 people; the overall crime rate in Crawley in 2024 was 112.01 crimes per 1,000 people⁶³.

⁶³ Crime Rate, West Sussex, updated 02 November 2024. Available online at: <https://crimerate.co.uk/west-sussex#:~:text=The%20overall%20crime%20rate%20in%20West%20Sussex%20as,roughly%20every%2028%20out%20of%201%2C000%20daytime%20population>.

Table 13-34: Deprivation scores (rank and decile) for HDC and CBC		
Index of Multiple Deprivation Domain	Horsham 001D LSOA	Crawley 006D LSOA
	Rank (out of 32,844) / % Decile	
Income Deprivation Domain	29,818 / 10% least deprived	20,274 / 30% least deprived
Employment Deprivation Domain	29,508 / 10% least deprived	13,900 / 50% most deprived
Education, Skills and Training Domain	23,458 / 20% least deprived	12,622 / 40% most deprived
Health Deprivation and Disability Domain	31,295 / 10% least deprived	16,695 / 40% least deprived
Crime Domain	14,229 / 50% most deprived	21,706 / 30% least deprived
Barriers to Housing and Services Domain	1,294 / 10% most deprived	21,692 / 30% least deprived
Living Environment Deprivation Domain	808 / 10% most deprived	17,213 / 40% least deprived
Income Deprivation Affecting Children Index (IDACI)	28,563 / 10% least deprived	16,467 / 40% least deprived
Income Deprivation Affecting Older People Index (IDAOP1)	30,559 / 10% most deprived	27,351 / 10% least deprived
Index of Multiple Deprivation (IMD)	16,701 / 60% most deprived	19,023 / 40% least deprived

Source: HM Government. Accredited official statistics for English indices of deprivation (2019).

Sport and Recreational Facilities

13.9.45 Within CBC, in 2017/18, 63.1% of adults were classified as active compared to the national average of 62.6%⁶⁴. Comparative data was not found to be available for HDC.

13.9.46 The HDC built facility strategy⁶⁵ suggests that the district has a good range of sports and leisure facilities but there is a potential to better use some informal halls such as community centres to meet activity demand, particularly in rural areas (refer to **ES Appendix 13.1** for a summary of existing facilities). The strategy highlights that some facilities particularly squash courts and sports halls on education sites are ageing and will require replacement or refurbishment in the long term (10 -15 years). The strategy also recognises that there is an undersupply of facilities for swimming. Furthermore, there is an evidenced demand for the following:

- additional gymnastics and trampolining;
- ongoing athletics within the district; and
- improved cycling facilities within the district, including off-road tracks.

13.9.47 There is a need identified for improved provision of Multi Use Games Areas (MUGAs) and 8 MUGAs within the district need resurfacing. **ES Appendix 13.1** lists the Sports Facilities in CBC and HDC within 2 km of the Site.

13.9.48 Although it has been established that many of the schools in HDC have a good range of dry sports facilities, there is significant use of these facilities by local sports clubs/associations. Also, many of these education sites have ageing sports facilities. Also, although sports facilities in the Ruser Parish Council were assessed as meeting the needs of local residents, they were rated as poor⁶⁵.

13.9.49 CBC's Strategy and Action Plan suggest that there is currently a good range of facilities in the district, it is anticipated that there will be an additional supply of certain facilities and/or improvements required to meet the projected level of future demand. The following additional sports facilities are required in CBC to meet future demand:

- football;
- cricket;

64 CBC Playing Pitch(2021): Strategy – Strategy and Action Plan. Available online at: https://crawley.gov.uk/sites/default/files/2021-04/PPS_Stage_D_strategy_action_plan_March_2021.pdf

65 HDC, built sports facility strategy (2017-2031), produced in January 2019

- rugby;
- artificial grass pitches; and
- bowls (possibly).

13.9.50 Both HDC and CBC's population is forecast to grow significantly over the coming years up to 2043⁶⁶ and thus, there is a particular need to ensure sufficient provision of well-distributed accessible, quality and affordable sports facilities to meet this local need.

Recreation and Open Space

13.9.51 Analysis of the Site using the ORVal tool⁶⁷ suggests that PRoWs within the Site are well-used (86,201 estimated visits per year). The ORVal tool had no information on visitor numbers at the golf course. Other sites of interest in close proximity to the Site for which visits were recorded include:

- Ifield Mill Ponds (ID:20043), is approximately 215 m from the Site and has 350,989 estimated visits per year;
- Ifield Green Playing Field (ID:20044), is approximately 385 m from the Site and has 44,454 estimated visits per year; and
- A PROW (ID:1195), is within the Site boundary and has 42,875 estimated visits per year.

13.9.52 The playgrounds, open greenspace and sports facilities within a 1 km and 2 km buffer are depicted in Figure 13-5.

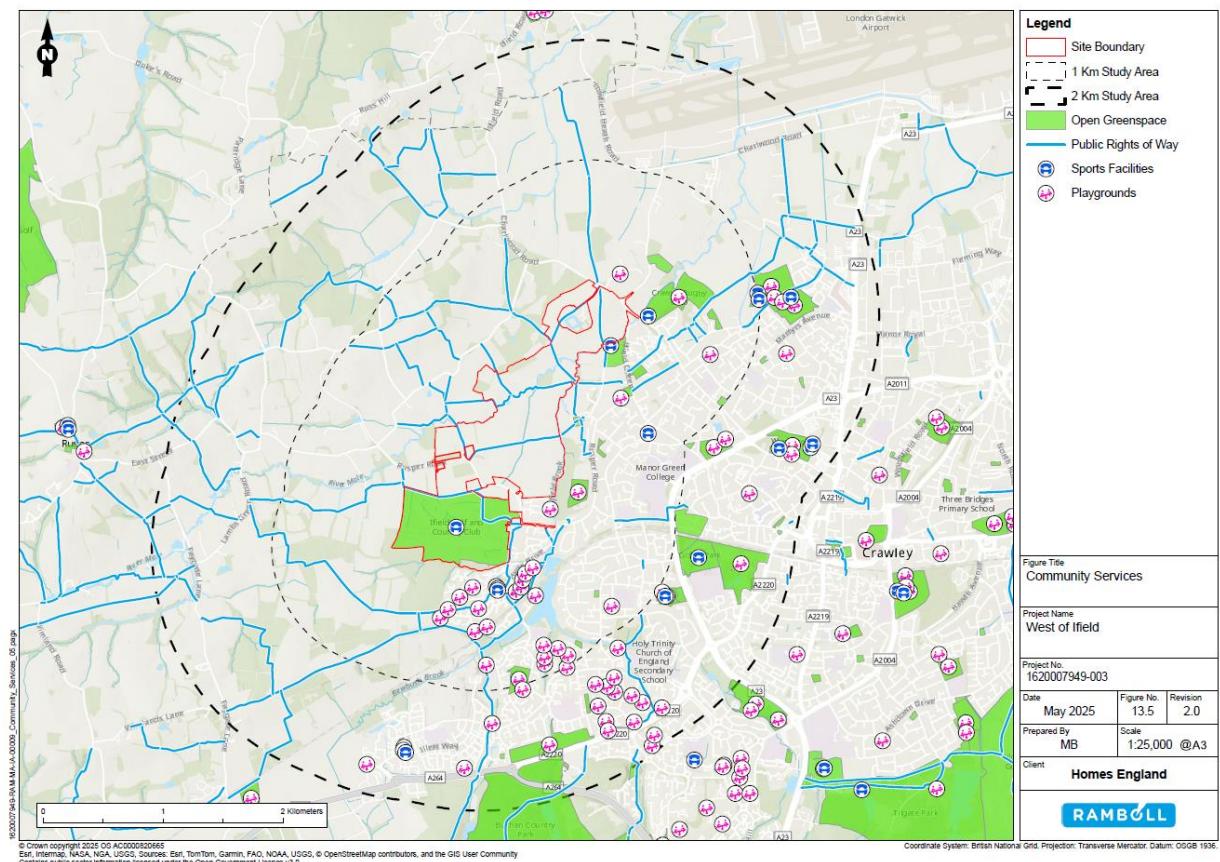


Figure 13-5: Community Services

66 Strategic Assessment for Provision of Sports Halls CBC (2021): Sport England Facilities Planning Model Local Report

⁶⁶ Strategic Assessment for Provision of Sports Halls (CBC (2021). Sport, Eng and Facilities Planning Model Local Report

Future Baseline

13.9.53 Future population projections are referenced in the baseline in Table 13-8 and Table 13-9.

Sensitive Receptors

13.9.54 The receptors identified as sensitive to the Proposed Development, and which have been 'scoped-in' to the assessment are summarised in Table 13-35.

Table 13-35: Summary of Sensitive Receptors Scoped into the Assessment		
Receptor	Sensitivity	Comment
Demolition and Construction		
Labour Market	High	The labour market would be sensitive to fluctuations in employment opportunities
Accommodation Stock, Tourism, Private rented sector, owner occupier	High	Given Crawley's close proximity to Gatwick airport, baseline data shows there is a high demand for accommodation and short-term rentals and thus, providers will be sensitive to changes in demand.
Educational Facilities (primary and secondary schools)	Medium	Baseline data shows that there is some capacity within primary and secondary schools within 3.2 km and 4.8 km of the Site, respectively.
Primary Healthcare Facilities (GPs and dentists)	High	Baseline data shows that many existing GP surgeries are currently oversubscribed in the region.
Users of recreational areas/ Open space/ PRoWs	Medium	PROWS are well-used within the Site, however there are a number of recreational/open spaces in close proximity to the Site which serve the wider community.
Sport Facilities	High	Baseline data shows that there is currently a good range of sports and leisure facilities within the area. Supply is a national priority.
Local communities	High	Local communities will be highly sensitive to changes in safety associated with a change in walking and cycling activities and/or usage of cars, as well as changes in property numbers and/or changes to severance.
Local services and infrastructure	High	Local communities will be highly sensitive to severance and changes in their journey length.
Local businesses	High	Local businesses will be sensitive to changes to business and/or access levels.
Completed Development Stage		
Labour Market	High	The labour market will be sensitive to fluctuations in the employment sector and wider economy.
Housing and Accommodation	High	Changes to the capacity and supply of housing and accommodation to be used by permanent residents is of high sensitivity.
Educational Facilities (primary and secondary schools)	Medium	Baseline data shows that there is some capacity within primary and secondary schools within 3.2 km and 4.8 km of the Site, respectively.
Primary Healthcare Facilities (GPs and dentists)	High	Baseline data shows that many existing GP surgeries are currently oversubscribed in the region.
Users of recreational areas/ Open space/ PRoWs	Medium	PROWS are well-used within the Site, however there are a number of recreational/open spaces in close proximity to the Site which serve the wider community.
Sport Facilities	High	Baseline data shows that there is currently a good range of sports and leisure facilities within the area. Supply is a national priority.



