
Ansty Garden Community

Environmental Statement

Volume 2

November 2023



CHAPTER 6: SOCIO- ECONOMICS

6 Socio-Economics

6.1 Scope of Assessment

- 6.1.1 This chapter of the ES assesses the likely significant effects of the Proposed Development in terms of socio-economics.
- 6.1.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Proposed Development in combination with other developments within 5 km of the Site.
- 6.1.3 This chapter has given consideration to the 'Type 2' cumulative effects for committed developments within a 5 km radius from the boundary of the Site.
- 6.1.4 'Type 1' cumulative ('intra-project') effects, which are combined effects of individual EIA topic effects on a particular receptor, are considered in **ES Volume 2, Chapter 14: Effect Interactions**.

6.2 Key Legislation, Policy, and Guidance Considerations

- 6.2.1 The socio-economic assessment is undertaken within the context of relevant planning policies, guidance documents and legislative instruments. There is no industry standard criteria or legislation relating to the assessment of socio-economic impacts. Relevant policies and guidance documents are summarised below.

Planning Policy

National

National Planning Policy Framework (2023)

- 6.2.2 The National Planning Policy Framework (2023)¹ is a document that sets out the government's planning policies for England. It provides guidance for local authorities, developers, and communities on how to plan and make decisions about the use of land. The framework emphasises sustainable development and the importance of considering social, economic, and environmental factors when making planning decisions.

¹ MHCLG (now DLUHC), 2012. National Planning Policy Framework – updated September 2023.

Local

Mid Sussex District Plan

- 6.2.3 The Mid Sussex District Plan (2014-2031)² - The District Plan is the main planning document used by the Council when considering planning applications. It includes the Council's economic strategy, proposed acceptable levels of development and a number of planning policies relating to housing and social infrastructure.

Draft Mid Sussex District Plan

- 6.2.4 The Draft Mid Sussex District Plan (2021-2039)³ - This is the Draft Mid Sussex District Plan 2021 – 2039. It reflects the outcome of a review process of the existing District Plan. It contains an updated vision, strategy, site allocations and policies and will supersede the adopted District Plan upon its adoption which is anticipated in 2024.

Affordable Housing Supplementary Planning Document (SPD)

- 6.2.5 The Affordable Housing SPD⁴ - The SPD is intended to provide guidance about how the District Council will secure affordable housing to support proposed development and help to deliver sustainable communities.

Development Infrastructure and Contributions Supplementary Planning Document

- 6.2.6 The Development Infrastructure and Contributions SPD⁵ - This document's purpose is to:
- To ensure that the SPD complies with all current, relevant national planning policy and guidance;
 - To update the document to ensure that it complies with the relevant policies in the District Plan 2014-2031; and
 - To update the requirements for each type of contribution, and the costs of those contributions.

Technical Standards and Guidance

- 6.2.7 This socio-economics assessment has been carried out in accordance with the principles contained within the following documents:

² Mid Sussex District Council, 2018. Mid Sussex District Plan (2014 – 2031)

³ Mid Sussex District Council, 2022. Mid Sussex District Plan (2021 – 2039)

⁴ Mid Sussex District Council, 2018. Affordable Housing SPD.

⁵ Mid Sussex District Council, 2018. Development Infrastructure and Contributions SPD.

- HCA Additionality Guide;⁶
- DLUHC Appraisal Guide;⁷
- HCA Employment Density Guide;⁸
- Fields in Trust Guidance for Outdoor Sport and Play;⁹
- Department for Education (DfE) Pupil Yield from Housing Development;¹⁰
- DfE Securing Developer Contributions for Education;¹¹ and
- The HUDU Planning Contribution Model.¹²

6.3 Assessment Methodology

Scoping of Effects

Construction Phase

6.3.1 The following are not considered to have the potential to generate significant effects and are not assessed:

- **Construction employment** – employment generated during the construction phase would be temporary in nature. The construction workforce tends to be one of the most mobile sectors, travelling to wherever the work is based. For this reason, the impact of increased demand for construction workers is likely to be felt at the regional, rather than the local, level. There are currently 249,000 construction workers within the South-East workforce (2021). At this geographical scale, the impact of the construction workforce anticipated to be supported by the Proposed Development is not expected to have a significant effect and is, therefore, proposed to be scoped out. Given the fact that construction workforces tend to be mobile and move around to work, effects related to construction employment at the district level are also proposed to be scoped out of the assessment.
- **Construction worker health** - the construction work will be temporary, with workers employed in temporary positions. As a result, these temporary workers

⁶ Homes and Communities Agency (HCA), 2014. Additionality Guide – Fourth Edition.

⁷ DLUHC, 2023. DLUHC appraisal guide.

⁸ HCA, 2015. Employment Density Guide.

⁹ Fields in Trust, no date. Guidance for Outdoor Sport and Play

¹⁰ Department for Education, 2023. Pupil yield from housing developments.

¹¹ Department for Education, 2023. Securing Developer Contributions for education

¹² NHS HUDU, 2019. Planning Contribution Model

are not expected to have a significant effect on the health provision of either GPs (primary care) or the local A&E service. Prior to the start of work on-site, the Applicant will be required to discharge planning conditions relating to construction and logistics management, likely through the submission of a Construction Logistics Plan (CLP). The information set out for approval in respect of these aspects will demonstrate how the contractors will follow best practice throughout the enabling and construction works, thus minimising the risk of accidents and, in turn, any such minor impacts upon local healthcare facilities. Literature suggests that 4% of construction workers are expected to be injured at work in any one year. In the context of the 327,000 annual visits to the University Hospital Sussex NHS Foundation Trust, which includes the Princess Royal Hospital (nearest A&E to the Site), this increase is likely to be negligible and hence the impact is proposed to be scoped out of the assessment.

6.3.2 The following are considered to have the potential to generate significant effects and are assessed:

- **Construction worker expenditure** - although the construction workforce tends to be mobile, their expenditure is not. It is acknowledged that there is potential for construction workers to spend money in the local area during the construction period, resulting in a beneficial effect upon local businesses. Although this spending will be temporary in nature, in the context of the existing convenience spending in Cuckfield Village Centre (the local retail centre to the Site), equivalent to annual turnover of £0.2m, construction worker expenditure is likely to be significant (as defined in the matrix within **Table 6.5**) at this level and is, therefore, proposed to be scoped into the assessment.¹³

Operational Phase

6.3.3 The following are considered to have the potential to generate significant effects and hence are assessed:

- Permanent local job (resident-based) creation and skills creation at the Mid Sussex level;
- Additional expenditure supported from the residents and operational workers at the local area level;
- Provision of housing (including specialist housing for older people and affordable housing) at the Mid Sussex level;
- Crime and antisocial behaviour at the local area level;

¹³ Nexus Planning, 2022. Mid Sussex Retail Study

- Changes in demand for educational facilities at the local area level;
- Changes in demand for healthcare facilities (GP and A&E provision) at the local area level;
- Provision of community facilities (e.g., libraries, community centres and local convenience stores) at the local area level; and
- Provision of open space and play space at the local area level.

6.3.4 The following are not considered to have the potential to generate significant effects and have not been assessed:

- **Additional contribution towards commercial floorspace** - the majority of the Proposed Development is residential in nature. Any additional commercial floorspace is expected to be not significant, relative to existing commercial floorspace provision in Mid Sussex (967,000 sqm) and the South-East (73m sqm).¹⁴ As a result, this effect is proposed to be scoped out of the assessment.
- **Operational employment (workforce based)** - the Proposed Development will provide non-residential uses that will support some operational employment. These uses are likely to include two schools, a care home, and some retail space. The impact of increased operational employment (workforce-based) is typically assessed at the regional level, as this represents a better reflection of the functional economic area. At this geographical scale, the Proposed Development is not expected to have a significant effect given employment in the South-East stands at approximately 4.3m. The effect is, therefore, proposed to be scoped out of the assessment.

Determination of Baseline

6.3.5 Existing baseline socio-economic conditions have been established through the interpretation of nationally recognised research, data and survey information. The current calendar year or most recent data period has been presented to reflect the current baseline position. The sources are referenced throughout the ES Chapter and the data has been sourced from the Office of National Statistics (ONS) where possible.

Future Baseline Conditions

6.3.6 Where information is available and where relevant, the baseline quantifies how the socio-economic conditions are likely to change from current levels up to the expected year in which the Proposed Development will be fully built out and complete (2032). This aims to provide a more relevant future baseline against which to assess the

¹⁴ VOA, 2022. Non-domestic rating: business floorspace.

effects arising as a result of the operation of the fully completed Proposed Development.

- 6.3.7 The economy is a complex system with inherent unpredictability, and the future baseline projections reflect this awareness. The future baseline presents key assumptions transparently with forecasts simple to understand and transparent, to focus on key trends. Our forecasts utilise publicly available projections from official data sources such as the ONS wherever possible. Where these are not available, forecasts are sense-checked against past trends in socio-economic indicators for robustness.
- 6.3.8 Whilst the current baseline conditions are always also presented, so that current issues, shortfalls and lack of capacity are identified, consideration of the impact against a future baseline is considered robust to allow for a worst case assessment of each effect. This is because it is not reasonable to consider all effects against the current baseline, given that it is highly likely that baseline socio-economic conditions will evolve in the time between today and the year that the Proposed Development will be operational.
- 6.3.9 Most effects - with the exception of crime and antisocial behaviour, the provision of community facilities, and the provision of open space and play space – are assessed against the future baseline. For further information on why this represents a reasonable worst-case assessment given available information, refer to **Table 6.2**.

Evolution of the Baseline

- 6.3.10 The EIA Regulations require that the likely evolution of the baseline is considered in the event that the Proposed Development were not to come forward. The conditions in the area can be expected to change over time. In other words, the evolution of the socio-economic baseline considers the likely effect if the cumulative schemes (i.e. those that are being assessed as part of the cumulative effects assessment) and any relevant policy designations were to come forward in the absence of the Proposed Development.

