

Chapter 6: Socio-Economics and Health

SOCIO-ECONOMICS AND HEALTH	
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SUPPORTING APPENDIX	ES Volume 3, Appendix: Socio-Economics Annex 1: Socio-Economic Policy Review Annex 2: Health Impact Assessment Report
KEY CONSIDERATIONS	This ES chapter assesses potential socio-economic effects arising from the Proposed Development, including effects relating to the following: • Demolition and construction activity – employment, spending, training, loss of existing housing and commercial floorspace / accommodation; • Delivery of new and replacement housing; • Delivery of new commercial and retail floorspace; • Delivery of new football stadium and ancillary facilities; • Provision of new public realm improvements and playspace; • Local resident population growth associated with housing delivery; • Impact on availability of social infrastructure; • Local employment growth associated with commercial and retail floorspace; and • Impact on Crime and Community Safety.
CONSULTATION	An EIA Scoping Report was prepared and submitted to Gravesham Borough Council (GBC) on the 11th August 2022 requesting a Scoping Opinion from GBC. A copy of the EIA Scoping Report is provided in ES Volume 3, Appendix: EIA Methodology – Annex 1. A Scoping Opinion was received on Friday 16 September 2022, as provided in ES Volume 3, Appendix: EIA Methodology – Annex 2. The Scoping Opinion was largely content with the proposed approach in relation to Socio-Economics, however further detail on Health was requested. This additional detail has been provided within the Health Impact Assessment appended to this ES Chapter (see Annex 2), and summarised at the end of this ES chapter. The wider Montagu Evans planning team has also engaged with GBC on matters relating to education and healthcare, to discuss the most suitable methods of mitigating against adverse impacts on education and primary healthcare arising from the increase in local population associated with the Proposed Development. This discussion confirmed that financial contributions to facilitate off-site education provision would be appropriate in the context of the Proposed Development. For primary healthcare, the Applicant has indicated to GBC a preference for on-site provision.

ASSESSMENT METHODOLOGY

Defining the Baseline

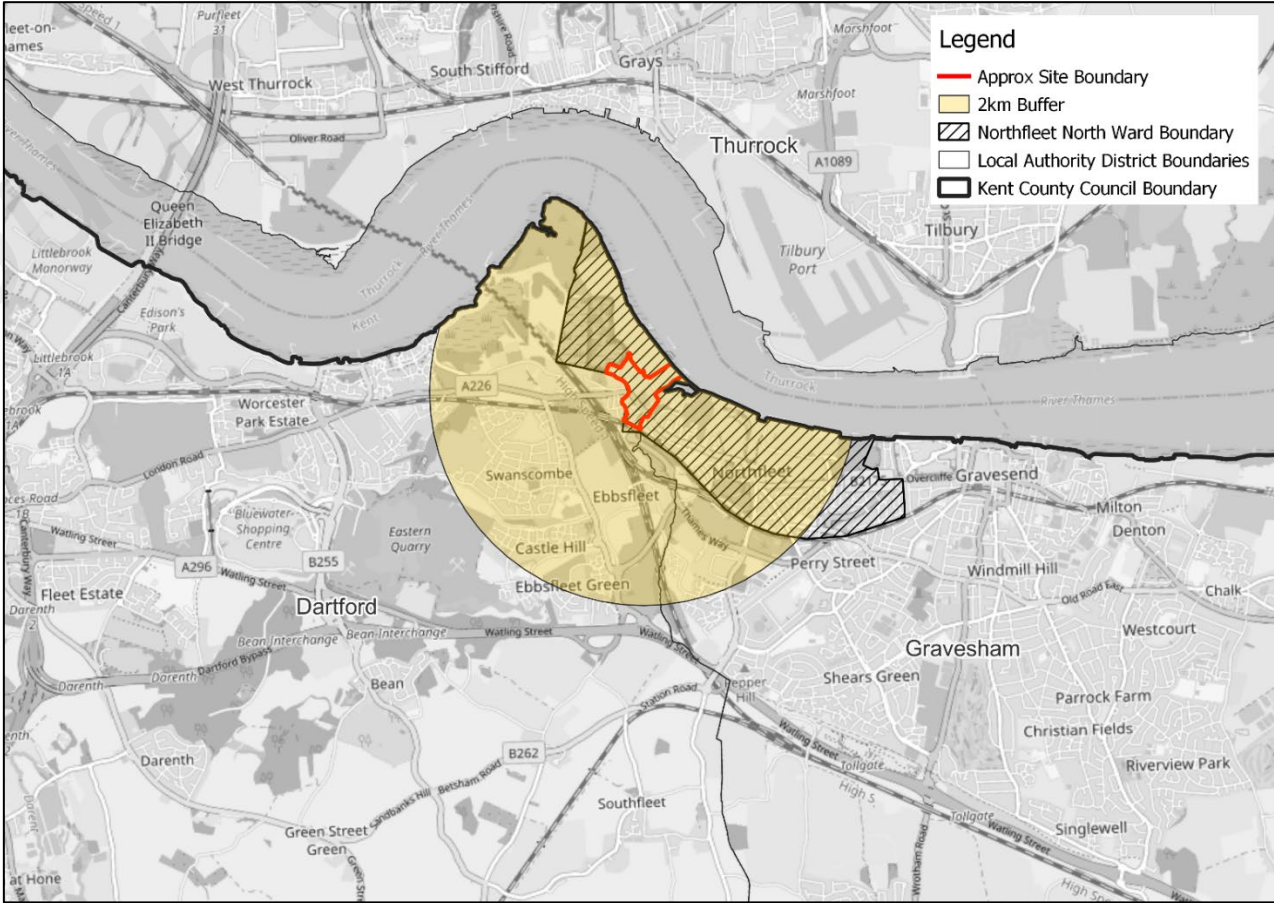
Data Sources

- 6.1 The socio-economic baseline has been defined through analysis of datasets published by Government departments, the Office for National Statistics (ONS), Kent County Council (KCC) and Gravesham Borough Council (GBC). This includes the following:
- ONS Population Estimates (mid-2020) and Projections (2018-based);
 - ONS Annual Population Survey (quarterly);
 - ONS Annual Business Survey (2019);
 - ONS Census (2011);
 - ONS Business Register Employment Survey (2020);
 - KCC Commissioning Plan for Education (2022);
 - KCC Guide to Development Contributions and the Provision of Community Infrastructure (2007);
 - GBC Open Space Assessment Paper (2016);
 - Department for Education (DfE) Get Information About Schools (live data, retrieved August 2022);
 - NHS England General Practice – Practice Level dataset (September 2021); and
 - Department for Levelling Up, Housing and Communities (DLUHC,) English Indices of Deprivation (2019).

Study Areas

- 6.2 Baseline information has been presented at a range of geographic scales to allow comparisons between local and larger geographies – highlighting the key characteristics of the local area. The following geographic areas have been used in establishing the baseline:
- Local Area (Ward) – comprising Northfleet North electoral ward (owing to the site’s location being fully within the ward) – for analysis of statistical data;
 - Local Area (2km buffer) – for analysis of proximity to community and social infrastructure;
 - Borough – Gravesham;
 - County – Kent;
 - Region – South East; and
 - Country – England.
- 6.3 The extents of the two Local Study Areas (Ward and 2km buffer) used are shown in **Figure 6.1** below.

Figure 6.1 Local Study Areas



Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Evolution of the Baseline

- 6.4 A list of cumulative schemes has been provided in **ES Volume 1, Chapter 2: EIA Methodology**. The Cumulative Effects Assessment within this ES chapter qualitatively considers how these schemes would impact the baseline in the absence of the Proposed Development being implemented, and the likely implications for identified socio-economic effects.

Impact Assessment Methodology

Assessment Approach Overview

- 6.5 As discussed in **ES Volume 1, Chapter 2: EIA Methodology**, the assessment considers the planning application parameters that would generate reasonable worst-case effects. A minimum and maximum scenario for the provision of residential and non-residential floorspace has been assessed. For example, when assessing the effects of the Proposed Development on social infrastructure, the assessment considers the unit mix that would generate the highest number of residents. When assessing the effects of the Proposed Development when operational on employment opportunities, the non-residential floorspaces/uses that would result in the minimum number of employees is considered.
- 6.6 Where the Proposed Development, either via the residential population or non-residential use provision, has the potential to generate a beneficial impact on the surrounding environment, an assumed minimum number of residential units and non-residential floorspace that could be supported by the Proposed Development has been considered. This includes the following:
- Creation of full and part time permanent employment opportunities;
 - Provision of new homes, plus the impact of this on local housing need; and
 - Provision of new retail, commercial and leisure floorspace.
- 6.7 The potential effects where the maximum population yield are considered include the increase in demand for local social infrastructure, such as schools, creche facilities, open spaces and primary healthcare facilities.
- 6.8 The maximum number of residential units that could come forward is 3,500 units. To present a worst-case scenario for the assessment of effects associated with the provision of social infrastructure the maximum scenario assumes that all 3,500 residential units are delivered. The unit mix (including breakdown by tenure) is assumed to be the same as the Illustrative Masterplan, as set out in **ES Volume 1, Chapter 4: The Proposed Development**.
- 6.9 As minimum parameters are not sought for approval by the planning application, the minimum scenario for residential accommodation provision and residential yield is based on the unit mix identified in the Illustrative Masterplan, as set out in **ES Volume 1, Chapter 4: The Proposed Development**. Given the uncertainty with respect to the exact quantum of residential units that would come forward, a 10% reduction has been applied to the population yield identified in the Illustrative Masterplan in order to formulate a minimum parameter for the purposes of assessment. Similarly, a 10% reduction has been applied to the non-residential floorspaces for the purposes of assessment. This provides a conservative, yet reasonable, assessment, accounting for uncertainty. **Table 6.1** below summarises maximum and minimum floorspace / unit values assumed within this ES chapter.

Table 6.1 Minimum and Maximum Floorspace / Units by Use Class

Use	Use Class	Maximum Floorspace / Units	Minimum* Floorspace / Units
Retail	E(a)	22,500 m²	20,250 m²
Food and Beverage	E(b)	9,500 m²	8,550 m²
Local Services, e.g. hairdressers, bank	E(c)	1,100 m²	990 m²
Indoor sport, recreation and fitness	E(d)	1,200 m²	1,080 m²
Medical or health services	E(e)	1,500 m²	1,350 m²
Creche or nursery	E(f)	1,200 m²	1,080 m²
Offices	E(g)(i) & (ii)	18,000 m²	16,200 m²
Local Community Use	F2	4,000 m²	3,600 m²
Stadium and associated facilities (e.g. gym, conference facilities)	Sui Generis	15,000 m²	13,500 m²
Hotel	C1	20,000 m²	18,000 m²
Total Commercial / Community Floorspace		94,000 m²	84,600 m²
Residential	C2	3,500 units	3,150 units

*minimum based on 10% reduction from maximum

¹ i.e., in cases where the premises being displaced are the occupier's sole premises

² HCA, Additionality Guide 4th edition

Demolition and Construction

Displacement and Loss of Existing Uses

- 6.10 The Proposed Development includes the demolition of existing accommodation on site, which in turn will lead to loss or displacement of activities currently taking place within this accommodation. This includes the loss of commercial accommodation (which currently sustains direct, indirect and induced employment) and the loss of a total of four existing residential properties (64-67 Stonebridge Road).
- 6.11 The HCA Employment Densities Guide 3rd Edition has been used as a starting point to estimate the number of direct jobs likely to be lost or displaced as a result of the Proposed Development proceeding. A significant number of uses on site, however, do not closely align with the uses analysed by the Employment Densities Guide, with much of the site occupied by large yard spaces and storage warehouse buildings which typically sustain relatively few jobs. As such, professional judgement has been used, with reference to Companies House data where appropriate¹, to estimate jobs sustained by uses which do not closely align with the Employment Densities Guide.
- 6.12 Loss or displacement of indirect and induced jobs associated with existing uses has been assessed in accordance with the HCA Additionality Guide 4th Edition².
- 6.13 Loss of business rates receipts associated with the current uses on-site have been assessed using rateable values reported on the Valuation Office Agency (VOA) Rating List, using the 2022/23 UBR multiplier and assuming no rates relief (presenting a reasonable worst case scenario in terms of loss of business rates income).
- 6.14 The number of residents displaced by the loss of housing on-site has been estimated using local occupancy data by type, tenure and number of bedrooms from the 2011 Census³. Loss of council tax receipts has been assessed based on the actual banding of each property and the council tax payable in 2022/23 for that band.

Phasing

- 6.15 The Proposed Development will be delivered over a period of approximately 8 years, with demolition and enabling works anticipated to commence in Quarter 4 2023, and the final development plots completing in 2031 (for further details, see **ES Volume 1, Chapter 5: Demolition and Construction**).
- 6.16 For the purpose of this assessment, socio-economic effects have been assessed as a single demolition and construction phase (Q4 2023-2031), with the operational phase commencing in 2031 once all accommodation and non-residential uses are fully complete and operational. These effects are compared against baseline conditions (as of 2022) - where direct comparisons are possible - to assist with determining the likely significance of identified effects.

Direct Construction Employment

- 6.17 Construction employment has been assessed with reference to ONS data on the ratio of turnover to total employment of the construction sector in the United Kingdom. This ratio has then been applied to the estimated construction cost for the Proposed Development to provide an estimate of total person years of labour likely to be required.

Indirect and Induced Employment and Supply Chain Spending

- 6.18 Indirect and induced employment during the construction phase and wider potential benefits for local businesses and the regional construction supply chain have been assessed quantitatively using 'ready reckoner' tables from the HCA Additionality Guide 4th Edition - and informed by the presence of supply chain businesses within the defined study areas.

Training and Skills Development Opportunities

- 6.19 The potential number of apprenticeships created during the demolition and construction phase has been estimated using research published by the Home Builders Federation (HBF)⁴ on the economic footprint of the housebuilding industry in the UK - which indicates the scale of the apprentice workforce relative to the overall construction workforce for the housebuilding sector. Though the Proposed Development includes other uses, such as commercial, this is considered to be a reasonable benchmark for the number of apprenticeships likely to be sustained by the Proposed Development. The potential for other skills development opportunities, such as graduate roles, has been assessed qualitatively.

³ ONS, Census 2011, Table CT0802 - Age by accommodation type, by tenure, by number of bedrooms

⁴ HBF, The Economic Footprint of UK Housebuilding, July 2018

Completed Development

Employment and Business Rates

- 6.20** Employment associated with proposed commercial floorspace has been assessed with reference to the HCA Employment Densities Guide 3rd edition⁵. As the exact end use of the commercial space is not yet known, the lowest employment density indicated by the Employment Densities Guide has been assumed for each proposed use class. In addition, the minimum floorspace levels indicated in **Table 6.1** have been applied. This presents a reasonable worst case scenario in terms of employment creation.
- 6.21** Business rates receipts have been estimated based on applying average Rateable Values (RVs) per square metre for Gravesham reported by the VOA in the Non-Domestic Rates (NDR) Business Floorspace Tables 2021 dataset⁶ to minimum floorspace levels indicated in **Table 6.1**. This presents a reasonable worst-case scenario for business rates receipts, given that new-build, high-spec commercial and retail floorspace has the potential in practice to command higher RVs than the average for existing stock within the Borough.