Table 13-35: Summary of Sensitive Receptors Scoped into the Assessment

Local communities	High	Local communities will be highly sensitive to changes in safety associated with a change in walking and cycling activities and/or usage of cars, as well as changes in existing property numbers and/or changes to severance.
Local services and infrastructure	High	Local communities will be highly sensitive to severance and changes in their journey length.
Local businesses	High	Local businesses will be sensitive to changes to business and/or access levels.

13.9.55 Based on the baseline characterisation, no impact categories or receptors have been scoped out of the subsequent assessment. The health impacts will be considered in a separate HIA (WOI-HPA-DOC-HIA-01).

13.10 Assessment of Effects

Demolition and Construction Effects

13.10.1 Construction works are anticipated to be undertaken over an approximate 15-year period, with construction estimated to commence in approximately 2027 and completion of the Proposed Development targeted for 2041. The indicative strategic phasing of the development is referenced in the DAS (WOI-HPA-DOC-DAS-01).

13.10.2 The demolition and construction stage of the Proposed Development is expected to generate direct and indirect social and economic impacts (refer to section 13.4 which outlines the selection of the peak construction year).

13.10.3 As set out in Chapter 5: Demolition and Construction Description, an Outline Construction Environmental Management Plan (OCEMP) (ES Volume 2 Technical Appendix 5.1) has been prepared as part of the hybrid planning application. With regard to socio-economics, the OCEMP provides a range of measures which contribute to the reduction of indirect socio-economic effects.

Population

13.10.4 During the demolition and construction stage of the Proposed Development there would be a likely increase in the local population attributed to the new workforce living outside WSCC and SCC. Some of the construction activities would have a short duration (less than 2 years), whilst other activities such as housing have a much longer duration (more than 10 years). Only a small proportion of the new construction workforce from outside WSCC and SCC are expected to take up permanent residence in the region, with the majority assumed to use short-term rental and/or tourism accommodation.

13.10.5 To determine the new workforce population that would reside in the region, it is important to consider the construction employment sector in the region which will influence leakage⁶⁸ and displacement⁶⁹ levels. A review of the construction employment sector in the region (Table 13-11) suggests that there are approximately 33,000 construction jobs in SCC and 16,000 in WSCC respectively. It is assumed that a large proportion of the construction workforce would be sourced from the region (SCC/WSCC). Guidance found within the HCA Additionality Guide⁷⁰ has suggested that a low leakage level from the region of 10% is appropriate, as the majority of benefits would go to people living within the target area/the target group (SCC/WSCC).

⁶⁸ Leakage is defined as the proportion of outputs that benefit those outside of the intervention's target area or group.

⁶⁹ Displacement is defined as the proportion of intervention outputs/outcomes accounted for by reduced outputs/outcomes elsewhere in the target area.

⁷⁰ Homes & Community Agency. Additionality Guide. Fourth Edition 2014. Available online at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/378177/additionality_guide_2014_full.pdf

13.10.6 The estimate for displacement is based on the rationale that the construction industry is relatively flexible in nature i.e. upon completion of a project, workers move from one project to another. The extent of displacement will also depend ultimately on the proportion of workers that are attracted from outside the target area. As the construction industry accounts for only 4.1% of all jobs in WSCC and 5.8% across SCC (refer to Table 13-11), the displacement effects are anticipated to be limited, and the level of displacement is therefore expected to be low. On this basis, a low level of displacement at 25 % has been assumed (i.e. jobs taken from businesses in neighbouring areas).

13.10.7 Changes in population are not assessed in isolation but rather under their resulting effects for instance on the labour stock and services. The assessment of effects on the labour market use average construction employment estimates as a worst case scenario, while those on accommodation stock and service provision use peak construction estimates as worst case scenario.

13.10.8 The average and peak employment estimates arising from the demolition and construction stage of the Proposed Development are set out in Table 13-36 and 13-37. It should be noted that the predicted workforce numbers, provided to Ramboll, for the construction of the Proposed Development are estimated to be above the average of 1,014 between the years 2032 and 2039.

Table 13-36: Net employment jobs – Average

Effects	Total	WSCC and SCC	Outside WSCC and SCC
Gross direct employment*	1,014	-	-
Leakage (10%)	n/a	913	101
Displacement (at 25%)	253	228	25
Net direct employment (gross direct employment minus displacement)	761	684	76
Indirect/induced employment (1.8 multiplier applied to net direct employment value)	608	548	61
Total employment**	1,369	1,232	137

*Annual average across construction programme
 ** Calculated from net direct employment and indirect/induced employment
 Based on information provided to Ramboll by the Applicant team (SQW). The data has been based on indicative floor areas of the proposed built infrastructure.

Table 13-37: Net employment jobs – Peak

Effects	Total	WSCC and SCC	Outside WSCC and SCC
Gross direct employment*	1,428	-	-
Leakage (10%)	n/a	1,285	143
Displacement (at 25%)	357	321	36
Net direct employment (gross direct employment minus displacement)	1,071	964	107
Indirect/ induced employment (1.8 multiplier applied to net direct employment value)	857	771	86
Total employment	1,928	1,735	193

*Average of the Peak construction year (2034)
 Based on information provided to Ramboll by the Applicant team (SQW). The data has been based on indicative floor areas of the proposed built infrastructure.

Labour Market

13.10.9 The demolition and construction stage of the Proposed Development would generate employment opportunities, which is expected to generate direct and indirect social and economic impacts, with temporary effects. The amount of employment generated is a function of the scale and type of demolition and construction expenditure.

13.10.10 Construction employment is estimated to potentially peak in the year 2034 with approximately 1,428⁷¹ jobs on average. It should be noted there would be fluctuations in the number of construction jobs across the construction period.

13.10.11 The calculation of the total number of jobs is also subject to adjustments associated with leakage, displacement and indirect and induced multiplier effects. To determine these, existing employment in the construction sector must be considered.

13.10.12 As set out in Table 13-11, there were 16,000 jobs in the construction sector in WSCC and 33,000 jobs in SCC in 2023. Detailed information on the breakdown of full and part-time jobs in the construction sector is not available, however, in WSCC 66.6% of jobs are full-time whilst 33.7% are part-time and in SCC 66.9% of jobs are full-time whilst 32.9% are part-time (refer to Table 13-10).

13.10.13 As mentioned previously, as part of the demolition and construction population assessment, a 10% leakage and 25% displacement have been assumed. Multipliers have been sourced from the Input-Output tables developed by the Scottish Government to estimate the indirect and induced employment effects, due to the ONS not producing Type II multipliers⁷². They indicate that for every construction job created, indirect employment through the supply chain and induced effects due to temporary increases in expenditure arising from direct and indirect employment equates to 1.8⁷³.

13.10.14 An increase of approximately 1,232 jobs across WSCC and SCC would result in an increase in jobs in the construction sector regionally. This has been based on the lower estimate of proposed job numbers created, and therefore represents a worst case increase of approximately 1.03% in jobs in this sector across WSCC and SCC, and translates to an increase in GVA⁷⁴ regionally from direct, indirect and induced construction jobs of £107 million.

13.10.15 As set out in the Baseline Conditions section of this chapter and Table 13-12, the tenanted farmland and the golf course are the existing economic activities present on-Site. These would be directly affected by the Proposed Development. In a worst-case scenario, it is estimated that all nine FTE jobs (five from the golf course and four from the tenanted farms) as well as up to ten seasonal jobs would be lost. The loss of the golf course and local businesses has been further assessed in the Recreation and Open Space and Local Businesses sections below.

13.10.16 The sensitivity of the labour market is considered high, as ultimately it is people who feel the changes resulting in the employment sector and the wider economy. The impact of increased employment and therefore local spending is of medium magnitude and would be a short to medium term effect. As a result, the labour market would experience a temporary, short to medium-term, direct **Moderate Beneficial (Significant) effect** at the regional level.

⁷¹ This workforce figure is based on capital construction costs of development provided by client and the employment estimates have been calculated using the average annual job creation rate over a 16-year period, as defined by SQW consultants.

⁷² <https://www.gov.scot/binaries/content/documents/govscot/publications/statistics/2019/08/input-output-latest/documents/all-tables-latest-year-pdf/all-tables-latest-year-pdf/govscot%3Adocument/SUT-2019.pdf>

⁷³ This is the Type II employment multiplier for construction taken from Scottish I/O tables <https://www.gov.scot/publications/about-supply-use-input-output-tables/pages/user-guide-multipliers/>

⁷⁴ ONS provides estimates for GVA, jobs and output per job by section level industry, as defined by the Standard Industrial Classification (SIC). Dataset available online at: <https://www.ons.gov.uk/economy/economicoutputandproductivity/productivitymeasures/datasets/outputperjobuk>

Housing and Accommodation

13.10.17 90% of the construction workforce is expected to be resourced from within WSCC and SCC, as noted above. For accommodation, it is assumed that construction workers would use one of the following types of accommodation stock:

- Home-based: those workers commuting from their main residence on a daily basis; and
- Non-home-based: those workers who would take temporary accommodation in the vicinity of the Site due to the impracticalities of commuting on a daily basis from their main residence.

