

NUTFIELD GREEN PARK

ECONOMIC AND SOCIAL BENEFITS STATEMENT

OCTOBER 2023

Economic and Social Benefits Statement

Nutfield Green Park

October 2023

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Economic and Social Benefits Infographic

PROPOSED DEVELOPMENT: Outline planning permission for the development of new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2) and creation of new access, landscaping and associated works

SITE: Nutfield Green Park, Nutfield, Tandridge

Construction Phase



Significant Investment

In the scheme's construction



65 gross jobs

Full time equivalent (FTE) jobs supported on average during construction (c. 5 years)

Generating 40 net direct jobs

FTE jobs in the Coast to Capital LEP (C2C LEP) area, including 20 for Tandridge residents

Plus 20 net indirect/ induced jobs

FTE jobs in the C2C LEP area, including 5 for Tandridge residents



£25.5 million Productivity Boost

Total GVA¹ generated during construction, including £20.0 million in Tandridge

Operational Phase



125 On-site jobs

Within the integrated retirement community, in a range of roles and skills types



£7.4 million Productivity Boost

GVA generated annually, including £5.2 million in Tandridge



£510,000 Council Tax

Collected annually by Tandridge District Council



£30,000 Business Rates

Collected annually by Tandridge District Council



495 Residents

Living in high-quality new homes that meet local needs



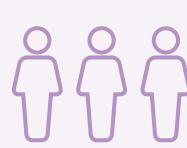
£6.9 million Resident income

Annually, growing local spending power²



£5.7 million Resident expenditure

Annually on retail and leisure goods and services



45

Retail and leisure jobs Supported by resident expenditure

Social Benefits



Delivering high-quality, low-carbon and healthy housing



Creating employment and skills opportunities during construction and once operational



Encouraging active lifestyles and low-emission transport



Delivering specialist housing for older people in an age-friendly environment

¹ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

² Note that this is based on the Site's estimated employed resident population (in line with Tandridge's existing profile) and on median incomes in the South East for the average overall occupational profile in Tandridge. Therefore, wages earned by residents could, for example, be higher than this figure if residents work in higher-paid jobs than the average for their occupation in the South East and/or if the resident profile is weighted more towards those who are of working age and/or towards professional occupations than the local average. This figure also does not include other sources of income, such as those derived from investments or social security benefits.

1. Introduction

- 1.1 This Economic and Social Benefits Statement has been prepared by Turley Economics on behalf of Nutfield Park (Developments) Limited ('the Applicant') to assess the economic and social impact of the proposals for outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access).
- 1.2 This will deliver a new mixed-use development comprising 166 new homes and Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and flexible complementary healthcare and/or community uses) ('the Proposed Development'), at land at Nutfield Green Park, Tandridge ('the Site').

The Site

- 1.3 The Site is located within the Green Belt and currently comprises a mixture of grassland, blocks of self-seeding woodland and waterbodies with an area of the former infrastructure remains, such as access roads and pipework and former settlement lagoons. The site comprises the former Laporte Works Site which was an operational mineral extraction and processing facility until 1986 before it was decommissioned in 1997.. There are residential properties located on the northern boundary of the Site, towards the east of the site and beyond Nutfield Marsh Road/ Church Hill and adjacent to the southern boundary of the site. The Site location is shown below.

Figure 1.1: Site Location



The Proposed Development

- 1.4 The Proposed Development will deliver a residential-led development of up to 166 homes alongside an Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and flexible complementary healthcare and/or community uses).
- 1.5 The full description of development is set out below:

“Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community (Use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access)”

Economic and Social Impact Assessment

- 1.6 This assessment is informed by the 2014 Homes and Communities Agency's (HCA, now known as Homes England) Additionality Guide (4th edition)¹ and draws on published statistical data sources (including from the Office for National Statistics, ONS, and organisations such as Experian) and information specific to the Proposed Development provided by the Applicant.
- 1.7 The assessment considers the quantifiable impacts of the Proposed Development during both its construction and operational lifetime. Economic impact estimates are presented as net figures, accounting for additionality factors such as leakage, displacement and multipliers². The assessment also qualitatively considers a number of wider social benefits of the project on the long-term wellbeing and resilience of individuals, communities and society as a whole.

Study Area for the Assessment

- 1.8 For the purposes of this assessment, a functional economic geography has been determined using data on labour market containment from the last reported Census in 2011. This analysis has resulted in economic impacts being measured at two spatial scales:
 - The **local impact area**, covering the local authority area of Tandridge. The 2011 Census found that around c. 39% of people who work in Tandridge also live in the district, demonstrating that over half of people working locally commute in from other areas³; and
 - The **wider impact area** comprising the constituent local authorities of the Coast to Capital Local Enterprise Partnership (LEP) area. The 2011 Census data shows

¹ Homes and Communities Agency (2014) Additionality Guide 4th Edition

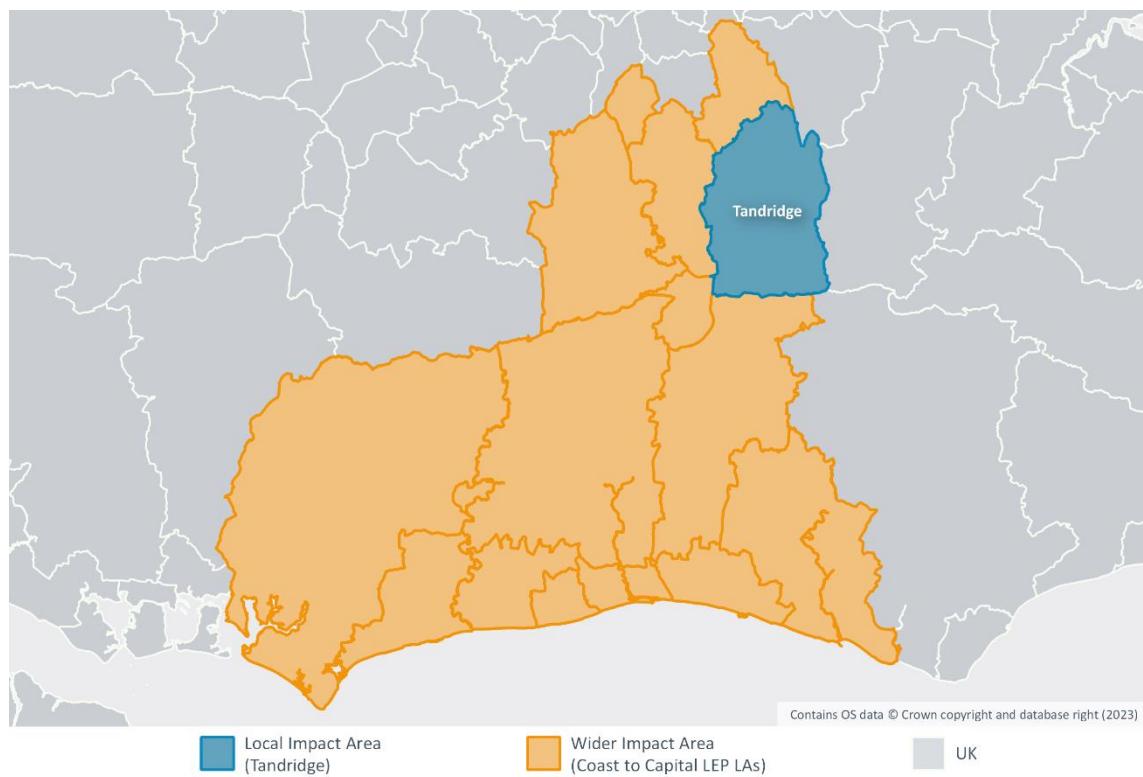
² Methodology outlined in full within the report.

³ ONS via Nomis (2011) 2011 Census: WU01UK - Location of usual residence and place of work by sex. Note that equivalent data gathered for the 2021 Census has not yet been published. Where available in relation to other aspects of the analysis in this report, Census 2021 data has, however, been utilised as far as possible.

that c. 78% of people working in Tandridge reside within this wider impact area, suggesting a relatively high level of containment at this scale⁴.

- 1.9 The study area is presented spatially below at **Figure 1.2**.

Figure 1.2: Assessment Study Area



Source: Turley Economics, 2023

Structure of Report

- 1.10 The remainder of the report is set out as follows:
- **Section 2: Policy and Economic Context** – outlines the policy and economic context for the Site.
 - **Section 3: Construction Phase Impacts** – estimates the future net additional economic impact generated by the Proposed Development during the construction phase.
 - **Section 4: Operational Phase Impacts** – estimates the future net additional economic impact generated by the Proposed Development once completed and fully occupied.

⁴ Ibid.

- **Section 5: Social Impacts** – qualitatively discusses the wider social benefits that will be generated by the delivery and operation of the Proposed Development for residents and local communities.
- **Section 6: Conclusion** – summarises the net additional benefits generated as a result of the Proposed Development.

2. Policy and Economic Context

- 2.1 This section firstly provides an overview of the relevant economic policy and strategy context; demonstrating both the national and local Government commitment to levelling up the UK economy and facilitating economic recovery following the Covid-19 pandemic and other macro-economic challenges such as Brexit, the war in Ukraine and the cost-of-living crisis, with a focus on creating employment opportunities and delivering infrastructure and housing through a supportive planning system.
- 2.2 It subsequently presents the baseline economic context that should be considered when assessing the impact of the Proposed Development, examining current local economic conditions.