Housing Delivery, Household Expenditure and Council Tax Receipts

- 6.22** For these purposes, the number of residential units (3,150) is based on the minimum number of units indicated in **Table 6.1**. It has been assumed that each home will accommodate a single household. The delivery of housing is assessed in context of GBC's most recent Five Year Housing Land Supply statement⁷.
- 6.23** Household expenditure has been estimated based on local data for existing households (adjusted for average household size) from Oxford Retail Consultants⁸. Council tax receipts have been estimated based on current (2021/22) Band A rates payable within the locality⁹, reflecting a reasonable worst-case scenario (on the basis that larger units in particular are likely to be in higher bands).

Social Infrastructure

- 6.24** Analysis of potential impacts on Social Infrastructure have been assessed based on the maximum number of residential units (3,500) indicated in **Table 6.1** – reflecting the largest likely population size and presenting a reasonable worst case for assessment. The size and age profile of the resident population expected to live within the completed Proposed Development has been calculated with reference to local occupancy data by type, tenure and number of bedrooms from the 2011 Census¹⁰. Initial results from the 2021 Census have been published, but detailed data on occupancy characteristics of different types of residential property are to be provided in a future release (and therefore not yet available). Continued use of data from the 2011 Census is therefore considered appropriate, and in the context of a long term trend of declining average household sizes¹¹, presents a reasonable worst case on the basis that the 2021 Census is likely to show smaller average household sizes than the 2011 census. This in turn has informed the assessment of impact on education capacity, primary healthcare capacity, public open space and playspace availability.
- 6.25** School capacity has been determined using data from the Department for Education (DfE) 'Get Information about Schools' service¹², which summarises current numbers of pupils enrolled at each establishment, as well as the capacity of that establishment, to understand the extent of any spare/unused capacity in local schools. This has been supplemented by the KCC Commissioning Plan for Education 2022¹³, which projects baseline future demand to 2027/28. The number of nursery, primary and secondary school places required as a result of the Proposed Development proceeding has been estimated using KCC Pupil Product Ratios as set out within the KCC Guide to Development Contributions and the Provision of Community Infrastructure¹⁴.
- 6.26** General Practice capacity has been established using the June 2022 NHS Digital General Practice workforce practice level dataset¹⁵, which identifies the number of Full Time Equivalent (FTE) GPs employed by each practice and the number of patients registered. A benchmark of 1,800 registered patients per FTE GP, based on guidance from the Royal College of GPs¹⁶, has been used to determine capacity.
- 6.27** Open Space and Play Space has been assessed on the basis of the GBC Open Space Standards Paper¹⁷, which establishes quantitative and qualitative standards for open space provision and defines recommended minimum levels of new provision to accompany new residential developments within the Borough. This paper was prepared with reference to average household sizes locally from the 2011 Census, which aligns with the

approach taken in assessing the likely resident population of the Proposed Development. The adopted Local Plan Core Strategy predates the Open Space Standards Paper, as a consequence is not directly referred to within adopted planning policy.

- 6.28** Current provision of Open Space within the wider local area has been identified using the GBC Open Space Assessment¹⁸ report, alongside a variety of mapping products including Ordnance Survey Open Greenspace dataset¹⁹.

Crime and Community Safety

Potential effects on Crime and Community Safety have been assessed qualitatively, with reference to the main types of offence being regularly committed locally and by identifying relevant steps taken by the design team to reduce the likelihood of crime occurring within the completed development.

Assumptions and Limitations

- 6.29** The assessment of socio-economic effects is based solely on desktop analysis. Baseline conditions, established with reference to datasets noted above, are subject to margins of error built in to published datasets. This means that it is not possible to establish some baseline conditions at the smallest levels of geography due to the availability and/or reliability of statistical estimates. Where data is not available or is unreliable, it has been omitted from the Baseline Conditions section. The vast majority of third party data used within the socio-economics assessment has been sourced from ONS and other official sources, meaning that it has been subject to rigorous quality assurance.

Methodology for Defining Effects

Receptors and Receptor Sensitivity

- 6.30** Sensitive receptors in a socio-economic context include local residents (both existing residents currently living within the area and new residents introduced as a result of the Proposed Development), local workers (existing and introduced), and local businesses (including their owners). Sensitive receptors are likely to experience socio-economic effects in a variety of ways, including through financial / economic gain or loss; gain or loss of access to an amenity or facility; and through gain or loss of social wellbeing.
- 6.31** The sensitivity of receptors is affected by the extent to which socio-economic issues are present within the defined geographic area – such as relative deprivation, capacity of social infrastructure, or trends in housing and employment floorspace delivery performance. Receptor sensitivity has been defined on the following basis:
- **High Sensitivity** – where baseline data indicates significant issues or challenges are present within the study area – such as high levels of socio-economic deprivation, poor housing delivery performance, or a significant deficit in social infrastructure provision;
 - **Medium Sensitivity** – where baseline data indicators for the study area are broadly in line with benchmark averages, and/or have the potential to worsen over time; and
 - **Low Sensitivity** – where baseline data indicates few challenges or issues within the study area compared with benchmark average and are unlikely to significantly worsen over time.

Magnitude of Impact

- 6.32** The assessment of the magnitude of the socio-economic impact is quantified where possible, and an objective qualitative assessment is made in the cases where quantification is not possible. The magnitude of impact is based on a scale of:
- **High Impact:** substantial change to one or more socio-economic receptors;
 - **Medium Impact:** noticeable change to one or more socio-economic receptors;
 - **Low Impact:** hardly perceptible change to one or more socio-economic receptors; and

⁵ HCA, *Employment Densities Guide* 3rd edition

⁶ VOA, *NDR Floorspace Tables, 2021*

⁷ GBC, *Five Year Housing Land Supply Statement 2020-25, January 2021*

⁸ Oxford Retail Consultants, *Household Spending Dataset 2021*

⁹ GBC, *Council Tax Bands 2022-23*, <https://www.gravesham.gov.uk/council-tax/about-council-tax>

¹⁰ ONS, *Census 2011, Table CT0802 - Age by accommodation type, by tenure, by number of bedrooms*

¹¹ ONS, *Families and Households in the UK: 2021*,

<https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2021>

¹² DfE, 'Get Information About Schools', <https://www.get-information-schools.service.gov.uk/>

¹³ KCC, *Commissioning Plan for Education 2022*

¹⁴ KCC, *KCC Guide to Development Contributions and the Provision of Community Infrastructure, 2007*

¹⁵ NHS Digital, *General Practice Workforce, June 2022*

¹⁶ NHS HUDU, 'HUDU Planning Contribution Model – Guidance Notes', October 2019

¹⁷ GBC, *Open Space Standards Paper, August 2016*

¹⁸ GBC, *Open Space Assessment, April 2016*

¹⁹ Ordnance Survey, *OS Open Greenspace*

- **Negligible Impact:** change beneath the level of perception to one or more socio-economic receptors.

6.33 The magnitude of impact is determined through professional judgement, with reference to the data sources analysed in the *Baseline Conditions* section and local and national policy and guidance summarised in **ES Volume 3, Appendix Socio-Economics and Health – Annex 1**.

Defining the Effect

Nature of Effect

6.34 Effects are defined as being adverse (having a negative effect on the receptor in question) or beneficial (having a positive effect), as well as being either direct (occurring without any intervening factors) or indirect (requiring intervening factors to occur).

Geographic Extent

6.35 The geographic extent of each effect, as discussed in the *Defining the Baseline* section above, is defined on a case by case basis and noted within the assessment. Geographic extents include the following:

- **Site Area** – the planning application red line boundary of the site;
- **Local Area (ward / 2km buffer)** – the area surrounding the site - comprising Northfleet North electoral ward; Where proximity is a key consideration, a 2km buffer has been used instead to represent the 'local' area;
- **Borough** – Gravesham;
- **Region** – South East; and
- **National** – United Kingdom.

Duration

6.36 Effects are defined as being **Temporary** (affecting one or more receptors for a fixed period of time only) or **Permanent** (affecting one or more receptors indefinitely).

Effect Scale

6.37 The scale of each effect is defined based on the sensitivity of the receptor and the magnitude of impact, using the matrix present below in **Table 6.2**. Professional judgement is used to determine which category is most appropriate where scale output is borderline (i.e. Major / Moderate, or Minor / Negligible).

Table 6.2 Effects Matrix

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

Categorising Likely Significant Effects

6.38 Effects classified as moderate or major in scale are considered 'Significant'. Effects classified as minor or negligible in scale are considered 'Not Significant'. Where an effect is assessed as borderline between two categories (e.g. Moderate/Minor), professional judgement has been used to determine the most appropriate category to apply to the effect in question.

BASELINE CONDITIONS

Population Baseline

6.39 The latest ONS mid-year population estimates (2020) indicate that the local area (Northfleet North Ward) has a resident population of 8,810 – an increase of 12% since 2011. This rate of population growth is higher than the average for Gravesham (5%), Kent (8%) and nationally (6%). **Table 6.3** summarises key population data for the local area, Gravesham, and Kent as a whole.

Table 6.3 Population Baseline

Indicator	Local Area (Northfleet North)	Gravesham	Kent	England
Total Population (2011 – 2020)				
Population - 2011	7,840	106,890	1,466,466	53,107,169
Population - 2020	8,810	101,766	1,589,057	56,550,138
% Change	12%	5%	8%	6%
Age Profile (2020)				
Age 0-4	10.2%	6.5%	5.6%	5.7%
Age 5-11	12.1%	9.7%	8.9%	8.7%
Age 12-15	5.8%	5.3%	5.0%	4.7%
Age 16-17	2.2%	2.4%	2.3%	2.2%
Age 18-24	7.4%	7.0%	7.5%	8.3%
Age 25-64	52.9%	51.7%	50.3%	51.8%
Age 65-74	6.0%	9.1%	10.8%	9.9%
Age 75+	3.5%	8.3%	9.5%	8.6%
Ethnicity (2011)				
White	74%	83%	94%	85%
Mixed / Multiple Ethnic Groups	3%	2%	2%	2%
Asian / Asian British	15%	10%	3%	8%
Black / African / Caribbean / Black British	5%	3%	1%	3%
Other Ethnic Group	3%	2%	0%	1%

Source: ONS Mid-Year Population Estimates; ONS Census 2011

6.40 The local area has a relatively large core working age population (25-64), with 52.9% of the population within this age group, compared with 51.7% across Gravesham, 50.3% across Kent and 51.8% nationally. The local area primary and secondary school-aged population is higher than the average for Gravesham, which in turn is slightly larger than the Kent and national averages. The local area has a very low proportion of older residents, with just 3.5% aged 75+.

6.41 The local area is also more ethnically diverse than the Gravesham, Kent and national averages, with White residents representing 74% of the local population at the time of the 2011 Census, and 15% Asian/Asian British – more than five times the Kent average and 50% higher than the Gravesham average.

Labour Market Baseline

6.42 As noted above, the local area has a relatively large working age population – particularly within the 25-64 age group, which is typically the most economically active age cohort.

6.43 According to the ONS Annual Population Survey, the local area economic activity rate is 82.7%, higher than the Kent and National averages, though it is important to note that a relatively large margin of error is present in these survey-based estimates. Unemployment rates (defined as those out of work but actively seeking employment) in Kent are in line with the national average.

6.44 Claimant counts indicate the number of residents claiming out-of-work benefits. As noted in **Table 6.4**, the claimant count rose significantly across all areas analysed between 2019 and 2020 owing to the onset of the Covid-19 global pandemic. Since 2020, claimant counts have declined steadily, but remain 32-43% higher than 2019 levels across all three areas. In total, Gravesham had, as of June 2022, 2,695 people claiming out-of-work benefits, from a working age population of c.52,613 (a claimant rate of approximately 5.12% - higher than the Kent average of 3.96% and National average of 4.61%).

Table 6.4 Labour Market Baseline

Indicator	Gravesham	Kent	England
Economic Activity and Unemployment (2020)			
Economic Activity Rate	82.7%	78.0%	78.7%
Unemployment Rate	-	4.5%	4.6%
Claimant Count June 2019	2,015	23,805	942,115
Claimant Count June 2020	4,745	56,595	2,200,615
Claimant Count June 2021	4,220	47,850	1,961,300
Claimant Count June 2022	2,695	31,625	1,349,920
% Change 2019 to 2020	135%	138%	134%
% Change 2020 to 2021	-11%	-15%	-11%
% Change 2021 to 2022	-36%	-34%	-31%
Level 4+ Qualifications	31.9%	38.5%	43.1%
Level 3 Qualifications	59.1%	59.4%	61.3%
Level 2 Qualifications	76.0%	80.6%	78.2%
Level 1 Qualifications	87.9%	89.5%	87.8%
Other Qualifications	-	3.9%	5.9%
No Qualifications	8.2%	6.6%	6.4%
Management / Professional / Technical	-	48.0%	50.0%
Administrative / Skilled Trades	-	21.3%	18.9%
Care / Leisure / Sales / Customer Service	-	9.5%	9.1%
Operative / Elementary Occupations	-	7.2%	6.8%

Source: ONS Annual Population Survey 2021; DWP Claimant Count October 2021

6.45 The local population has relatively low levels of qualification, with 31.9% having Level 4+ (Degree or equivalent) qualifications, and 8.2% having no qualifications at all. Statistically robust up-to-date local area data on occupations is not available, but at the Kent level nearly half of residents work in highly skilled Management / Professional / Technical occupations – a slightly lower proportion than the national average. Kent also has a slightly higher proportion of residents in Operative / Elementary Occupations than the national average, reflecting the diversity of skills within the county.

Household Expenditure

6.46 According to Oxford Retail Consultants, the average spend per household per annum (2020 prices) within GBC on retail and leisure is as follows:

- Comparison Goods: £6,246 per household;
- Convenience Goods: £3,305 per household;
- Food & Beverage: £2,524 per household; and
- Leisure Activities: £484 per household.

Employment Baseline

6.47 According to the ONS Business Register Employment Survey (2020), there are approximately 3,500 jobs based within the local area – approximately one job for every 0.75 working age residents, compared with one job per

0.65 working age residents across Gravesham and 0.91 for England as a whole.

6.48 The largest employment sector within the local area is transport & storage, alongside accommodation and food services, and manufacturing as shown in **Table 6.5**.The local area has around 400 jobs in the Construction industry, with around 3,000 in total across the wider Borough.

Table 6.5 Employment Baseline

Indicator	Local Area	Gravesham	England
Largest Sectors within the Local Area (2020)			
Transport & Storage	800 (22.9%)	2,500 (7.0%)	1,380,000 (5.2%)
Accommodation & Food Services	700 (20.0%)	3,000 (9.0%)	1,892,000 (7.1%)
Manufacturing	500(14.3%)	1,750 (5.0%)	2,024,000 (7.6%)
Construction	400 (11.4%)	3,000 (9.0%)	1,298,000 (4.9%)
Wholesale	175 (5.0%)	600 (2.0%)	1,032,000 (3.9%)
Business Administration & Support Services	175 (5.0%)	5,000 (14.7%)	2,335,000 (8.8%)
Total Employment (2020)			
Total Employment (2020)	3,500	34,000	26,671,000

Source: ONS Business Register Employment Survey (2020)

6.49 It is estimated that c.518 FTE jobs are currently sustained on site – around 15% of total jobs in the Local Area (3,500). This has been estimated based on application of employment density assumptions from the HCA Employment Density Guide 3rd Edition to floorspace measurements at unit level from the VOA Rating List. From an estimated total floorspace of c. 47,389m² (GIA), this equates to an average employment density of 92m² per FTE. Please note that the floorspace total excludes yard spaces (such as the two Aggregates sites). Employment associated with yard spaces has, however, been included within the jobs total. Including all yards and ancillary spaces, the site extends to approximately 105,100m².