13.10.18 It has been assumed that in the peak year of construction, 193 of the work force would be non-home based (outside WSCC and SCC) applying the same methodology for net employment as demonstrated in Table 13-37, and would therefore not already reside in the local region on a permanent basis. This includes indirect and induced employment and represents a worst-case scenario; in this case, the worst case for housing and accommodation would be assessed on the highest anticipated net employment number (i.e. 1,428 gross direct employment at the peak year of 2034) as this would create the greatest demand for housing and accommodation in the local area. The majority of these workers are expected to stay in temporary accommodation such as tourist accommodation, although it is possible a proportion may stay with friends or family.

13.10.19 Accordingly, in 2034 (peak construction year), a resulting demand for 193 beds in short-term accommodation (rental market in the tourist sector) has been assumed. Table 13-20, Table 13-21, and Table 13-22 show the range of tourism accommodation and bedspaces available in CBC where it is assumed the majority of 'non-home based' workforce would stay. An increased demand for 193 bedspaces at peak, would represent 1.24% of total short-term serviced accommodation within CBC (Table 13-22).

13.10.20 Tourism accommodation is considered to be of high sensitivity given Crawley's proximity to Gatwick airport. The construction workforce would result in an increased demand for tourism accommodation. This is expected to be short to medium-term, and based on the change outlined above of 1.24% of total short-term serviced accommodation within CBC, the magnitude is expected to be low. Therefore, resulting in a temporary, short to medium term, direct **Minor Adverse (Not Significant)** effect to the accommodation stock at the local level.

Education

13.10.21 There is potential for the construction workforce to increase demand for school places. It has been assumed that the workforce from outside WSCC and SCC (i.e. worst case of 193 employees as stated in Table 13-37) could result in a demand for school places if they moved with their family into the local area. In a worst-case scenario where it is assumed that 50% of the non-home based employees have a family with 2 children on average, this results in an increase of 193 additional children requiring places in education facilities. Only a proportion of these children would be located in CBC but that proportion is unknown and thus, a sensitivity analysis is undertaken and a worst-case scenario assumed.

13.10.22 As discussed in the Assessment Scope (Section 13.4), the study area only accounts for CBC at district level due to its proximity to Crawley and the high likelihood that the construction force would be based within Crawley instead of HDC.

13.10.23 A sensitivity analysis on the number of children that may require a school place and different age profiles during the peak year of demolition and construction works is presented in Table 13-38.

13.10.24 Assuming a worst-case scenario where all 193 additional children were of a primary school age and required school places within the CBC, approximately 23% of current unfilled places for



primary schools would be filled⁷⁵. Under this scenario, it is probable that there is sufficient capacity within current primary schools, to meet demand.

13.10.25 Where all the 193 additional children were of a secondary school age requiring placement within CBC, approximately 27% of current unfilled places for secondary schools would be filled⁷⁶. This suggests that there is sufficient capacity in secondary schools in CBC to meet such an increased demand in regards to the influx of new construction workers and their families.

13.10.26 Table 13-38 shows the impacts of splitting children equally between primary and secondary schools and alternatively, the impact if children are split 60/40 between primary and secondary schools.

Table 13-38: Children requiring primary and/or secondary school places during the peak year of demolition and construction (2034)

Scenarios	Primary School Places		Secondary School Places	
	No. of Children from Demolition and Construction Workforce	Surplus Capacity within 3.2 km	No. of Children from Demolition and Construction Workforce	Surplus Capacity within 4.8 km
Scenario 1 (assume all children are primary school age)	193	825 spaces	0	722 spaces
Scenario 2 (assume all children are secondary school age)	0		193	
Scenario 3 (50/50 split between both schools)	97		97	
Scenario 4 (60/40 split between primary and secondary schools)	116		77	

Source: HM Government, 'Get Information About Schools' online database

13.10.27 Although the distribution of additional children is likely to be spread over many schools, previous experience suggests that the impact would be most felt in a limited number of schools⁷⁷. That said, employees are expected to reside over a wide catchment so it is still likely that demand would be distributed over a large area.

13.10.28 Additionally, a secondary school is one of the first infrastructure developments on the Site (anticipated to be constructed in 2027) and it is envisaged that this would be operational in 2028. As a result, secondary school places for the construction workforces' children would be available early in the build programme.

13.10.29 Schools are of medium sensitivity to additional demand, however, the magnitude of change in demand at any one school is expected to be medium resulting in a temporary, short term, direct **Minor Adverse (Not Significant) effect**.

Community Facilities

13.10.30 There is likely to be an increased demand for healthcare facilities following the additional demolition and construction workforce. The Department of Health standard for GP provision is 1,800 patients per FTE GP. Therefore, the predicted increase in demand from 1,735 (total employment proposed across WSCC and SCC, in Table 13-37) represents an increase in demand of approximately 0.96 FTE GPs. There are currently 62 FTE GPs within 5 km of the Proposed Development. The increase in demand of 0.96 new FTE GPs as a result of the non-home based workforce equates to approximately 1% of existing FTE provision. As discussed in

⁷⁵ Taken from Pupil Level Annual Schools Census January 2023 supplied by West Sussex Council

⁷⁶ Taken from Pupil Level Annual Schools Census January 2023 supplied by the West Sussex Council

⁷⁷ EDF Energy. Hinkley Point C Pre-Application Consultation - Stage 2. Environmental Appraisal - Volume 2, Chapter 8: Socio-economics. Available online at: <https://www.edfenergy.com/sites/default/files/V2%20C08%20SOCIO%20ECONOMICS.pdf>

the Method Assessment section (Section 13.6) the use of dentists has been qualitatively considered and have only been included in the baseline and not assessment of effects.

13.10.31 However, 58% of the medical practices are oversubscribed currently and thus, GP services would be highly sensitive to changes in demand. A temporary change of low magnitude combined with the high sensitivity of Primary Healthcare Facilities GPs, would lead to a temporary, short to medium-term, direct **Minor Adverse (Not Significant)** effect.

Recreation/ Open Space

Users of Recreational Areas and Open Space

13.10.32 Members and users of the golf course would be permanently affected by the demolition and construction works of the Proposed Development. The golf course would be redeveloped and thus, all users would need to find an alternative golf club. There are two existing golf facilities in CBC that are potential substitutes: Goffs Park, comprising an 18-hole course, located approximately 815 m away from Site, and Tilgate Forest Golf Centre, which provides a good quality of provision including an 18-hole course, a 9-hole course and a driving range with 35 bays, located approximately 4.3 km from the Site. A Golf Needs Assessment (WOI-HPA-DOC-GOL-01) will be submitted as a supporting technical document with the HPA. An application for amendments to the PROW will be submitted under a separate planning application.

13.10.33 Although the golf course on Site does have high usage there are substitute golf courses in the region that could accommodate existing and future demand. Consequently, members and users of the golf course are likely to have a medium sensitivity to change rather than high. The magnitude of impact is assessed as medium resulting in a permanent, long term direct **Minor Adverse (Not Significant)** effect.

13.10.34 Ifield Mill Ponds and Ifield Green Playing fields are located close to the Site, respectively approximately 215 m and 385 m away, and have recorded visits of 350,989 and 44,454 per year respectively⁷⁸. Demolition and construction activities, have the potential to disturb users of open space and/or playing fields due to increased demand on these spaces with an increase in local population numbers, however, the magnitude of this is assessed as low as such disruptions are likely to be of a temporary nature, and there are substitute open spaces nearby that could be used by the surrounding community. This is likely to result in a temporary, short-medium term **Negligible-Minor Adverse (Not Significant)** effect.

Users of Public Right of Ways

13.10.35 Users of existing PRoW's which are routed through the Site may be temporarily affected during the demolition and construction stage and be required to utilise alternative route/s for a period of time due to temporary footpath closures or diversions.

13.10.36 According to ORVAL⁷⁸, the PROWs in the Site boundary record high usage (estimated 86,201 annual visits in 2018).

13.10.37 From Figure 13-5, it is evident that there are a number of alternative PRoWs that can be used as substitutes and given this potential for substitution they are likely to be less sensitive to change. It is understood that existing PRoWs would be maintained and/or enhanced subsequent to construction activities and none would require diversion. There is one exception where a diversion is required in order to facilitate the provision of the Primary School in the neighbourhood centre. This diversion is at the request of the Department for Education and will be applied for separately.

⁷⁸ Day, B. H., and G. Smith (2018). Outdoor Recreation Valuation (ORVal) User Guide: Version 2.0, Land, Environment, Economics and Policy (LEEP) Institute, Business School, University of Exeter. Available online at: <https://leep.exeter.ac.uk/orval/>

13.10.38 According to the guidance in DMRB LA 112⁷⁹, users of PRoW that record frequent (daily) use and where there is limited potential for substitution are likely to be sensitive to change. However, where the level of use is frequent and alternative facilities are available for substitution, the sensitivity is categorised as medium.

13.10.39 When looking at substitution routes, which would likely increase journey length for walkers of between 50 and 250 m occurs, the magnitude of this impact to users is assessed as low resulting in a temporary, short to medium term direct **Negligible-Minor Adverse (Not Significant)** effect.

Sport Facilities

13.10.40 There may be an increased demand for sport facilities following the additional 1,428 construction workforce. Only the 193 employees assumed to live outside WSCC and SCC could result in this additional demand during the demolition and construction stage. **ES Appendix 13.1** highlights that there is a good range of sport and leisure facilities within 2 km of the Proposed Development with some additional capacity, although there is an undersupply of certain facilities (e.g. swimming), however sport facility supply is considered to be of national priority. Consequently, sport facilities in the local region would be less sensitive to additional demand, but would have a high sensitivity. The magnitude of impact in demand from the non-home based construction workforce is low given existing supply as well as the proposed low number of additional non-home based workforce. Subsequently, the resulting anticipated impact on sport facilities driven by the increased demand from the Proposed Development during demolition and construction is expected to result in a temporary, short to medium term, direct **Minor Adverse (Not Significant)** effect

Local Communities

13.10.41 A number of buildings and structure are expected to be demolished to construct the Proposed Development, as shown in the Building Demolition Plan (WOI-HPA-PLAN-DEM-01) which has been submitted with the planning application.