National Policy and Strategy Context

- National Planning Policy Framework**
- 2.3 The revised National Planning Policy Framework⁵ (NPPF) was published in September 2023 by the Ministry of Housing, Communities and Local Government (MHCLG). This, along with the accompanying Planning Practice Guidance⁶ (PPG), sets out the Government's planning policies for England.
 - 2.4 As with previous iterations, the revised NPPF and PPG continue to be built around a policy commitment to sustainable development, outlining the expectation that future development will play in meeting economic and social objectives. Details of these objectives are provided at paragraph 8 of the NPPF:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; and

“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”⁷.
 - 2.5 In order that sustainable development is pursued in a positive way, at the heart of the NPPF is a “*presumption in favour of sustainable development*”⁸, which requires local authorities – in the development of their Local Plans – to “*seek to meet the development needs of their area*”⁹.
 - 2.6 Furthermore, the NPPF states in relation to delivering a sufficient supply of homes that:

⁵ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework

⁶ Ministry of Housing, Communities and Local Government (2021) Planning Practice Guidance

⁷ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework, para 8

⁸ Ibid, para 10

⁹ Ibid, para 11

- 2.7 *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”*

Build Back Better and Recent Economic Challenges

- 2.8 The UK continues its recovery from the significant economic challenges associated with the impacts of Covid-19, the challenges arising from the war in Ukraine, high levels of inflation and the cost-of-living crisis.
- 2.9 The publication of the ‘Build Back Better: Our Plan for Growth’ strategy document in March 2021 outlined the Government’s ambitions for the post-Covid economy and how the country will recover from the economic downturn. This centres on key economic priorities, such as enhancing infrastructure and skills as part of the ‘Levelling Up’ agenda¹⁰.
- 2.10 Housing, and its development, is a recurrent issue across a number of the report’s key themes. To drive improvements in long-term productivity, the report highlights that £4.8 billion is to be invested through the 2020 Spending Review for infrastructure, land remediation and land assembly to unlock housing development¹¹. Furthermore, the report expresses a commitment within its “Levelling Up” chapter to work with local institutions to drive up the supply of housing where it is needed¹².
- 2.11 In September 2022, the UK Government launched its Growth Plan¹³ which aims to achieve annual growth rates of 2.5% in the United Kingdom economy. The desired outcomes of the Plan are higher wages, greater opportunities and sustainable funding for public services.
- 2.12 UK Government economic strategy is also expressed through its ‘Build Back Better: Our Plan for Growth’¹⁴ and ‘Plan for Jobs’¹⁵ documents, which outline the means by which the economic recovery of the UK following Covid-19 will aim to “build back better” by driving growth in living standards across the country.
- 2.13 The Plan for Growth, which builds upon and replaces the Government’s Industrial Strategy, outlines that the UK’s economic strategy will be built upon three ‘core pillars of growth’, these being:
- **Infrastructure**, to stimulate economic activity and drive long-term productivity;
 - **Skills**, to support productivity growth, with the importance of high-quality apprenticeships and technical education in key industries being emphasised; and

¹⁰ HM Treasury (2021) Build Back Better: Our Plan for Growth

¹¹ Ibid, p. 40

¹² Ibid, p. 73

¹³ HM Government (2022) The Growth Plan 2022

¹⁴ HM Treasury (2021) Build Back Better: Our Plan for Growth

¹⁵ HM Treasury (2020) Plan for Jobs

- **Innovation**, with the Government stating its intention to support and incentivise the development of the creative ideas and technologies that will shape the UK's future high-growth, sustainable and secure economy.
- 2.14 The Plan highlights that the implementation of actions based on the three pillars will prioritise on delivering on the Government's levelling up agenda, which is characterised as the need to ensure that everyday life is improved for communities throughout the UK, and that where people live should not be a barrier to their life chances.
- 2.15 The Plan for Jobs includes measures to protect and create jobs. The construction sector is described as, "*vital for the recovery of the UK economy*", and the Plan highlights the Government's commitment to supporting 'shovel ready' infrastructure projects across the country, to ensure that projects which can support the UK's economic recovery in the next few critical years proceed at pace.
- 2.16 The need for new jobs and a boost to pay and living standards remain of vital importance in the current context of inflationary pressures and the cost-of-living crisis, with ONS research indicating that 94% of adults in Great Britain reported an increase in their living costs over the year to February 2023¹⁶.

Levelling Up White Paper

- 2.17 In February 2022, the UK Government launched the Levelling Up White Paper¹⁷ (LUWP) which set out how they 'will spread opportunity more equally across the UK'. Within this, a number of Levelling Up Missions were outlined relating to themes such as living standards, research & development and housing.
- 2.18 The LUWP outlines the aspiration to upgrade the general quality of housing in the country, stating that '*By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas*'¹⁸.
- 2.19 The LUWP also notes the importance of community, local pride and belonging. This involves ensuring a mix of social and physical capital, giving areas "*their unique character and vibrancy*". In addition, it notes that "*access to leisure and cultural amenities and safe neighbourhoods can also attract businesses to high street...leading to private sector investment in communities*".¹⁹

Homes England Strategic Plan

- 2.20 Homes England published their 5-year Strategic Plan in May 2023²⁰, to span the period to 2027/28. The Plan illustrates an overarching mission to '*drive regeneration and*

¹⁶ ONS (2023) 'Impact of increased cost of living on adults across Great Britain: September 2022 to January 2023' [Online]. Available at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/articles/impactofincreasedcostoflivingonadultsacrossgreatbritain/september2022tojanuary2023>

¹⁷ HM Government (2022) Levelling Up the United Kingdom

¹⁸ HM Government (2022) Levelling Up the United Kingdom, page xviii

¹⁹ Ibid. page 206.

²⁰ Homes England (2023) Strategic Plan: 2023 to 2028

*housing delivery to create high-quality homes and thriving places*²¹. The curation of the strategy was a collaborative effort with the HE boards and executive, and the Department for Levelling Up, Housing and Communities.

- 2.21 Homes England aims to focus on supporting the government's '*broader levelling up agenda and increased focus on pride in place*'²². To achieve their goals, Homes England formulated five interconnected strategic objectives which emphasise the need to create high-quality homes in vibrant well-designed places, in a sustainable manner. The importance of a housing and regeneration sector that works for everyone is also reflected in their objectives.
- 2.22 The strategic plan goes over Homes England's aim to make place-based working central to how they operate. This will involve bringing their assets together to support local leaders to deliver their vision for their towns, cities and rural communities. Place-based working will also involve homes and workplaces, as well as '*co-ordinated improvements in transport, health and education*'²³.

Sub-Regional Policy and Strategy Context

- Coast to Capital Local Enterprise Partnership Strategic Economic Plan**
- 2.23 The Coast to Capital Local Enterprise Partnership (LEP) seeks to drive economic growth in the area covering the M23 motorway corridor between London and the south coast, which includes Tandridge district. The LEP published its Strategic Economic Plan (SEP) in July 2018²⁴, outlining their vision for the economic growth of region over the next twelve years, and seeking to focus on its competitive strengths, including:
- **Connectivity** – particularly the strong aviation links offered by Gatwick Airport and London's other airports;
 - **Integration** –making the most the opportunities offered by being part of the wider South East region and LEP area's proximity to London; and
 - **Creativity** – emphasising the link between digital innovation and growth.
- 2.24 The SEP outlines that housing provision is one of the key challenges to be overcome in order for the area to continue its record of strong economic growth, stating that "*limited housing supply and restrictions on space for new development have fuelled house price inflation*"²⁵, highlighting that the Coast to Capital area has one of the highest levels of house prices, in relation to income, in England²⁶.
- 2.25 In response, the SEP advocates that "*the crisis of housing affordability will be tackled with a supply of housing that can accommodate a working population alongside an increasing number of people who do not work*"²⁷. The LEP's ambition is therefore to

²¹ Ibid, p. 10

²² Ibid, p. 6

²³ Ibid, p 8

²⁴ Coast to Capital Local Enterprise Partnership (2018) *Gatwick 360°: The Coast to Capital Strategic Economic Plan 2018-2030*

²⁵ Ibid. p. 17

²⁶ Ibid. p. 71

²⁷ Ibid. p. 25

create a sustainable economic base for the area, “*ensuring that all of our urban centres can grow and prosper sustainably, with a good supply of housing*”²⁸, with a focus on delivering high-quality homes that are accessible to a range of people and workers.

Local Policy and Strategy Context

Tandridge District Council - Our Local Plan: 2033 (draft)

- 2.26 At the time of writing, the Inspector examining the draft Tandridge Local Plan 'Our Local Plan: 2033' has issued a letter to the Council dated 10th August 2023, following a procedural meeting held on 27th July 2023. Following a three year protracted examination process, the Inspector has acknowledged a number of procedural challenges in progressing the Plan such that it is not possible to make the Plan sound by proposing main modifications to it and will therefore recommend that the Plan is unsound and that it is not adopted. Alternatively, the Inspector has suggested that the Council may wish to withdraw the Local Plan before his recommendation is confirmed within the Inspector's Examination Report. Until the position on the draft Plan is formalised this Report has included draft Local Plan policies, but in the circumstances, limited weight should now be attributed to them. Once the Local Plan has been found unsound / withdrawn, the draft policies referenced will no longer be relevant and carry no weight in the determination process.
- 2.27 Notwithstanding the position with regards the draft Local Plan, the draft Local Plan and it's underlying evidence base documents are considered to still provide some use for conducting economic analysis in the locality, given that this represents the most up-to-date evidence base there is from the Council on such matters. Therefore, whilst draft policies themselves cannot be afforded any weight for the planning determination of the Proposed Development, a wider contextual appraisal has been retained for the purposes of demonstrating the direction of travel.
- 2.28 The draft Local Plan's policies aimed to deliver a sound economic strategy for Tandridge, as well as deliver improved healthcare facilities and building new homes to support the central economic ambitions. The stated overarching vision of the draft Local Plan was that:
- “The people of Tandridge will have access to homes, jobs, education, leisure and health facilities to meet their needs whatever their age, household requirements or culture”*
- 2.29 The draft Local Plan's intention to support the rural economy and assist with the provision of jobs was outlined in policy TLP22, which states that the Council will positively consider “*the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings and provision of well-designed new buildings of appropriate scale*”.
- 2.30 The draft Local Plan also aimed to increase the supply of homes and ensure that there is a balanced mix of homes provided as in line with the Strategic Housing Market Assessment (SHMA)³⁰. Draft Local Plan Objective SO4 aimed to provide a supply of homes (both affordable and market), to respond to the varying needs of the

²⁸ Ibid. p. 25

³⁰ Turley (2018) Tandridge Strategic Housing Market Assessment: 2018 Update

community by diversifying Tandridge's housing stock in terms of size and type to support the evolving needs of the community.