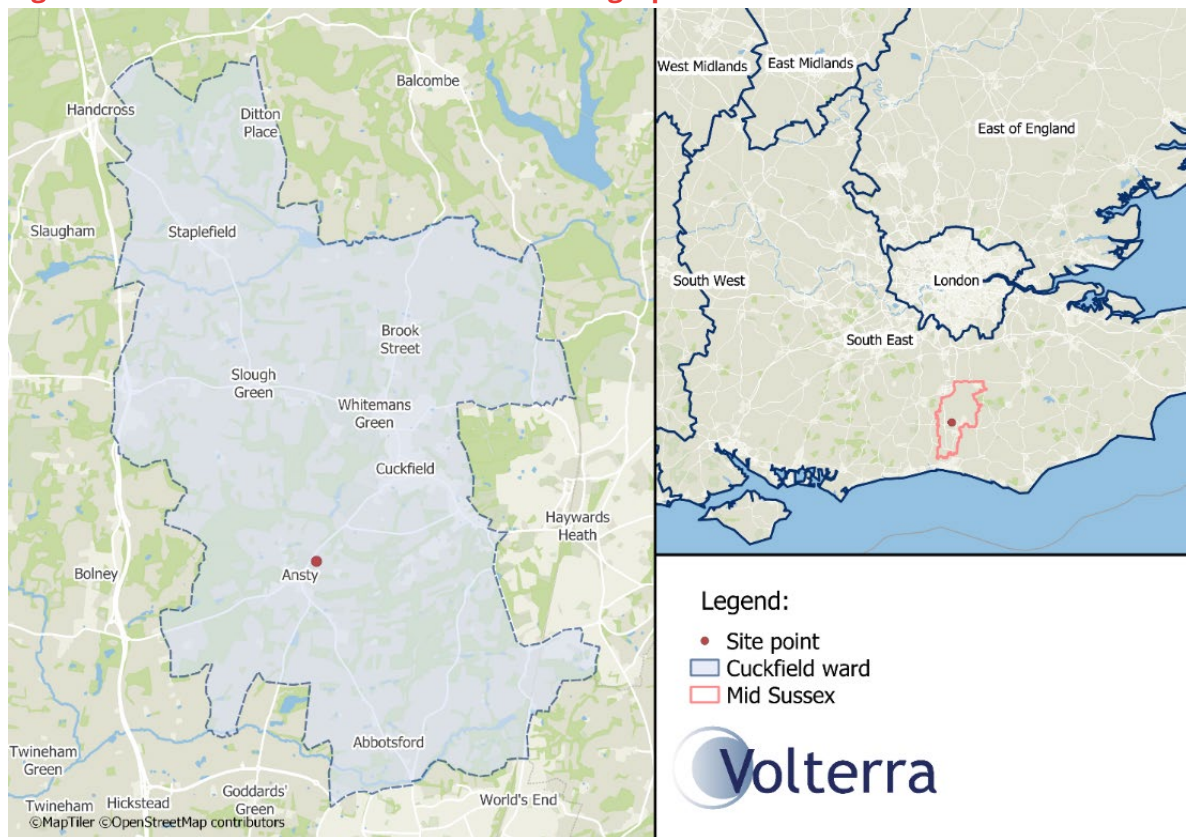
Geographical Study Areas

- 6.3.11 There are multiple study areas that are used to assess the socio-economic baseline conditions for the Site and the surrounding areas, these are set out in the **Table 6.1**. The study areas for each effect vary according to the nature of the effect and the aspect of the Proposed Development that gives rise to that effect.

Table 6.1: Geographical Definitions

Geographical level	Definition
Local Area	The immediate area surrounding the Site. In most instances, this will be the Cuckfield ward, although a bespoke Local Area definition may be utilised for the assessment of impacts on specific types of social infrastructure.
District	The relevant District to this study is Mid Sussex.
Region	The relevant region to this study is the South East of England.
Nation	The relevant nation to this study is England.

Figure 6.1: The Location of the Site in the Geographical Context



Prediction Methodology

6.3.12 **Table 6.2** outlines which baseline the effect is assessed against, with justification provided for why this represents the worst case.

Table 6.2 - Worst Case Baseline Scenarios

Potential Effect	Baseline	Rationale
Construction phase		
Construction Worker Expenditure	2032	Expenditure is forecast to grow in the Local Area from the current baseline to 2032. As such, any increases in expenditure from construction workers would therefore have a

Potential Effect	Baseline	Rationale
		smaller magnitude of impact against the 2032 expenditure baseline.
Completed Development		
Permanent Local Job Creation and Skills	2032	Employment is forecast to grow in Mid Sussex from the current baseline to 2032. As such consideration of the likely employment opportunity for Mid Sussex residents in 2032 is more relevant than in the current baseline. This results in a smaller magnitude of (beneficial) impact and therefore represents the worst-case.
Provision of Housing	2032	Levels of housing (including specialist provision for older people and affordable housing) are set to grow in Mid Sussex to 2032. Any increases in housing provision by the Proposed Development would therefore have a smaller magnitude of impact set against the 2032 housing delivery baseline.
Additional Expenditure Supported from the Residents and Operational Workers	2032	Expenditure is set to grow in the Local Area and District to 2032. Increases in operational worker expenditure and residents as a result of the Proposed Development would be smaller in this context compared to the current baseline and so 2032 is considered the appropriate baseline. This results in smaller magnitude of (beneficial) impact.
Crime and Community Safety	Current (2023)	The effect of crime and antisocial behaviour is assessed against the current baseline. The current baseline of crime and antisocial behaviour is utilised as it is not possible to robustly project the crime rates to 2032.
Changes in Demand for Healthcare	2032	Demand for healthcare is forecast to grow in the Local Area, due to an anticipated growing population. Increases in local patient list sizes outlined in the 2032 healthcare baseline would therefore represent the worst-case scenario given healthcare services are due to become more constrained (if there is no further provision) over time.
Changes in Demand for Educational Facilities	2032	Demand for educational facilities is set to change across the Local Area to 2032, based on the changing demographic composition of the local population to 2032. As such consideration of the demand for education

Potential Effect	Baseline	Rationale
		in 2032 is considered more relevant than the current baseline.
Provision of Community Facilities	Current (2023)	The effect on provision to cultural and community facilities is assessed against the current baseline. The current baseline is used, as it is not possible to robustly project possible cultural and community facilities additions to 2032.
Provision of Open Space and Play Space	Current (2023)	The effect on access to open and play space is assessed against the current baseline. The current baseline of open space quantity is utilised, as it is not possible to robust project possible open space additions to 2032.

Sensitivity

- 6.3.13 The sensitivities of receptors are defined as high, medium, or low. **Chapter 3: EIA Methodology** refers to receptor sensitivities of high, moderate, and low. For the purposes of this assessment, a medium sensitivity equates to the moderate sensitivity outlined in **Chapter 3: EIA Methodology**. In the context of socio-economics, the level of sensitivity depends upon the baseline conditions (e.g. the extent to which unemployment, skills deficit or social infrastructure issues etc. are present in an area and thus how many jobs and how much spending or infrastructure are needed in that area).
- 6.3.14 The receptor sensitivity has been assessed on a case-by-case basis, using professional judgement; broad definitions of the receptor sensitivities are given in **Table 6.3**.

Table 6.3: Receptor Sensitivities for Socio-Economics

Sensitivity of receptor	Description
High	Representative of where a receptor has limited ability to respond to change, possibly due to no surplus capacity / high scarcity.
Medium	Representative of where changes to the receptor would bring about noticeable changes in conditions in the area.
Low	Representative of where a receptor is particularly responsive to change or able to cope with change without substantial effects on existing status or viability.

Magnitude

- 6.3.15 The magnitude of impact has been assessed based on professional judgement, as there are no industry standard criteria relating to the assessment of socio-economic impact magnitude. The assessment has aimed to be objective, quantifying the

magnitude of impacts wherever possible. Where quantification has not been possible, qualitative assessments (professional judgment) have been made and justified.

6.3.16 The magnitudes of impacts are classified as high, medium, low, or negligible. For the purposes of this assessment, the high impact magnitude equates to the major impact magnitude outlined in **Chapter 3: EIA Methodology** and a medium impact magnitude equates to the moderate impact magnitude outlined in **Chapter 3: EIA Methodology**. Similarly, a low magnitude equates to a minor magnitude in **Chapter 3: EIA methodology**. **Table 6.4** outlines how impact magnitudes on socio-economics are assessed; the impact magnitude is defined based on the change to the existing baseline conditions, depending on data availability. Some assessments – such as open space and housing provision – also account for policy targets and local requirements.

Table 6.4: Impact magnitude on baseline socio-economic conditions

Magnitude of impact	Description
High (Major in Chapter 3: EIA)	Total loss or major / substantial alteration to key elements / features of the baseline (pre-development) conditions such that the post-development character / composition / attributes will be fundamentally changed.
Medium (Moderate in Chapter 3: EIA Methodology)	Loss or alteration to one or more key elements / features of the baseline conditions such that post-development character / composition / attributes of the baseline will be materially changed.
Low (Minor in Chapter 3: EIA Methodology)	A minor shift away from baseline conditions. Change arising from the loss or alteration will be discernible / detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances / situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Effect Nature

6.3.17 In terms of effect nature, effects are defined as either:

- **Beneficial** – advantageous effects on the relevant study area, such as contribution to housing requirements;
- **Neutral** – effects which are on the whole neither advantageous nor detrimental on the relevant study area, albeit no neutral effects are anticipated for the effects scoped into this chapter; or
- **Adverse** – detrimental effects on the relevant study area, such as increased demand for social infrastructure on already constrained capacity as a result of population yield at the Proposed Development.

Significance of Effect

- 6.3.18 The predicted significance of the effect is determined through a standard method of assessment based on professional judgement, considering both sensitivity and magnitude of change. As shown in **Table 6.5**, major and moderate effects have been considered to be significant (highlighted in bold) for the purposes of this assessment, in the context of EIA Regulations.
- 6.3.19 In line with **Chapter 3: EIA Methodology**, any effect greater than “minor” is considered a significant effect. These significant effects are bolded in **Table 6.5**. **Table 6.5** differs slightly from that presented in **Table 3.6** of **Chapter 3: EIA Methodology**, in that the socio-economic assessment definitively defines the scale of effect within each cell of the matrix below, whereas **Table 3.6** allows for some flexibility (e.g. “minor – moderate”). This flexibility through the use of a range is considered less common in socio-economic assessments, specifically compared to other technical EIA topics. Nonetheless, the two tables are consistent, in that each scale of effect presented in the matrix below at least falls within the ranges presented in **Table 3.6** of **Chapter 3: EIA Methodology**.

Table 6.5: Scale of Effect Matrix

Sensitivity of receptor	Magnitude of impact			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

Duration of Effect

- 6.3.20 Effects in the construction phase have been considered to be ‘temporary effects’ given that the construction phase is finite.
- 6.3.21 All other effects – those in the operational phase - have been considered to be ‘permanent’ effects.

Geographic Scale of Assessment

- 6.3.22 The potential effects arising from the Proposed Development during the construction and operational stage are anticipated to occur at a range of geographic scales and are assessed in accordance with Additionality Guide¹⁵. Effects are considered at various geographical scales known as study areas, as determined by the relevant evidence base (set out in the below sections), as listed in **Table 6.6**.

¹⁵ Homes and Communities Agency, 2014. Additionality Guide Fourth Edition

Table 6.6 Geographic Scale (Study Area) of Assessment for Socio-Economic Effects

Effect	Study Area
Construction phase	
Construction Worker Expenditure	Local Area
Completed Development	
Permanent Local Job Creation and Skills	Mid Sussex
Additional Expenditure Supported from the Residents and Operational Workers	Local Area
Provision of Housing (including specialist housing for older people and affordable housing)	Mid Sussex
Crime and Antisocial Behaviour	Local Area
Changes in Demand for Healthcare facilities	Local Area
Changes in Demand for Educational Facilities	Local Area
Provision of Community Facilities	Local Area
Provision of Open and Play Space	Local Area

Construction Phase

Construction Worker Expenditure

- 6.3.23 Construction workers are highly mobile, tending to travel to wherever the work is taking place. Whilst the employment effects from construction do not normally tend to be particularly local, the expenditure of construction workers does have a local impact. Therefore, construction worker expenditure is assessed at the Local Area level.
- 6.3.24 The additional workers at the Proposed Development would bring greater spending to the Local Area. A 2020 GLA report¹⁶ found that office workers in London spent on average £13 a day in the local area around their place of work. This figure has been uplifted for earnings growth between 2020 and 2023, as well as for the lower average earnings of workers in different industries as well as in the South East of England compared to London. Once these differentials have been accounted for, it is estimated that per day the average worker spend for construction workers is £11.01 per day.