13.10.42 It is understood from Turner and Townsend (T&T) that none of the buildings being demolished are in residential use; they are all in agricultural use or associated with the Ifield Golf Club. Therefore, there would be no expected change in private property and housing on-Site as a result of the construction of the development, and there would be a low impact of magnitude expected on the structures and outbuildings that are expected to be lost. The sensitivity of on-Site local communities is high, resulting in a permanent, long-term, direct **Minor Adverse (Not Significant)** effect.

13.10.43 Potential effects to nearby residential populations, as a result of noise and air pollution from the demolition and construction stage of the Proposed Development has been assessed in ES Volume 1 Chapter 7: Air Quality and ES Volume 1 Chapter 12: Noise.

Local Businesses

13.10.44 The Proposed Development would result in the demolition of the golf course on Site, and a change of land use from farmland. This represents a permanent loss of these businesses (golf course and tenanted farmland). The impact on employees is considered within the employment assessment, and the loss of the recreational facility of the golf course is captured in the recreation and open space assessment section above. The loss of these businesses locally, while of high sensitivity, is considered to be of low magnitude given the small number affected. Subsequently, it is expected to result in a permanent, long term, direct **Minor Adverse (Not Significant)** effect.

⁷⁹ DMRB (2020) LA 112 Population and human health, Revision 1. [online] Available at: <https://www.standardsforhighways.co.uk/prod/attachments/1e13d6ac-755e-4d60-9735-f976bf64580a?inline=true> [accessed: April 2021]

Completed Development Stage Effects

13.10.45 The completed Proposed Development would comprise residential, commercial, retail, leisure, community, education, gypsy and traveller pitches, public open space with sports pitches, recreation, play and ancillary facilities, landscaping and associated infrastructure, utilities and works including pedestrian and cycling routes. Full details are provided in ES Volume 1 Chapter 4: Proposed Development Description.

13.10.46 During pre-application discussions, the Applicant was provided with a blended targeted mix by HDC. This mix combined identified need for Horsham and also Crawley, reflecting its proposed location and context. The housing mix was confirmed during pre-application discussions in January 2022.

13.10.47 Given the outline nature of the residential element of the scheme and the long delivery timescales, the market and affordable housing mix, type and tenure within the Proposed Development will be refined as the development is built out over a number of years, responding to identified need at the point of planning submission.

13.10.48 This flexibility is necessary to enable the housing numbers to be determined with reference to the detailed designs of individual block layouts, their floorspace efficiencies and appropriate unit sizes at the time units are applied for at the reserved matters stage. It is envisaged that the S106 Agreement will set percentage ranges to ensure that the mix proposals can meet identified need at that point in submission.

Population

13.10.49 WSCC have created a tool ('the Calculator') for estimating future populations arising from development proposals, bespoke for each local planning authority and publicly available on the WSCC website⁸⁰. The template version used to inform this submission was updated and confirmed in April 2025. The IDP (WOI-HPA-DOC-IDP-01), which will be submitted as part of the application, sets out how the Calculator was used and the agreed approach with WSCC.

13.10.50 The Calculator is accompanied by supporting guidance which explains the basis for how WSCC have arrived at the methodology.

13.10.51 From the tool, a population of 6,725 has been estimated from the 3,000 housing units that are proposed to be constructed under the hybrid application. This would be the anticipated population at the completed development stage (i.e. after 2041, once fully occupied and operational, with no further construction activities being undertaken). Therefore, during the completed development stage there would be an increase in the local population attributed to the new residential housing units, as well as from the workforce working on the ongoing construction who have come from outside WSCC and SCC.

13.10.52 Although the Proposed Development would have a phased construction, where construction workers will be on-Site at the same time as part of the new population, the completed development stage only looks at potential impacts for the completion year (2041) and beyond. Therefore, the completed development stage assessment should not include for any construction activities; all construction activities, and any potential mix with operational activities due to a phased build out, has been assessed in the demolition and construction stage. Subsequently, for the completed development stage and assessment, the full build out of up to 3,000 homes with an anticipated population of 6,725 has been considered to be a reasonable worst case for the assessment on population.

⁸⁰ Available at:
https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.westsussex.gov.uk%2Fmedia%2Futxfkyoe%2Fs106_calculator_horsham.xlsx&wdOrigin=BROWSELINK



13.10.53 For context, according to population data obtained from the 2021 census, an increase in the population of this magnitude would represent a 112% growth in the local Colgate and Rusper Ward (which had a population of only approximately 6,000 in 2021) compared to an approximate 4.58% growth in HDC's population or a 5.68% in CBC's population.

13.10.54 To determine the new workforce population that would reside in the local region, it is important to consider the employment sectors in the region which will influence leakage⁸¹ and displacement⁸² levels. The employment sectors considered most relevant to the development include the following:

- Accommodation and food service activities;
- Professional services;
- Wholesale and retail trade;
- Administration and support services;
- Education; and
- Human health and social work activities.

13.10.55 A review of the jobs in these sectors in the local HDC and CBC region suggest that there are numerous jobs available, however some may be difficult to fill due to high demand (e.g. education positions). Given this, together with guidance in the Additionality Guide⁷⁰, a medium leakage level from the region of 25%⁸³ is appropriate. This recognises a reduced local benefit and also a higher demand related to workers coming from outside the region. Displacement is expected to be low (25%⁸⁴) given the levels of unemployment in both HDC and CBC (refer to Table 13-14). The impact of these assumptions is presented in the Employment and Economy assessment section below.

Labour Market

13.10.56 As set out in Table 13-11, there were numerous jobs in sectors relevant to the Proposed Development in both HDC and CBC.

13.10.57 The Proposed Development is estimated to increase permanent employment on the Site, from the current level of 9 employees. This assessment is based on the net change from this baseline and uses the method outlined in the methodology section of this chapter.

13.10.58 The calculation of the total number of jobs is subject to adjustments associated with leakage, displacement and indirect and induced multiplier effects. As discussed above a 25% leakage and 25% displacement have been assumed. Multipliers have been sourced from the Input-Output tables developed by the Scottish Government to estimate the indirect and induced employment effects, due to the ONS not producing Type II multipliers.

13.10.59 On average it has been assumed that for every operational job created, indirect employment through the supply chain and induced effects due to temporary increases in expenditure arising from direct and indirect employment equates to 1.5. Using the methodology mentioned at the start of this report, the employment predicted to be creation from the completed development stage of the Proposed Development is set out in Table 13-39.

Table 13-39: Net employment FTE estimate of completed development

Effects	Total	HDC and CBC	Outside HDC and CBC
Gross direct employment	1,352*	-	-
Leakage (25%)	N/A	1,014	338
Displacement (at 25%)	338	254	85

⁸¹ Leakage is defined as the proportion of outputs that benefit those outside of the intervention's target area or group.

⁸² Displacement is defined as the proportion of intervention outputs/outcomes accounted for by reduced outputs/outcomes elsewhere in the target area.

⁸³ With a leakage of 25% a reasonably high proportion of the benefits will be retained within the target area/target group according to the Additionality Guide.

⁸⁴ With a displacement of 25% there are expected to be some displacement effects, although only to a limited extent

Table 13-39: Net employment FTE estimate of completed development

Effects	Total	HDC and CBC	Outside HDC and CBC
Net direct employment (gross direct employment minus displacement)	1,014	761	254
Indirect/induced employment	507	380	127
Total employment (1.5 multiplier applied to net direct employment value)	1,521	1,141	380
<p>*Proposed employment generated by the Proposed Development at completed development stage (calculated from SQW numbers) is anticipated to range from 1,352-1,396. This range is due to the two different ways the River Valley area could be built out, as illustrated on Parameter Plan 3: Land Use (WOI-HPA-PLAN-PP03-01). The worst case number for beneficial employment impacts (i.e. the lower value of 1,352) has been used here.</p> <p>Based on information provided to Ramboll by the Applicant team (SQW). The data has been based on indicative floor areas of the proposed built infrastructure.</p>			

13.10.60 An increase of approximately 1,141 jobs represents an approximate increase of 1 % in jobs across the combined HDC and CBC. From the baseline section (section 13.9) the average GVA per job across both HDC and CBC has been calculated as £63,000. This translates to an increase in GVA regionally from direct, indirect and induced operation jobs of approximately £71.88 million. This represents a growth of approximately 1.73% across HDC and CBC (Table 13-17). The sensitivity of the receptor is considered high, as ultimately it is people that feel the changes resulting in the employment sector and the wider economy. The percentage change in the level of employment and therefore local spending associated with the new proposed employment is considered to be of low magnitude. Therefore, the Proposed Development would result in a permanent, long-term, direct **Minor Beneficial (Not Significant)** effect, to the Labour Market.

Housing and Accommodation

13.10.61 According to the 2021 Census there were 62,370 residential dwellings in HDC and 45,502 dwellings in CBC (Table 13-23). Demand for 380 dwellings from workers outside of Horsham District and Crawley Borough working within the development during the completed development stage represent 0.6 % of existing dwellings in HDC, and 0.8 % in CBC. Given that the Proposed Development would provide new housing in the area (up to 3,000 new residential units), it is assumed that this demand can be accommodated for within the development itself.

13.10.62 Table 13-40 shows the existing housing need across HDC and CBC, and the proposed beneficial impact that the Proposed Development would have on available housing capacity within HDC. The Government, through the 2019 NPPF and associated Planning Practice Guidance, has introduced a new 'standard method' to calculating areas minimum local housing need. This takes projected household growth and applies an upward adjustment based on the affordability characteristics of the area – the average house price-to-earnings ratio.