- 2.31 Tandridge Housing Strategy³¹ affirms the broad aims of building new homes, aligning with the SHMA, whilst also seeks improvements the quality of housing and the means by which the needs of vulnerable households can be met.
- 2.32 In addition, the draft Local Plan referenced the need of the emerging Housing Strategy to take a 'whole housing market' approach, stating that:
- "It will not just focus on housing for those in highest housing need, but also those in specialist need. The latter includes the elderly"*
- 2.33 The Council's Housing Strategy identified that through draft Local Plan Policy HS2, the Council would support proposals for new specialist housing where there is a local need for specialist housing and there is a good level of accessibility to community facilities, including primary care and pharmacies.
- 2.34 This was further supported by draft Local Plan policy TLP10 (Responsible Housing Strategy) in the draft Local Plan which states that any forthcoming proposals should be informed by the Housing Strategy which indicates a variety of housing typologies are required including housing for elderly persons, specialist housing and housing that varies in tenure, type and size in the housing mix.
- 2.35 The draft Local Plan identified that Tandridge has an aging population, with the proportion of residents aged 65+ occupying a larger proportion (20%) of the population than nationally (18%) according to Census 2011 data. The 2021 Census suggests that the proportion of people aged 65+ has increased over the decade both within Tandridge and nationally, with people aged 65+ accounting for 21% of the population in 2021³².
- 2.36 The draft Local Plan further highlighted that by 2033, there is anticipated to be an additional 9,825 older residents (aged 65+) living within the district. A later Housing Topic Paper published by the Council in 2019³³ to inform the Draft Local Plan identified that there is anticipated to be an increase in the number of residents age 65+ in Tandridge in 2033 in comparison to 2013 levels by 59%. The paper also estimates that the number of residents aged 85+ could grow by 136% over this period. Population projections produced by the ONS³⁴ suggests that there is a larger proportion of residents anticipated to be aged 55+ in 2033 in Tandridge (38%) than in England as a whole (34%). Furthermore, in Tandridge c. 8% of the population is anticipated to be aged 80+ compared to 7% nationally. This indicates that there is an ageing population which is even more pronounced within Tandridge than nationally, and thus additional care options may be required as a result.
- 2.37 Policy SO8 of the draft Local Plan aimed to promote developments that are accessible, safe and encourage wellbeing. This should include the delivery of community

³¹ Tandridge District Council (2019) Housing Strategy

³² ONS via Nomis (2021) Census 2021 - TS007 - Age by single year

³³ Tandridge District Council (2019) Housing Topic Paper

³⁴ ONS via Nomis (2021) Population projections- local authority based by single year of age

infrastructure. This closely aligned with draft Local Plan objective SO17, which stated that the Council will work with partners and services to improve existing and provide new infrastructure to enhance the social infrastructure across the local authority.

Tandridge District Core Strategy

- 2.38 TDC adopted their Core Strategy³⁵ in October 2008,. Despite by now being somewhat dated, the Core Strategy remains Tandridge's most recently-adopted Local Plan and will inform the determination of the Proposed Development.
- 2.39 The strategy identified a number of issues within Tandridge (which the draft Local Plan had acknowledged as remaining persistent), including:
- **Issue 3:** Adequate infrastructure including health, social care and education to accompany new development
 - **Issue 4:** Adequate housing to meet a range of needs including affordable dwellings, retirement accommodation, homes for young people and for those with special needs.
- 2.40 The Core Strategy aimed to address these issues through a number of objectives, the Strategy's 'Objective 1' targeting the provision of sufficient and adequate housing to meet a diverse range of needs, as well as delivering the required social infrastructure (such as health and social care facilities) to ensure new developments are sustainable.
- 2.41 In Policy CSP7, the Core Strategy refers to the requirement for housing balance. This has been emphasised throughout the draft Local Plan, SHMA and Housing Strategy. The policy states that: "*The Council will encourage the provision of housing for the elderly and for people with special needs, where appropriate whilst avoiding an undue concentration in any location*".

Local Socio-Economic Conditions

- 2.42 In order to understand the potential impacts of the Proposed Development, it is important to examine Tandridge's socio-economic profile. This includes its age profile, economic activity and unemployment rates, as well as the economic contribution of its tourism industry. These characteristics are described below:

Population Composition

- The total population of Tandridge in 2021 stood at c. 87,900, of whom c. 52,500 people were of working age (16-64 years)³⁶.
- This working-age population equates to 60% of the total population, which is lower than the average in the South East of England (62%)³⁷.

³⁵ Tandridge District Council (2008) Tandridge District Council Core Strategy

³⁶ ONS via Nomis (2021) Census 2021 - TS001 - Number of usual residents in households and communal establishments

³⁷ ONS via Nomis (2021) Census 2021 - TS007 - Age by single year

Economic Activity

- 73% of the working-age population of Tandridge is economically active, which is significantly lower than the economic activity rates across the South East at 81³⁸.
- Of the economically active residents in Tandridge, 37,800 people – or 70% of all working age residents – are in employment, which again is lower than the levels recorded across the South East (78%)³⁹.
- As of July 2023, c. 1,130 people in Tandridge aged 16+ are claiming benefits primarily associated with being out of work. Whilst having fallen from the mid-pandemic peak (2,370, recorded in September 2020), the current number of claimants remains 58% higher than the pre-pandemic figure (715, recorded in January 2020).
- 55 residents of Tandridge are currently claiming Jobseeker's Allowance (JSA, a sub-set of the total claimant count) whilst actively seeking roles in the construction industry, with the equivalent figure being just over 6,200 across the South East⁴⁰.

Sectors of Employment

- The construction sector supports 3,500 jobs in Tandridge. Accounting for over 11% of jobs, the sector's contribution to total employment is therefore notably higher locally than across the South East (where it accounts for 5.6%)⁴¹.
- The 4,500 jobs supported by the health sector in Tandridge accounts for just under 15% of employment, which is slightly higher than the sector's 13% contribution to total employment in the South East.

Earnings

- Median gross earnings for Tandridge residents are c. £39,040 per annum, which is higher than the South East average of £35,660. At £33,400, median annual workplace-based wages in Tandridge are lower than the median resident wage, indicating that lower-paid jobs have a higher propensity to be taken by people in-commuting⁴².

Summary

- 2.43 Overall, facilitating economic growth is an important component of planning policy at all spatial scales. Furthermore, both local and national policy emphasise the importance of building more homes of the right size, type and tenure. A consistent theme across strategy documents is ensuring there is a strong supply of good quality housing; facilitating new housing will therefore be key to achieving the economic vision from the national down to the local level.

³⁸ ONS via Nomis (2031) Annual Population Survey: April 2022 - March 2023

³⁹ Ibid.

⁴⁰ ONS via Nomis (2023) Jobseekers Allowance by Occupation: July 2023

⁴¹ ONS via Nomis (2023) Business Register & Employment Survey: 2022

⁴² ONS via Nomis (2023) Annual Survey of Hours and Earnings

- 2.44 Whilst limited weight should now be attributed to Tandridge's draft Local Plan's policies, the Plan nonetheless provides a strong indication of TDC's priorities with regard to housing and economic development. Similarly, the draft Local Plan's underlying evidence base demonstrates the requirement, as previously also expressed through TDC's adopted Core Strategy, to provide a supply of homes that can respond to the varying local needs of the community, including older people, seeking to deliver new homes supported by the necessary infrastructure whilst also diversify the housing stock in terms of size and type.
- 2.45 Tandridge exhibits lower levels of economic activity and employment amongst its working age population in comparison with the regional average. Data indicates that there is a latent labour force locally who could take advantage of new jobs created and supported through the construction and operation of new development, and Tandridge already accommodates a relatively high number of residents working in the health sector and construction sectors.
- 2.46 It is therefore considered that the Proposed Development will be well-placed to contribute effectively towards achieving national and local planning and economic policy objectives.

3. Construction Phase Impacts

- 3.1 This section outlines the economic impacts estimated to result from the Proposed Development during the construction phase. The economic benefits are outlined with respect to the local authority of Tandridge (the local impact area) and the Coast to Coast LEP area (the wider impact area).

Gross Employment

- 3.2 The estimated scale of investment at the Proposed Development⁴³ could be expected to support c. 320 person-years of direct employment, based on the average turnover per employee in the South East's construction industry⁴⁴. This equates to an average of c. 65 gross direct FTE construction-related jobs supported on and off-site over the duration of an estimated 5-year build period⁴⁵.