Housing Baseline

6.50 At the time of the 2011 Census, there were approximately 3,167 households living within the local area (**Table 6.6**). Nearly half (46%) of these households were owner occupied, with 27% living within social rented housing, and a further 26% renting privately. There is a significantly higher proportion of social rented housing in the local area than the rest of Gravesham and compared to the national average, and a correspondingly low proportion of owner occupied.

Table 6.6 Housing Stock Profile

Indicator	Local Area (Northfleet North)	Gravesham	England
Housing Stock Profile (2011)			
Total Households (2011)	3,167	40,431	22,063,368
Owned / Shared Ownership	46%	65%	64%
Social Rented	27%	17%	18%
Private Rented	26%	17%	18%

Source: ONS, Census 2011

6.51 Since 2011-12, a total of 2,057 new homes were delivered, according to data taken from the Housing Delivery Action Plan March 2020 update, and as shown in **Table 6.7**. This fell below the housing requirement of 2,963 over the same period, meaning that just 69% of the requirement was delivered.

Table 6.7 Net Dwellings Completed in Gravesham 2011-2020

Tenure	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Total 2011-20
Local Plan Core Strategy Housing Target	325	325	325	325	325	325	325	325	363	2,963
Residential Completions	177	401	156	246	180	165	276	292	164	2,057
% of Annual Target Achieved	54%	123%	48%	76%	55%	51%	85%	90%	45%	69%
Cumulative % of Target Achieved (2011-2020)	54%	89%	75%	75%	71%	68%	70%	73%	69%	69%

Source: Gravesham Housing Delivery Plan – Net dwellings completed in Gravesham 2011-2020

6.52 As summarised below (Table 6.8), the latest Housing Delivery Test results indicate that GBC is subject to the NPPF’s presumption in favour of sustainable development on account of delivering just 57% of its housing requirement over the last three years.

Table 6.8 Gravesham Housing Delivery Test Result – 2021 Measurement

Gravesham Housing Delivery Test Result – 2021 Measurement	
Total homes required 2019/20/21	1,154
Total homes delivered 2019/20/21	661
% of requirement delivered	57%
Consequence	Presumption (<75% delivered)

Source: DLUHC, Housing Delivery Test 2021 Measurement

6.53 As of 2020, Gravesham had the highest proportion of social dwelling stock in Kent with 17.2% of the stock in the district being owned by the local authority or Private Registered Providers²⁰. A Freedom of Information request made in Summer 2020, found that Gravesham had 1,729 people waiting for a home, the 4th highest of the 12 districts in Kent plus the Medway Unitary Authority²¹.

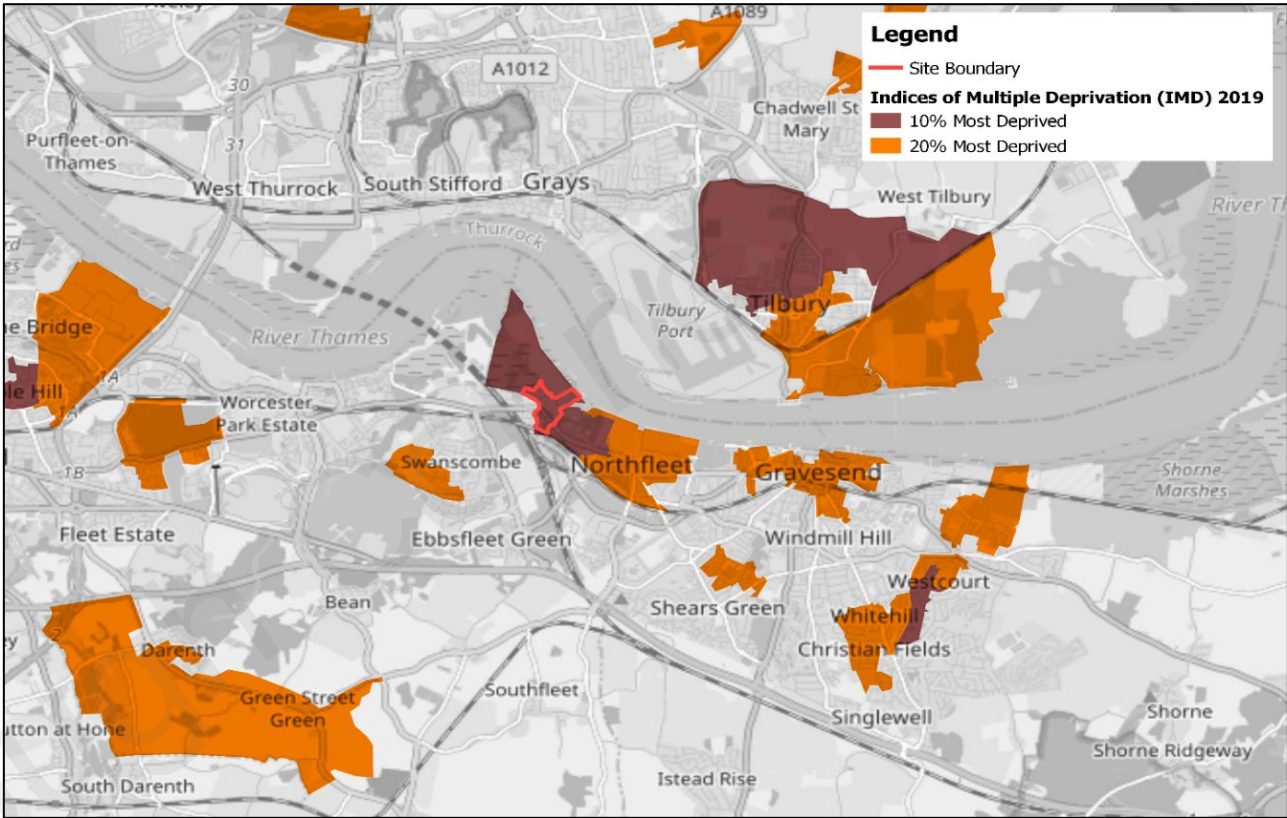
6.54 At present, there are four homes on site. All four are understood to be 2-bed terraced houses – two of which are owner occupied and two occupied by privately-renting tenants. It has been assumed that a total of 10 people live within these homes, based on 2.5 per dwelling (the average occupancy per dwelling for Gravesham).

Deprivation

6.55 The English Indices of Deprivation provide an indication of the challenges faced by local neighbourhoods (Lower Super Output Areas – LSOAs) relative to other LSOAs nationally. In broad terms, the most deprived areas are those within the lower two deciles (i.e. most deprived 20%) nationally. Figure 6.2 shows areas which fall within this category in the local area.

6.56 Within Northfleet, Gravesend and surrounding areas, there are several LSOAs which fall within the 10% and 20% most deprived LSOAs nationally. The site is located within LSOA ‘Gravesham 001C’, which is among the 10% most deprived LSOAs nationally for Multiple Deprivation. It is also among the 10% most deprived LSOAs nationally under several of the domains which comprise the overall Multiple Deprivation index, including Crime, Income, and Education, Skills and Training, and among the 20% most deprived under both the Barriers to Housing and Services and Health Deprivation and Disability domains.

Figure 6.2 Multiple Deprivation – 20% Most Deprived LSOAs Nationally



Source: MHCLG, English Indices of Deprivation 2019; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Crime and Community Safety

6.57 As noted above, the local area is among the 10% most deprived nationally in terms of the Crime domain of the 2019 English Indices of Deprivation. Kent Police data shows that more than 100 crimes have been reported within Northfleet North ward per month in nine of the last 12 months. Within this period, the most common crimes reported were Violence and Sexual Offences (44.0% of total), Anti-social behaviour (12.4%) Criminal Damage and Arson (11.1%) and Public Order (7.5%).

Council Tax and Business Rates

6.58 According to the DLUHC ‘Receipts of Council Taxes: England, April to June 2010 to 2022’ dataset, Gravesham had the 4th smallest total Council Tax receipts in the South East region, and ranked 250th out of 308 local authorities nationally, with a total 2021/22 receipts of £65.8m.

6.59 DLUHC also provides a similar dataset for non-domestic rates, which also show Gravesham having one of the lowest levels of business rates receipts in the region (£21.5m in 2021/22 – 7th lowest in the South East) and also nationally (ranked 261st out of 308).

6.60 Current site occupiers are estimated to contribute approximately £1.6m per annum in business rates (before rates relief), and around £6,400 per annum in Council Tax (before discounts).

²⁰ KCC, Kent Housing Stock, October 2021

²¹ Kent Online, Thousands of people are on housing lists for council properties in Kent and some have been waiting for years, September 2020

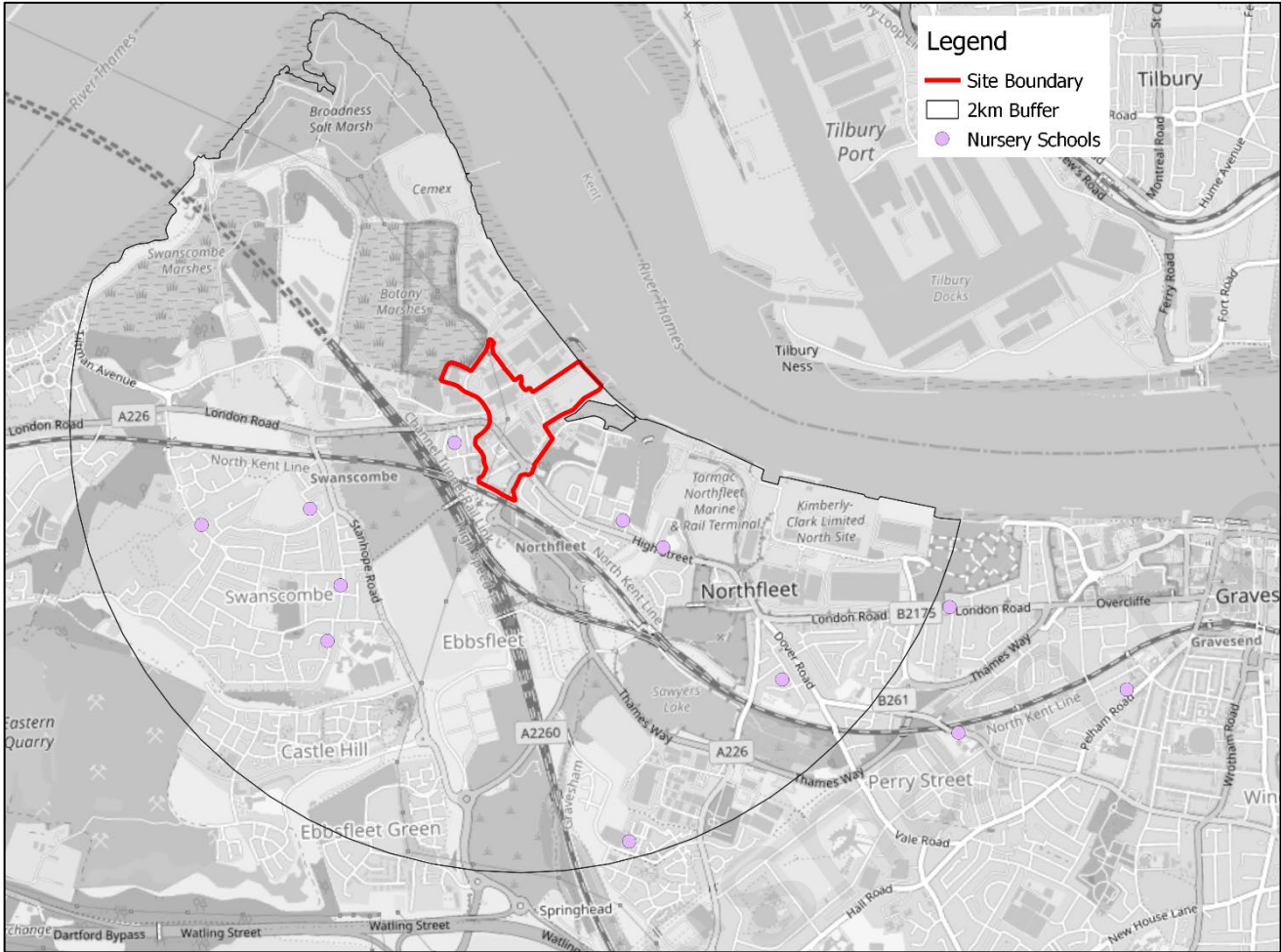
Social Infrastructure

Education

Nurseries

6.61 A number of nurseries are located within close proximity – the nearest being Snowden Hill Nursery (approx. 300m from the site) and Northfleet Nursery School (approximately 1,900m from the site). **Figure 6.3** shows the location of Nursery Schools within 2km of the site. There are a total of eight nursery schools within 2km from the centre of the site, in addition to private childminders operating from their own homes. The KCC Commissioning Plan for Education (2022) highlights a deficit in Nursery provision in Gravesham of 229 places for the Summer Term in 2021/22 (though also notes a particular surplus within Dartford Borough).