¹⁶ GLA Economics, 2020. Lost worker vs. tourism expenditure in the CAZ

Completed Development

6.3.25 The Proposed Development is an outline application with all matters reserved except for access, which contains a degree of flexibility within the illustrative masterplan (discussed in Section 3.4 of **Chapter 3: EIA Methodology**). Thus, for the purposes of this assessment, assumptions have been made around the likely non-residential mix of uses that could be present within the illustrative masterplan. This mix of uses is neither fixed or guaranteed, with the allowance for the illustrative masterplan to evolve and respond to future market demand from potential occupiers. Future demand is forecast, given that the year of completion is some time away (i.e. 2032). In this socio-economic assessment, therefore, the worst-case scenario has been carried forward in the assessment of each potential effect.

Permanent Local Job Creation and Skills

- 6.3.26 Local jobs for residents have been assessed at the District level. There will be further induced jobs supported beyond Mid Sussex, but these are unlikely to result in a significant (major or moderate) effect at a wider geographical level, and as a result have been scoped out of the assessment.
- 6.3.27 To calculate the socio-economic impact of the Proposed Development on Mid Sussex specifically, leakages must be applied. Leakage is the proportion of jobs taken by people who live outside of the study area (Mid Sussex). For example, the latest publicly available data from the Census shows that 48 % of the Mid Sussex workforce commute from outside of Mid Sussex in 2021.¹⁷ This assessment has, therefore, assumed that a base level of 52 % of employment opportunities at the Proposed Development will go to Mid Sussex residents. The additional local employment is compared to the future baseline level of resident employment in Mid Sussex to understand the effect of the Proposed Development. Note, local jobs are presented as a range to account for flexibility of commercial uses within the illustrative masterplan (as noted in paragraph 6.3.25).

Additional Expenditure Supported from the Residents and Operational Workers

6.3.28 Operational worker and residential expenditure have been considered at the Local Area level. This is where most of the expenditure is expected to occur, in particular after and during work on shopping, food and drinks and leisure activities for workers. For this assessment, a baseline of expenditure has been initially analysed, using the latest Mid Sussex Retail Study (2022)¹⁸. The Retail Study splits the District into 10 assessment 'zones'. Within this, Zone three represents the best fit of the Local Area.

¹⁷ ONS, 2023. Origin-destination data, England and Wales: Census 2021.

¹⁸ Mid Sussex District Council, 2022. Mid Sussex Retail Study.

Zone three is slightly smaller than the defined Local Area of this study; however, it does still include the location of the Proposed Development and Cuckfield Village Centre. Using this baseline assessment, expenditure has been projected forward to the key assessment years so the effect of the Proposed Development can be compared against a future baseline level of spending. A leakage has then been applied to any expenditure at this level, to account for any spending outside of the study area. Note, operational worker expenditure has been presented as an estimate, to account for flexibility of commercial uses within the illustrative masterplan (as noted in paragraph 6.3.25).

- 6.3.29 The additional workers at the Proposed Development would bring greater spending to the Local Area. A 2020 GLA report¹⁹ found that office workers in London spent on average £13 a day in the local area around their place of work. This figure has been uplifted for earnings growth between 2020 and 2023, as well as for the lower average earnings of workers in different industries as well as in the South East of England compared to London. Once these differentials have been accounted for, it is estimated that per day the average worker spend for education is £8.05, health is £8.07, retail is £5.82, office is £14.05, and food and beverage is £4.38.
- 6.3.30 The Household Expenditure Survey²⁰ was used to calculate the average and lower quartile residential household budget for homes at the Proposed Development. This was then adjusted to account for the difference in median earnings of Mid Sussex residents, compared to the South East average, to derive a weekly expenditure per household figure for Mid Sussex. The calculations account for a proportion of money that is spent online, which has dramatically increased since the coronavirus pandemic. A leakage was then applied to account for residential expenditure that is retained in the Local Area and applied to the number of additional households as the Proposed Development.
- 6.3.31 This same exercise was repeated for lower quartile household expenditure, to account for the lower spend of households living in affordable housing.
- 6.3.32 Similarly, the expenditure of residents at the Care Home was also calculated in a similar fashion, except using the average household expenditure where the household reference person is 65+²¹. Differentials for Mid Sussex earnings, proportion spent online, and the leakage was then applied (as above) and uplifted by the number of Care Home units at the Proposed Development.

¹⁹ GLA Economics, 2020. Lost worker vs. tourism expenditure in the CAZ

²⁰ ONS, 2022, Detailed household expenditure by countries and regions

²¹ ONS, 2020. Household expenditure by age of household reference person: table A11.

Provision of Housing

- 6.3.33 Housing provision and affordable housing provision was assessed at the Mid Sussex level, because housing targets are established at the District level for this local authority. Whilst there could be some indirect impacts elsewhere (for example, due to the housing provision reducing demand elsewhere), particularly in neighbouring areas, the effect outside of Mid Sussex is unlikely to be significant (major or moderate effect) as the vast majority of the impact will be at the Mid Sussex level.
- 6.3.34 The Proposed Development includes the provision of 1,450 housing units, with approximately 30 % affordable housing provision and an 87-bed care home. The overall housing contribution of the Proposed Development was compared to the future baseline housing stock and Mid Sussex targets.

Crime and Antisocial Behaviour

- 6.3.35 Any effects upon crime and antisocial behaviour resulting from the Proposed Development are expected to occur near the Site. The effect was, therefore, considered at the Local Area level.
- 6.3.36 The Department for Levelling Up, Housing, and Communities' Index of Multiple Deprivation (IMD) rankings within the crime domain are also used to assess the prevalence of crime in the study area.²² Data on the crime incidences per 1,000 of the population are also presented from the Police.uk data interface.²³
- 6.3.37 The assessment has considered how the Proposed Development meets the design principles of Crime Prevention Through Environmental Design (CPTED), which results in behavioural responses that deter and reduce crime and the fear of crime.

Changes in Demand for Educational Facilities

Population Yield

- 6.3.38 The additional population yield arising from the Proposed Development was calculated using two methods, a bespoke population estimate and an estimate based on the Mid Sussex Development Infrastructure and Contributions SPD.²⁴ For thoroughness, both estimates have been presented and discussed in this chapter. Changes in demand for educational facilities are assessed at the Local Area level.
- 6.3.39 The 2021 Census²⁵ provides a breakdown of household size by tenure type. Average household size by tenure and size of home (in terms of number of bedrooms) can be

²² DLUHC, 2019. English Indices of Deprivation

²³ Data.police.uk. Data downloads

²⁴ Mid Sussex District Council, 2018. Development Infrastructure and Contributions – Supplementary Planning Document.

²⁵ ONS, 2021. Census 2021: RM136 – Tenure by household size by number of bedrooms.

derived from this data (presented in **Table 6.7**). Applying an assumed unit mix of housing by size and tenure at the Proposed Development to the relevant average household sizes in the table below has provided an estimate of the population arising from the Proposed Development.²⁶ This estimate equates to 3,668 residents. The assumed unit mix at the Proposed Development used for the purposes of this assessment is outlined for transparency in **Table 6.8**. This unit mix is indicative though it has been assumed for the purpose of the assessment as a likely mix to come forward based on existing local policy.

Table 6.7: Average Household Size, Mid Sussex

	1-Bed	2-Bed	3-Bed	4-Bed
Owned Outright	1.2	1.5	1.9	2.2
Owned with Mortgage	1.3	2.0	2.8	2.8
Social Rent	1.2	2.4	3.0	3.2
Market Rent	1.4	2.1	2.8	2.8

Source: ONS, 2021. Census 2021: RM136 – Tenure by household size and number of bedrooms.

Table 6.8: Indicative Unit Mix assumed at the Proposed Development

Tenure	1-Bed	2-Bed	3-Bed	4-Bed	Total
Market housing	51	203	457	305	1,016
Affordable ownership	16	60	27	5	108
Affordable rented	114	147	49	16	326
Total	181	410	533	326	1,450

- 6.3.40 Alternatively, the Mid Sussex Development Infrastructure and Contributions SPD²⁷ states that if a planning application is outline, the occupancy should be assumed to be 2.5 person per unit. Based on this method, the Proposed Development would support a residential population of up to 3,625.
- 6.3.41 Considering the worst-case assessment, the higher population yield of 3,668 has been taken forward in the assessment of impacts on social infrastructure – this is

²⁶ Market homes use a weighted average of owned outright and owned with a mortgage based on the latest Census data of proportion of ownership with and without a mortgage. The Affordable Rented homes use the social rent average household size and Affordable Ownership uses owned with a mortgage.

²⁸ Department for Education, 2023. Pupil yield from housing developments.

considered to be conservative due to the fact that this higher population will typically place a greater strain on local social infrastructure.

- 6.3.42 The demographic breakdown of the new child population has been derived from the latest DfE pupil yield calculator from housing developments, which provides estimates for the number of children requiring a school place for each phase of education at the Mid Sussex level.²⁸ Pupil yield at the Mid Sussex level is higher than at the West Sussex level and therefore is deemed to be the worst-case assessment. The yield calculator is based on the population yield realised at past housing developments brought forward within a given geography. This yield calculator captures the trend that typically young people and families are more likely to move home and therefore a higher proportion of young people are estimated within the DfE pupil yield calculator compared to the average Mid Sussex demographic composition.

Early Years Education

- 6.3.43 Early years refers to the provision of education for children under the age of five years old. Currently, parents who work more than 16 hours a week and earn less than £100,000 are entitled to 30 hours of free childcare a week for children aged three to four years old. From September 2024, all children from the age of 9 months will be entitled to 15 hours free childcare and from September 2025 and all working parents of children under the age of five will be entitled 30 hours free childcare per week.
- 6.3.44 The impact of the child yield of the Proposed Development has been assessed against the future baseline scenario. This is to understand how the early years capacity is expected to change once the Proposed Development is fully built out.

Primary and Secondary Education

- 6.3.45 The Department for Transport National Travel Survey 2022 outlines the average catchment area sizes for primary and secondary education in the Southeast.²⁹ These catchment areas have been applied to the Site location to assess capacity of educational institutions impacted by the Proposed Development. Based on this approach, there are two primary schools and three secondary schools in the resulting catchment areas of the Proposed Development. Based on the West Sussex school catchments database,³⁰ there is only officially one primary school (Holy Trinity CofE Primary School) and one secondary school (Warden Park Secondary Academy) that is accessible to the Site. However, the West Sussex County Council admissions strongly

²⁸ Department for Education, 2023. Pupil yield from housing developments.

²⁹ Department for Transport, 2022. National Travel Survey.

³⁰ West Sussex County Council, 2022/23. School catchment areas 2022/23.

advises applicants to provide preferences for three different secondary school choices, demonstrating why it is not feasible (in reality) that the Site of the Proposed Development only falls within the catchment area of one secondary school. Therefore, the National Travel Survey catchment area has been deemed appropriate to capture the schools that are nearest to the Site.

- 6.3.46 Data from the Department for Education has been used to inform roll and capacity data for schools. The West Sussex County Council's School Planning report 2022 estimates future demand for school places for Districts within the area.³¹ The migration and planned housing forecasts are utilised as they account for planned housing growth in the District. The projected growth has been applied to the baseline scenario to arrive at the future baseline, of which the impact of the Proposed Development has been assessed against, including the additional primary school capacity provided at the Proposed Development.