13.10.63 The standard method formula points to a minimum local housing need for 752 dwellings per annum (dpa) in Crawley and 965 dpa in Horsham and a total of 2,819 dpa across the Northern West Sussex Housing Market Area (HMA). This is based on 2014 Household Projects and 2018 affordability ratios; and takes account of the latest evidence.

Table 13-40: New housing provision

Housing Provision	HDC	CBC
Housing Need (dwellings per annum) ⁸⁵	965	752
Number of new dwellings provided as part of the Proposed Development	Up to 3,000	n/a**
<p>*Based number of residential dwellings in HDC and CDC in 2021 (Table 13-23)</p> <p>** The new housing would be located within HDC</p>		

⁸⁵ Northern West Sussex Strategic Housing Market Assessment (2019-2039).

13.10.64 Given the supply of housing that is planned for the Proposed Development, the overall magnitude of impact is considered high. Given the highly sensitive nature of the housing stock, the effect would be permanent, long-term, direct **Major Beneficial (Significant)** effect.

Education

13.10.65 As mentioned in the Baseline Conditions section above (Section 13.9), there are 22 educational institutions (22 primary schools, 10 secondary schools) that have been identified within a 3.2 km and 4.8 km radius of the Proposed Development (see Tables 13-29 and Table 13-30). The latest government data on these schools, shows that there are 825 primary school places available within 3.2 km before capacity is reached, and 722 secondary school places available within 4.8 km before capacity is reached.

13.10.66 Using the Calculator from WSCC, the future population arising from the Proposed Development has been estimated to be 6,725. The same Calculator has been used to estimate the total number of primary and secondary school places required as a result of the Proposed Development.

13.10.67 As set out in the IDP (WOI-HPA-DOC-IDP-01), The Calculator is generally intended for small-scale development schemes. However, as the Proposed Development does not fall within that category, the Applicant's team received requests during the pre-application stage in December 2020 to modify the public tool, ensuring its suitability for the planning application. These requests included:

- Remove the reductions applied to social housing: Horsham would typically apply a 33% reduction of the additional population from all social housing units due to the number of concealed households moving into the development (from within the district). Concealed households are households currently living with friends and relatives because they are unable to gain access to the housing market and, as a result, are typically considered to already be accessing services. This discount has been removed from the project calculations and assessment.
- Include additional child yield estimates from 1 bedroom units: The typical approach outlined in the Horsham guidance does not consider that 1 bedroom units will be occupied by children and therefore does not include them in estimating future requirements for education purposes. This 'discount' is removed from the estimates and the standard rate applied to the full population.

13.10.68 These two changes increase the units which are considered to generate additional demand for education places and also remove discounts typically applied to total populations. As a result, this approach is considered to future proof requirements and represents a robust basis for estimating infrastructure requirements for a large development.

13.10.69 Using this calculator, it is estimated that the total population would be 6,725, the average occupancy would be 2.24, and the child product per year would be 79. In terms of educational places, the calculator has estimated that a total of 551 primary school places would be needed to accommodate the new population of the Proposed Development, and 478 secondary school places. Additionally, 129 spaces for early year requirements would be required.

13.10.70 Table 13-41 shows the resultant demand on primary and secondary school places from the Proposed Development, compared to existing surplus capacity, and the provision of new spaces created from the Proposed Development.

Table 13-41: Children requiring primary and/or secondary school places during the Completed Development based on the Calculator Tool by WSCC

Primary School Places			Secondary School Places		
Est. Demand for Primary School Places from Proposed Development	Existing Surplus Capacity within 3.2 km	Provision of on-Site primary school spaces	Est. Demand for Secondary Places from Proposed Development	Existing Surplus Capacity within 4.8 km	Provision of on-Site secondary school spaces
550	825 spaces	720 ⁸⁶	478	722 spaces	1,260 to 1,680 ⁸⁷

13.10.71 As seen in Table 13-41, there is existing surplus capacity of 825 spaces for primary school and 478 existing surplus capacity for secondary school. Along with the provision of both on-Site primary and secondary school facilities, with approximately 720 and 1,260-1,680 spaces respectively, would accommodate for any demand created from the new population of the Proposed Development during completed development stage. There would also be spare capacity that could be utilised, increasing the overall future surplus capacity of the local area.

13.10.72 Additionally, the Proposed Development would include a minimum of 1,100 sqm for Class E(f) use which would be used as a private early years facility (i.e. nursery).

13.10.73 Given that the provision of new education facilities on-Site would accommodate for the demand of the new population, with additional spare capacity, the magnitude of impact is expected to be High, as the provision is shown as being significantly above the newly created need of the Proposed Development. As Educational Facilities (primary and secondary schools) have a medium sensitivity to additional demand, the resulting impact on educations facilities driven by the increased demand from the Proposed Development is expected to result in a permanent, long-term, direct **Moderate Beneficial (Not Significant)** effect.

Community Facilities

13.10.74 As discussed above, it is estimated that the Proposed Development, which comprises up to 3,000 dwellings, would be predicted to be occupied by approximately 6,725 people. The Department of Health standard for GP provision is 1,800 patients per FTE GP. Therefore, the predicted increase in population of 6,725 represents an increase in demand of approximately 3.7 FTE GPs.

13.10.75 There are 12 operating GP practices within a 5 km of the Site boundary. Details and information on these GP surgeries including the number of GPs and patient numbers are summarised in Table 13-31.

13.10.76 There are currently 62 FTE GPs within 5 km of the Site, therefore the increase in demand of 3.7 new FTE GPs, because of the Proposed Development, equates to an additional increase in capacity of approximately 6% of existing FTE provision. As the baseline shows, 58% of the medical practices are already oversubscribed and thus, GP services have a high sensitivity to changes in demand.

13.10.77 As discussed in the Assessment Method section (Section 13.6) the use of dentists at the public's own discretion and may access such facilities outside the local area. Therefore, capacity within local dentists has not been considered within the assessment.

13.10.78 The completed development would provide a minimum of 1,500 sqm for healthcare-related uses. This is currently planned to be located within the Neighbourhood centre and Employment area within the illustrative masterplan, but the location may change. Additionally, the Applicant will continue established liaison with the NHS Sussex Integrated

⁸⁶ Based on 3 FE Primary School including Early Years Nursery and Student Support Centre
⁸⁷ Based on 6-8 FTE Secondary School including sixth form

Care Board (ICB), or any updated organisation with responsibility for health care provision to ensure that development can directly provide for the delivery of local healthcare facilities which as a minimum, meet the needs of the new occupants of the development.

13.10.79 Therefore, the magnitude of impact from the Proposed Development would be low, as the new healthcare facilities provided as part of the Proposed Development should meet the additional needs of the new population. Given the low magnitude of impact combined with the high sensitivity of GPs services, the Proposed Development would result in a permanent, long-term, direct **Minor Neutral (Not Significant)** effect.

13.10.80 *Users of recreational areas/ Open space/ PRoW*

Recreation/Open Space

13.10.81 The increase in population as a result of the Proposed Development would increase demand for public open space and community facilities. There is a minimum requirement per resident for green infrastructure which is based on the HDC Open Space, Sport & Recreation Review (June 2021 Study). An assumed population of 6,725 would create a demand for a total of 31.34 ha of open space.

13.10.82 Table 13-42 outlines the breakdown of the 31.34 ha of minimum open space into different typologies. The minimum open space standards are based on HDC's guidance - 'Open Space, Sport and Recreation Review (June 2021). These minimum areas are sought for the proposal within the HPA.

Table 13-42: Minimum open space requirements by typology

Typology	Area per resident (sqm)	Min. estimated requirement* (ha)
Allotments	1.8	1.21
Multi-Functional Greenspace (includes natural and semi-natural greenspace, amenity greenspace, and parks and gardens including outdoor sports)	43.9	29.52
Children and Young People (includes playgrounds/ landscaped areas of play, youth area sand facilities such as skate parks/bike tracks/open access ball courts)	0.9	0.6

*based on population of 6,725

13.10.83 Additional green infrastructure types not included in the table above would include the following. Further details on the exact scale of these areas will be refined at reserved matters application stage.

- **11.2ha:** Area identified specifically for nature conservation and management on the Landscape and Public Realm Parameter Plan (WOI-HPA-PLAN-PP01-01).
- **8.23ha:** Areas within the Ecology buffers (as identified at the outline stage) on the Landscape and Public Realm Parameter Plan (WOI-HPA-PLAN-PP01-01), protected via the Landscape Retention Plan or otherwise considered too small (at the Illustrative stage) to contribute to publicly accessible open space.
- **6.9ha:** Secondary school open space. Public access to this area will be explored through a Community Use Agreement.

13.10.84 Outdoor sports provision and sports pitches would be provided on the area identified as Parks and Gardens on the Landscape and Public Realm Parameter Plan (WOI-HPA-PLAN-PP01-01).

13.10.85 PRoW contributions would also be provided separately for any on-Site reinforcement or enhancement. Commitments to strategic green infrastructure, amenity space and leisure and

sports facilities are set out in the draft Heads of Terms. Additionally, the draft Heads of Terms for the s106 agreement includes a commitment to off-Site PROW contribution.

13.10.86 The provision of recreational areas and open spaces of the Proposed Development would meet the requirements of the new population, however, the completed development would result in an increase in publicly available open space for existing residents (particularly those living to the west of Crawley). This receptor is highly sensitive, however the magnitude of this impact is considered to be low due to the provision of recreational and open spaces to be created as a result of the Proposed Development. Consequently, the impact is expected to result in a permanent, long-term, direct **Minor Beneficial (Not Significant)** effect.

Sport facilities

13.10.87 There would be an increased demand for sport facilities following the completed development which would increase the utilisation of current facilities. The baseline assessment highlights that there is currently a good range of sport and leisure facilities within 2 km of the Site, however, with the projected increase in demand for sports halls as a result of the Proposed Development, it may be possible for certain sport facilities such as the K2 Centre to be full at peak times⁸⁸, without additional infrastructure being provided.