Figure 6.3 Nursery Schools within 2km of Site



Source: Department for Education; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Primary Schools

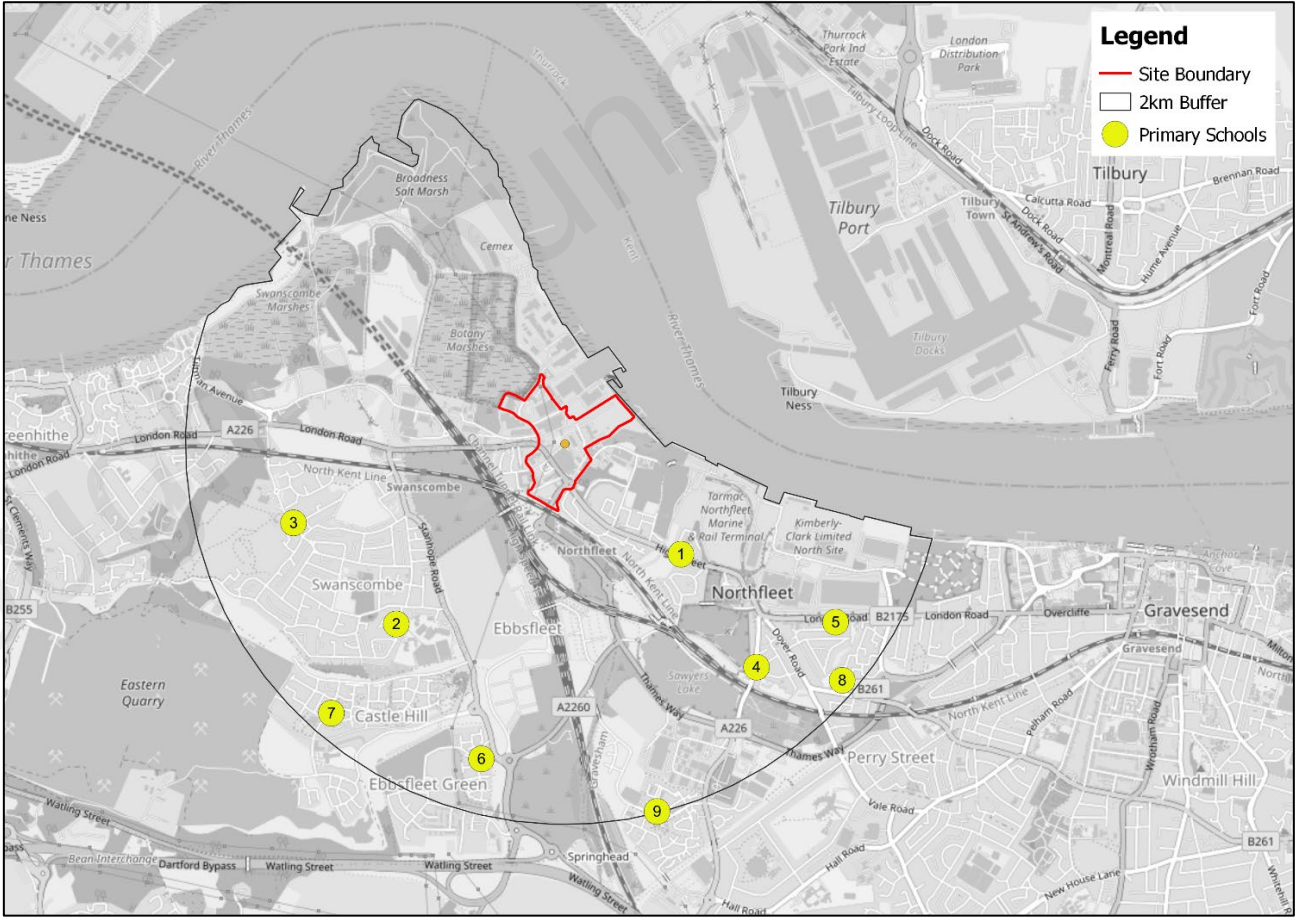
6.62 **Figure 6.4** shows the location of primary schools within a 2km radius of the site boundary. There are a total of nine primary schools located within 2km from the centre of the site.

6.63 **Table 6.9** summarises the number of pupils enrolled at these schools compared against their capacities. In total, the nine schools within 2km have a combined capacity of 3,089, with a total of 2,912 pupils enrolled – indicating unused capacity of 177 places.

6.64 According to the Kent Commissioning Plan for Education Provision (2022-2026), demand for primary school places within Gravesham, is expected to plateau and subsequently increase towards the end of the decade as housing construction picks up across the Borough. The neighbouring district of Dartford is also projected to see increased demand for primary places given significant development in the area and migration from urban centres in Greater London.

6.65 Plans for the new Alkerden education campus in nearby Ebbsfleet, with places for both primary and secondary school students were approved in January 2021. The school will provide capacity for 2,200 primary and secondary pupils and also cater for early years and special education needs. While the new education campus will fall outside of the 2km radius of the site, it will alleviate pressures on other schools in the area. The first phase of the secondary school will open in September 2024, with the remaining secondary and primary provision to open at a future date to be confirmed.

Figure 6.4 Primary Schools within 2km of Site



Source: Department for Education; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Table 6.9 Primary Schools within 2km of Site – Pupils and Capacity

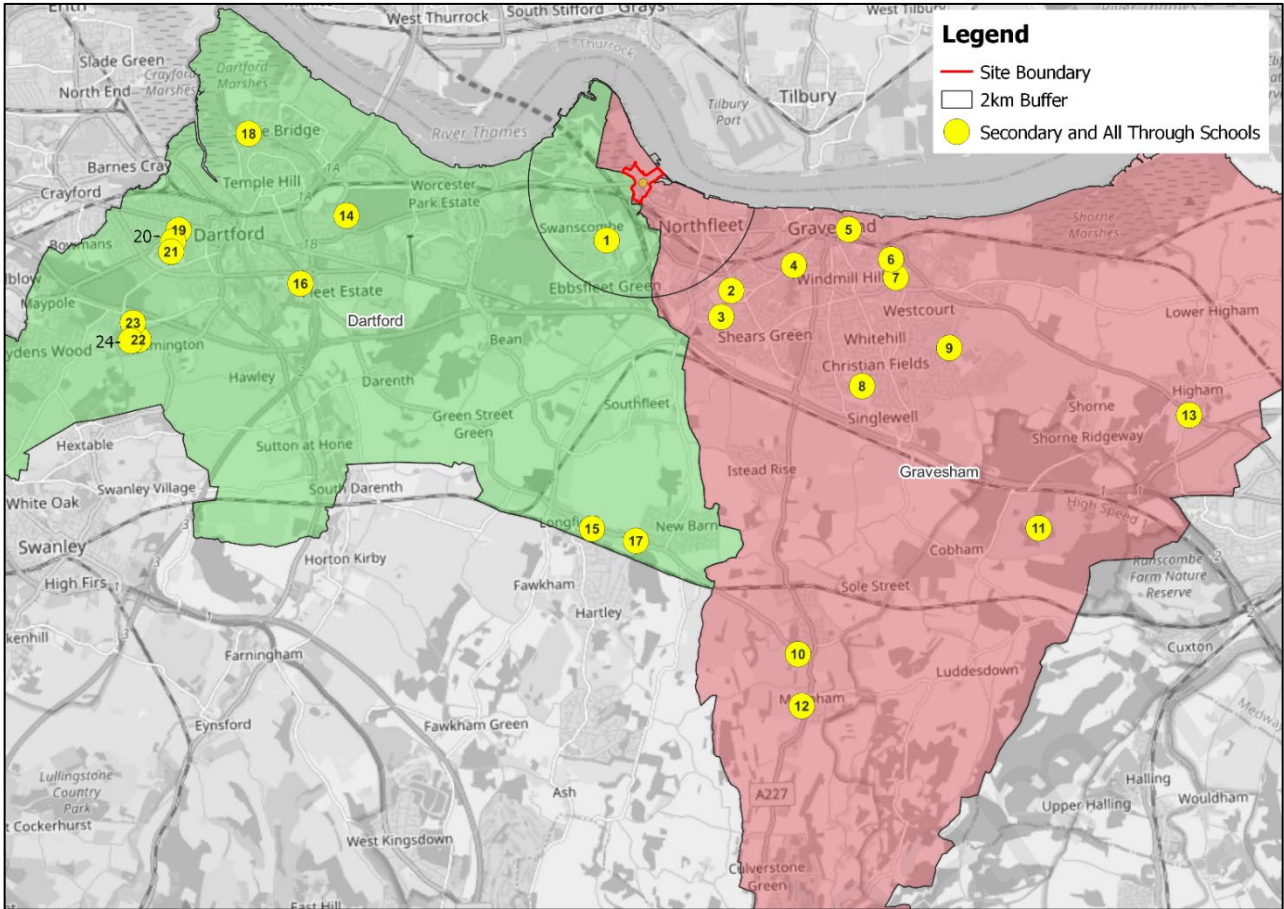
Map Key	School Name	Phase of Education	Pupils	Capacity	Unused Capacity	Distance from Site	Ofsted Rating
1	Lawn Primary School	Primary	219	262	43	843m	Good
2	Manor Community Primary School	Primary	668	674	6	1,299m	Good
3	The Craylands School	Primary	389	390	1	1,489m	Good
4	St Joseph's Catholic Primary School, Northfleet	Primary	209	210	1	1,548m	N/A
5	Rosherville Church of England Academy	Primary	137	140	3	1,769m	N/A
6	Ebbsfleet Green Primary School	Primary	107	461	354	1,707m	N/A
7	Cherry Orchard Primary Academy	Primary	443	450	7	1,877m	Outstanding
8	St Botolph's Church of England Primary School	Primary	450	210	-240	1,919m	Good
9	Springhead Park Primary School	Primary	290	292	2	1,994m	N/A
TOTAL			3,089	2,912	177		

Source: Get Information about Schools, get-information-schools.service.gov.uk

Secondary Schools

6.66 **Figure 6.5** below shows secondary schools within 2km of the site, as well as additional secondary schools within Gravesham Borough and neighbouring Dartford Borough, whilst **Table 6.10** summarises the number of pupils and capacities. There are only two secondary schools located within a 2km radius. Combined, these schools are currently under-utilised, with capacity for an additional 130 pupils. Within the wider Gravesham Borough, there is capacity for an additional 275 pupils and Dartford has additional capacity for 749 pupils. In total, the two Borough's 24 secondary schools have a combined spare capacity of 749, excluding potential additional spaces within the 6 all-through schools.

Figure 6.5 Secondary Schools within Gravesham and Dartford



Source: Department for Education; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Table 6.10 Secondary Schools within 2km of Site and wider Gravesham Borough– Pupils and Capacity

Map Key	School Name	Phase of Education	Pupils	Capacity	Unused Capacity	Distance from Site	Ofsted Rating
Within 2km of Site							
1	The Ebbsfleet Academy	Secondary	684	750	66	1,185m	Good
2	Northfleet Technology College	Secondary	925	989	64	2,428m	Good
SUBTOTAL			1,609	1,739	130		
Additional Secondary Schools Within Wider Gravesham Borough							
3	Northfleet School for Girls	Secondary	1,178	1,145	-33	2,705m	Good
4	Mayfield Grammar School, Gravesend	Secondary	1,317	1,207	-110	2,999m	Outstanding
5	Pier View Academy	All through	N/A*	N/A*	N/A*	3,677m	Requires

Map Key	School Name	Phase of Education	Pupils	Capacity	Unused Capacity	Distance from Site	Ofsted Rating
							Improvement
6	Gravesend Grammar School	Secondary	1,353	1,032	321	4,527m	Outstanding
7	St John's Catholic Comprehensive	Secondary	1,264	1,184	80	4,711m	Good
8	Ilfield School	All through	N/A*	N/A*	N/A*	5,209m	Outstanding
9	Thamesview School	Secondary	927	910	17	6,069m	Good
10	Helen Alison School	All through	N/A*	N/A*	N/A*	8,640m	Good
11	Cobham Hall	All through	N/A*	N/A*	N/A*	9,155m	N/A
12	Meopham School	All-through	N/A*	N/A*	N/A*	9,519m	Outstanding
13	Gad's Hill School	All through	N/A*	N/A*	N/A*	10,351m	N/A
SUBTOTAL			6,039	5,478	275		
Additional Secondary Schools Within Neighbouring Dartford Borough							
14	Stone Lodge School	Secondary	418	420	2	5,205m	N/A
15	Longfield Academy	Secondary	1,026	1,150	124	6,087m	Good
16	The Leigh Academy	Secondary	1,379	1,500	121	6,228m	Good
17	Rowhill School	All through	N/A*	N/A*	N/A*	6,234m	Good
18	The Leigh UTC	Secondary	730	960	230	6,933m	Good
19	Dartford Grammar School	Secondary	1,534	1,550	16	8,141m	N/A
20	Dartford Grammar School for Girls	Secondary	1,241	1,119	-122	8,261m	Outstanding
21	Dartford Science & Technology College	Secondary	860	950	90	8,318m	Good
22	Wilmington Grammar School for Boys	Secondary	1,050	848	-202	9,217m	Good
23	Wilmington Grammar School for Girls	Secondary	1,030	1,070	40	9,226m	Outstanding
24	Wilmington Academy	Secondary	1,355	1,400	45	9,351m	Good
SUBTOTAL			10,623	10,967	344		
TOTAL			18,271	18,184	749		

Source: Get Information about Schools, get-information-schools.service.gov.uk; *It is not possible to disaggregate Primary from Secondary capacity in All-Through Schools.

6.67 The KCC Commissioning Plan for Education 2022 notes that 1.5 Form Entry (FE) of additional secondary school capacity is expected to be added to existing schools within the Gravesham and Longfield Planning Group area in line with demand profiling.

Non-Compulsory Education – Tertiary and Higher Education

6.68 The nearest provider of Tertiary education to the site is North Kent College, located in Dartford (approx. 8,400m from the site).

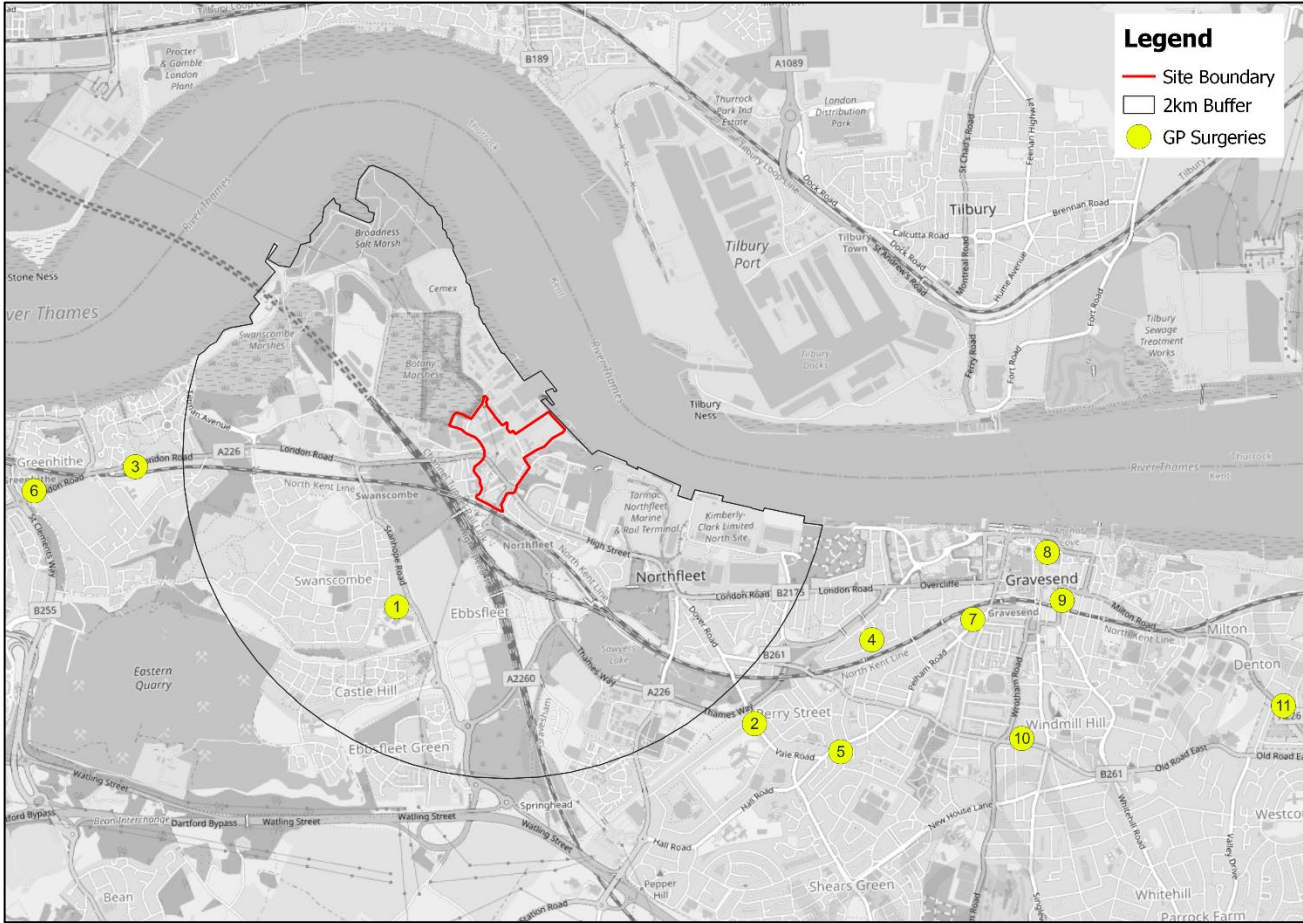
6.69 There are several universities within commutable proximity to the site. The nearest is the University of Greenwich, Medway Campus and the neighbouring University of Kent, Medway Campus, both located in Medway, Kent. Additionally, the University of Greenwich's main campus in Greenwich, London is an approximate 32-minute drive from the site.