Special Educational Needs and Disabilities (SEND) Provision

- 6.3.47 West Sussex County Council (WSSCC) has a statutory duty to ensure there is sufficient capacity to meet current and future demand for special needs school places.
- 6.3.48 Whilst exact data on local SEND provision is not as widely accessible compared to primary and secondary education, WSSCC broadly outline SEND requirements in their SEND and Inclusion Strategy (2019-2024)³² and Send Developer Contribution Requirements³³, which has been utilised to inform the baseline scenario and assessment of effects. The assessment of effects compares the impact of the SEND child yield at the Proposed Development against the future baseline capacity, plus the SEND school provision provided at the Proposed Development.

Changes in Demand for Healthcare Facilities

- 6.3.49 Access to primary healthcare has been assessed based on the effect of the Proposed Development on GP capacity in the future baseline. The performance of GP capacity has been assessed based on the NHS target of a patient list size of 1,800 patients per FTE GP.³⁴ The assessment has accounted for changes in demand as a result of changes to the local population in the future baseline.
- 6.3.50 Contractually, GP practices register patients living permanently within a defined catchment area. This is known as an inner catchment area. A GP practice may register

³¹ West Sussex County Council, 2023. Planning school places.

³² West Sussex County Council (WSSCC), 2019. SEND and Inclusion Strategy (2019-2024)

³³ WSSCC, 2020. SEND Developer Contribution Requirements as Statutory Education provider.

³⁴ NHS, 2009. HUDU Planning Contribution Model Guidance Notes

patients living outside of this area but may restrict services, such as home visits. This assessment has looked at the GP inner catchment areas that cover the Site.

- 6.3.51 To be conservative, it is assumed that all of the population at the Proposed Development will register with GPs in the inner catchment area. Data from NHS Digital and NHS integrated Care System on the general practice workforce have been used to identify GP surgeries, and their respective patient list sizes and GP FTE numbers.³⁵
- 6.3.52 Whilst formally this chapter quantitatively assesses impacts on local primary healthcare provision, it is acknowledged that the impact of the Proposed Development will be wider than this, placing greater demand on wider health and social care services including mental health services and community care. The impacts on these services have also been considered qualitatively at the Local Area level in addition to the healthcare provision proposed at the Proposed Development.

Provision of Community Facilities

- 6.3.53 The provision of community facilities has been assessed qualitatively through a desk-based research exercise, locating the provision of key community facilities and their offering. This includes the provision of community centres and convenience stores. The provision of community facilities is assessed at the Local Area level.

Provision of Open Space and Play Space

- 6.3.54 The Mid Sussex PPG17 Open Space Assessment (2006)³⁶ provides the latest assessment of open and play space provision across the District against targets. This assessment is outdated, but the targets have used as benchmarks for the purposes of this assessment. This assessment has then undertaken its own updated baseline assessment of open space provision in the Local Area, using more recent data from Ordnance Survey Open Greenspace maps³⁷. This has allowed the analysis of the current provision of open space in the Local Area, relative to the targets outlined in the Mid Sussex PPG17 Open Space Assessment (2006). Access to open space and play space is assessed at the Local Area level.
- 6.3.55 This assessment has also utilised the Fields in Trust Green Space Index (2023) for context, which assesses current provision of accessible green space relative to targets, which ensures that every community can reap the necessary benefits of green space provision³⁸.

³⁵ NHS Digital, 2023. Data dashboards

³⁶ Mid Sussex District Council, 2006. PPG17 Open Space Assessment

³⁷ Ordnance Survey, 2023. OS Open Greenspace

³⁸ Fields in Trust, 2023. Green Space Index 2023

- 6.3.56 The assessment of open space and play space has been carried out against the current baseline provision in the Local Area. This is because it is not possible to accurately determine a future baseline provision of open and play space.
- 6.3.57 The Parkland Reserve Site is also being proposed to the north-west of the Proposed Development, which is being brought forward by the Applicant. The Parkland Reserve Site is expected to improve the quality of residents' access to nature within the Local Area, however given it is not deemed to be publicly accessible open space and in light of presenting a worst-case assessment, it is not considered quantitatively within this effect.
- 6.3.58 Furthermore, the school pitches provided at the onsite primary and SEND school are also included within the open space assessment, since they it is intended that they will be secured for public use at certain time through a community use agreement and hence will be accessible.

Approach to Cumulative Effects

- 6.3.59 This chapter considers all inter-project (Type 2 cumulative effects, as per the 'Cumulative Effects' section in Section 3.4 in **Chapter 3: EIA Methodology**) socio-economic effects in the cumulative effects assessment. Type 1 (intra-project) cumulative effects are assessed in **Chapter 14: Effect Interactions**.
- 6.3.60 In the case of worker (including construction workers) and residential expenditure, local employment, housing effects, demand for healthcare, and demand for educational facilities, the main assessment is considered inherently cumulative as impacts are assessed against a future baseline that includes local employment, expenditure, population, pupil, and housing projections. Regarding the demand for healthcare, the Mid-Sussex Infrastructure Delivery Plan 2022 has been reviewed, however, there is no provision of primary healthcare facilities planned in the near future³⁹. These projections implicitly include the impacts of other cumulative developments being brought forward in the relevant geographical area ahead of the opening year of the Proposed Development (Local Area or District level).
- 6.3.61 In contrast, the assessment of cumulative effects on open / play spaces, community facilities, and crime and antisocial behaviour has been carried out by determining whether the other committed developments identified would directly impact the relevant socio-economic indicators (e.g. open space provision) or receptors (e.g. local residents) for these effects. Whilst the way in which these committed developments may cause a change in population is captured by the population forecasts, any direct

³⁹ Mid Sussex District Plan, 2022. Infrastructure Delivery Plan

change in the provision of community infrastructure caused by these committed developments must also be considered.

- 6.3.62 Based on these criteria, there are four schemes that are inherently included within the future baseline, as set out in **Table 6.9**. This is because these committed developments are set to open before the completion year of the Proposed Development (2032). Cumulative schemes that are expected to become operational after 2032 (of which two are identified in total) are not considered to be inherently cumulative.

Table 6.9 – Committed Development inherently included within the Future Baseline

ID	Scheme	Reference
1	The Martlets Shopping Centre Burgess Hill West Sussex RH15 9NN	DM/19/3331
2	Land At And Adjacent To The Former Sewage Treatment Works, Fairbridge Way, Burgess Hill, West Sussex, RH15 8BF	DM/19/1895
3	Land East Of Keymer Road, Burgess Hill, West Sussex	DM/22/1837
4	Hurst Farm, Hurstwood Lane, Haywards Heath, West Sussex, RH17 7QX	DM/22/2272

- 6.3.63 In contrast, the assessment of cumulative effects on some social infrastructure such as provision of open spaces, provision of play space, the provision of community facilities and crime and antisocial behaviour has been carried out by determining whether the other committed developments identified – within the appropriate study area – would directly impact the effects identified. Unlike other effects where projections of the changes are available, any direct change in the provision of open space, provision of play space, crime and antisocial behaviour and provision of community facilities, caused by these other committed developments, within the appropriate study area, must be considered individually.

Limitations and Assumptions

- 6.3.64 The assessment of socio-economic impacts and effects has been carried out against a benchmark of current socio-economic baseline conditions prevailing in the Local Area and other relevant geographies. As with any dataset, the baseline data will change over time. The most recent published data sources have been used in this assessment which is usually from either 2022, 2021 or 2020, but where this has not been available, the next best alternative (i.e. the most up to date) has been used, as a proxy.
- 6.3.65 There are wider impacts and effects which can result from schemes and are hard to quantify, such as displacement, leakage, and multiplier impacts. Whilst accepted methods of quantification have been used wherever possible, expert judgement has

been applied where necessary. Where professional judgement has been used, justification and explanation has been provided.

- 6.3.66 The assessment presents baseline data over a reasonable period of time, where time series data is available so that the impact of any short-term changes can be identified in the baseline. This may be relevant to the impact of the coronavirus pandemic.
- 6.3.67 Whilst the majority of the cumulative developments' anticipated population yields are considered to be captured within the future baseline presented (and in some select cases so is the cumulative development's provision), the majority of their population impacts on the provision of social infrastructure – that being demand for healthcare and education - (or other remaining socio-economic impacts) are considered on a case-by-case basis. It should be noted that whilst all cumulative developments are reviewed, there is inevitably gaps in the knowledge base of this assessment, as a result of information on all development proposals not being publicly available. In reality, there is likely further on-site and off-site mitigation measures being brought forward for different types of social infrastructure that are not captured in this assessment. On this basis, it can be considered a worst case, as it captures the full extent of population increases, but not necessarily social infrastructure increases. Finally, there is also uncertainty on cumulative developments phasing strategies and the exact years when social infrastructure provision will be brought forward at these developments.

6.4 Scoping and Consultation

- 6.4.1 A formal scoping process with MSDC was not undertaken. Initial engagement was sought with the Integrated Care Board regarding their needs and aspirations for health care in the area that might be accommodated through the application. In principle, the inclusion of a health hub was seen as positive, and further engagement will refine the viability, size and provision.

6.5 Baseline Assessment and Identification of Key receptors

Permanent Local Job Creation and Skills

Economic Activity

- 6.5.1 **Table 6.10** presents economic activity rates for the relevant study areas. In 2021, 84 % of the working age population in Mid Sussex were economically active⁴⁰. This figure is higher than both the regional rate (81 %) and the national average (79 %). Similarly, the employment rate for Mid Sussex (82 %) is higher than rates recorded across the

⁴⁰ ONS, 2023. Annual Population Survey

South East (78 %) and England (75 %). Overall, the labour market for Mid Sussex residents performs above average compared to regional and national geographies.

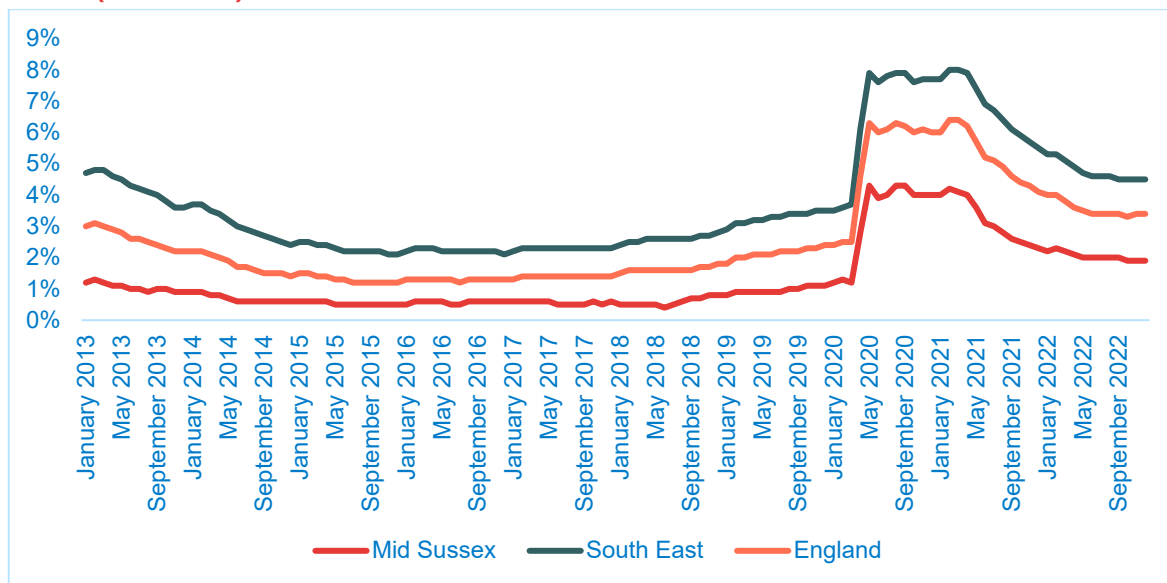
Table 6.10: Economic Activity Rates, 2021

Variable	District	Region	Nation
Economic activity rate (aged 16-64)	85 %	81 %	79 %
Employment rate (aged 16-64)	82 %	78 %	75 %
Unemployment rate (aged 16-64)	3 %	4 %	5 %

Source: ONS, 2023. Annual Population Survey

6.5.2 **Figure 6.2** tracks the proportion of residents who were placed on the claimant count between January 2013 and September 2022. The claimant count refers to residents who received Job Seekers Allowance or Universal Credit. The rate of claimants across Mid Sussex has been consistently below all other geographic comparators over the presented period⁴¹. This trend continued throughout the pandemic, where all comparators saw a spike around May 2020. However, Mid Sussex experienced the smallest spike, with a rise in claimants from approximately of 2.5 % compared to a rise of 5 % regionally, and 3.5 % nationally, resulting from the pandemic. Since then, claimant rates have continued to drop across all geographies, with the latest rate at 1.9 % in Mid Sussex – considerably below all comparators.