Net Additional Employment

- 3.3 Net additional employment is a term used to refer to the final scale of employment that is generated once a number of economic considerations have been taken into account. The net additional employment is the sum of the direct and indirect employment impacts of the Proposed Development.
- 3.4 The creation of temporary construction jobs during the build period will provide new employment opportunities for the local and wider labour force in the local authority of Tandridge, across the wider impact area and beyond. The positive economic impacts of the Proposed Development will extend beyond construction employment. Expenditure on construction materials, goods and other services will have far-ranging benefits both locally and further afield as it filters down the supply chain.
- 3.5 Published guidance recommends a specific approach to calculating additionality⁴⁶. Its recommended approach takes account of multiplier effects generated both through the supply chain and induced financial benefits arising from increased local expenditure. The approach allows for the consideration of the following:
- **Deadweight** – the economic outcomes which would occur if the Proposed Development were not implemented;
 - **Leakage** – a measure of the extent to which employment will be taken up by persons residing outside of the target area;
 - **Displacement** – the extent to which investment in the Proposed Development will lead to existing companies or employees within the target area relocating activities

⁴³ Construction costs estimated using BCIS average price data for Tandridge.

⁴⁴ Department of Business, Energy and Industrial Strategy (2022) Business Population Estimates: 2022 – Table 18: South East

⁴⁵ Provided by the HGH Consulting

⁴⁶ Homes & Communities Agency (2014) Additionality Guide (4th Edition). The Guide advises on the assessment of the additional impact (or 'additionality') of interventions in terms of local and regional economic growth.

to the Site, rather than attracting new investment and employment from businesses located outside of the target area; and

- **Multiplier effects** – further economic activity (jobs, expenditure or income) associated with additional local income (from employment), local supplier purchases and longer-term expenditure effects.
- 3.6 These factors are considered below to estimate the net additional employment benefit generated by construction of the Proposed Development, with the exception of deadweight which is considered to be zero during construction and is not explored in further detail, given that the Site's existing state does not generate employment opportunities in the construction sector.

Leakage

- 3.7 The creation of construction jobs at the Site can be expected to provide new employment opportunities both for local residents of Tandridge as well as those residing in the wider impact area.
- 3.8 The 2011 Census found that c. 39% of those working in Tandridge also reside in the authority area, with c. 78% of jobs being filled by residents of the wider impact area. It is therefore reasonable to assume that a rounded leakage rate of 60% should be applied to account for jobs taken by people living outside of the local impact area of Tandridge, with a leakage rate of 20% assumed at the scale of the wider impact area.

Displacement

- 3.9 Displacement occurs when new development takes existing market share – in this case labour – from other existing local businesses. During construction, this allows for the possibility that an increase in demand for construction workers could result in delays to other developments or increased costs, if there is a temporary shortage of construction labour.
- 3.10 As highlighted in Section 2 of this report, as of July 2023 there are at least 55 JSA claimants in Tandridge specifically seeking employment in construction-related occupations, as well as further claimants receiving Universal Credit whose sought occupation is not reported⁴⁷. Further latent labour force capacity also exists beyond the authority area across the rest of the South East, with over 6,200 people seeking employment in occupations relating to construction. It is also noted that the number of people seeking employment in the local impact area remains notably higher than prior to the Covid-19 pandemic.
- 3.11 It is therefore considered reasonable to make an allowance for only a low level of displacement in the local and wider impact areas. This recognises the large supply of construction workers and the scale of employment effect generated by the Proposed Development. Taking into consideration guidance outlined in the Additionality Guide⁴⁸, a low (25%) rate of displacement has been assumed during construction in both impact areas.

⁴⁷ ONS via Nomis (2023) Jobseeker's Allowance by Occupation: July 2023

⁴⁸ Homes & Communities Agency (2014) Additionality Guide (4th Edition)

Multiplier Effects

- 3.12 Investment in the Proposed Development will generate considerable expenditure on construction materials, goods and other services that will be purchased from a wide range of suppliers. This expenditure has far-ranging benefits both locally and further afield, as it filters down the construction supply chain (indirect effects). Employees working in construction in relation to the development will also spend their wages on goods and services (induced effects).
- 3.13 This will result in an amplification of the initial investment in the Proposed Development; in other words an economic multiplier effect, with linked benefits in terms of expenditure on goods and services locally. This will bring indirect employment and financial benefits for local individuals and firms involved in skilled construction trades and associated professions and could help sustain employment within this sector across the local and wider economy.
- 3.14 Based on the Additionality Guide's recommendations⁴⁹, a sub-regional composite multiplier of 1.25 has been applied at the scale of the local impact area, with a multiplier of 1.5 being applied at the scale of the wider impact area.

Net Additional Employment

- 3.15 Allowing for these additionality factors, it is estimated that the construction of the Proposed Development will directly generate an average 40 FTE employment opportunities for residents in the wider impact area throughout the construction programme, of which 20 will be local to Tandridge.
- 3.16 A further 20 indirect and induced FTE jobs could be annually supported across the wider impact area through economic multiplier effects, of which 5 could be local to Tandridge
- 3.17 Therefore in total, the direct and indirect impacts of the construction of the Proposed Development can therefore be expected to support an average of 60 net additional FTE employment opportunities for residents of the Coast to Capital LEP throughout construction, inclusive of 25 jobs for residents of Tandridge. This is summarised in Table 3.1 overleaf.

⁴⁹ Ibid.

Table 3.1: Construction Phase Employment

	Local Impact Area	Wider Impact Area
Person-years of Employment		320
Construction Period (Years)		5
Gross FTE Employment		65
Direct Net Additional FTE Employment	20	40
Indirect / Induced Net Additional FTE Employment	5	20
Total Net Additional FTE Employment	25	60

Note: All Wider Impact Area figures inclusive of corresponding Local Impact Area figures.

Source: *Turley Economics, 2023*.

Economic Output

- 3.18 The construction phase of the Proposed Development will generate an increase in Gross Value Added (GVA). GVA measures the value of output created (i.e. turnover) net of inputs purchased and used to produce a good or service (i.e. production of the output) and therefore provides a key measure of economic productivity.
- 3.19 Estimates sourced from economic data provider Experian indicate that the average FTE employee in the construction industry in the local impact area generates c. £95,800 GVA annually⁵⁰. This is significantly higher than the all-sector averages in Tandridge (c. £65,700) and across the Coast to Coast LEP area as a whole (c. £78,800), highlighting the sector's importance to local, sub-regional and national economic recovery following the fall in output in the wake of the Covid-19 pandemic.
- 3.20 Applying the appropriate GVA measures to the net additional employment generated by the construction of the Proposed Development indicates that a net additional £5.1 million GVA could be annually generated across the wider impact area during the construction period, inclusive of £4.0 million concentrated in the local impact area.
- 3.21 Over a 5-year construction period, it is therefore estimated that construction of the Proposed Development will generate £25.5 million GVA within the South East, inclusive of £20.0 million concentrated in Tandridge. This is summarised in the following table.

⁵⁰ Experian (June 2023) Local Market Forecasts Quarterly; annual average 2018 – 2022

Table 3.2: Construction Phase GVA

	Local Impact Area	Wider Impact Area (inclusive of Local Impact Area)
Direct Net Additional GVA (Annual)		£3,700,000
Indirect / Induced Net Additional GVA (Annual)	£300,000	£1,400,000
Total Net additional GVA (Annual)	£4,000,000	£5,100,000
Total Net Additional GVA (Construction Period)	£20,000,000	£25,500,000

Note: All Wider Impact Area figures inclusive of corresponding Local Impact Area figures.

Source: *Turley Economics, 2023*

Construction Phase Summary

- 3.22 In summary, the construction of the Proposed Development has the potential to generate the following economic impacts:
- Directly supporting a total of **320** person-years of employment through construction investment, equating to an average of **65** FTE gross direct jobs over the duration of the estimated construction period of 5 years;
 - Generating an average of **60** direct, indirect and induced net additional FTE employment opportunities for workers in the Coast to Coast LEP area during construction, of which **25** could be held by residents of Tandridge; and
 - Contributing **£25.5 million** GVA to the Coast to Coast LEP area's economic output during the construction period, of which **£20.0 million** will be concentrated in Tandridge.

4. Operational Phase Impacts

- 4.1 This section presents the quantified economic impacts likely to be generated by the Proposed Development when complete and fully occupied and are again outlined with respect to Tandridge (the local impact area) and the Coast to Capital LEP area (the wider impact area).

Employment

On-site Employment

- 4.2 Employment at the Proposed Development has been estimated on the basis of the indicative uses to be delivered associated with the Integrated Retirement Community (Use Classes C2, E(e), F2). Appropriate employment estimates have been drawn where possible from published guidance⁵¹, from information provided by the Applicant and from past professional experience of similar schemes.
- 4.3 It is estimated that the Proposed Development could support a total of 125 gross direct FTE jobs once operational, with a breakdown by type of job provided at Table 4.1 below.

Table 4.1: Operational On-site Employment

Use	FTE Jobs
Residential Care Home	70
Healthcare and Related Flexible Uses (Class E[e] and F2)	40
Extra Care	15
Total	125

Source: HGH Consulting and Turley Economics, 2023

Net Additional Employment

- 4.4 As outlined in Section 3, net additional employment can be estimated by considering the following factors:
- **Deadweight** – this equates to zero, given that the site is understood to be a greenfield site and is comprised of a mix of woodland and grassland areas
 - **Leakage** – based on the findings of the 2011 Census⁵², a rounded leakage rate of 60% is again applied to account for jobs taken by people living outside of the local impact area of Tandridge, with 20% leakage assumed at the scale of the wider impact area of the Coast to Capital LEP area.

⁵¹ Homes & Communities Agency (2015) Employment Density Guide (3rd Edition)

⁵² ONS via Nomis (2011) 2011 Census: WU01UK - Location of usual residence and place of work by sex. Note that equivalent data gathered for the 2021 Census has not been published at time of writing.