Healthcare

6.70 **Figure 6.6** shows GP practices based within a 2km radius of the site and just outside of this buffer zone, including within Gravesend and towards Dartford, to the west. Please note that some practices operate across multiple sites, but their statistics are reported at the main branch. The nearest GP practice is based 1,161m from the site boundary, the only GP within 2km from the centre of the site.

- 6.71 Table 6.11 summarises the capacity of these GP practices to accept new patients, based on a benchmark of 1,800 patients per FTE GP.
- 6.72 On the basis of the benchmark, there is a deficiency of provision within the 1km radius area of approximately 20.4 FTE GPs. This deficiency is amplified by a number of individual practices operating with patient lists far in excess of the benchmark – including Swanscombe Health Centre (the nearest to the site – which would require 2.1 additional FTE GPs to achieve the benchmark) and Springhead Health (which would also require an addition 6.5 FTE GPs). The only GP surgery in the local vicinity with excess capacity is Parrock Street Surgery, with spaces for 565 patients based on the benchmark.

Figure 6.6 GP Surgeries within 2km of Site



Source: NHS Digital; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Table 6.11 Closest GP Surgeries to the Site

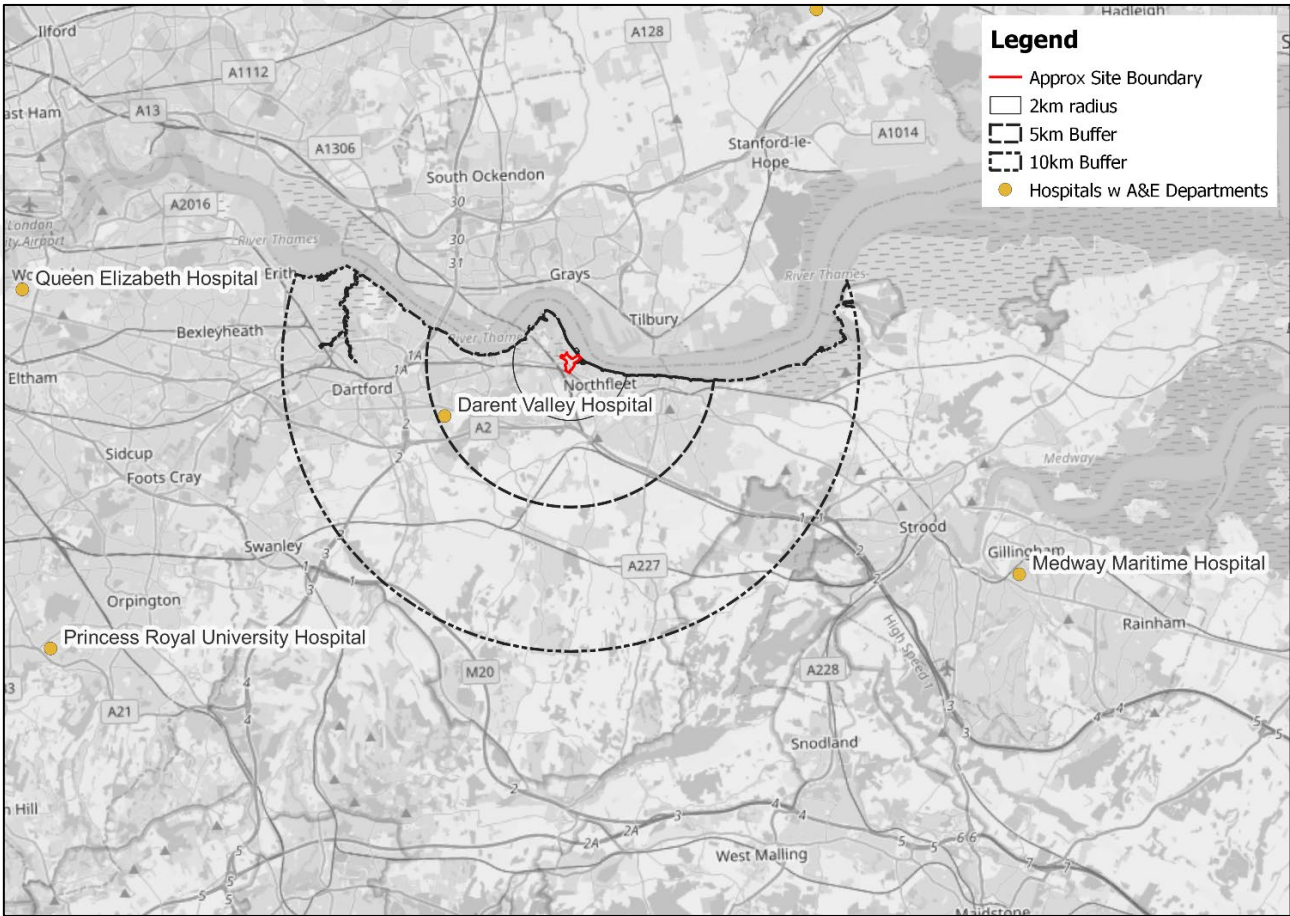
Map Key	School Name	Patients	GP FTE	Patients per FTE	Capacity*	Unused Capacity	Distance from Site
1	Swanscombe Health Centre	31,524	15.4	2,047	27,720	-3,804	1,161m
2	Springhead Health	22,546	6	3,758	10,800	-11,746	2,259m
3	Greenhithe Surgery	part of Swanscombe Health Centre practice (1)					2,296m
4	Beaumont Drive Surgery	part of Rochester Road Surgery practice (11)					2,527m
5	The Shrubbery Surgery	16,449	5.3	3,104	9,540	-6,909	2,760m
6	Ivy Bower Surgery	part of Swanscombe Health Centre practice (1)					2,929m
7	Pelham Medical Practice	13,677	5.3	2,581	9,540	-4,137	3,051m
8	Gravesend Medical Centre	16,051	7	2,293	12,600	-3,451	3,390m
9	Parrock Street Surgery	2,315	1.6	1,447	2,880	565	3,544m
10	Old Road West Surgery	9,168	2.2	4,167	3,960	-5,208	3,631m

Map Key	School Name	Patients	GP FTE	Patients per FTE	Capacity*	Unused Capacity	Distance from Site
11	Rochester Road Surgery	3,835	1	3,835	1,800	-2,035	5,053m
TOTAL		115,565	43.8	2,638	78,840	-36,725	

Source: NHS Digital *based on 1,800 registered patients per FTE GP

- 6.73 There are 3 dental practices located within 2km of the site including one, Grove House Orthodontics, located within the site boundary itself.
- 6.74 The nearest major hospital to the site is Darent Valley Hospital, located approximately 3.7 miles to the south-west of the site (around 24 minutes by public transport or 12 minutes' drive). The second closest major hospital is the Medway Maritime Hospital (around 54 minutes by public transport or 26 minutes' drive). Both hospitals include an A&E department, which operates 24/7. Darent Valley Hospital is operated by the Dartford and Gravesham NHS Trust, while the Medway Maritime Hospital is operated by the Medway NHS Foundation Trust. With respect to emergency admissions, Dartford and Gravesham NHS Trust outperformed the national average with respect to the % of patients being treated within 4 hours, as of July 2022, while Medway lagged only slightly behind (Dartford and Gravesham=73.5%, Medway=69.8%, National=71.0%).

Figure 6.7 Hospitals within 2km of Site

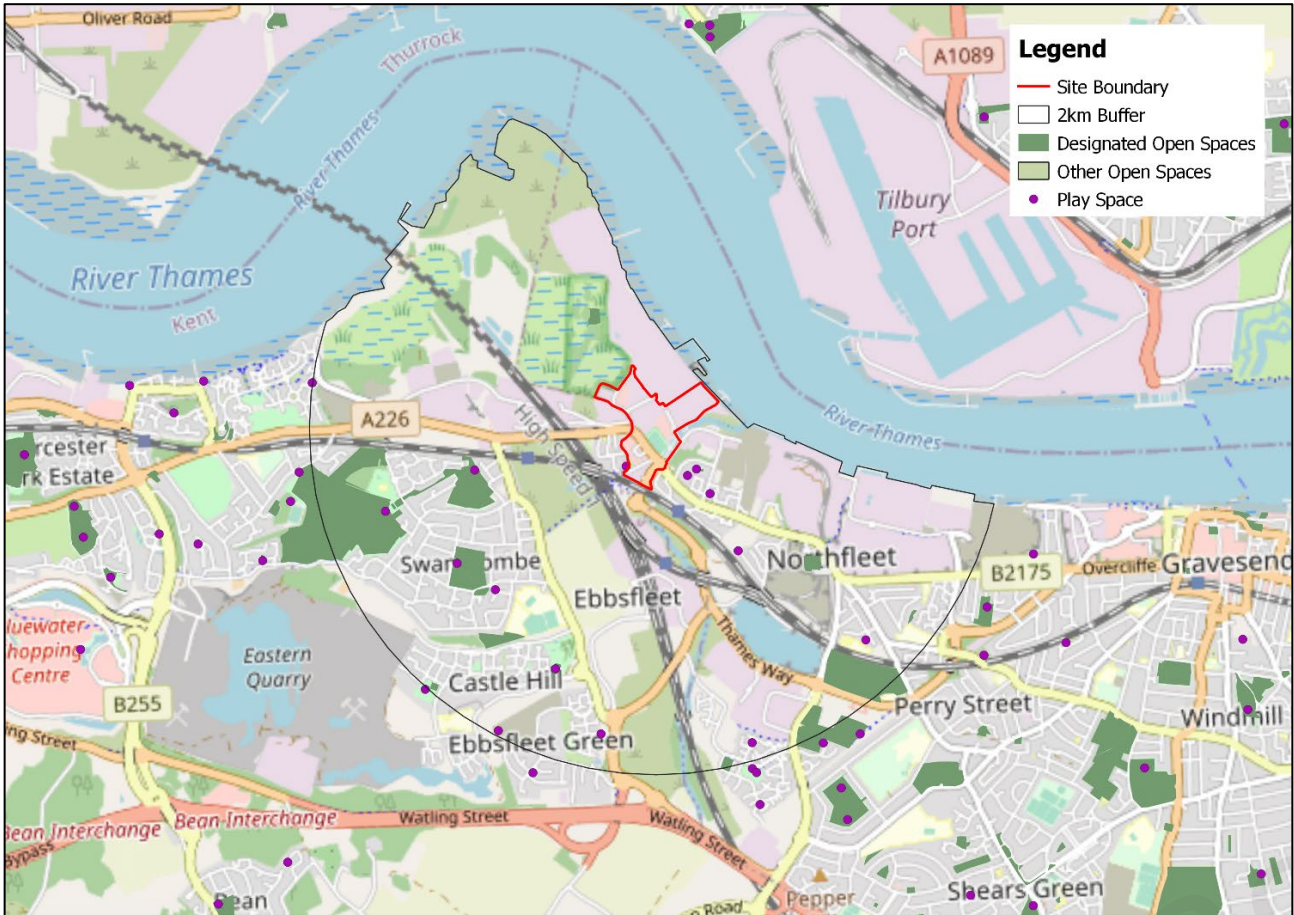


Source: NHS Digital; Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

Open Space and Playspace

- 6.75 Figure 6.8 shows designated and other open spaces within a 2km radius of the site. The nearest major existing outdoor play spaces to the site is at Broomfield Park (900m) and Swanscombe Heritage Park (approximately 1,450m from site). There are several smaller play spaces in the residential neighbourhood to the east of the site.

Figure 6.8 Designated and other Open Spaces



Source: GLA / OS / OpenStreetMap / GiGL. Contains Ordnance Survey Data. © Crown Copyright and Database Right 2021. © OpenStreetMap Contributors.

- 6.76 The site is also located close to Botany Marshes and Swanscombe Marshes, located on the Swanscombe Peninsula. Though publicly accessible, these marshes are designated as Sites of Specific Scientific Interest (SSSI), as set out in **ES Volume 1, Chapter 14: Ecology and Biodiversity**, and have protected status.
- 6.77 Across the borough as a whole, the GBC Open Space Standards paper identifies the following levels of open space provision within Urban areas (per 1,000 population, as of 2015):
- Parks and Gardens: 0.24ha;
 - Natural and Semi-Natural Green Space: 0.01ha;
 - Amenity Greenspace: 0.74ha;
 - Provision for Children and Young People (playspace): 0.03ha; and
 - Allotments: 0.07ha.

Accessibility

- 6.78 The site is located within reasonable walking distance (c. 5 minutes) of Northfleet railway station, which offers services to Gravesend and the Medway Towns to the east, and Charing Cross and Luton to the west. Ebbsfleet International station is also located nearby (c. 20 minutes' walk) offering services to many Kent destinations as well as high speed rail to St Pancras International, Stratford International and Ashford International, plus some Eurostar services to mainland Europe (currently suspended). The site is also accessible by bus (Ebbsfleet United Football Ground bus stop is served by services to Gravesend, Dartford and Bluewater, plus a fast service to Ebbsfleet International). The nearest major road, the A2, is located approximately 4km from the site – approximately 5 minutes' drive time in clear traffic.

RECEPTORS AND RECEPTOR SENSITIVITY

6.79 Table 6.12 and Table 6.13 summarise existing and introduced receptors with commentary provided on each receptor's sensitivity.