13.10.88 The Proposed Development would include a minimum of 3,400 sqm of indoor sports facilities which would help meet the increased demand for the new housing and residents. Furthermore, there is a Section 106 agreement to the commitment that the leisure centre to be constructed would meet Sport England's requirements.

13.10.89 Consequently, although this receptor is high sensitivity, the magnitude is expected to be low and predicted to lead to a permanent, long-term direct **Minor Beneficial (Not Significant)** effect.

Local Communities

13.10.90 Following the construction of the CWMMC (Phase 1), only buses, pedestrians and cyclists would be permitted to enter and exit the Proposed Development via Rusper Road. It is anticipated that adjacent residents and/or communities to the east of the Site (near the golf course) would access Rusper village, and vice versa, using the CWMMC once completed. These residents are likely to be most affected by severance and are likely to be highly sensitive to the resulting changes. The magnitude of the change is expected to be high as it would increase their journey length by approximately 3 km. The severance of private vehicle journey times on Rusper Road is expected to result in a permanent long term, direct **Major Adverse (Significant)** effect.

13.10.91 Local residents and communities would benefit from accessibility to and around the Site via walking, cycling and micro-mobility routes⁸⁹. Whilst not part of the Proposed Development, the Applicant proposes to separately deliver a sensitively designed east-west pedestrian cycle connection, appropriate to the local context, across the southern part of the off-Site Ifield Brook Wood and Meadows. The off-Site pedestrian and cycle link will be delivered via the s106 agreement. This, along with the new sustainable transport modes into Crawley Town (i.e. new bus connection, pedestrian and cycle paths) provided as part of the Proposed Development, will also make it easier for future residents of the scheme to use facilities in Crawley. Further details on the cycling and motorcycling parking will be secured at reserved matters application stage once housing and non-residential floorspace figures are confirmed.

13.10.92 Local communities would be highly sensitive to changes in safety associated with pedestrian and cycling activities. The Proposed Development is predicted to lead to a permanent, medium magnitude of impact for local communities given the provision of more active

⁸⁸ Crawley Borough Council Playing Pitch Strategy – Strategy and Action Plan (March 2021).

⁸⁹ Such as electric bikes

lifestyles and an increased number of safe pedestrian and cycling routes. This combined with high sensitivity is expected to lead to a permanent, long term direct **Moderate Beneficial (Significant)** effect.

13.10.93 The Proposed Development would include a minimum of 600 sqm of community halls or similar (excluding health centre), a minimum of 2,400 sqm of Class E(d) provided as a Local Leisure Centre, and a maximum of 5,200 sqm of Class E(a) use which includes the display or retail sale of goods, other than hot food. It is expected that local residents and communities would use the new community, leisure and retail facilities within the Proposed Development, which would benefit the local community and economy.

13.10.94 As mentioned previously (Table 13-42), the Proposed Development would provide allotments on Site. It is anticipated that these would be located close to the residential homes encouraging participation in own sustainable food production, as well as enhancing a sense of well-being amongst residents.

13.10.95 Overall, the Proposed Development is predicted to lead to a permanent increase in demand for community facilities from the future new population. However, through commitments included within the Section 106, the Proposed Development would include the provision of new community, leisure and retail uses which would be available to use by both the future on-Site population and wider community, resulting in an overall low magnitude of impact. Subsequently, given the high sensitivity, this is likely to lead to a permanent, long term direct **Minor Beneficial (Not Significant)** effect.

Local businesses

13.10.96 The Proposed Development aims to create a comprehensive new residential neighbourhood, with the necessary infrastructure, services, and facilities to support the residential uses. The proposed retail floorspace is a key part of the overall masterplan and is intended to serve and support the overall development. The retail units will comprise a mid-sized food store alongside small scale local shops to support the day-to-day needs of those living and working at the Site. Additionally, these are expected to complement, rather than compete with, the primary shopping areas in CBC and HDC. The Proposed Development is therefore not expected to lead to an adverse effect on retailing in the local region and instead it is likely to provide additional opportunities for local businesses in the region. Consequently, the Proposed Development is predicted to lead to a permanent increase in opportunities for local businesses.

13.10.97 A Retail Assessment (WOI-HPA-DOC-RIA-01) has been prepared for the Proposed Development, and will be submitted as a supporting technical assessment in the planning application. The sequential assessment concludes that the Site is the most sequentially preferable site to accommodate the Proposed Development and accords with Strategic Policy 13 of the HDC Local Plan, and Paragraph 91 of the NPPF.

13.10.98 Although this receptor is high sensitivity, the magnitude of impact is expected to be low as the Proposed Development is considered to fully accord with both national and local retail planning policy, and the new businesses would be of use to residents of CBC and HDC. Subsequently, this is expected to lead to a permanent, long term direct **Minor Beneficial (Not Significant)** effect.

13.11 Assessment of Residual Effects

Additional Mitigation

Demolition and Construction Stage

13.11.1 Potential measures could be taken to reduce the significance of adverse effects on local residents and communities, which can include following:

- Giving current tenants in properties to be demolished as much notice as possible so that they can make necessary plans;
- HGVs and other construction vehicles to avoid peak traffic times and school start and closing times wherever possible. HGV speed limits should be limited in and around schools at all times;
- Ensure that the various management strategies recognise the needs of educational receptors, such as noise at certain times of the day/season (e.g. during school exams); and information sharing to enable planning;
- Ensure that the community liaison team give advance notice and inform local communities, schools, and businesses about timing of demolition and construction works and phases, how long this is likely to last and whether PRoWs would be affected and if so, what alternative route/s are available;
- Ensure that landscape improvements made to the Site are maintained for the long-term enjoyment of the local communities; and
- During the construction stage an annual activity report could be sent out to residents within a 1 km radius of the Site. The report could include details of future activities that may generate substantial noise and/or traffic.

Completed Development Stage

13.11.2 The Proposed Development applies for parameters that identify floorspace within the Neighbourhood Centre and Employment area appropriate for a Local Healthcare facility of a minimum of 1,500sqm. Further details on the identified need for healthcare facilities as part of the Proposed Development are included in the IDP (WOI-HPA-DOC-IDP-01). The Applicant will continue established liaison with the ICB, or any updated organisation with responsibility for health care provision to ensure that development can directly provide for the delivery of local healthcare facilities which as a minimum, meet the needs of the new occupants of the development. The size and specifications of dedicated spaces for ancillary primary healthcare services, including pharmacies and dentists, will be determined at reserved matters stages.

13.11.3 In addition to the provision of space for health services, the impacts would be dependent on being able to recruit the required professionals in to deliver these services. Consideration could be given to developing a strategy to maximise the likelihood of these services being available as soon as possible on Site. This would further minimise the potential for adverse effects on these facilities and services as a result of the Proposed Development.

13.11.4 It may be the case that pressure on medical services or educational facilities become focused in a certain location, thus increasing the adverse effects. To manage the risk of this, measures should be put in place to monitor the distribution of this demand and work with providers to provide early warning (and potentially funding) to enable impacts to be addressed or managed.

13.11.5 Whilst not part of the Proposed Development, the Applicant proposes to separately deliver a sensitively designed east-west pedestrian cycle connection, appropriate to the local context, across the southern part of the off-Site Ifield Brook Wood and Meadows. The off-Site pedestrian and cycle link will be delivered via the s106 agreement. This, along with the new sustainable transport modes into Crawley Town (i.e. new bus connection, pedestrian and cycle paths) provided as part of the Proposed Development, will also make it easier for future residents of the scheme to use facilities in Crawley.

Enhancement Measures

13.11.6 A moderately beneficial effect is predicted for the labour market locally during the demolition and construction stage. This is based on assumptions around the amount of employment that can be taken up by those already local to the Site. In order to realise this, and therefore also



not adversely affect the local accommodation stock, it is recommended that a Local Employment Strategy⁹⁰ is put in place, and where possible training and skill development opportunities should be included in this Strategy to enable the local workforce to increase their capacity and transition from low-skilled to skilled employment. This would be secured via a planning condition.

Demolition and Construction Residual Effects

13.11.7 As the additional mitigation is focused on the development of strategies, not tangible actions or interventions, therefore in order to consider a reasonable worse case the residual demolition and construction effects remain as reported in the assessment of effects section.

Completed Development Residual Effects

13.11.8 As the additional mitigation is focused on the development of strategies, not tangible actions or interventions, therefore in order to consider a reasonable worse case the residual demolition and construction effects remain as reported in the assessment of effects section.

13.12 Summary of Residual Effects

13.12.1 Table 13-43 provides a tabulated summary of the outcomes of the socio-economic and health assessment of the Proposed Development.