- **Displacement** – a low allowance for displacement (25%, drawing on the HCA Additionality Guide⁵³) has been made at the scales of the local and wider impact areas, reflecting the people seeking work locally who could potentially secure jobs at the Proposed Development.
 - **Multiplier effects** – again applied to align with the Additionality Guide's recommendations⁵⁴. This captures employment indirectly supported through expenditure on goods and services within the local business supply chain, and that supported by employees' expenditure in shops and on services provided locally.
- 4.5 When allowing for these additionality factors, it is estimated that once complete and fully operational the Proposed Development could generate 110 direct, indirect and induced net additional FTE jobs across the wider impact area, inclusive of 45 jobs for Tandridge residents. Net additional employment is outlined in the below table.

Table 4.2: Operational Phase Employment

	Local Impact Area	Wider Impact Area
Gross On-site Employment		125
Direct Net Additional FTE Employment	35	75
Indirect / Induced Net Additional FTE Employment	10	35
Total Net Additional FTE Employment	45	110

Note: All Wider Impact Area figures inclusive of corresponding Local Impact Area figures.

Source: *Turley Economics, 2023*

Economic Output

- 4.6 Employment associated with the Proposed Development's commercial uses has the potential to generate economic productivity in the form of GVA uplift annually throughout the operational 'lifetime' phase.
- 4.7 Through again applying the appropriate GVA per employee measures⁵⁵ to the net additional employment supported by the Proposed Development, it is estimated that an additional £7.4 million GVA could be annually generated across the wider impact area during operations, inclusive of £5.2 million concentrated in Tandridge. This is summarised in the following table.

⁵³ Homes & Communities Agency (2014) Additionality Guide (4th Edition)

⁵⁴ Ibid.

⁵⁵ Experian (July 2023) Local Market Forecasts Quarterly; annual average 2018 – 2022

Table 4.3: Operational Phase GVA

	Local Impact Area	Wider Impact Area
Direct Net Additional GVA (Annual)		£4,600,000
Indirect / Induced Net Additional GVA (Annual)	£600,000	£2,800,000
Total Net additional GVA (Annual)	£5,200,000	£7,400,000

Note: All Wider Impact Area figures inclusive of corresponding Local Impact Area figures.

Source: *Turley Economics, 2023*

Accommodating a New Residential Community

- 4.8 The Proposed Development will deliver 166 homes in the general housing element of the scheme. Based on applying Tandridge's 2021 Census average household sizes data⁵⁶ to an indicative housing mix⁵⁷, it has been estimated that the new homes could accommodate c. 385 residents upon full occupation. Once accounting for the residential care home and extra care housing, a total of c. 495 residents could be accommodated at the Proposed Development.

Growing the Labour Force

- 4.9 The Proposed Development will help to support the long-term economic competitiveness of Tandridge by providing homes that will appeal to and attract skilled people to live in the area, as well as providing a choice of homes – including affordable homes – for people already living locally. As identified in Section 2, this is highlighted as a key priority throughout the Tandridge draft Local Plan.
- 4.10 Based on the ONS's latest Annual Population Survey's (APS) figures regarding the proportion of residents who are of working age, economically active and employed in Tandridge, it is estimated that the Proposed Development's new homes could accommodate c. 175 working age, economically active and employed residents once complete and fully occupied⁵⁸.

- 4.11 This will make an important contribution to the ongoing competitiveness of the immediate area, and the wider economy, by maintaining and potentially growing its labour force and securing a supply of skilled labour which will be available to local businesses and prospective investors.

Incomes and Enhanced Local Spending Power

- 4.12 Employed residents will be paid and spend in the local economy throughout the period in which each home is occupied.
- 4.13 The ONS's Annual Survey of Hours and Earnings (ASHE) provides income data by occupational group. Utilising this provides an estimate of a combined gross income

⁵⁶ ONS via Nomis (2021) Census 2021: RM136 - Tenure by household size by number of bedrooms

⁵⁷ In the absence of finalised housing mix, the recommended mix of homes by size has been assumed as set out in the Tandridge Strategic Housing Market Assessment (SHMA) 2018 Update.

⁵⁸ ONS via Nomis (2031) Annual Population Survey: April 2022 - March 2023

arising from the residential aspect of the Proposed Development of c. £6.9 million per annum.

- 4.14 Whilst residents' incomes will be used to meet housing and other fixed household costs, a considerable proportion of this income will also be used and available for everyday goods and services and other discretionary expenditure in the local economy.
- 4.15 Expenditure from new residents living on the Proposed Development will contribute significantly to sustaining local shops and businesses in Tandridge, which in turn are an important source of local employment.
- 4.16 Expenditure on convenience and comparison goods is estimated to equate to an average of £22,000 per annum per household in Tandridge⁵⁹, and it is therefore estimated that the resident population of the Proposed Development could generate total retail expenditure of c. £3.7 million per annum on convenience and comparison goods.
- 4.17 Expenditure on leisure goods and services is estimated to equate to an average of £12,000 per annum per household in Tandridge⁶⁰, and it is therefore estimated that the resident population of the Proposed Development could generate total expenditure of c. £2.0 million per annum on leisure goods and services.
- 4.18 This additional expenditure is expected to support jobs within the retail and leisure industries. Based on levels of average turnover per employee in these sectors, it is estimated that resident expenditure could have the capacity to support approximately 45 retail and leisure-related employee jobs across the economy of Tandridge and wider area⁶¹.

Public Revenue for Local Investment

- 4.19 In the current economic and fiscal climate, the resources available to local authorities to reinvest in local community infrastructure and services are limited.
- 4.20 New development can make an important contribution to the resource base of local authorities through uplifting in Council Tax and Business Rate revenues. The Proposed Development can therefore be expected to benefit TDC.
- 4.21 The additional Council Tax and Business Rates revenue will contribute towards the delivery of public services as well as investing in maintaining and enhancing infrastructure within the locality. This will in turn generate associated socio-economic benefits and potentially attract further inward investment.

⁵⁹ Oxford Economics via Precisely – UK Consumer Expenditure 2022 prices

⁶⁰ Ibid.

⁶¹ Analysis utilises BPE 2022 South East data for the retail, food and accommodation services and arts, entertainment and recreation sectors to determine the number of jobs supported and / or generated.

Council Tax

- 4.22 Based upon the mix of new homes to be developed and their estimated Council Tax banding, the Proposed Development is expected to generate an additional c.£510,000 in additional Council Tax payments for collection by TDC annually once fully occupied⁶².

Business Rates

- 4.23 Businesses pay non-domestic rates (known as business rates) to contribute to the cost of the local authority providing public services within which the business property is situated. It is estimated that c. £30,000 in gross Business Rate payments could be available for collection by TDC once the healthcare and related flexible uses are fully occupied.
- 4.24 Local authorities can keep at least 50% of Business Rates revenue generated in their administrative area. Based on this level of Business Rates retention, there is potential for an uplift of c.£15,000 per annum in revenue to be retained by TDC going forward as a result of the Proposed Development.

Operational Phase Summary

- 4.25 In addition to creating enhanced social vitality through the increased number of people living in the area, the completion and occupation of the Proposed Development would be expected to result in the following quantifiable net additional impacts:
- Supporting **125** gross direct FTE jobs on-site within the Integrated Retirement Community;
 - Generating a total of **110** direct, indirect and induced net additional FTE jobs in the Coast to Capital LEP area, including **45** for Tandridge residents;
 - Contributing **£7.4 million** GVA to the Coast to Capital LEP area's economy each year of operation, inclusive of **£5.2 million** concentrated in Tandridge;
 - Accommodating **385** residents in **166** new homes. Of the new residents, it is estimated that **175** would be working age, economically active and employed.
 - Creating additional demand in the local economy through supporting annual resident earnings of **£6.9 million**.
 - Generating total annual retail and leisure expenditure of **£5.7 million**, which would have the capacity to support up to **45** jobs in these sectors.
 - Generating **£510,000** in Council Tax payments and **£30,000** in Business Rate revenue for collection annually by TDC, contributing to maintaining and enhancing the delivery of local public services and infrastructure.

⁶² At 2023/24 Council Tax rates for Nutfield

5. Social Impacts

- 5.1 In addition to the economic benefits outlined in the previous section, the Proposed Development will deliver significant wider social benefits over the long term in Tandridge – these can be summarised as the impacts on the overall health, wellbeing and resilience of individuals, local communities and society as a whole. This section therefore considers the broader social benefits which can be expected to be generated going forwards.
- 5.2 In many cases, quantitative economic benefits (such as those presented in the preceding sections) and qualitative social benefits such as those discussed in this section are mutually supportive; for example the ability to create new jobs filled by a skilled workforce relies on many other, less quantifiable factors, such as the delivery of housing and placemaking projects which attract new residents and employers to an area and which also benefit the overall health and wellbeing of the population, further supporting positive socio-economic outcomes. The accommodation of people in suitable, high-quality homes similarly in and of itself has social benefits beyond those which can be expressed purely in monetary terms.
- 5.3 The means by which the social impacts of placemaking which creates a healthy and sustainable built environment can be presented are naturally more qualitative in nature – having a social value far in excess of the capital sum invested in their implementation – and their impacts are therefore less straightforward to quantify through use of published statistical data.
- 5.4 Therefore, it should be stressed that, whilst financial benefits such as those in preceding sections can be presented as the economic value to society in relation to certain aspects of the Proposed Development, those other indicators of social benefits which are described in this section in qualitative terms are not necessarily of lower importance. Indeed, the quantitative and qualitative analysis therefore combines to highlight that the range and scale of wider socially beneficial contributions of the scheme are likely to be highly significant in the context of existing baseline conditions, local needs and growth ambitions.