Table 6.12 Existing Receptors

Receptor		Sensitivity	Rationale
Existing On-Site Homes and their Residents		High (Borough)	An estimated ten existing residents live on the site who will be permanently displaced due to their existing accommodation being acquired and demolished to make way for the construction of the Proposed Development. It is noted that three of the four residential properties are privately rented, with the fourth being owner occupied.
Existing Businesses Operating from the Site and their Employees		High (Borough)	A significant number of existing businesses which operate from the site will be displaced on a permanent basis. Only Ebbsfleet United FC is currently confirmed to be retained on site. Through the CPO process, GBC as acquiring authority (and supported by the Applicant) are required to compensate to displaced businesses for their losses which may include the costs of securing alternative premises in other locations and other financial losses.
Construction Businesses and their Employees		Low (Regional / National)	The demolition and construction phase will require a significant amount of labour to complete. Whilst both the Local Area and Gravesham as a whole have relatively large construction sectors, a complex major project such as the Proposed Development is likely to draw upon a Regional and National supply chain, with benefit dispersed across a wide area.
Housing Need / Availability in Gravesham		High (Borough)	GBC is subject to presumption in favour of sustainable development, owing to its delivery performance over the most recent three year measurement period (2018-19 to 2020-21) under the Housing Delivery Test. There is therefore a strong need to secure a suitable supply of housing as soon as possible. The size of the Council's waiting list for social housing also indicates a strong need for additional affordable housing supply.
The Gravesham Economy / Workforce		High (Borough)	The Borough has a relatively low jobs density, though economic activity rates are high and unemployment rates below Kent and National Averages. The local area has, however, also been shown to have pockets of severe deprivation – with parts of Northfleet among the 10% most deprived nationally for Multiple Deprivation, as well as for Income, Education, Skills and Training Deprivation.
GBC Council Tax and Non-Domestic Rates Income		Medium (Borough)	Gravesham is a small Borough and has one of the lowest levels of Council Tax and Non-Domestic Rates income in the region. Intensifying economic activity and growing the number of residential properties in the area will therefore grow the tax base by a relatively significant amount.
Crime and Community Safety		High (Local)	The Local Area has high crime rates at present, as demonstrated by the Indices of Deprivation 2019. Creation of a cohesive new mixed-use neighbourhood is therefore expected to have a relatively significant impact on crime within the local area.
Social Infrastructure	Nurseries	Medium (Local)	There are eight nurseries operating within 2km of the site, in addition to many more nurseries and childminders operating within the Borough – though at Borough level the KCC Commissioning Plan for Education (2022) highlights a deficit in Nursery provision in Gravesham of 229 places for the Summer Term in 2021/22 (though also notes a particular surplus within Dartford Borough).
	Primary Schools	Medium (Local)	There are currently nine primary schools within 2km of the site. Though some aggregate unused capacity has been identified, much of this capacity is earmarked to support future development phases of Ebbsfleet Garden City. It should be noted, however, that the most recent KCC Commissioning Plan for Education (2022) states that delivery of new homes at EGC has been slower than expected, meaning that planned investment in expanding capacity locally has been delayed as a consequence. Engagement with GBC has indicated that there is scope to expand local primary schools in response to housing development locally, alongside a proposed new 2 Form Entry Primary School at Springhead Park.
	Secondary Schools	Low (Borough)	Across GBC and neighbouring Dartford Borough, there are 24 state funded secondary and all-through schools, the nearest being The Ebbsfleet Academy (c. 1.2km from site) and a further 8 located in the Northfleet / Gravesend area. Some capacity exists within the nearest schools to site. Within the Gravesham and Longfield Planning Group, the KCC Commissioning Plan for Education indicates that a 1.5 FE of additional secondary school capacity is currently expected to be added to existing schools in line with demand profiling.
	Primary Healthcare	High (Local)	There is just one GP Surgery branch located within 2km of the site boundary, though a further five are located within the 2-3km band – including multiple

Receptor		Sensitivity	Rationale
			surgeries within Gravesend. The nearest surgery is over-subscribed, and is unlikely to be able to take on a significant number of new patients. Provision has been made within the masterplan for creation of new primary healthcare (GP surgery) provision and other non A&E medical services provisions (dental, physio, sports medicine. etc.
	Open Space	Medium (Local)	The site has a number of existing open spaces located nearby, though the Borough as a whole was found to be highly deficient in Open Space – resulting in Guidance recommending on-site provision where new housing developments are proposed. Ecological sensitivities of the neighbouring SSSI mean that the need to meet open space needs on-site is heightened so as to not significantly increase recreational pressures upon the SSSI, as discussed and assessed in ES Volume 1, Chapter 14: Ecology and Biodiversity .
	Playspace	Medium (Site)	As noted above, the GBC Open Space Assessment recommends on-site provision where possible, though a number of existing play space sites have been identified in close proximity to the site boundary.

Table 6.13 Introduced Receptors

Receptor	Sensitivity	Rationale
Residents of the Completed Development	High (Local)	New residents will require access to community infrastructure (schools, GPs, open space), but will also bring new expenditure and pay council tax.
Businesses operating from the Completed Development	Low (Borough)	New businesses will require staff creating new job opportunities for Gravesham residents as well as paying business rates.

POTENTIAL EFFECTS

Demolition and Construction

Loss of Existing Uses and Employment

- 6.80 As noted above, the Proposed Development will result in the demolition of the existing residential and commercial accommodation on site. This includes 4 residential properties, accommodating an estimated 10 residents, and approximately 47,389 m² (GIA) of commercial floorspace and associated yards/ancillary spaces. This equates to approximately 52,654m² on a GEA basis. At present, it is estimated that 518 FTE direct jobs are sustained on-site.
- 6.81 Table 6.14 below summarises the steps taken in calculating the additionality of these existing jobs – i.e., the contribution they make to borough-level employment, taking account of leakage (jobs estimated to be performed by residents of other areas) and multiplier effects (additional employment sustained through the supply chains of existing businesses, plus induced jobs sustained through workers spending their wages in the local economy). No displacement has been assumed on the basis that existing businesses are already established within the local economy and workforce.

Table 6.14 Calculation of Existing On-Site Employment Additionality

	Type	Total	Formulae
A	Existing Direct Jobs (FTE, national)*	518	
B	Operational Leakage (Borough)	44%	
C	Existing Borough Direct Jobs (FTE)	290	$A * (1 - B)$
D	Indirect Multiplier (blended)	1.48	
E	Net Additional Borough Indirect Jobs (FTE)	138	$(C * D) - C$
F	Composite Multiplier (blended)	1.57	
G	Net Additional Borough Induced Jobs (FTE)	28	$(C * F) - (C + E)$
H	Total Net Additional Borough Jobs (FTE)	456	$C + E + G$

²² Source: ONS Business Population Estimates 2021: Detailed Tables

- 6.82 On the basis of the above, it is estimated that the existing development employs approximately 456 people (FTE) from the Borough directly, indirectly and through induced spending. It has been assumed that these jobs will be permanently lost by the Proposed Development.
- 6.83 Ebbsfleet United Football Club is central to the Proposed Development, and no permanent loss of employment is anticipated in relation to the football club (indeed, the new facilities are likely to result in higher levels of employment being sustained). During the construction period, the football club will need to temporarily ground share with another club to fulfil its home fixtures, and it is likely that this will be a local club within the North Kent or South East London area.
- 6.84 No other existing businesses are confirmed as being retained, though it is noted that the Applicant is in active discussions with Grove House Orthodontics regarding an opportunity to occupy some of the proposed Use Class E(e) floorspace. However, on a worst case basis, it has been assumed that all jobs associated with these non-retained businesses will be lost from the local economy.
- 6.85 Overall, it is estimated that around 90% of the Direct, Indirect and Induced Local FTE jobs associated with the existing uses on site will be permanently displaced or lost.
- 6.86 The permanent loss of existing businesses and the employment they sustain will have a permanent, adverse effect at the Borough level on existing businesses operating from the site and their employees, as well as on the Gravesham Economy / Workforce. Receptor sensitivity in both cases is High, and magnitude of impact (loss of c.1% of total jobs in the Borough) is Low to Medium, meaning that the effect is assessed as **Moderate Adverse (Significant)** before mitigation. Temporary displacement of existing businesses during the construction phase is not expected to be a significant effect.
- 6.87 The net loss / displacement of existing residential properties will result in a permanent, adverse effect at the Borough level on Existing On-Site Homes and their Residents. Receptor sensitivity is High, and magnitude of impact (loss of less than 0.01% of the existing housing stock) is Negligible, meaning that the effect is assessed as **Negligible (Not Significant)**.

Construction Employment and Skills

- 6.88 Table 6.15 below summarises the calculation of estimated construction jobs associated with the Proposed Development.

Table 6.15 Calculation of Construction Jobs

	Type	Total	Formulae
A	Value of Construction Project	£1404.0m	
B	Construction Labour Coefficient (FTE per £1m)	5.2	
C	FTE Person years	7,299	$A / (£1m / B)$
D	Programme Duration (years)	8	
E	Average Direct FTEs per annum (national level)	914	C / D
F	Indirect Multiplier	1.81	
G	Average Indirect FTEs per annum (national level)	738	$E * F - E$
H	Composite Multiplier	1.97	
I	Average Induced FTEs per annum (national level)	148	$E * H - (E + G)$
J	Total Average FTEs per annum (national level)	1,800	$E + G + I$
K	Construction Leakage (regional)	42%	
L	Construction Displacement (regional)	25%	
M	Total Regional Net Construction Jobs (FTE, per annum)	783	$J * (1 - K) * (1 - L)$

- 6.89 It has been estimated that the Proposed Development will take approximately 7,299 person years of construction labour to complete, based on the estimated cost of construction and the relationship between jobs and turnover for the construction sector in the South East region²². This equates to an average of 914 direct Full Time Equivalent (FTE) construction workers being employed for the entire duration of the 8 year programme. An additional 738 Indirect Construction FTEs are expected to be employed within the construction supply chain, and a further 148 FTEs supported through Induced spending (all at the national level)²³.

²³ Indirect and Composite multipliers calculated using the ONS UK Input-Output Analytical Tables – Industry by industry (April 2022) and GVA estimates by industry from the ONS Annual Business Survey 2018 revised results (published May 2020)

- 6.90** Construction businesses and workers tend to be mobile and, owing to the scale of the workforce and diverse specialisms required, employment effects arising from construction are considered in a regional (South East) context. Taking into account Leakage (construction jobs taken up by workers from outside the region – relatively high in the South East due to its proximity to London²⁴) and displacement²⁵ (other projects not taking place or being delayed due to the workforce being engaged in the Proposed Development project), it is estimated that an average of 783 net construction jobs (FTE) will be required for the 8 year duration of the build.
- 6.91** The construction supply chain for the Proposed Development is likely to be extensive, creating opportunities for businesses across the region (South East) to supply materials, services and labour to the project – supporting further employment indirectly. Construction workers are also likely to spend the money they have earned working on the project (induced spending) both within the local area to site economy (for example on food and beverage before, during and after the working day, as well as on hotel/bed and breakfast (B&B) accommodation for non-local workers), which will further boost the economic benefit associated with the Proposed Development.
- 6.92** Construction activity will result in a temporary, beneficial effect at the Regional level on Construction Businesses and their Employees. Receptor sensitivity is Low, and magnitude of impact (requirement for a large workforce for a sustained period of time, coupled with a capital investment in excess of £1bn) is High, meaning that the effect is assessed as **Moderate Beneficial (Significant)**.
- 6.93** The construction sector employs people with a wide range of skills, including specialist craftspeople / skilled trades, qualified engineers, operatives and support staff. The sector also has a strong apprenticeship tradition, providing early careers training opportunities to support the future growth of the sector. It has been estimated that the Proposed Development could create approximately 131 apprenticeship opportunities (starts) over the course of the project²⁶. A project of the scale and complexity of the Proposed Development is also likely to provide other training and skills development opportunities, such as graduate roles.
- 6.94** Creation of apprenticeship and training opportunities over the course of the construction period will result in a permanent, beneficial effect at the Borough level on The Gravesham Economy / Workforce. Receptor sensitivity is High, and magnitude of impact (creation of 122 apprenticeship opportunities (starts) in an area with relatively low skill levels) is Low, meaning that the effect is assessed as **Minor Beneficial (Not Significant)**.

Completed Development

Employment and Business Rates

- 6.95** The Proposed Development will provide up to 94,000m² (GEA) of new non-residential floorspace, including Retail, Food & Beverage, Local Services, Sport and Recreation, Medical/Health, Creche/Nursery, Office, Hotel and Community uses, in addition to a new Stadium for Ebbsfleet United FC (including hospitality and conferencing facilities). This represents a significant net increase in non-residential floorspace (excluding yard spaces etc.) of approximately 56,000m² (GEA) compared with current uses.
- 6.96** Based on worst case employment densities, as set out within the HCA Employment Densities Guide 3rd Edition, and assuming that only 90% of maximum floorspace is delivered (to present a reasonable worst case assessment – in line with **Table 6.1**) the new commercial and community floorspace provided could accommodate approximately 2,261 FTE jobs directly. These jobs are summarised by broad use type in **Table 6.16**.

Table 6.16 Direct Jobs Summary by Broad Use Type

	Direct Jobs	Approx. Floorspace	Employment Density
Retail Jobs Created (FTE)	775	15,491m ² NIA	20 m ² / FTE
F&B Jobs Created (FTE)	327	6,541m ² NIA	20 m ² / FTE
Hotel Jobs Created (FTE)	54	270 rooms	5 rooms / FTE
Office Jobs Created (FTE)	953	12,393 m ² NIA	13 m ² / FTE
Other Jobs Created (FTE)	152	Various	Various
Total Jobs (FTE)	2,261		

²⁴ Source: CITB

²⁵ Source: HCA Additionality Guide 4th Edition

- 6.97** 'Other' category includes existing FTE jobs from the football club which are expected to be retained, in addition to jobs created by community, healthcare and nursery facilities
- 6.98** As with existing jobs, the anticipated job creation has been adjusted for Leakage, Displacement and Multiplier effects, as summarised in **Table 6.17** below, to estimate the local impact.

Table 6.17 Additionality of Operational Phase Employment

	Type	Total	Formulae
A	Additional Direct Jobs (FTE, national)*	1,743	
B	Operational Leakage (Borough)	44%	
C	Additional Borough Direct Jobs (FTE)	978	$A * (1 - B)$
D	Operational Displacement (Borough)	25%	
E	Net Additional Borough Direct Jobs (FTE)	661	$C * (1 - D)$
F	Indirect Multiplier (blended)	1.33	
G	Net Additional Borough Indirect Jobs (FTE)	220	$(E * F) - E$
H	Composite Multiplier (blended)	1.40	
I	Net Additional Borough Induced Jobs (FTE)	44	$(E * H) - (E + G)$
J	Total Net Additional Borough Jobs (FTE)	925	$E + G + I$

- 6.99** Based on the above, the Proposed Development is expected to employ 1,508 Gravesham workers (FTE) through Direct, Indirect and Induced employment, taking into account leakage, displacement and multiplier effects. On a net basis (accounting for loss of existing direct, indirect and induced jobs), this equates to an additional 1,052 local (Borough) FTE jobs.
- 6.100** This will result in a Permanent, beneficial effect at the Borough level on the Gravesham Economy / Workforce. Receptor sensitivity is High, and magnitude of impact (creation of a large number and wide range of new jobs in an area of high deprivation) is High, meaning that the effect is assessed as **Major Beneficial (Significant)**.
- 6.101** The net increase in total commercial floorspace on-site, as well as the transition to more productive use classes (on a per square metre basis), is also expected to lead to a net increase in business rates receipts achievable from the site. Current business rates receipts (before relief) are estimated at £1.6m per annum, and the Proposed Development is estimated to generate receipts of £2.8m per annum – a net increase of £1.2m per annum.
- 6.102** This will result in a Permanent, beneficial effect at the Borough level on GBC Council Tax and Non-Domestic Rates Income. Receptor sensitivity is Medium, and magnitude of impact (approximately 5.6% increase on current rates receipts at Borough level) is Medium to High, meaning that the effect is assessed as **Moderate Beneficial (Significant)**.
- Housing Delivery, Council Tax and Household Expenditure**
- 6.103** The Proposed Development will provide up to 3,500 new homes across multiple tenures. Based upon the Illustrative Masterplan, this includes provision of 351 shared ownership homes, and 3,149 private units for sale and or rent. The minimum assumption (90% of maximum) has been used for the assessment of beneficial impacts relating to housing delivery – presenting a reasonable worst case.
- 6.104** With housing delivery in GBC totalling 57% of its requirement over the most recent measurement period, the Proposed Development will help to address historic undersupply and to meet future targets.
- 6.105** This will result in a permanent, beneficial effect at the Borough level on Housing Need / Availability in Gravesham. Receptor sensitivity is High, and magnitude of impact (providing housing supply equivalent to c. 4.8 years of GBC's current housing requirement of 655 dwellings per annum, based on the minimum level of delivery shown in **Table 6.1**) is High, meaning that the effect is assessed as **Major Beneficial (Significant)**.
- 6.106** The delivery of new housing will also expand the Borough's council tax base providing more funds to support local service provision. It is estimated that on completion, the assumed minimum 3,150 units would contribute at least £5.6m per annum in council tax (before discounts, net of the c. £6,400 per annum payable by the four existing units on site).
- 6.107** This will result in a permanent, beneficial effect at the Borough level on GBC Council Tax and Non-Domestic

²⁶ Based on HBF research which indicates that the construction sector sustains 1 apprentice for every 56 total workers

Rates Income. Receptor sensitivity is High, and magnitude of impact (in context of Gravesham having the 4th smallest council tax base in South East England) is High, meaning that the effect is assessed as **Major Beneficial (Significant)**.