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+	D - I	P T	R R	St Mt Lt
Demolition and Construction								
Labour Market	Change in employment and local spending	None required	Moderate (Significant)	+	D	T	R	St-Mt
Accommodation Stock	Change in demand for short-term accommodation from non-home based workforce	None required	Minor (Not Significant)	-	D	T	R	St-Mt
Educational Facilities	Change in demand for primary and secondary educational facilities	None required	Minor (Not Significant)	-	D	T	R	St-Mt
Primary Healthcare Facilities	Change in demand for healthcare facilities from the workforce	None required	Minor (Not Significant)	-	D	T	R	St-Mt
Users of Recreational Areas / Open Space / PRoWs	Loss of Recreational Areas (i.e. Ifield Golf Club)	None required	Minor (Not Significant)	-	D	P	IR	Lt
	Increased demand on surrounding open spaces and playing fields	None required	Negligible-Minor (Not Significant)	-	D	T	R	St-Mt
	Disruption to PRoWs	Advanced warning to inform local communities about PROW closure and	Negligible-Minor (Not Significant)	-	D	T	R	St-Mt

⁹⁰ SQW West of Ifield Employment and Economic Development Strategy (WOI-HPA-DOC-EDS-01)

Table 13-43: Summary of Residual Effects								
		alternative routes that can be taken.						
Sports Facilities	Change in demand for sports facilities	None required	Minor (Not Significant)	-	D	T	R	St-Mt
Local Communities	Loss of on-Site structures and out-buildings (all non-residential)	Advanced warning of likely timing of demolition and construction of activities.	Minor (Not Significant)	-	D	P	IR	Lt
Local Businesses	Loss of golf course and farmland businesses	None required	Minor (Not Significant)	-	D	P	IR	Lt
Completed Development								
Labour Market	Change in employment and local spending	None required	Minor (Not Significant)	+	D	P	IR	Lt
Housing Stock	Change in demand for housing	None required	Major (Significant)	+	D	P	IR	Lt
Educational Facilities	Change in demand for primary and secondary educational facilities	Measures should be put in place to monitor the distribution of this demand	Moderate (Significant)	+	D	P	IR	Lt
Primary Healthcare Facilities	Change in demand for healthcare facilities	Measures should be put in place to monitor the distribution of this demand	Minor (Not Significant)	-/+	D	P	IR	Lt
Users of Recreational Areas / Open Space / PRoWs	Provision of recreational areas and publicly open spaces areas	None required	Minor (Not Significant)	+	D	P	IR	Lt
Sports Facilities	Change in demand for sports facilities	None required	Minor (Not Significant)	+	D	P	IR	Lt
Local Communities	Change in journey times on Rusper Road following construction of Phase 1 (CWMMC)	None required	Major (Significant)	-	D	P	IR	Lt
	Provision of more active lifestyles and pedestrian and cycling routes	None required	Moderate (Significant)	+	D	P	IR	Lt
	Provision of new community, leisure and retail uses	None required	Minor (Not Significant)	+	D	P	IR	Lt
Local Businesses	Provision of new local businesses	None required	Minor (Not Significant)	+	D	P	IR	Lt



Table 13-43: Summary of Residual Effects

Notes:

* - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt -Medium term/ Lt -Long term.

**Negligible/Minor/Moderate/Major

13.13 Cumulative Effects

Intra-Project Effects

13.13.1 As explained in Chapter 2: EIA Process and ES Methodology, intra-project cumulative effects are discussed in ES Chapter 16.

Inter-Project Effects

13.13.2 Table 13-44 provides a summary of the likely cumulative effects resulting from the Proposed Development and the cumulative developments. In the absence of formal guidance or thresholds for cumulative social-economic and health effects, professional judgement has been used to assess if inter-project effects are likely. The assessment has been based on temporary and spatial overlap of the cumulative development with the Proposed Development Site. The distance from the Site where cumulative effects are likely varies according to the size and the specific nature of the development, therefore each cumulative development has been assessed individually.

Table 13-44: Inter-Project Cumulative Effects

Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Land North of Steers Lane	Yes	Planning permission has been approved for the demolition and construction of residential dwellings. The demolition and construction stage may overlap so there are possible cumulative effects on the labour market receptors.	No	Considering the size and nature of the development it is a considerable distance (i.e. over 3 km) from the Site and thus, is unlikely to have cumulative effects on receptors.
Overline House, Station Way	Yes	Outline planning permission has been approved for demolition of existing buildings and erection of residential apartments. The demolition and construction stage may overlap so there are possible cumulative effects on the labour market receptors.	Yes	The size, nature of the development and proximity to the Site (within 3 km) means there is the potential for cumulative effects on all receptors.
Land North of Horsham	Yes	Outline planning permission has been approved for a mixed used strategic development. The construction stage may overlap so there are possible cumulative effects on the labour market receptors.	Yes	The size and nature of development means that there is potential for cumulative effects on receptors.
Former Pay and Display Car Park, Telford Place	Yes	Outline planning permission granted subject to s106 for construction of affordable residential dwellings and commercial or business units. If the	Yes	The size, nature of the development and proximity to the Site (within 3 km) means there is the potential for

Table 13-44: Inter-Project Cumulative Effects				
Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
		construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.		cumulative effects on all receptors.
Kilnwood Vale	Yes	Planning application approved for the construction of residential dwellings, retail units, library, public house, care home, primary school and nursery, main pumping stations, rail station, energy centre and amenity space. Only some dwellings built so far so if the construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	The size, nature of the development and proximity to the Site (0km south) means there is potential for cumulative effects on all receptors.
Reserved Land – Kilnwood Vale	Yes	Planning permission approved for the erection of residual dwellings, pumping station and amenity space as an extension of the Kilnwood Vale site with Phase 6A largely completed. If the remaining construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	The nature of the development and proximity to the Site (0km south) means there is potential for cumulative effects on all receptors.
Brookvale Land at Kingsfold Dorking Road Kingsfold West Sussex	Yes	EIA scoping opinion submitted for the construction of residential dwellings, including care provisions, employment uses, primary school, solar farm, railways station and local centre. If the construction stage overlaps, as it is expected to, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	No	If approved, the development is considered to be too far away from the Site (over 4.5 km) to have cumulative effects on receptors.
Crawley Civic Office	Yes	Planning permission has been approved for the demolition of buildings and the erection of a replacement town hall, office and a public square. If demolition and construction stages overlap, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	Given the use (including B and C use classes) as well as the proximity to the Site (within 3 km) means there is the potential for cumulative effects on all receptors.
Linac House & Adjoining Land, Fleming	Yes	Planning application submitted for the redevelopment of warehouse buildings and associated servicing	No	This application is not deemed to be of a large enough scale to result in cumulative



Table 13-44: Inter-Project Cumulative Effects

Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Way, Northgate, Crawley		and parking. If the construction stage overlaps with that of the Proposed Development there is the potential for limited cumulative effects on labour market receptors.		significant effects (i.e. includes redevelopment of warehouse buildings and associated servicing/parking). In addition, the application is for a re-development, therefore the site is already existing, reducing the potential for new spatial effects. The nature of the development (warehouse buildings) is also not a risk as this differs to the Proposed Development, and therefore would have limited direct interactions or cross over for significant cumulative effects at completed development stage.
Land Adjacent to Hydehurst Lane, Northgate, Crawley	Yes	Approved planning application for the demolition of existing buildings and erection of a parcel distribution centre. If the construction stage overlaps with that of the Proposed Development there is the potential for limited cumulative effects on labour market receptors.	No	Due to the nature and size of the development it is unlikely to have cumulative effects on receptors.
Former GSK Site (North and West land parcels)	Yes	Approved planning permission for data storage halls, emergency power building, offices and café. Although already partially constructed, if further construction stages overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	Due to the complex nature of the development and its scale, there is the potential for cumulative effects on all receptors.
Land at Faraday Road and Manor Royal	Yes	Approved planning permission for the demolition of existing buildings and erection of warehouse and offices. If the demolition or construction stages overlaps with that of the Proposed Development there is the potential for limited cumulative effects on labour market receptors.	No	Due to the size, nature and location of the development (over 3.2 km away) it is considered unlikely have cumulative effects on receptors.
Land to the North of Fleming Way (Eastman House and	Yes	Approved planning permission for the demolition of existing buildings and erection of commercial buildings for storage and distribution plus offices. If the demolition or	Yes	Due to the size, nature and location of the development (within 2km) and the demand for new employees, there is

Table 13-44: Inter-Project Cumulative Effects				
Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Former Flight Training Centre)		construction stages overlaps with that of the Proposed Development there is the potential for limited cumulative effects on labour market receptors.		the potential for cumulative effects on all receptors.
44 Goffs Park Road, Southgate Crawley	Yes	Planning application has been submitted for erection of retirement facility. If approved and the construction stage overlap, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	If approved, the nature of the Proposed Development and the close proximity to the Site (within 2.2 km) means it is considered to have potential for cumulative effects on receptors.
Station way, Friary Way, Haslett Avenue West and The Martlets, Northgate, Crawley	Yes	Submitted planning permission for Phase 1 Crawley Station Gateway development comprising of highways, pedestrian and cycling facilities, bus station as well as modifications to traffic signals, junctions and highways. If approved and the construction stage overlap, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	The development is a major infrastructure project which is in close proximity of the Site (within 2 km) and could have limited potential for cumulative effects on receptors.
Staff car park, Tunnel Road, Gatwick Airport	Yes	Planning application consultation for the construction of multistorey car park. If approved and the construction stage overlap, with that of the Proposed Development there is limited potential for cumulative effects on labour market receptors.	No	If approved, the development is considered to be too far away from the Site (over 4.5 km) to have cumulative effects on receptors.
Moka, Station Way, Northgate, Crawley	No	Approved planning permission for the demolition of a nightclub and the construction of residential dwellings and commercial units. It is understood that construction has commenced and therefore there is unlikely to be cumulative effects on labour market receptors.	Yes	If approved, the nature of the close proximity to the Site (within 0.3 km) means that this development has the potential for cumulative effects on receptors.
Tushmore Lane	Yes	Outline planning application has been submitted for the demolition of dwellings and erection of new residential flats. If approved and the demolition and construction stages overlap, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	If approved, the nature and the close proximity to the Site (within 2.5 km) means that this development is considered to have potential for cumulative effects on receptors.