Delivering Employment and Skills Opportunities

- 5.5 Jobs will be supported at the Proposed Development during both the construction and operational phases, and it is clear that gaining the skills and work experience to support stable and fulfilling employment has significant economic and wellbeing benefits for both individuals and society as a whole. This could include opportunities for first entering the workforce (for example through construction and healthcare-oriented apprenticeships) and well as potentially enabling those who have been previously unemployed to re-enter the workforce.
- 5.6 Employment is widely recognised as one of the most significant factors in terms of a person's of health and wellbeing. The social impact of employment is far reaching and has benefits at both the individual and wider societal level, shown clearly by the fact

that the NHS's Healthy Urban Development Unit (HUDU) consider access to employment and training opportunities as a 'primary determinant' of health⁶³.

- 5.7 A person's employment status can also impact on other health determinants, such as physical activity, and other lifestyle choices. Health expenditure on an unemployed person is estimated to be double the average expenditure per person, demonstrating the fact that an individual's overall physical and mental health and wellbeing is strongly associated with being in meaningful employment⁶⁴.
- 5.8 Research⁶⁵ published by the UK Government's Office for Health Improvements and Disparities (OHID) highlights the following benefits of employment:
- Employment is generally the key means of obtaining adequate economic resources, which are essential for material wellbeing and full participation in society; and
 - Work also meets an important psychosocial need in societies where employment is the norm and is central to individual identity, social roles and social status, with employment and socio-economic status being among the main drivers of health outcomes.
- 5.9 Whilst, conversely, research indicates that unemployment:
- Causes the loss of regular income, the material and psychosocial impacts of which contributes to the link between unemployment and poor health;
 - Causes additional psychological stressors related to status and self-esteem, identity and the loss of a core role in life, which impact on health;
 - Is also associated with unhealthy behaviours, including increased smoking and alcohol consumption and decreased physical exercise; and
 - Can have effects beyond the individual directly affected, with evidence suggesting that financial difficulties or associated stress can increase the risk of poor mental health among the families of those who are unemployed.
- 5.10 The ONS regularly monitors wellbeing, and their research⁶⁶ highlights a correlation between unemployment and people's experiences of feelings of loneliness. Put another way, higher unemployment rates in an area are linked to higher loneliness rates and poses a real threat not only to a person's economic means, but also their health and wellbeing.
- 5.11 As highlighted in Sections 3 and 4, the Proposed Development will support a significant number of jobs throughout the construction and operational phases, which will help

⁶³ NHS Health Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

⁶⁴ Department for Work and Pensions (2010) The Department for Work and Pensions Social Cost-Benefit Analysis framework

⁶⁵ Office for Health Improvements and Disparities (2015) Local action on health inequalities: Increasing employment opportunities and improving workplace health

⁶⁶ ONS (2021) – Opinions and Lifestyles Survey

meet both an economic and a social need and will contribute effectively towards supporting healthier lifestyles.

- 5.12 It is therefore clear that the opportunities created delivered throughout the Proposed Development's construction and operational lifetime will make a positive contribution towards local people gaining the skills and work experience to support stable and fulfilling employment, providing significant economic and wellbeing benefits for both individuals and society as a whole.

Creating a New Sustainable Neighbourhood

Providing High-quality, Healthy Housing

- 5.13 As highlighted in previous sections, a key component of the Proposed Development is the delivery of a significant number of new homes of a range of types to suit a wide range of needs. New housing of course has clear benefits in terms of addressing market need, but the provision of high-quality homes designed to facilitate healthy lifestyles also has wider social value. This section considers the benefits associated with high-quality housing within a new sustainable neighbourhood which can be attributed to the Proposed Development in a broader sense.
- 5.14 Further to meeting market demand, a person's ability or otherwise to access housing which is of good quality, is affordable, and which meets their needs can have a significant impact on their physical and mental health. As outlined by the Marmot Review into Health Equity in England⁶⁷, housing is a key social determinant of health and to improve physical health and mental wellbeing and tackle health inequalities in communities across England, everyone must have access to a warm, dry, safe, affordable home which meets their needs.
- 5.15 As outlined by further guidance published by OHID⁶⁸, there are risks to an individual's health associated with living in:
- A cold, damp, or otherwise hazardous home (an unhealthy home);
 - A home that does not meet the household's needs due to risks such as being overcrowded or inaccessible to a disabled or older person (an unsuitable home); and/or
 - A home that does not provide a sense of safety and security including precarious living circumstances and/or homelessness (an unstable home).
- 5.16 Poor housing conditions have all been shown to be associated with physical illnesses including eczema, hypothermia and heart disease, with respiratory health also having been shown to be particularly affected in both adults and children. Poor physical conditions can also negatively impact on mental health, due to the stress caused by living in insecure, overcrowded, cold, polluted or damp conditions.⁶⁹ As such, 'Housing Quality and Design' is identified as a key determinant of health by the NHS HUDU.⁷⁰

⁶⁷ The Health Foundation (2020) Health Equity in England: The Marmot Review 10 Years On

⁶⁸ Office for Health Improvements and Disparities (2017) Guidance: Improving health through the home

⁶⁹ Shelter (2013) People living in bad housing – numbers and health impacts

⁷⁰ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Toolkit (4th Edition)

Research commissioned by Shelter⁷¹ reported 20% of adults who were surveyed stated that a housing issue had negatively impacted upon their mental health in the last 5 years.

- 5.17 The design of the Proposed Development's new homes will have climate resilience at its forefront, and it is anticipated that the potential range of energy efficiency-focused design measures to be implemented include:
- **Passive Design:** The form, massing and orientation of the buildings will be reviewed to consider how these can make best use of natural daylight and ventilation, and how the shape, size and articulation of buildings can be rationalised to reduce heating demand in winter;
 - **'Fabric First':** Efficient building fabric and envelope design will be used to reduce operational energy use and manage demand during operation. This will have the added benefit of improving internal thermal comfort;
 - **Local Energy Resources & District Heat Networks:** The design aims to make use of local energy resources. The feasibility is being investigated of using a large on-site pond to provide a heat source for a Water Source Heat Pump (WSHP), to provide heating and domestic hot water to buildings within the integrated retirement community. Efficient and clean energy is sought across the Site through establishing district heat networks, in line with local and national policy. These networks will reduce the strain on local utility grids as they allow diversity to be applied to development loads.
 - **Efficient Building Services:** Efficient services such as mechanical ventilation with heat recovery (MVHR) and LED lighting will be implemented to reduce energy demand. Systems will be designed to minimise energy losses and ease of maintenance will be prioritised to maximise service life of components, reducing lifecycle carbon.
 - **Renewable Technologies:** opportunities to maximise on-site renewable energy will be sought. The development will be all-electric, and is proposed to be heated by Heat Pumps. On-site renewable generation from solar PVs is being considered.
- 5.18 Whilst the energy efficiency measures such as those outlined above will result in low-carbon housing (a benefit in and of itself in terms of climate resilience), their benefits are not limited to the realm of environmental sustainability. Indeed, the delivery of high-quality, energy efficient homes is also socially sustainable, contributing to enhanced physical and mental health and wellbeing of residents in the following important ways:
- **Well-ventilated, insulated homes, making best use of natural daylight and ventilation** will leave residents at lower risk of physical and mental health problems associated with cold and damp housing (as described above).

⁷¹ Shelter (2017) The Impact of Housing Problems on Mental Health

- **Energy efficient housing will minimise energy usage, and, subsequently, energy bills and lessen the risk of energy and wider poverty**, which is a growing concern in the current context of inflationary pressures on everyday goods (including food, energy and transport) and the growing cost-of-living crisis. Poverty is a significant determinant – perhaps the most significant – of health, and it is known that the rising cost of living – with energy bills being a key contributor – is likely to have a deleterious impact on wellbeing. The ONS calculates⁷² that electricity prices were 67% higher in March 2023 than a year prior. Around half of British adults recently surveyed by the ONA were worried about the cost of energy, this being the second most common concern behind the cost of food, and almost half of adults said they found it very or somewhat difficult to afford energy bills.⁷³ Indeed, research by the Food Foundation⁷⁴ shows that the three months to May 2022 (a time of sharp increases in energy prices) saw a 57% rise in the proportion of the country's households cutting back on food or missing meals altogether due to rising living costs.
- 5.19 Closely linked to the pressures on household budgets and living costs mentioned above, the Proposed Development will also contribute to social sustainability through the provision of a notable proportion – targeting up to 45% of total housing delivery – of affordable homes. Housing affordability is a significant determinant of health; when housing is more affordable, household budgets are freed up to have additional financial resource to pay for healthy food and other products and services associated with wellbeing as well as to save for the future and put money aside to cover any future life events or other unexpected circumstances which require savings.
- 5.20 The Proposed Development will make a positive contribution towards improving conditions for those seeking affordable housing in Tandridge, where there is an acute need for homes of this tenure. As set out in the Affordable Housing Statement⁷⁵ prepared to accompany the Proposed Development's planning application, there are serious and persistent housing affordability challenges across Tandridge district. This is exemplified by a number of poor and worsening affordability indicators, including:
- As of 31st March 2023, there were 1,910 households on TDC's Housing Register waiting for affordable housing. This represents a 7% increase in a single year from 1,788 households at 31 March 2022 (which itself was a 4% increase from 1,718 households at 31 March 2021);
 - The wait to be housed in an affordable home within the area ranges from 662 days for a 1-bed affordable home through to 1,536 days for a 3-bed+ affordable home;

⁷² ONS (2023) 'Cost of living insights: Energy (June 2023)' [Online]. Available at: <https://www.ons.gov.uk/economy/inflationandpriceindices/articles/costoflivinginsights/energy>

⁷³ Ibid.