- 6.108** Growth in the number of homes within the local area will provide a boost to local economy through household spending. On completion, it is estimated that future residents will spend £20.0m per annum²⁷ across comparison goods, convenience goods, commercial leisure activities and food and beverage services.
- 6.109** This will result in a permanent, beneficial effect at the Borough level on The Gravesham Economy / Workforce. Receptor sensitivity is High, and magnitude of impact (in context of Gravesham having the 4th smallest council tax base in South East England) is Medium, meaning that the effect is assessed as **Moderate Beneficial (Significant)**.

Population and Demand for Social Infrastructure

- 6.110** GBC does not prescribe a methodology for calculating the likely population arising from development (unlike, for example, the Greater London Authority, which provides a population calculator). In the absence of a formal methodology, occupancy estimates for each proposed housing typology have been derived from the 2011 Census to identify an estimated future resident population on completion and full occupation. This is considered to be a reasonable worst case estimate, on the basis that there is a long term trend towards smaller average household sizes nationally. **Table 6.18** below summarises population by broad age group based on this methodology. In addition, estimated numbers of school places required have been estimated using KCC Pupil Product Ratios (PPRs)²⁸. Note that this has been calculated based on the maximum number of units (3,500) and utilising the illustrative unit tenure/size mix shown in **ES Volume 1, Chapter 4: The Proposed Development** to present a reasonable worst case (i.e. the highest level of demand which could reasonably be expected to materialise from the types of property proposed).

Table 6.18 Estimated Population Yields

Age Group	Census-based Population Estimate	% of Total	KCC PPR-based School Places Required
Pre-School Aged Children (0-4)	283	5%	105
Primary Aged Children (5-10)	135	2%	245
Secondary Aged Children (11-15)	107	2%	175
Tertiary Aged Children (16-18)	83	1%	N/A
Young Adult (19-24)	407	7%	N/A
Core Working Age (25-64)	3,241	58%	N/A
65+ Population	1,296	23%	N/A
Total	5,552	100%	N/A

- 6.111** In total, it is estimated that 5,552 people will live within the Proposed Development once operational. On a worst case scenario basis, it has been assumed that all estimated future residents will require registration with a local GP Surgery, and create additional demand for public open spaces (including play spaces for children). Using KCC PPRs, this is expected to result in demand for 105 nursery places, 245 primary school places, and 175 secondary school places.
- 6.112** The sufficiency of existing and proposed community infrastructure to accommodate population growth on this scale is assessed in the sections below.

Nurseries, Primary Schools and Secondary Schools

- 6.113** The Proposed Development incorporates up to 1,200m² (GEA) of floorspace for Nursery/Creche uses, with a minimum of 1,080m² (GEA) assumed for the purpose of this assessment, as set out in **Table 6.1**. Analysis of other nurseries in the local area indicates that, on average, around 1 nursery place per 5m² (GIA) can typically be accommodated²⁹. On this basis, with allowances for conversion between GEA and GIA, it is estimated that the proposed Nursery/Creche space could provide up to 194 nursery places. With KCC PPRs indicating demand for 105 places generated by the residential element of the Proposed Development, it is likely that the proposed Nursery floorspace will be sufficient to meet the demands of the new residential population, plus

additional capacity to accommodate demand from workers and/or residents of the local area.

- 6.114** The Proposed Development will therefore have a permanent, beneficial effect at the Local level on Community Infrastructure (Nursery Place Availability). Receptor sensitivity is Medium, and magnitude of impact (in context of potentially providing a number of additional places to the minimum required) is Low, meaning that the effect is assessed as **Minor Beneficial (Not Significant)**.
- 6.115** As noted within the 'Baseline Conditions' section of this ES chapter, local primary schools currently have an excess of 177 pupil places. This is insufficient to meet the anticipated number of children requiring primary school places from the new resident population of the Proposed Development shown in **Table 6.18**. The Proposed Development does not incorporate on-site Primary or Secondary school provision, meaning that existing local primary schools will need to be expanded to meet the anticipated level of demand.
- 6.116** The Proposed Development will have a permanent, adverse effect at the Local level on Community Infrastructure (Primary School Place Availability). Receptor sensitivity is Medium, and magnitude of impact (in context of insufficient primary school places being available locally to meet anticipated need) is Medium, meaning that the effect is assessed as **Moderate Adverse (Significant)** before mitigation.
- 6.117** There is sufficient excess capacity within existing secondary schools across Gravesham and Dartford Boroughs to meet anticipated demand from the Proposed Development, however the two nearest schools to site were found to have capacity for 130 additional pupils only – around 45 fewer than required. As such, secondary school pupils may need to travel further afield until local schools are expanded, though it is noted that schools within Gravesham borough have combined unused capacity of 275, which would be sufficient to meet needs associated with the Proposed Development. As such, local Secondary School provision is in a stronger position than Primary School provision.
- 6.118** It is anticipated that the Proposed Development will have a permanent, adverse effect at the Borough level on Community Infrastructure (Secondary Place Availability). Receptor sensitivity is Low, and magnitude of impact (in context of insufficient primary school places being available locally to meet anticipated need) is Medium, meaning that the effect is assessed as **Minor Adverse (Not Significant)** before mitigation.

Primary Healthcare

- 6.119** New residents are expected to require registration with a local GP surgery in order to receive NHS primary healthcare. In total, the anticipated resident population on completion of 5,552 equates to a requirement for 3.1 FTE GPs, based on the Royal College of GPs ratio of 1,800 registered patients per FTE GP.
- 6.120** The Proposed Development includes up to 1,500m² (GEA) of Use Class E(e) floorspace – with a minimum of 1,350m² (GEA) assumed for this assessment. Across the UK, the median number of FTE GPs per Practice is 4.4³⁰, meaning that just one average-sized surgery would need to materialise for additional demand generated by the Proposed Development to be met. On this basis, increased demand for GP Surgery capacity is likely to be met by on-site provision. Furthermore, it is likely that some additional capacity will be available to help address deficits in provision elsewhere within the local area.
- 6.121** The Proposed Development will therefore have a permanent, beneficial effect at the Local level on Community Infrastructure (Primary Healthcare Availability). Receptor sensitivity is High, and magnitude of impact (in context of a deficit of GP Surgery capacity within the local area) is Medium, meaning that the effect is assessed as **Moderate Beneficial (Significant)**.
- 6.122** Effects on the availability of hospital services are not and dental care are not expected to be significant.

Open Space and Play Space

- 6.123** The GBC Open Space Assessment recommends that provision of green and open spaces associated with residential developments is made on site, on the basis that there are deficiencies elsewhere within the Borough when compared against comparable areas in other parts of the country. **Table 6.19** below estimates the required open space and play space required based on levels of provision recommended within the GBC assessment.

²⁷ Based on household expenditure levels identified in the baseline conditions section, adjusted for average household size and allowing for 25% displacement on the basis that some future residents may already be spending money within the Borough

²⁸ As set out within Kent County Council – KCC A Guide to Development Contributions and Provision of Community Infrastructure

²⁹ Based on analysis of local nursery floorspace estimates from the VOA Rating List, and DfE data on number of places at registered nurseries in the local area

³⁰ Based on NHS Digital General Practice – June 2022 Practice Level Dataset

Table 6.19 Open and Play Space Requirements

Open Space Typology	Standard (recommended provision per 1,000 pop)	Required Provision for 5,552 residents (ha)	Illustrative Masterplan Provision (ha)	Surplus / Deficit (ha)
Play Space	0.03	0.17	0.49	0.32
Natural and Semi-Natural Greenspace	0	0.00	1.06	1.06
Parks and Gardens	0.26	1.44	2.10	0.66
Amenity Green Space	0.92	5.11	5.90	0.79
Allotments	0.08	0.44	0.79	0.35
TOTAL		7.16	10.34	3.18

6.124 As set out in **ES Volume 1, Chapter 4: The Proposed Development**, the planning application commits to the required provisions as set out in **Table 6.19** above. The Proposed Development is able to provide sufficient space in all five categories to achieve the required provision. The Illustrative Masterplan demonstrates how the Proposed Development makes sufficient allowances to meet the minimum open space requirements on-site.

6.125 Given that the Proposed Development has been demonstrated to be capable of meeting the minimum requirements, and that the planning application commits to meeting the required provisions, the Proposed Development will therefore have a neutral effect at the Local level on Community Infrastructure (Open Space). Receptor sensitivity is Medium, and magnitude of impact (in context of the commitment to meet the minimum levels of provision) is Negligible, meaning that the effect is assessed as **Negligible (Not Significant)**.

6.126 The Proposed Development will also have a negligible effect at the Local level on Community Infrastructure (Play Space). Receptor sensitivity is Low, and magnitude of impact (in context of the commitment to meet the minimum levels of provision) is Negligible, meaning that the effect is assessed as **Negligible (Not Significant)**.

Crime and Community Safety

6.127 As noted within the 'Baseline Conditions' section, the Local Area (Northfleet North Ward) experiences a significant number of reported crimes each month – a contributing factor to the high levels of deprivation in the wider Northfleet and Gravesend area. In order to ensure that opportunities for crime and anti-social behaviour within the Proposed Development are limited, the proposed Design Code makes specific references to measures which should be taken at detailed design stage. In addition, the Applicant proposes to engage with Secured by Design in order to receive feedback on detailed designs (at Reserved Matters stage) from the local Designing Out Crime Officer (DOCO).

6.128 The Proposed Development will also have a negligible effect at the Local level on Crime and Community Safety. Receptor sensitivity is High, and magnitude of impact (in context of the commitment to crime-limiting design features at Reserved Matters stage) is Negligible, meaning that the effect is assessed as **Negligible (Not Significant)**.

MITIGATION, MONITORING AND RESIDUAL EFFECTS

Demolition and Construction Mitigation

Loss of Existing Uses and Employment

6.129 The permanent loss of existing businesses and the employment they sustain was assessed as being a significant adverse effect. Through the CPO process, GBC as acquiring authority (and supported by the Applicant) are required to compensate to displaced businesses for their losses which may include the costs of securing alternative premises in other locations and other financial losses. It is anticipated that GBC's Economic Development officers will also assist displaced businesses by helping to identify suitable alternative locations/properties within the Borough to allow them to remain in the local area. Further details of relocation assistance will be made available as the CPO process progresses.

6.130 The mitigation measures above would enable at least a proportion of existing businesses to continue operating within the Borough, and it is important that this is taken in the context of a significant net gain in employment overall. This would reduce the magnitude of impact to Low, and the effect to **Minor Adverse Not Significant**.

6.131 The loss / displacement of existing residential properties and their occupants was assessed as Negligible (not significant), and no further mitigation is therefore required. The effect remains **Negligible (Not Significant)**.

Construction Employment and Skills

6.132 The potential effect on the creation of construction jobs at the regional level is Moderate Beneficial, which is significant, but as the effect is beneficial, no mitigation is required. Therefore, the residual effects remain **Moderate Beneficial (Significant)**.

6.133 The potential effect on training and skills development opportunities (Apprenticeships) was assessed as Minor Beneficial, which is considered to be not significant, and therefore no mitigation is required. Therefore, the residual effect remains **Minor Beneficial (Not Significant)**.

Completed Development Mitigation

Direct Employment and Business Rates

6.134 The potential effect on employment at the Borough is Major Beneficial, meaning that no mitigation is required. Therefore, the residual effects remains **Major Beneficial (Significant)**.

6.135 The potential effect on business rates receipts at Borough level is Moderate Beneficial, and therefore no mitigation is required. Therefore, the residual effect remains **Moderate Beneficial (Significant)**.

Housing Delivery, Council Tax and Household Expenditure

6.136 The potential effect on the GBC's Housing Supply Pipeline at the Borough level was assessed as Major Beneficial (Significant) and therefore no mitigation is required. The residual effect remains **Major Beneficial (Significant)**.

6.137 The potential effect on Council Tax Receipts at the Borough level was assessed as Major Beneficial (Significant), and therefore no mitigation is required. The residual effect remains **Major Beneficial (Significant)**.

6.138 The potential effect on new household expenditure at the local level was assessed as Moderate Beneficial (Significant), and therefore no mitigation is required. The residual effect remains **Moderate Beneficial (Significant)**.

Population and Demand for Social Infrastructure

6.139 The potential effect on nursery place availability was assessed as Minor Beneficial (Not Significant), meaning no mitigation is required. The residual effect remains **Minor Beneficial (Not Significant)**.

6.140 The potential effect on primary school place availability was assessed as Moderate Adverse (Significant), with mitigation required. The Applicant has engaged with GBC, and has confirmed that a financial contribution to education will be appropriate mitigation in this location, owing to the complex range of developments ongoing within the local area and the need to expand provision on account of a number of local schemes – not least of all Ebbsfleet Garden City (see 'Cumulative Effects Assessment' section below). KCC will ultimately use these financial contributions to fund expansion of one or more primary schools within the local area to accommodate any additional demand generated by the Proposed Development. Following mitigation, the residual effect would therefore be **Negligible (Not Significant)**.

6.141 Though effects on availability of secondary school places were assessed as Minor Adverse (Not Significant) on account of there being sufficient capacity across the wider Gravesend and Dartford area, mitigation will be provided in the form of financial contributions (in the same way as described above for primary school mitigation). The residual effect would therefore be **Negligible (Not Significant)**.

6.142 The potential effect on primary healthcare availability is Moderate Beneficial (Significant) on the basis that on-site provision will meet the needs of the new population, plus potentially address some capacity issues within the local area – meaning no mitigation is required. The residual effect would therefore remain **Moderate Beneficial (Significant)**.

6.143 The potential effect on open space was assessed as Negligible (Not Significant), and the effect on playspace also as Negligible (Not Significant), with no mitigation required. Therefore, the effects on both remain **Negligible (Not Significant)**.

6.144 The potential effect on Crime and Community Safety at the Local level was assessed as Negligible (Not Significant) and therefore no mitigation is required. The residual effect remains **Negligible (Not Significant)**.