Table 13-44: Inter-Project Cumulative Effects

Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Steers Lane, Phase 2	Yes	Outline planning application has been submitted for the erection of residential dwellings. If approved and the construction stages overlap, with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	No	If approved, the development is considered to be too far away from the Site (over 3 km) to have cumulative effects on receptors.
Tinsley Lane	Yes	Outline planning application has been submitted for a number of affordable homes and other ancillary works. If approved and the construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors	Yes	If approved, the nature of the Proposed Development and the close proximity to the Site (within 3.5 km) means that this development is considered to have potential for cumulative effects on receptors.
Former TSB Site, Russell Way	Yes	Planning permission has been approved for the erection of flats. If the construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors	Yes	The nature of the development, some overlapping uses with the Proposed Development and the close proximity to the Site (within 3.5 km) means that this development is considered to have the potential for cumulative effects on receptors.
Longley House, East Park	Yes	Planning permission has been approved for the demolition of offices and the erection of buildings. If demolition and construction stages overlap with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	There are some overlapping uses with the Proposed Development and this together with the close proximity to the Site (within 2.5 km) means that this development is considered to have the potential for cumulative effects on receptors.
Breezehurst Drive	Yes	Planning permission has been approved for the erection of affordable houses and flats. If the construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors.	Yes	The nature of the use Proposed Development and the close proximity to the Site (within 2 km) means that this development is considered to have the potential for cumulative effects on receptors.
Gatwick Airport	Yes	The Planning Inspectorate on behalf of SOS accepted the application for DCO on 3 rd August 2023 for the following:	Yes	The development is a major infrastructure project which is in very close proximity of the Site (within 1 km). Consequently, this

Table 13-44: Inter-Project Cumulative Effects			
Cumulative Development	Demolition and Construction		Completed Development
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?
		<p>The amendment to Gatwick Airport to support dual runway operations through the routine of the existing northern runway and to accommodate up to 74 million passengers per annum. The development will include amendments to taxiways, terminals and ancillary facilities, highways and rivers, as well as temporary construction works, mitigation works and other associated development at Gatwick Airport.</p> <p>If the construction stage overlaps with that of the Proposed Development there is the potential for cumulative effects on labour market receptors</p>	<p>development is considered to have the potential for cumulative effects on receptors.</p>

Demolition and Construction Cumulative Effects

13.13.3 The majority of the cumulative developments identified in Table 13-44 reference residential and other types of developments, and therefore could potentially lead to cumulative impacts on some or all of the socio-economic receptors. In particular, employment is a key consideration. The construction value and period associated with the various developments is unknown and thus it is not possible to estimate construction jobs associated with each of the cumulative development sites, however, it is anticipated that a number of construction jobs would be created. This might give rise to a temporary change of high magnitude in construction employment and lead to a short-term, major, significant beneficial cumulative effect. However, such an impact on employment may also bring with it new demand for services, such as schools and GPs. Although these effects would only be temporary and it's considered unlikely that the peak construction periods for the cumulative developments would coincide and hence the cumulative effects aren't considered to be significant.

Completed Development Cumulative Effects

13.13.4 The majority of the cumulative developments identified in Table 13-44 are considered to be residential and other types of developments, and therefore could potentially lead to cumulative impacts on some or all of the socio-economic receptors.

13.13.5 As some of these noted developments have mixed use elements, the cumulative developments would provide a range of long-term employment-generating uses, including offices, shops and retail, pubs or drinking establishments along with sports and leisure. It is however likely that the demand, and benefits, these create would be on other sectors, and is therefore unlikely to result in a constrained employment market locally. Overall, a medium permanent impact on the local economy is predicted as a result of job creation and increased spending. Combined with the high sensitivity of the labour market, this would lead to a long-term, **Moderate Beneficial (significant)** cumulative effect.

13.13.6 The cumulative developments that have been approved would provide a further approximate 6,530 additional dwellings within a 5 km radius of the Site which represents a large increase to the CBC and HDC provision. The high sensitivity of overall housing provision combined with a medium permanent change would be a long-term, **Moderate Beneficial (Significant)** cumulative effect.

13.13.7 However, the increased population associated with the cumulative developments has the potential to lead to further increases in demand for education, healthcare, retail and community facilities. While these may provide some benefits to local businesses on the Site they may also create adverse impacts for service provision. However, all such developments will likely be required to make financial contributions through legal agreements, s106 and/or the Community Infrastructure Levy.

13.13.8 Additional mitigation measures that seek to mitigate potential significant adverse cumulative effects on the region's community facilities and services have been proposed in section 13.11.

13.14 Summary of Assessment

Background

13.14.1 This chapter has outlined the potential socio-economic effects arising from the demolition and construction and completed development stages of the Proposed Development. The assessment has been undertaken in accordance with the relevant national, regional and local policy frameworks and published guidance and legislation.

13.14.2 Thorough consideration has been given to the likely significant effects of the Proposed Development on the local community, the economy and community infrastructure including employment, education, healthcare, community facilities and open space provision. The assessment is based on a range of nationally recognised research information which has been used to determine the existing or 'baseline' social and economic conditions at a borough and district level (HDC and / or CBC as applicable) and regional level (WSCC).

Demolition and Construction Effects

13.14.3 During demolition and construction works, there are a number of socio-economic impacts that are expected and these can be summarised as follows:

- A temporary, short to medium-term, direct Moderate Beneficial (Significant) effect on the labour market;
- A temporary, short to medium term, direct Minor Adverse (Not Significant) effect on accommodation stock;
- A temporary, short to medium -term, direct Minor Adverse (Not Significant) effect on educational facilities;
- A temporary, short to medium-term, direct Minor Adverse (Not Significant) effect on primary healthcare facilities;
- A permanent, long-term, direct Minor Adverse (Not Significant) effect on users of recreational areas i.e. Ifield Golf Club;
- A temporary, short to medium-term, direct Negligible-Minor Adverse (Not Significant) effect on demand for surrounding open spaces and playing fields;
- A temporary, short to medium-term, direct Negligible-Minor Adverse (Not Significant) effect on uses of PRoWs;
- A temporary, short to medium-term, direct Minor Adverse (Not Significant) effect on the demand sport facilities;
- A permanent, long-term, direct Minor Adverse (Not Significant) effect on local community within the Site Boundary due to the loss of on-Site structures and outbuildings; and

- A permanent, long term, direct Minor Adverse (Not Significant) adverse effect on local businesses.

13.14.4 The HPA is designed for a phased development, allowing distinct and separable phases and/or plots to come forward independently. In terms of severability, the identified demolition and construction socio-economic effects would increase incrementally as different phases are built. However, the total effects would not exceed those identified in this assessment. Providing the mitigation proposed in this chapter was implemented (as secured by appropriate planning condition(s) attached to the outline permission, detailed within future reserved matters applications or included as obligations within the s106 agreement), or replicated in an alternative application, including provision of suitable PRoW diversions during the demolition and construction phase, then development of a given phase would not alter the identified demolition and construction socio-economic effects.

Completed Development Effects

13.14.5 During the completed development stage, there are a number of socio-economic impacts that are expected and these are summarised as follows:

- A permanent, long-term, direct Minor Beneficial (Not Significant) effect on the labour market;
- A permanent, long-term, direct Major Beneficial (Significant) effect on the housing stock;
- A permanent, long-term, direct and Moderate Beneficial (Significant) effect on educational facilities;
- A permanent, long-term, direct Minor Neutral (Not Significant) effect on primary healthcare facilities;
- A permanent, long-term direct Minor Beneficial (Not Significant) effect on users of recreational areas/open spaces;
- A permanent, long-term, direct Minor Adverse (Not Significant) effect on demand for sport facilities;
- A permanent, long-term, direct Major Adverse (Significant) effect on local communities due to the severance of Rusper Road following construction of Phase 1 (as a result of the CWMMC);
- A permanent, long-term, direct Moderate Beneficial (Significant) effect on local communities due to a provision of more active lifestyles and pedestrian and cycle routes;
- A permanent, long-term, direct Minor Beneficial (Not Significant) effect on local communities due to the provision of new community, leisure and retail uses; and
- A permanent, long-term direct Minor Beneficial (Not Significant) effect on local businesses.

13.14.6 As outlined above, the HPA is designed for a phased development allowing distinct and separable phases and/or plots to come forward independently. In terms of severability, some of the completed development socio-economic effects would increase incrementally as different phases are built. However, the total effects would not exceed those identified in this assessment. This applies to beneficial effects on the labour market and housing stock. For these specific effects providing the mitigation proposed in this chapter was implemented (as secured by appropriate planning condition(s) attached to the outline permission, detailed within future reserved matters applications or included as obligations within the s106 agreement), or replicated in an alternative application, then development of a given phase would not exceed the identified completed development socio-economic effects on the labour market and housing stock. Although the beneficial effects may be lessened for any reduction in development proposals.

13.14.7 For all other identified completed development socio-economic effects (educational, healthcare and sports facilities, recreational areas / open spaces, pedestrian and cycle routes, new community, leisure and retail uses and local businesses) then in terms of severability residential development without associated on-Site employment opportunities, social infrastructure, community facilities and transport provisions could potentially result in effects which exceed those identified in this assessment. However, the Proposed Development seeks to deliver a package of on-Site and off-Site mitigation measures. Many elements of the mitigation package are not location specific, and therefore an alternative arrangement could come forward in future reserved matters applications, as long as the embedded and secured additional mitigation can mitigate the above stated socio-economic effects (educational, healthcare and sports facilities, recreational areas / open spaces, pedestrian and cycle routes, new community, leisure and retail uses and local businesses) of the Proposed Development. Any alternative planning application would need to consider the extent to which the proposed mitigation or existing development would be impacted by subsequent amendment at the point of submission.

Cumulative Effects

13.14.8 It is anticipated that a number of construction jobs would be created from various cumulative development within 5km. This might give rise to a temporary change of high magnitude in construction employment and lead to a short-term, major, significant beneficial cumulative effect. However, such an impact on employment may also bring with it new demand for services, such as schools and GPs. Although these effects would only be temporary and it's considered unlikely that the peak construction periods for the cumulative developments would coincide and hence the cumulative effects aren't considered to be significant.

13.14.9 The increased population associated with the completed development stage of cumulative developments within 5 km, has the potential to lead to further increases in demand for education, healthcare, retail and community facilities. While these may provide benefits local businesses on the Site they may also create adverse impacts for service provision. However, all such developments will be required to make financial contributions secured through s106 agreements and/or Community Infrastructure Levy. Additional mitigation measures that seek to mitigate potential significant adverse cumulative effects on the region's community facilities and services have been proposed in section 13.11.