⁷⁴ Food Foundation (2022) 'Millions of adults missing meals as cost-of-living crisis bites' [Online]. Available at: <https://foodfoundation.org.uk/press-release/millions-adults-missing-meals-cost-living-crisis-bites>

⁷⁵ Tetlow King (2023) Nutfield Green Park: Affordable Housing Statement

- The lower-quartile monthly rent in Tandridge in 2021/22 was £995 pcm. This represents a 24% increase from 2013/14 (when data was first available) where average lower quartile monthly rents stood at £800 pcm;
 - A lower quartile rent of £995 pcm in 2021/22 is 25% higher than the South East figure of £775 pcm and 67% higher than the national figure of £595 pcm;
 - A 2022 lower quartile income to house price ratio of 16.29 in Tandridge District stands significantly above the national average of 7.37 (+121%) and the South East average of 10.69 (+52%). For context, a ratio of 16.29 in Tandridge District is the fourth highest in the South East region, from a total of 64 local authorities;
 - In 2022 lower quartile house prices in Bletchingley & Nutfield Ward (£400,500) were 10% higher than across Tandridge District (£365,000), 53% higher than across the South East (£261,000) and 123% higher than the national figure (£180,000).
- 5.21 It is therefore concluded that accommodating the Proposed Development's residents in high-quality, low-carbon homes – including a notable percentage of affordable homes – is likely to have a significant beneficial impact in terms of key health and wellbeing indicators.
- Providing Specialist Housing for Older People***
- 5.22 In addition to the above benefits in terms of general housing quality and design, the Proposed Development's residential offer will further support socially beneficial outcomes through contributing towards meeting the specific needs of older people.
- 5.23 As set out in the Older Person's Needs Topic Paper⁷⁶ prepared to support the Proposed Development's planning application, the number of older people in Tandridge (and indeed UK as a whole) is growing. Some 18,300 people aged 65 or above live within Tandridge according to the 2021 Census, accounting for over one in five of the total population. Therefore, the delivery of 70 care home beds and 41 extra care units will help to meet the anticipated increase in demand from the aging population, and will do so in a way that generates wider social benefits.
- 5.24 The care home and dedicated extra care housing will be accompanied by organised on-site facilities, services and group activities, aiming to foster community spirit and interaction between residents. This has been shown to have important societal benefits through reduced loneliness and isolation, a major contributor to mental health problems amongst older people. The potential delivery of retirement living at the Proposed Development would therefore be a significant source of social value in the community.
- 5.25 Loneliness and isolation are strongly associated with reduced physical and mental health, reduced happiness and wellbeing and lack of a sense of worth and value within society⁷⁷. Older people are more likely to live alone, this being the living situation of 38% of those aged 75 to 84 and 59% of those aged 85 and over⁷⁸, and ONS data also

⁷⁶ Tetlow King (2023) Nutfield Green Park: Older Person's Needs Topic Paper

⁷⁷ Age UK (no date) Loneliness and Isolation – Evidence Review

⁷⁸ ONS (2015) Insights into Loneliness, Older People and Well-being

demonstrates that people who live on their own are more than twice as likely to report feeling lonely (31% compared to 13%).

- 5.26 Research conducted by Age UK for the Jo Cox Commission on Loneliness indicates that television is the main form of company for 3.6 million people aged 65+ in the UK⁷⁹, and the ONS⁸⁰ highlight that those who report feeling lonely are:
- Almost 10 times more likely to report low feelings of worth (10.5% compared with 1.1%).
 - Over 7 times more likely to report low life satisfaction (15.2% compared to 1.9%).
 - Over 3 times more likely to report feeling unhappy (18.8% compared to 5.6%).
 - Twice as likely to report feeling anxious (34.8% compared to 15.1%).
- 5.27 The Proposed Development therefore has the potential to help older people out of loneliness and isolation through the establishment of an age-friendly environment. The potential for organised on-site facilities, services and group activities in particular is recognised to alleviate social isolation, loneliness and associated depression.
- 5.28 While the benefit of community interaction and reduced loneliness cannot be estimated quantitatively, research has shown that inclusive environments that encourage interaction can have an important impact on people's wellbeing⁸¹. This demonstrates the social value that could be achieved by the Proposed Development and its key role in enhancing social and community interaction, tackling levels of loneliness and isolation amongst residents and minimising the associated impacts on health and wellbeing.
- 5.29 Beyond directly meeting the needs of older people, the Proposed Development will also provide them with the opportunity to downsize, releasing the larger homes that they tend to under-occupy and thus benefiting others living in homes that are too small for their needs, which has the added benefit of releasing much needed family housing onto the market. A study cited by McCarthy and Stone⁸² found that there is limited choice for older people who want to move to both specialist and alternative mainstream housing, and that 68% of older owner occupiers under-occupy their homes. Providing greater choice was argued as a solution to these issues.
- 5.30 Another study found that 'households which are suffering most from over-crowding are growing families in smaller properties; and in addition, areas with high levels of under-occupation also coincide with areas of high housing demand'. The provision of

⁷⁹ Age UK, as quoted in Jo Cox Commission on Loneliness: A call to action (2017)

⁸⁰ ONS (2015) Insights into Loneliness, Older People and Well-being

⁸¹ N. Wates (2014) The Community Planning Handbook: How People can shape their cities, towns and villages in any part of the world

⁸² McCarthy and Stone (2019) Healthier and Happier. An analysis of the fiscal and wellbeing benefits of building more homes for later living

specialist age-friendly housing is therefore considered key to freeing up under-occupied homes for large families currently in overcrowded properties⁸³.

- 5.31 The Proposed Development will also generate value for wider society, given that residents of similar schemes have typically made fewer GP visits and thus saved NHS resources. McCarthy and Stone⁸⁴ found that a resident living in specialist extra care accommodation as opposed to general housing reduced their annual average number of GP visits from six down to three.

Delivering a Mix of Uses, Providing Access to Services and Fostering Social Cohesion

- 5.32 As highlighted by the NHS HUDU⁸⁵, strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure, supported by high-quality public realm and places which enable people to lead healthy lifestyles. The Proposed Development will provide a mix of residential uses, as well as flexible general healthcare uses to effectively support the needs of the integrated retirement community. The site also has access to active and sustainable modes of transport which is important towards ensuring a healthy and sustainable development and ensuring that social value is generated within communities.
- 5.33 Such facilities are vital towards supporting social interaction and cohesion in communities, and the services themselves also interact to meet other health and wellbeing-related needs. For example, healthcare services have a direct positive effect on human health for those accessing them, and also serve to boost employment prospects and contribute to personal and social development, thereby sustaining a strong community.
- 5.34 NHS HUDU guidance states⁸⁶ that safe and permeable environments, with places where people of all ages can meet informally, are key features of a place which facilitates social cohesion. The scheme's proposals to enhance linkages to the surrounding neighbourhoods (through new public realm, footways and cycleways) and the creation of attractive public spaces will contribute to creating a safe and permeable environment to boost wellbeing of residents and the local community.

Supporting Active and Low-Pollution Lifestyles within a Healthy Environment

- 5.35 As touched on above, a key improvement delivered by the scheme is the permeable nature of the scheme and the enhancement of the built environment for active modes of travel, such as walking and cycling.
- 5.36 As set out in detail in the Design and Access Statement (DAS)⁸⁷ accompanying the Proposed Development's planning application, the scheme will deliver a network of streets, footpaths and cycleways that are safe to use for pedestrians and cyclists, and will be designed to improve public access to sustainable modes of travel. Active travel improvements include the enhancement of existing PRoW FP 192 to a combined footpath and cycleway connecting to the NCN 21 cycle route, and enhancement to the

⁸³ McCarthy and Stone (2014) Local area economic impact assessment, page 21.

⁸⁴ McCarthy and Stone (2019) Healthier and Happier. An analysis of the fiscal and wellbeing benefits of building more homes for later living

⁸⁵ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (fourth edition)

⁸⁶ Ibid.

⁸⁷ ADAM Architecture (2023) Nutfield Green Park: Design and Access Statement

existing PRoW FP 568 to a combined footpath and cycleway connecting the integrated retirement community with the High Street and Church Hil.