Figure 6.2: Proportion of Economically Active Residents (aged 16-63) on the Claimant Count (2013-2022)



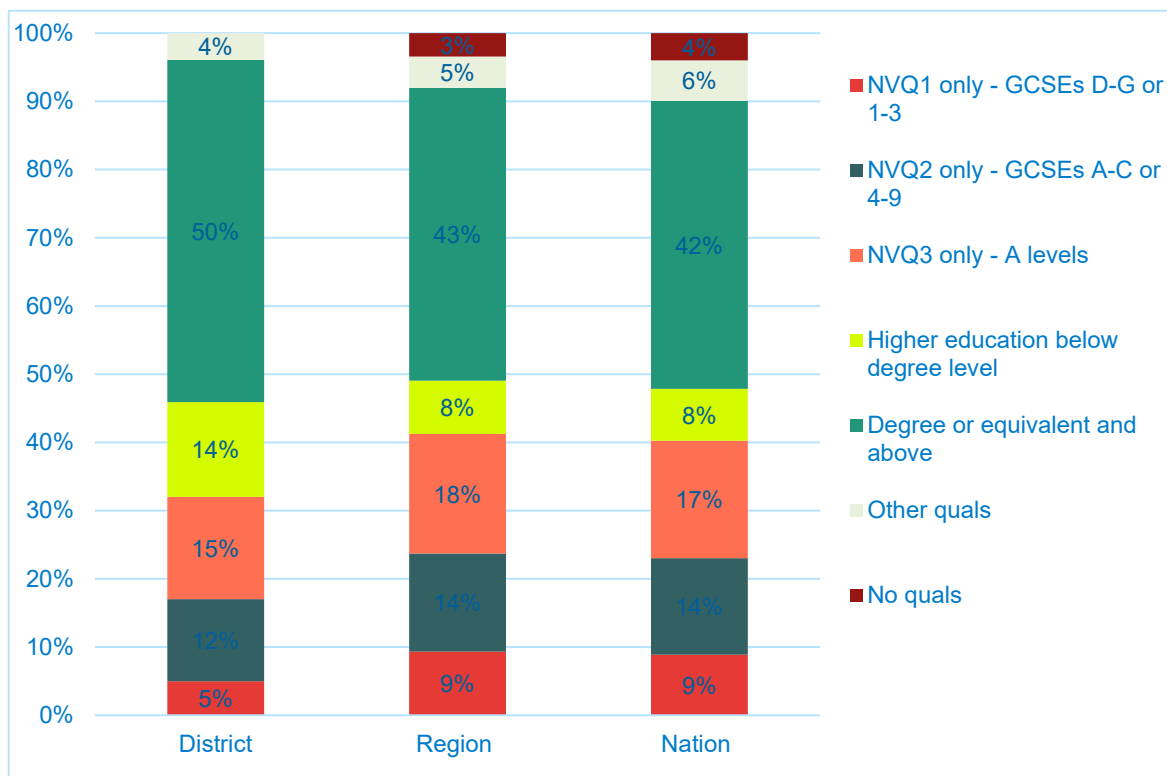
Source: ONS, 2023. Claimant count by sex and age

⁴¹ ONS, 2023. Claimant count by sex and age

Qualifications

6.5.3 As shown in **Figure 6.3**, Mid Sussex residents are generally more qualified than geographical comparators, with a higher proportion of residents (50 %) having received education to degree level or above⁴². This is considerably higher than the rate recorded regionally (43 %), and nationally (42 %). Additionally, a higher proportion of the Mid Sussex population have received higher education below degree level (14 %), than what is recorded regionally and nationally (both 8 %).

Figure 6.3 - Qualification Attainment Rate across Geographies



Source: ONS, 2023. Annual population survey

Commuting Patterns

6.5.4 **Table 6.11** outlines the residential location of the Mid Sussex workforce⁴³. Almost all (91 %) of the workers in Mid Sussex live within the South East of England and 52 % live and work in Mid Sussex.

⁴² ONS, 2023. Annual population survey

⁴³ ONS, 2023. Origin-destination data, England and Wales: Census 2021.

Table 6.11: Commuting patterns of workers in the Local Area, 2021

Place of residence	Commute into Local Area
Mid Sussex	52 %
South East	91 %

Source: ONS, 2021. Origin-destination data, England and Wales: Census 2021

Future Baseline (the 'do nothing' scenario)

6.5.5 Based on ONS population projections,⁴⁴ the number of economically active residents in Mid Sussex is projected to increase by 4 % to 2032. Based on these projections, the number of economically active residents across Mid Sussex, who are likely to benefit from increased employment opportunities, is expected to increase to 78,600 by the completion year of the Proposed Development.

Sensitivity

6.5.6 The contribution of the Proposed Development to local jobs and skills is assessed at the Mid Sussex level. The District has higher levels of economic activity in the working age population than regional and national comparators. The District also has a lower proportion of economically active residents on the Claimant Count and a higher proportion of its population that are educated to degree level / equivalent or above, compared to what is recorded regionally and nationally. As a result of these conditions, current and future residents of Mid Sussex were considered to have a **low** sensitivity to effects associated with local employment and skills provision.

Provision of Housing (including specialist housing for older people and affordable housing)

Population

6.5.7 As of 2021, the population in the Local Area equates to 5,300 residents⁴⁵. The resident population in the Local Area has increased by 24 % over the last decade, significantly higher than population growth seen across the District (9 %), the region (7 %), and the nation (7 %).

Table 6.12: Population Estimates (2011-2021)

Geographical Area	2011	2021	Population growth (2011-2021)
Local Area	5,300	6,500	24 %
District	139,900	152,600	9 %

⁴⁴ ONS, 2020. Population projections – District by single year of age.

⁴⁵ ONS, 2011. Census 2011; ONS, 2021. Census 2021

Geographical Area	2011	2021	Population growth (2011-2021)
Region	8,634,800	9,278,100	7 %
Nation	53,012,500	56,490,100	7 %

Source: ONS, 2011. Census 2011; ONS, 2021; Census 2021.

Housing Profile

6.5.8 In 2021, there were approximately 66,600 dwellings across Mid Sussex,⁴⁶ increasing by 13 % over the last decade. This rate of growth is considerably higher than growth rates recorded regionally (9 %) and nationally (8 %). However, the growth in housing supply has not kept up with population growth over the same period (24 %).

Table 6.13: Housing Supply across Geographies

Geographical Area	2011	2021	% Increase (2011-2021)
District	58,700	66,600	13 %
Region	3.7m	4.0m	9 %
Nation	23.0m	24.9m	8 %

Source: ONS, 2023. Live tables on dwelling stock – Table 100

6.5.9 The median house price within Mid Sussex as of 2022 is £430,000.⁴⁷ This figure is approximately 16 % higher than what was recorded in the South East (£370,000) and 56 % higher than what was recorded in England (£275,000). In addition, median house price growth in the Local Area has been substantial (64 %). In 2012, the median house price in the Local Area was £323,500; this figure has grown to £530,000 in 2022⁴⁸.

6.5.10 Median house prices since 2012 have risen quickly across the District. In 2022, house prices in Mid Sussex were 11.9 times higher than average earnings, higher than rates recorded across the Southeast (10.4) and England (8.3). This means that the median house price in Mid Sussex in 2022 was approximately 12 times higher than median incomes.

⁴⁶ ONS, 2023. Live tables on dwelling stock – Table 100

⁴⁷ ONS, 2023. House price to residence-based earnings ratio

⁴⁸ ONS, 2023. Median House Prices. Table 1a - Median price paid by ward, England and Wales, year ending Dec 1995 to year ending Sep 2022

Table 6.14: House Price to Earnings Ratio across Geographies

Geographical Area	Median House Price			Median House Price to Earnings Ratio		
	2012	2022	Growth (%)	2012	2022	Growth (%)
District	£248,400	£430,000	73 %	6.8	11.9	74 %
Region	£225,000	£370,000	64 %	6.1	10.4	70 %
Nation	£181,500	£275,000	52 %	5.1	8.3	62 %

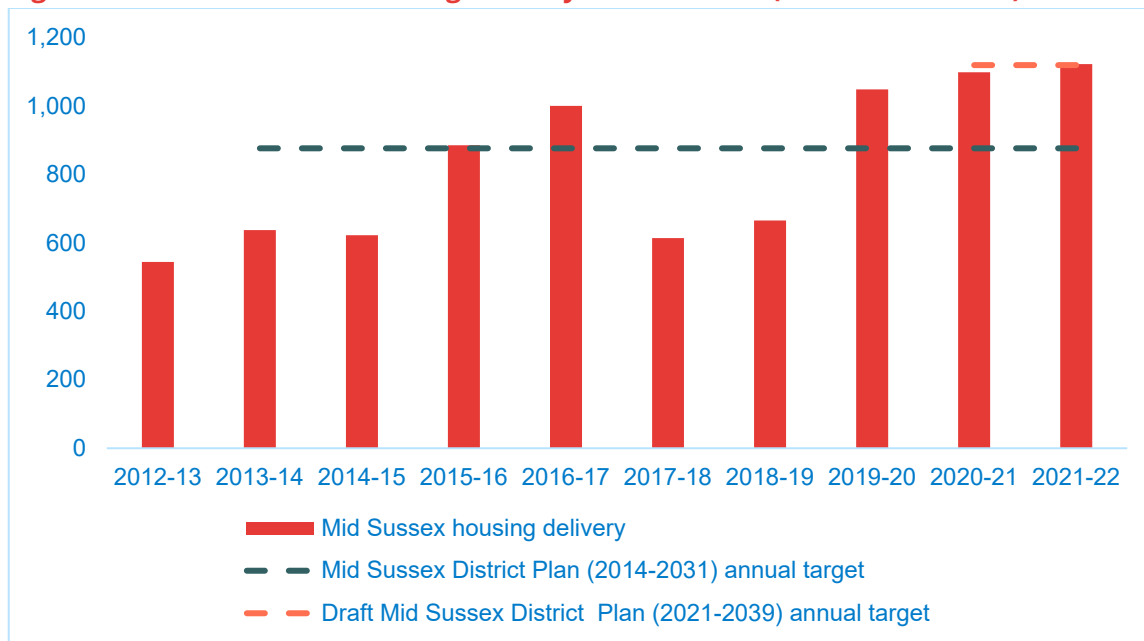
Source: ONS, 2023. House price to residence-based earnings ratio

- 6.5.11 As illustrated in **Figure 6.4**, the annual housing target outlined in the Draft Mid Sussex District Plan is approximately 1,119 net additional dwellings per annum. The District have met this housing provision target in every year that the plan has been active (since 2021), delivering 1,120 net additional dwellings in the latest recorded year of delivery⁴⁹. However, Mid Sussex had not met this target at any point in the last decade before this. If the target outlined in the Draft Mid Sussex District Plan had been active since 2014 (the same period as the current Mid Sussex District Plan), the District would have fallen short of this target by approximately 36 %.
- 6.5.12 Average housing delivery over the last decade in Mid Sussex has equated to 825 net additional dwellings per annum, below the annual target of 872 established by the Mid Sussex District Plan 2014-2031, which has been active across the majority of this period⁵⁰.