Residual Effects

6.145 All of the residual effects resulting from the Proposed Development are presented in **Table 6.20** identifying whether the effect is Significant or not.

Table 6.20 Residual Effects

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D / I	P / T	St Mt Lt
Demolition and Construction							
Existing Residents of the Site	Loss of homes and displacement of residents	Negligible (Borough)	Not Significant	B	D	P	Lt
Existing Businesses Operating from the Site and their Employees	Loss or displacement of business premises and associated jobs	Minor Adverse (Borough)	Not Significant	B	D	P	Lt
Construction Businesses and their Employees	Creation of Employment Opportunities associated with Construction	Moderate Beneficial (Regional)	Significant	R	D / I	T	Mt
The Gravesham Economy / Workforce	Skills Development and Training Opportunities including Apprenticeships during Construction	Minor Beneficial (Borough)	Not Significant	B	D / I	P	Lt
Completed Development							
Housing Need / Availability in Gravesham	Provision of housing for the GBC Housing Supply Pipeline	Major Beneficial (Borough)	Significant	B	D	P	Lt
GBC Council Tax and Non-Domestic Rates Income	Generation of new Council Tax Receipts	Major Beneficial (Borough)	Significant	B	D	P	Lt
	Generation of new Non-Domestic Rates Receipts	Moderate Beneficial (Borough)	Significant	B	D	P	Lt
The Gravesham Economy / Workforce	Creation of new Permanent Jobs	Major Beneficial (Local)	Significant	B	D	P	Lt
	New Household Expenditure	Moderate Beneficial (Local)	Significant	B	D	P	Lt
Social Infrastructure	Nursery Place Availability	Minor Beneficial (Local)	Not Significant	L	D	P	Lt
	Primary school place Availability	Negligible (Local)	Not Significant	L	D	P	Lt
	Secondary school place Availability	Negligible (Borough)	Not Significant	B	D	P	Lt
	Primary Healthcare Availability	Moderate Beneficial (Local)	Significant	L	D	P	Lt
	Open Space Demand / Provision	Negligible (Local)	Not Significant	L	D	P	Lt
	Play Space Demand / Provision	Negligible (Local)	Not Significant	L	D	P	Lt
Crime and Community Safety	Likelihood of additional crime to occur in the local area	Negligible (Local)	Not Significant	L	D	P	Lt
Notes: Residual Effect Scale = Negligible / Minor / Moderate / Major Nature = Beneficial or Adverse Geo (Geographic Extent) = Site (S), Local (L), Borough (B), Regional (R), National (N) D = Direct / I = Indirect P = Permanent / T = Temporary St = Short Term / Mt = Medium Term / Lt = Long Term N/A = not applicable / not assessed							

ASSESSMENT OF THE FUTURE ENVIRONMENT

Evolution of the Baseline Scenario

- 6.146** In the absence of the Proposed Development, existing uses on site are expected to continue to operate.
- 6.147** Baseline conditions within the Local area and Borough are expected to evolve as the Ebbsfleet Garden City development continues and becomes a more established settlement in its own right. This will include the

phased development of community infrastructure, including the proposed Alkerden Education Campus.

- 6.148** The Borough's housing stock will continue to grow as a result of major developments taking place nearby, potentially improving GBC's housing land supply position. Total resident population will also continue to grow, increasing the local pool of household expenditure as well as the council tax base.
- 6.149** Financial figures quoted within this assessment (expenditure, council tax, business rates) will be subject to inflation.
- 6.150** Other baseline conditions, including the following, tend to change more gradually over time and are not expected to change sufficiently to alter level of significance of any of the socio-economic effects identified within this chapter.
- Population profile;
 - Labour market profile;
 - Housing stock profile;
 - Employment profile;
 - Deprivation;
 - Crime and Community Safety; and
 - Accessibility.

Cumulative Effects Assessment

- 6.151** As set out in **ES Volume 1, Chapter 2: EIA Methodology**, the cumulative effects assessment considers the potential for cumulative effects to arise as a result of the Proposed Development in-combination with the defined 'Tier 1' (schemes which meet the defined criteria with regards to scale and distance from the site and have full planning consent, a resolution to grant consent, or have been submitted but not yet consented where considered appropriate) and 'Tier 2' (major planning applications and decisions which have not yet been submitted for approval, and are at varying stages in the pre-application stage) cumulative schemes within 1km of the site.
- 6.152** This assessment considers all of the cumulative schemes identified in **ES Volume 1, Chapter 2: EIA Methodology**, reviewing the extent to which these schemes are likely to affect the scale and nature of effects summarised in **Table 6.20** – and any implications for the conclusions reached on the nature, scale and significance of these effects.
- 6.153** Where possible, cumulative effects have been quantified – however owing to differences in methodologies applied by each applicant / scheme, it is not possible to directly compare or amalgamate quantitative figures for some effects. Where this is the case, a qualitative assessment has been made instead based on the estimated scale of outputs associated with each scheme.
- 6.154** **Table 6.21** below summarises the relevant outputs proposed from the cumulative schemes.

Table 6.21 Socio-Economic Outputs from Cumulative Schemes

Tier 1 Ref	Address	Ref	Dwellings	Commercial (m ²)	Retail / F&B (m ²)	Hotel (m ²)	Leisure (m ²)	Other
1	Land North of Hive Lane Northfleet Embankment West The Shore Northfleet Gravesend Kent DA11 9AN	EDC/21/0081	122					
2	Albion Waterside Canal Basin, Gravesend, Kent, DA12 2RN	20210270	1,500	4,500				172 Permanent Jobs; 385 Direct and 373 Indirect Construction Jobs
3	Land At Former Northfleet Cement Works The Shore Northfleet Gravesend Kent DA11 9AN	EDC/16/0004	532	46,000	1,350			

Tier 1 Ref	Address	Ref	Dwellings	Commercial (m ²)	Retail / F&B (m ²)	Hotel (m ²)	Leisure (m ²)	Other
4	Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent	EDC/17/0038	598					2FE Primary School plus Public Open Space
5a	Land West Of Springhead Road (Phase 2B) Springhead Road Northfleet Gravesend Kent	EDC/17/0049	126					
5b	Land West of Springhead Road (Springhead Park Phase 3) Springhead Road Northfleet Gravesend Kent	EDC/18/0009	172					
6	Former Northfleet West Sub Station Southfleet Road Swanscombe Kent	EDC/18/0170 & EDC/19/0125	259					
7	Whitecliffe (Eastern Quarry)	EDC/17/0048	6,250	120,000	26,000	11,000	24,000	50,000 sq.m community facilities
8	Ebbsfleet Green (former Northfleet West Grid Substation)	DA/05/00308/OUT varied by EDC/16/0045	950		920	5,000		Primary school, shop, community hall, public open space
9	Former Croxton & Garry Site	EDC/17/0110 varied by EDC/19/0161	221					
10	Berth 40A Tilbury Freeport Tilbury Essex RM18 7EH	22/00466/FUL						Construction and operation of a cementitious products manufacturing facility
Total Tier 1			10,730	170,500	28,270	16,000	24,000	
Tier 2 Ref	Address	Ref	Dwellings	Commercial (m ²)	Retail / F&B (m ²)	Hotel (m ²)	Leisure (m ²)	Other
A	Swanscombe Peninsula and land adjacent to Ebbsfleet Station (the 'London Resort' scheme)	BC080001 (withdrawn)	500*	4,400		241,100	659,300	
B	Ebbsfleet Central East	N/A	2,100	100,000	10,000			3,100 Community floorspace; Community Health and Wellbeing Hub
C	Land Adj To Northfleet Harbour Grove Road Northfleet Gravesend Kent	EDC/21/0102 (withdrawn)	320	650				380 sq/m community floorspace
D	Blue Lake, Thames Way, Northfleet, Gravesham	N/A	1,300					Leisure and recreational facilities
E	Lower Thames Crossing	N/A						
Total Tier 1 and 2			14,950	275,550	38,270	257,100	683,300	

*Accommodation for workers only

Demolition and Construction

Loss of Existing Uses and Employment

6.155 A detailed review of current site conditions has not been undertaken for the cumulative schemes, however it appears that most are to be delivered on brownfield or greenfield sites, meaning that loss or displacement of existing on-site uses is likely to be minimal from a socio-economics perspective. It has been assumed that suitable mitigation measures will be put in place by the developers of each scheme, as is the case for the Proposed Development, to reduce any significant adverse effects to negligible. **No change in nature, scale or significance of effect anticipated.**

Construction Employment and Skills

6.156 The cumulative schemes, in addition to the Proposed Development, would represent a significant pipeline of construction works within the local area. This has the potential to provide a large number of jobs (likely to be filled by workers residing across the South East region and nationally) and creating a large number of training and skills development opportunities. The presence of a large number of construction workers will also benefit local businesses – particularly in the retail and hospitality sectors – and other enterprises within the construction supply chain.

6.157 In the case of the London Resort Tier 2 cumulative scheme, as a Nationally Significant Infrastructure Project, it is likely that accommodation will be provided for the construction workforce to mitigate against any adverse impacts on the local housing market and the availability of hotel accommodation.

6.158 Methodologies used to quantify construction jobs differ from scheme to scheme, and information has not been provided at the time of writing for some of the schemes. It is therefore not possible to accurately define the likely scale of the construction workforce required to deliver the cumulative schemes.

6.159 Overall, it is likely that the cumulative effects on construction employment and skills will remain beneficial, and similar in magnitude to those identified within this ES chapter. **No change in nature, scale or significance of effect anticipated.**

Completed Development

Direct Employment and Business Rates

6.160 Several of the cumulative schemes provide employment-generating floorspace, but estimates of employment associated with this floorspace have not been provided in the majority of cases. It is anticipated that the Tier 1 cumulative schemes will deliver 170,500m² of Commercial floorspace (office, industrial, research and development). Assuming a blended employment density of 50m² per FTE, this could generate at least 3,400 additional jobs, adding to the economic impact generated by the Proposed Development. The London Resort scheme (Tier 2) would also generate a significant amount of operational employment. This would likely need to be met by a detail plan for securing a workforce of sufficient scale to meet demand, including local skills development and potentially provision of dedicated transport for workers from across the region. Ebbsfleet Central East (Tier 2) also proposes a significant amount of commercial floorspace, and has long been envisaged as the commercial heart of Ebbsfleet Garden City. A significant number of jobs would likely be created as a result should the scheme be brought forward. On the basis that cumulative schemes would add to the beneficial impact made by the Proposed Development, **no change in nature, scale or significance of effect is anticipated in relation to the Proposed Development.**

Housing Delivery, Council Tax and Household Expenditure

6.161 In total, the cumulative schemes are expected to provide 14,950 homes, including 500 homes at the London Resort scheme for worker accommodation. This will further boost the local contribution to GBC and Dartford Borough housing targets, but will not diminish the Proposed Development's effect on GBC housing needs. Similarly, the cumulative schemes will also serve to further contribute to the council tax base and the amount of household expenditure available locally. Resident expenditure is not consistently presented, but the delivery of additional new homes is likely to provide a further boost to local expenditure. This, however, is not sufficient to alter the assessment made. **No change in nature, scale or significance of effect anticipated.**

Population and Demand for Social Infrastructure

6.162 Cumulative schemes are likely to place further pressure on social infrastructure within the local area, though it is noted that a number of schemes propose on-site provision of new primary schools, which will provide additional capacity within the local area. **No change in nature, scale or significance of effect anticipated.**

6.163 The total population associated with new residential development within the Tier 1 and Tier 2 cumulative schemes could be around 23,700 (assuming the same occupancy levels as the Proposed Development). This

is likely to place further pressure on the deficit in primary healthcare (GP) provision identified within this ES chapter – with an estimated 13 FTE GPs needed to accommodate the potential level of demand from the new population. It is assumed, however, that this will be at least partially mitigated through financial contributions via the relevant respective cumulative schemes – which will help to deliver new provision within the local area. **No change in nature, scale or significance of effect anticipated.**

- 6.164** The extent to which cumulative schemes will provide open space and play space in accordance with relevant provision standards is unclear, however it is assumed that all suitable mitigation will be put in place for each scheme – i.e., achieving the minimum required on-site open and play space provision, or allowing for financial contributions for appropriate off-site provision. **No change in nature, scale or significance of effect anticipated.**

LIKELY SIGNIFICANT EFFECTS

- 6.165** The Proposed Development is likely to have significant residual effects on the following:

- Construction Businesses and their Employees at the Regional Level (through construction job creation);
- Housing Need / Availability at the Borough Level (boost to housing supply);
- Council Tax and Non-Domestic Rates Income (through expanded council tax base and increased business floorspace);
- The Gravesham Economy / Workforce (through creation of new permanent job opportunities and increased household expenditure); and
- Primary Healthcare Availability (through on-site provision of medical / healthcare accommodation).

- 6.166** No additional likely significant cumulative effects have been identified during demolition and construction, or once the Proposed Development is complete and operational.

HEALTH IMPACT ASSESSMENT

- 6.167** The following provides a summary of the key conclusions of the Health Impact Assessment (HIA), as provided within **ES Volume 1, Appendix: Socio-Economics and Health – Annex 2**. It should be noted that the HIA follows the approach as set out within the NHS London Healthy Urban Development Unit (HUDU) Rapid HIA Toolkit. This approach identifies potential health effects on a scale of positive, negative and neutral associated with the Proposed Development construction and operational phases. As such, the approach does not align with the EIA methodology of establishing likely significant effects, as set out within **ES Volume 1, Chapter 2: EIA Methodology**.

Positive Health Impacts

- 6.168** The Proposed Development will provide much-needed new homes on-site across a range of sizes and tenures – helping to boost the local housing supply. The construction and operation of the Proposed Development will also contribute to local economic development objectives, creating a significant number of new temporary and permanent jobs which in turn will help to address employment-related deprivation – a key wider determinant of health outcomes.
- 6.169** Finally, the new open spaces and play spaces will create new opportunities to build community cohesion, providing meeting places for community groups and the opportunity to widen participation in exercise, which will provide a further boost to public health locally. The Proposed Development will also enhance biodiversity and provide high-quality public realm, enhancing the public space available to the residents and wider public.

Negative Health Impacts

- 6.170** The Proposed Development will grow the local population, which in turn will place additional pressure on local healthcare services (which are already over-subscribed). In mitigation, new on-site healthcare facilities will be provided, ensuring the new residents are able to access healthcare locally. It is likely that new provision will exceed the level of demand from new residents, creating additional capacity to benefit existing communities in the local area.
- 6.171** The Proposed Development will also result in construction impacts related to noise and air quality (as discussed

in **ES Volume 1, Chapter 8: Air Quality** and **ES Volume 1, Chapter 9: Noise and Vibration**), but mitigation measures, as set out in the relevant technical ES chapters will mitigate the impact on surrounding residents to ensure that no likely significant effects are realised.

Summary

- 6.172** The health impacts identified through the Rapid HIA are overwhelmingly positive, and the Proposed Development is expected to make a very significant positive impact on public health within the local area, primarily through the provision of new high quality housing and new public spaces (including enhanced public sports facilities, and play spaces for younger children), as well as the provision of new healthcare facilities on-site, and extensive active travel benefits with extensive pedestrian and cycling paths. This in turn will help to respond to local issues and inequalities by providing high quality and accessible new homes and parks which will be suited to people with a wide range of needs.