- 5.37 Pedestrian and cycle routes will also provide direct access over a short distance to a number of local bus routes providing services to key destinations including Redhill Town Centre and train station, further maximising the potential for uptake of sustainable transport modes.
- 5.38 The active travel-focused nature of the development will maximise opportunities for residents, workers and visitors to use sustainable and active modes of travel when accessing homes and other spaces at the Site, resulting in health benefits for all by maximising opportunities for physical activity and the contribution to a low-emissions environment.
- 5.39 It is clear that there is a strong relationship between levels of physical activity and public health and wellbeing. OHID estimate that physical inactivity is responsible for around one in six UK deaths – equal to smoking. This also comes at significant economic cost, with OHID estimating physical inactivity as costing the UK £7.4 billion annually (including £0.9 billion to the NHS alone).⁸⁸
- 5.40 For most people, the easiest and most appropriate forms of physical activity are those that can be incorporated into everyday life, such as walking or cycling. Therefore, it is imperative that the built environment is designed, created and built to support and enable people to incorporate movement, particularly walking and cycling (i.e. 'active travel') into their daily activities. Indeed, active travel is highlighted by the UK Chief Medical Officers Physical Activity Guidelines as a key means of improving physical activity rates and, by extension, health and wellbeing⁸⁹.
- 5.41 To this end, OHID has calculated that if everyone in a town of 150,000 people walked just 10 minutes more a day, 31 lives per year could be prolonged.⁹⁰ If this was to be achieved across Tandridge district (with a population of c. 87,900⁹¹), then the lives of 18 people would be prolonged, demonstrating the significant benefits to local people's health that could be derived from enhancements to the area's environment such as those included within the Proposed Development, which – whilst seemingly relatively small interventions – could help facilitate people to do physical activity.
- 5.42 Air pollution is also a cause and aggravating factor of many respiratory diseases, such chronic obstructive pulmonary disease, asthma and lung cancer. Whilst smoking remains the biggest cause of lung cancer, research also indicates that outdoor air pollution causes about one in 10 cases in the UK, and an estimated 6,000 people who have never smoked die of lung cancer every year, with fine particulates contained in

⁸⁸ Office for Health Improvement and Disparities (2019) 'Physical activity: applying All Our Health' [Online]. Available at: <https://www.gov.uk/government/publications/physical-activity-applying-all-our-health/physical-activity-applying-all-our-health>

⁸⁹ Department for Health & Social Care (2019) UK Chief Medical Officers' Physical Activity Guidelines

⁹⁰ Sustrans (2015) Active travel in the city of the future

⁹¹ ONS (2022) ONS Population Estimates – local authority based

- car fumes being understood to ‘awaken’ dormant mutations in lung cells and tip them into a cancerous state⁹².
- 5.43 Carbon dioxide (CO₂) emissions are a major source of air pollutants, and, as such, reduced carbon emissions (and the resulting impact of cleaner air and less pollution) is identified by the Social Value Portal’s TOMs Framework⁹³ as a key outcome and measure of social value in terms of environmental sustainability.
- 5.44 It is therefore notable that a 2021 University of Oxford study⁹⁴ reported that a switch to active travel can significantly lower carbon emissions; an individual switching one trip per day from car driving to cycling reduces their carbon footprint by about 0.5 tonnes over a year, with this representing a substantial share of average per capita CO₂ emissions. The study concluded that if just 10% of the population were to change travel behaviour, the result would be savings of around 4% of lifecycle CO₂ emissions from all car travel and also reported that those who already cycled regularly had 84% lower CO₂ emissions from all daily travel than non-cyclists.
- 5.45 Further to the active travel accessibility enhancements, only 12% of the Site will be developed, and therefore the vast majority (88%) will be retained and enhanced as open space. Open space at the Proposed Development will include the creation of new, restored and enhanced habitats (including woodland, wetland, attenuation areas and species rich grassland) and greater public access to land previously in private ownership will also be delivered, resulting in improved connectivity between the Site and the surrounding area. Accessible open spaces to be delivered at the Site include the northern grassland areas, which will provide informal recreation opportunities for the local community, and equipped areas for children’s play will also be delivered on-site.
- 5.46 Green infrastructure and open space offers a range of opportunities for health and wellbeing improvement, including physical activity and play, socialising and relaxation. social World Health Organisation (WHO) has cited the link between access to open space and improved mental health, such as lower levels of depression and physiological stress⁹⁵, and other research has linked the proportion of green and open space to self-reported levels of both physical and mental health⁹⁶ for all ages and socio-economic groups⁹⁷.
- 5.47 There is an established and ever-growing evidence-base which strongly suggests that the inclusion of green infrastructure in urban design can enhance the health and wellbeing of those accessing spaces. This relationship has been found to be significant in a built environment context where urban green space is related strongly to

⁹² The Guardian (2022) ‘Cancer breakthrough is a ‘wake-up’ call on danger of air pollution’ [Online]. Available at: <https://www.theguardian.com/science/2022/sep/10/cancer-breakthrough-is-a-wake-up-call-on-danger-of-air-pollution>

⁹³ Social Value Portal (2022) National TOMs 2022: Themes, Outcomes and Measures

⁹⁴ Brand et. al. (2021) Global Environmental Change; ‘The climate change mitigation impacts of active travel: Evidence from a longitudinal panel study in seven European cities’

⁹⁵ World Health Organisation (2021) Green and Blue Spaces and Mental Health: New Evidence and Perspectives for Action

⁹⁶ Barton and Pretty (2010) What is the Best Dose of Nature and Green Exercise for Improving Mental Health? A Multi-Study Analysis

⁹⁷ Maas, J. et al. (2006) Green space, urbanity, and health: How strong is the relation?

increased attention and mood⁹⁸. Those individuals that are lucky enough to live close to green spaces, have been found to experience lower rates of anxiety, and even having an indirect interaction with nature, such as viewing trees through windows, has been associated with lower blood pressure.

- 5.48 Given all of the above, it is clear that making enhancements towards cultivating an active travel-friendly environment within high-quality open space will have clear health and social benefits, and will also make a positive contribution to minimising the environmental impacts of transport at the Site.

Summary

- 5.49 Social benefits are summarised below:

- **Creating employment and skills opportunities**, such as getting people back into work who had previously been unemployed and supporting apprenticeships. Gaining education and employment can have significant economic and wellbeing benefits for both individuals and society and is a key determinant of physical and mental health;
- **Delivering new high-quality, energy efficient homes, including notable affordable housing provision**, will accommodate residents within health-promoting housing which minimises energy usage, lessening the risk of energy and wider poverty, whilst also benefitting from the locational and design elements of the scheme (e.g. social interaction, access to services, active lifestyles) outlined above;
- **Meeting the specialist housing needs of older people**, combatting loneliness and isolation through the establishment of an age friendly environment, whilst also potentially releasing much-needed family housing onto the market;
- **Delivering a mix of residential uses and social infrastructure**, providing access to services and fostering social cohesion; and
- **Encouraging active and low-pollution lifestyles in a setting characterised by high-quality open spaces and green infrastructure** by enhancing the built environment for active modes of travel, integrating walking and cycling into day-to-day lives (as a key means of improving rates of physical activity) whilst also minimising the potentially negative air quality impacts of transport.

⁹⁸ Mondo, M. et al. (2018) Urban Green Space and Its Impact on Human Health

6. Conclusion

- 6.1 This report has assessed the economic and social impacts of the Proposed Development for 166 new homes and Integrated Retirement Community (including 41 extra care units, a care home providing 70 beds and related Use Class E[e]/F2 floorspace), at land at Nutfield Green Park, Tandridge.
- 6.2 It is considered that the Proposed Development will support a number of important policy objectives, including the development aspirations of the National Planning Policy Framework and local planning Policy, as well as the economic, housing and development objectives of TDC.
- 6.3 The report assessed the quantifiable economic impacts of the Proposed Development both during its construction phase and operational lifetime. This has demonstrated that the Proposed Development will positively contribute towards local and wider employment generation and economic productivity as well as accommodating growth in the labour force and boosting resident expenditure and public revenues.
- 6.4 The report also considered the broader social benefits that will be generated for local communities as a result of the Proposed Development, and it is concluded that the breadth of impacts is likely to be highly significant and beneficial in the context of local needs and growth ambitions

Construction Phase Impacts

- 6.5 The headline economic impacts in relation to the construction phase are as follows:
 - Directly supporting a total of **320** person-years of employment through construction investment, equating to an average of **65** FTE gross direct jobs over the duration of the estimated construction period of 5 years;
 - Generating an average of **60** direct, indirect and induced net additional FTE employment opportunities for workers in the Coast to Coast LEP area during construction, of which **25** could be held by residents of Tandridge; and
 - Contributing **£25.5 million** GVA to the Coast to Coast LEP area's economic output during the construction period, of which **£20.0 million** will be concentrated in Tandridge.

Operational Phase Impacts

- 6.6 The headline economic impacts in relation to the operational phase are as follows:
 - Supporting **125** gross direct FTE jobs on-site within the Integrated Retirement Community;
 - Generating a total of **110** direct, indirect and induced net additional FTE jobs in the Coast to Capital LEP area, including **45** for Tandridge residents;

- Contributing **£7.4 million** GVA to the Coast to Capital LEP area's economy each year of operation, inclusive of **£5.2 million** concentrated in Tandridge;
- Accommodating **385** residents in **166** new homes. Of the new residents, it is estimated that **175** would be working age, economically active and employed.
- Creating additional demand in the local economy through supporting annual resident earnings of **£6.9 million**.
- Generating total annual retail and leisure expenditure of **£5.7 million**, which would have the capacity to support up to **45** jobs in these sectors.
- Generating **£510,000** in Council Tax payments and **£30,000** in Business Rate revenue for collection annually by TDC, contributing to maintaining and enhancing the delivery of local public services and infrastructure.

Social Impacts

- 6.7 Along with the above substantial economic benefits outlined above, the Proposed Development can be expected to generate a range of significant broader social value benefits for local communities:
- **Creating employment and skills opportunities**, such as getting people back into work who had previously been unemployed and supporting apprenticeships. Gaining education and employment can have significant economic and wellbeing benefits for both individuals and society and is a key determinant of physical and mental health;
 - **Delivering new high-quality, energy efficient homes, including notable affordable housing provision**, will accommodate residents within health-promoting housing which minimises energy usage, lessening the risk of energy and wider poverty, whilst also benefitting from the locational and design elements of the scheme (e.g. social interaction, access to services, active lifestyles) outlined above;
 - **Meeting the specialist housing needs of older people**, combatting loneliness and isolation through the establishment of an age friendly environment, whilst also potentially releasing much-needed family housing onto the market;
 - **Delivering a mix of residential uses and social infrastructure**, providing access to services and fostering social cohesion; and
 - **Encouraging active and low-pollution lifestyles in a setting characterised by high-quality open spaces and green infrastructure** by enhancing the built environment for active modes of travel, integrating walking and cycling into day-to-day lives (as a key means of improving rates of physical activity) whilst also minimising the potentially negative air quality impacts of transport.

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