⁴⁹ DLUHC, 2023. Live tables on housing supply: net additional dwellings

⁵⁰ Mid Sussex District Council, 2022. Mid Sussex District Plan (2021 – 2039)

Figure 6.4: Net Additional Housing Delivery in Mid Sussex (2012/13 – 2021/22)



Source: DLUHC, 2023. Live tables on housing supply: net additional dwellings

- 6.5.13 **Figure 6.5** illustrates the delivery of affordable housing in Mid Sussex over the last decade. The Draft Mid Sussex District Plan (2021-2039) outlines an affordable housing target of 30 % of total additional housing provision^{51, 52}. This equates to approximately 265 new affordable dwellings per annum for the Mid Sussex District Plan (2014-2031) and 335 new affordable dwellings per annum for the Draft Mid Sussex District Plan (2021-2039). In the latest year, the District met this target, with delivery of approximately 400 affordable dwellings⁵³.
- 6.5.14 However, prior to this latest year of affordable housing delivery, between 2011/12 and 2020/21, affordable housing delivery in Mid Sussex failed to meet its delivery target on every occasion.
- 6.5.15 Furthermore, the Mid Sussex Strategic Housing Market Assessment states: *“A notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the area”*⁵⁴.

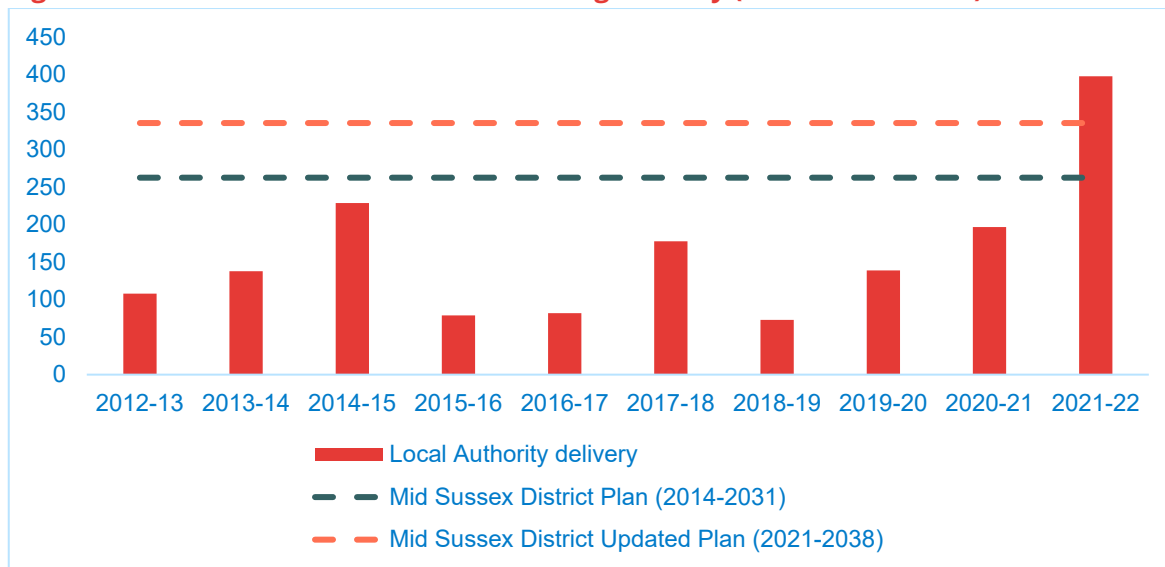
⁵¹ Mid Sussex District Council, 2018. Mid Sussex District Plan (2014 – 2031)

⁵² Mid Sussex District Council, 2022. Mid Sussex District Plan (2021 – 2039)

⁵³ DLUHC, 2023. Live tables on affordable housing supply

⁵⁴ Mid Sussex District Council, 2021. Strategic Housing Market Assessment

Figure 6.5: Net Additional Affordable Housing Delivery (2011/12 – 2021/22)



Source: DLUHC, 2023. Live tables on affordable housing supply

Future Baseline (the 'do nothing' scenario)

6.5.16 The projected future growth in population from 2021 to 2032 across Mid Sussex is presented in **Table 6.15**. The population of Mid Sussex in this time period is expected to grow by approximately 8,100 or 5 %⁵⁵.

Table 6.15: Projected Population Growth

Population	2021	2032	% increase
District	152,600	160,600	5 %
Region	9.3m	9.6m	4 %
National	56.5m	59.1m	5 %

Source: ONS, 2018. Population projections by District

6.5.17 Population growth in Mid Sussex is expected to grow broadly in line with comparators, with population growth the same as England (both 5 %) and slightly higher than the South East (4 %)⁵⁶.

6.5.18 The Mid Sussex District Council Housing and Economic Needs Assessment contains household projections for the District up until the year 2031⁵⁷. The assessment projects an annual household delivery of 516 per annum. To achieve the most accurate projection of housing delivery in the District by the opening year of the

⁵⁵ Mid Sussex District Council, 2015. Housing and economic needs assessment

⁵⁶ ONS, 2023. Population projections – District based by single year of age

⁵⁷ Mid Sussex District Council, 2015. Housing and economic needs assessment

Proposed Development (2032), this per annum figure has been applied in a linear manner to the most recent housing delivery data available (2021).

- 6.5.19 This methodology results in a forecast household projection within the District by 2032 of approximately 72,300 households. This represents a total increase of 5,700 additional households compared to the existing provision in 2021.

Sensitivity

- 6.5.20 The historic delivery of annual additional dwellings across Mid Sussex has been broadly successful. The District has only failed to meet its housing delivery target in three out of eight years since 2014/15. However, average delivery falls below the more ambitious Draft Local Plan target. Mid Sussex has only met its annual affordable housing delivery target in the latest year where data has been recorded. Based on delivery since 2014, there is expected to be a shortfall in affordable housing delivery of approximately 35 %, compared to the plan target outlined in the Draft Mid Sussex District Plan (2021-2039). Furthermore, the house price to earnings ratio in the District is 11.9, significantly higher than regional and national comparators. Based on this, the sensitivity of current and future residents to changes in housing provision at the District level is considered to be **medium**.

Additional Expenditure Supported from the Residents and Operational Workers (including Construction Worker Expenditure)

- 6.5.21 The Cuckfield village high street has a range of independent boutique shops, vintage furniture stores, locally sourced produce shops etc. The centre benefits from an attractive environment and it is a destination for both residents and tourists to visit. However, the provision of cafes, restaurants and pubs is limited, and the area would benefit from a more vibrant evening economy, according to the latest retail study⁵⁸.
- 6.5.22 According to the Mid Sussex Retail Study (2022), out of the six village centres in the local authority, Cuckfield village centre has the lowest convenience expenditure (£0.2m per year)⁵⁹. However, Cuckfield village centre is third out of six for comparison expenditure (£1.7m). Cuckfield village centre had a total expenditure in 2021 of £1.9m.

Future Baseline (the 'do nothing' scenario)

- 6.5.23 The Mid Sussex Retail Study (2022)⁶⁰ does not provide projections for expenditure in the Local Area to 2032. Instead, the growth rate of expenditure across the District

⁵⁸ Nexus Planning, 2022. Mid Sussex Retail Study – page 8.

⁵⁹ Nexus Planning, 2022. Mid Sussex Retail Study

⁶⁰ Nexus Planning, 2022. Mid Sussex Retail Study

from 2021 to 2032 has been applied to the Local Area baseline expenditure to derive the expenditure in Cuckfield Village Centre in 2032.

- 6.5.24 Expenditure across Mid Sussex is expected to rise by 20 % from 2021 to 2032. Applying this to the £1.9 m of expenditure in the Local Area in 2021, suggests expenditure would be £2.3 m in 2032.

Sensitivity

- 6.5.25 Expenditure in Cuckfield is relatively low compared to other shopping destinations in Mid Sussex, with the lowest convenience goods expenditure of all village centres and the third highest comparison goods expenditure. Retail options in the village centre are relatively limited with some independent shops and lacking a night-time economy⁶¹. Based on the sensitivity of current and future businesses to changes, the sensitivity of worker and residential expenditure is deemed to be **high**.

Crime and Antisocial Behaviour

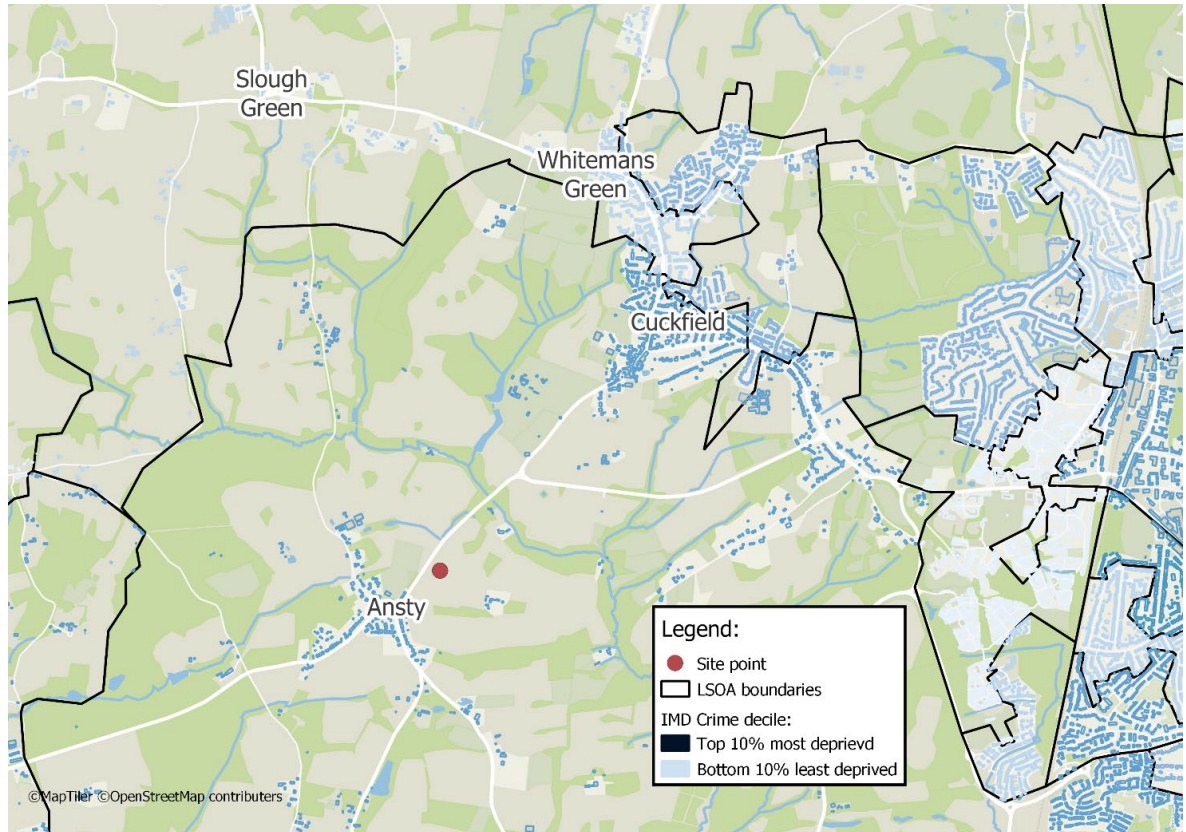
- 6.5.26 **Figure 6.6:** illustrates the level of crime deprivation in the areas surrounding the Site of the Proposed Development. Ansty, the closest village to the Site, ranks in the fifth least deprived decile in relation to crime deprivation. The remainder of the area around the Site ranks in the second least deprived decile in relation to crime deprivation. This is indicative of low crime rates in the Local Area and a high degree of community safety.
- 6.5.27 The crime rate per 1,000 residents in the Local Area of the Site is approximately 42⁶². This compares positively in comparison to Mid Sussex, which has a crime rate per 1,000 residents of approximately 43, and across the South-East of approximately 78 crimes per 1,000 residents⁶³.

⁶¹ Nexus Planning, 2022. Mid Sussex Retail Study – page 8.

⁶² Data.police.uk, 2023. Data downloads

⁶³ Varbes, 2023. Local Statistics for South East England

Figure 6.6: Levels of Crime Deprivation



Source: DLUHC, 2019. English Indices of Deprivation

Sensitivity

6.5.28 When assessing crime rates across the Local Area, there are significantly lower crime rates than what are recorded regionally and nationally. Furthermore, parts of the area in the immediate vicinity of the Site fall within the second least deprived decile nationally in terms of crime, suggesting that generally the Local Area experiences lower crime rates than regional and national comparators. As a result, the sensitivity of current and future residents to changes in crime and antisocial behaviour at the Local Area level is judged to be **low**.

Changes in Demand for Healthcare Facilities

GPs

6.5.29 Typically, individuals register with GPs close to their place of residence. However, since January 2015, GPs have been allowed to accept patients who are living outside of their practice boundaries, although it is for the practice to decide whether this is appropriate. A GP can refuse patients if:

- It has no capacity to take on new patients;
- It is not accepting patients that do not live within its practise boundary; or

- It is not appropriate for an individual to register with a practice that is a long way from where they live.

6.5.30 The Site is within the official catchment area of one GP practice. As of February 2023, the Cuckfield Medical Centre has a total of approximately 12,265 patients and 5 fully qualified GP FTEs⁶⁴. This equates to a patient to fully qualified GP FTE ratio of approximately 2,415. This is higher than the benchmark of 1,800 patients to fully qualified GP FTE ratio outlined within the HUDU Planning Contribution Model⁶⁵. This patient to fully qualified GP FTE ratio compares a ratio of approximately 2,390 across the South-East and 2,310 across England.

Accident & Emergency

6.5.31 The closest hospital providing accident and emergency provision to the Site is the Princess Royal Hospital, which is part of Brighton and Sussex University Hospitals / University Hospitals Sussex NHS Trust. The accident and emergency facility is located 2.8 miles from the Site.

6.5.32 Based on the latest available data, there are approximately 347,000 annual accident and emergency visits at the Princess Royal Hospital facility as of 2022. This figure has grown by approximately 6 % since 2021. Additionally, at this facility, 58 % of patients are treated within the NHS four-hour target. This compares to a national average of 63 %. The proportion of patients treated within this target time has fallen by 17 percentage points since 2021.

Mental Health

6.5.33 The Small Area Mental Health Index (SAMHI) is a publicly available data source that provides estimates of the status of local resident's mental health outcomes, at small geographies (LSOAs)⁶⁶. It accounts for factors such as:

- prevalence of residents on antidepressants;
- proportion of residents reporting depression;
- hospital attendances; and
- incapacity benefits.

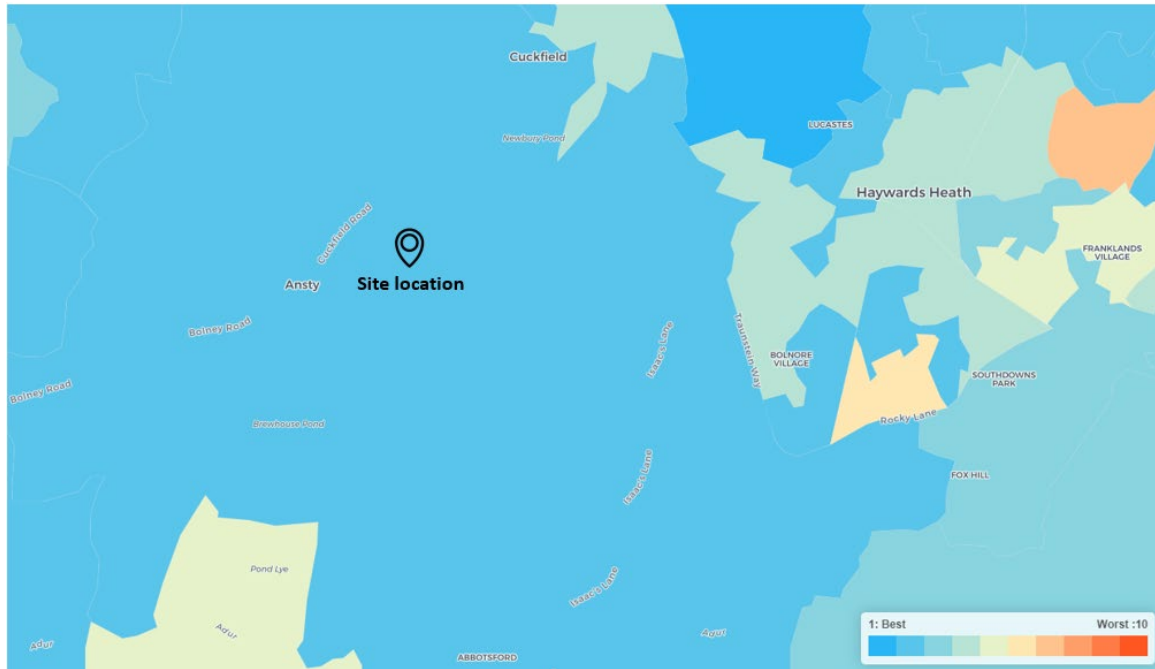
6.5.34 As shown in **Figure 6.7**, the Site performs substantially above average for mental health outcomes, falling in the ninth best decile nationally for mental health outcomes.

⁶⁴ NHS Digital, 2023. General Practice Workforce Statistics

⁶⁵ NHS London, (2009), HUDU Planning Contribution Model Guidance Notes.

⁶⁶ Daras K, Barr B (2021), Small Area Mental Health Index (SAMHI)

Figure 6.6: SAMHI mental health index map



Source: Daras K, Barr B (2021), Small Area Mental Health Index (SAMHI)

Future Baseline (the 'do nothing' scenario)

- 6.5.35 Population growth is expected across Mid Sussex by the opening year of the Proposed Development (2032). There is forecast to be an increase in residents across Mid Sussex of approximately 8,100. These additional residents will require access to primary healthcare facilities.
- 6.5.36 The Site currently falls within the official catchment area of one GP. Applying projected population growth across Mid Sussex to the existing patient list size at Cuckfield Medical Centre sees the number of patients rise to 12,900. This is equivalent to a patient to fully qualified GP FTE ratio of 2,540 – conservatively assuming that the number of fully qualified GP FTEs remains constant. This is significantly above the benchmark of 1,800 patients to GP FTE ratio outlined within the HUDU Planning Contribution Model.
- 6.5.37 Clinical commissioning groups (CCGs) were established in 2012 to organise the delivery of NHS services in local areas across England⁶⁷. In 2022, CCGs were replaced by integrated care systems (ICSs). ICSs are partnerships of organisations that come together to plan and pay for health and care services to improve the lives of people who live and work in their area.
- 6.5.38 Future growth across the District is likely to have an impact on NHS capacity and demand on NHS services, particularly locally, for primary care services. Growth of a

⁶⁷ NHS England, 2022. Integrated care systems (ICSs)

small settlement, or a new settlement may not necessarily justify, for example, a new GP surgery. However, there are instances where growth can help sustain an existing service or justify an increase in the specialist services at a nearby hub.

Sensitivity

6.5.39 GP practices in the Local Area of the Site are more constrained than all geographic comparators, with a patient to fully qualified GP FTE ratio above NHS benchmarks of 1,800 patients per one GP FTE. However, there is growing strain on accident and emergency facilities in the Local Area of the Site, which is performing worse than the national average in terms of treating patients within a four-hour target. Therefore, the sensitivity of the current and future residents to changes in healthcare provision in the Local Area is judged to be **medium**.

Changes in Demand for Educational Facilities

Early Years

6.5.40 Early years refers to provision in place for children under the age of five years old. Currently, parents who work more than 16 hours a week and earn less than £100,000 are entitled to 30 hours of free childcare a week for children aged three to four years old. As announced in the latest Budget, from September 2024, all children from the age of 9 months will be entitled to 15 hours free childcare and from September 2025 and all working parents of children under the age of five will be entitled 30 hours free childcare per week⁶⁸.

6.5.41 Data relating to provision of places on the Early Years Register (EYR) is not available at District level. Therefore, data has been utilised for the county of West Sussex, within which Mid Sussex lies. As of August 2022, there were 1,010 providers in the county of West Sussex which were registered on the EYR, providing a total of approximately 21,800 places.⁶⁹ There were approximately 2 children aged 0-4 years old for every place at an EYR childcare provider, which is significantly lower than the equivalent figure for the Southeast (2.1) and England (2.4). This suggests that EYR providers are less constrained compared to geographical comparators.

Table 6.16: Early Years Register Providers across Geographies

	West Sussex	South-East	England
Providers	1,000	11,100	56,900
Places	21,800	239,100	1.28m
Population (0-4 years old)	44,500	495,300	3.1 m

⁶⁸ Department for Education, 2023. Budget 2023: Everything you need to know about childcare support

⁶⁹ Ofsted, (2021), Childcare Providers and Inspections August 2022

	West Sussex	South-East	England
Population per place	2.0	2.1	2.4

Source: Ofsted, 2021. Childcare Providers and Inspections August 2022

6.5.42 This assessment has utilised the standard assumption that the average distance travelled by children under five to a place of education is between 500 m and 1 km. This assessment initially examined such facilities within 1 km (0.6 miles) of the Site – from at least some part of the outer boundary – as the primary catchment area for assessing local constraints on early years education.

6.5.43 There are two nursery schools located within 1 km of the Site. Norto5 Kidz Cuckfield and Next Step Nursey currently have a total capacity of 53 pupils and a current roll of 92 pupils⁷⁰. This equates to these nurseries currently operating at 74 % over capacity.

Table 6.17: Nurseries in the Local Area

Establishment name	Roll	Capacity	Surplus/deficit
Norto5 Kidz	68	25	43
Next Step Nursery	24	28	-4
Total	92	53	39

Source: daynursuries.co.uk

Primary Education

6.5.44 The Department for Transport National Travel Survey 2022 outlines the average catchment area sizes for primary and secondary education in the South-East⁷¹. These catchment areas are applied to the Site location to assess capacity of educational institutions impacted by the Proposed Development.

6.5.45 The primary school which is in the official catchment area of the Site is Holy Trinity CofE Primary School. This primary school is currently operating under capacity, as illustrated in **Table 6.18**. However, WSCC suggest that a choice of school is preferable; therefore, the National Travel Survey methodology is carried forward as it includes two primary schools.

6.5.46 There are two primary schools located within the National Travel Survey catchment area of the Site (3.4 km). These schools collectively have a total capacity of 840 pupils and a current roll of 818 pupils⁷². This equates to these primary schools currently operating at 97 % capacity. In relation to the latest data, this is viewed as overcapacity

⁷⁰ daynursuries.co.uk

⁷¹ Department for Transport, 2022. National Travel Survey.

⁷² Department for Education, 2022. All Establishment Data.

according to the Department of Education as all schools are considered full when they have more than 95 % capacity.⁷³

Table 6.18: Primary School Capacity in the Catchment Area

Establishment name	Roll	Capacity	Surplus/deficit
Holy Trinity CofE Primary School	403	420	-17
Bolnore Village Primary School	415	420	-5
Total	818	840	-22

Source: Department for Education, (2022), All Establishment Data.

Secondary Schools

- 6.5.47 There are three secondary schools within the catchment area typical for secondary schools in the South-East (4.6 km)⁷⁴. These secondary schools have a total capacity of 3,900 pupils, with 3,706 pupils currently enrolled⁷⁵. Therefore, secondary schools in the catchment area of the Site are currently operating at 95 % capacity. Therefore, according to the Department of Education, secondary schools in the Local Area are considered to be operating at full capacity⁷⁶.
- 6.5.48 The secondary school within the official catchment area of the Site (Warden Park Secondary Academy) is operating under capacity, as illustrated in **Table 6.19**.

Table 6.19: Secondary School Capacity in the Catchment Area

Establishment name	Roll	Capacity	Surplus/deficit
Oathall Community College	1,110	1,350	-240
Warden Park Secondary Academy	1,480	1,500	-20
St. Pauls Catholic College	1,115	1,050	65
Total	3,705	3,900	-195

Source: Department for Education, 2022, All Establishment Data

⁷³ Department for Education, 2013. Capital funding for new school places.

⁷⁴ Department for Transport, 2022. National Travel Survey.

⁷⁵ Department for Education, (2022), All Establishment Data.

⁷⁶ Department for Education, 2013. Capital funding for new school places.

SEND Schools

- 6.5.49 As of 2019, 1.58 % of WSCC's primary and secondary pupils have SEND educational needs, and 41 % of these pupils require specialist education that cannot be met within a mainstream school⁷⁷.
- 6.5.50 For West Sussex, the proportion of students on an education, health and care plan (EHCP) is 3.2 %, marginally higher than the national figure of 3.1 %. WSCC state that continuing population growth has put pressure on current specialist provision, with most of the assessed provision on or at over capacity. As of November 2019, special schools within WSCC are operating at 101.7 % occupancy. Overall, this suggests there is a real need for more specialist schools across West Sussex.
- 6.5.51 Alternatively, the latest Department for Education data suggests that there are 27 specialist needs schools in West Sussex, of which data is available for 25.⁷⁸ Collectively, these 25 schools are operating at 103 % capacity, with 2,434 places and 2,499 children on roll – reiterating the constraint on SEND provision across West Sussex.
- 6.5.52 More locally, the Mid Sussex Infrastructure Delivery Plan (IDP)⁷⁹ states that there are currently two SEND schools in Mid Sussex – namely Woodlands Meed in Burgess Hill (4.2 miles from the Site) and Brantridge School in Haywards Heath (4.4 miles from the Site), which is also an all-boys school.
- 6.5.53 Both of these schools are operating over-capacity at 107 % and 106 % capacity, respectively.

Future Baseline (the 'do nothing' scenario)

Early Years

- 6.5.54 For early years childcare, the population of 0–4-year-olds in Mid Sussex has been uplifted by projected population growth across 0–4-year-olds in the District, by the opening year of the Proposed Development (2032).
- 6.5.55 Once this population growth has been applied, it expected that nursery roll will decrease by two places, meaning the deficit will fall to 37 places or 70% above full capacity.

⁷⁷ WSCC, 2020. SEND Developer Contributions Requirements as a Statutory Education Provider.

⁷⁸ DfE, 2023. School places census.

⁷⁹ Mid Sussex District Council, 2022. Draft Infrastructure Delivery Plan.

Primary Schools

- 6.5.56 Primary-age children in Mid Sussex are expected to decrease by 2032 by 5 %. Applying the fall in growth to primary school roll suggests that in 2032, local primary school capacity would be 93 % - compared to 97 % in the baseline position.
- 6.5.57 The West Sussex County Council's School Planning report 2022 states that primary school demand (Reception to Year 6) within Mid Sussex is expected to grow from 11,900 in 2021/22 to 12,086 in 2026/27.⁸⁰ Utilising this forecast growth and extending it to 2031/32, it is expected that primary school demand in Mid Sussex will be approximately 12,290 by the opening year of the Proposed Development (2032). This represents a 3 % growth in demand for primary school places between 2021/22 and 2031/32.

Secondary Schools

- 6.5.58 Secondary-age children in Mid Sussex are expected to increase by 2 % to 2032. Applying this to local secondary school roll sees capacity increase from 95 % to 97 %. Based on the Department for Education standard⁸¹, this suggests there would be no spare capacity in local secondary schools by 2032.
- 6.5.59 Similarly, secondary school demand across Mid Sussex is also expected to grow⁸². By 2031/32, secondary school demand across Mid Sussex is expected to increase from approximately 9,200 in 2021/22 to 10,300. This represents a 12 % growth in demand for secondary school places in Mid Sussex, in the decade between 2021/22 and 2031/32.

SEND Schools

- 6.5.60 The Mid Sussex Infrastructure Delivery Plan (IDP)⁸³ states that due to planned housing development, there is likely to be an increase in the number of SEND pupil school places in the long term, suggesting that local SEND provision will be further constrained given there is currently no spare capacity. As stated in the IDP, WSCC are specifically seeking a new SEND school with 150 on roll.

⁸⁰ West Sussex County Council, 2023. Planning school places

⁸¹ Department for Education, 2013. Capital funding for new school places.

⁸² West Sussex County Council, 2023. Planning school places

⁸³ Mid Sussex District Council, 2022. Draft Infrastructure Delivery Plan.

Sensitivity

Early Years

- 6.5.61 Early years (EYR) providers across the geography of West Sussex (county) are unconstrained compared to regional and national comparators. This is because EYR providers in this area have the lowest population per place of all geographical comparators.
- 6.5.62 By 2032, early years demand is expected to slightly decrease, with a deficit equivalent to 37 children, still operating 70 % above capacity. As a result, the sensitivity of current and future residents in the Local Area of the Site to changes in the provision of early years places is deemed to be **high**.

Primary Education

- 6.5.63 Primary schools within the Local Area of the Site are operating at 97 % capacity; however, this is expected to fall to 93 % by 2032. Therefore, the sensitivity of current and future residents in the Local Area of the Site to changes in the provision of primary education is deemed to be **medium**.

Secondary Education

- 6.5.64 Secondary schools in the Local Area of the Site are operating at 95 % capacity, which is expected to increase further to 97 % by 2032. According to the Department of Education, this means that secondary schools in the Local Area of the Site will be operating above capacity. Therefore, the sensitivity of current and future residents in the Local Area of the Site to changes in the provision of secondary education is deemed to be **medium**.

SEND Provision

- 6.5.65 SEND provision is highly constrained across both Mid Sussex and West Sussex, with this demand expected to grow further by 2032. Therefore, the sensitivity of current and future residents in the Local Area of the Site to changes in SEND provision is deemed to be **high**.

Provision of Community Facilities

Village and Community Halls

- 6.5.66 Village and community halls are the smallest physical buildings that can support social infrastructure such as events, sports activities, and space for voluntary

groups⁸⁴. Planning research shows that depending on community needs and the type of facilities offered, smaller community centres can be supported by a population of approximately 4,000 residents, with larger community centres incorporating more significant sports, events or library facilities requiring a minimum catchment of approximately 7,000-11,000 residents⁸⁵. The Local Area of the Site currently has two village halls of a small size, equivalent to provision of one community centre per 3,300 residents, below what is considered to be viable. This suggests that to support the two small community halls sufficiently (requiring 4,000 residents each), the population of the Local Area would have to increase by approximately 1,500, or 22 %.

Convenience Stores

6.5.67 On average, there are approximately 1,500 people for every convenience shop in the UK, with 51 % of customers travelling less than a quarter of a mile to use a convenience shop⁸⁶. There are currently two convenience stores located in the Local Area of the Site, suggesting that currently convenience store provision is approximately half of what it should be in an area of this size.

Sports facilities

6.5.68 The nearest sports facilities to the Site include:

- Ansty Recreation Ground - comprising 2 cricket wickets and a grass football pitch;
- Cuckfield Cricket Club – comprising 2 cricket wickets;
- Cuckfield Recreation Ground – comprising 1 grass football pitch and 3 tennis courts; and
- Warden Park Academy – comprising a 3G pitch, a grass football pitch, a health and fitness facility and a sports hall.

6.5.69 There is also an existing rugby club and football club located at Beech Farm Field, which sits approximately 4 km from the Site.

6.5.70 The Sports Facilities Assessment⁸⁷ states that when comparing existing provision to anticipated future demand, there will be a need for additional facility capacity to serve population growth across Mid Sussex, with the greatest need in the immediate Ansty area.

⁸⁴ There is a helpful list of the ways that the facilities that community halls can be expanded to incorporate within Sport England, 2001. Village and Community Halls Design Guidance Note.

⁸⁵ Causeway Coast & Glens Borough Council, 2016. Strategic Framework for Community Centre Provision; Barton, Grant and Guise, 2013. Shaping Neighbourhoods – A Guide for Health, Sustainability and Vitality

⁸⁶ ACS, 2022. The Local Shop Report 2021

⁸⁷ Consult QRD, 2023. Ansty Farm, Ansty - Sports Facilities Provision Assessment

Sensitivity

- 6.5.71 In terms of village and community hall provision, the Local Area currently has an overprovision of these facilities, in terms of viability. The population of the Local Area would have to increase by approximately 22 % to support the existing village and community hall provision in terms of average viability. Convenience store provision is currently half of what it should be for an area the size of the Local Area. There is also an identified need for an additional sports facility in the immediate Ansty area.
- 6.5.72 Therefore, it is deemed that current and future residents in the Local Area of the Site are of **medium** sensitivity in terms of changes in the provision of community or cultural facilities.

Provision of Open Space and Play Space

- 6.5.73 The Mid Sussex PPG17 Assessment (2006) establishes open and play space requirements deemed suitable for the District.⁸⁸ Based on analysis of more recent open green space provision Ordnance Survey (OS) data, all quantity targets are met, apart from the provision of bowling greens and tennis courts⁸⁹.
- 6.5.74 The Mid Sussex PPG17 Assessment notes a particular need for more allotments in the geographical area of Cuckfield Rural particularly, which is where the Site lies⁹⁰. It is clear from recent data that this particular identified need in the Local Area is now being met.

Table 6.20: Open Space Provision in the Local Area relative to District-wide Targets

Typology	Quantity requirement (sqm per person)	Current provision (sqm per person)	Target met?
Allotments	1.75	3.10	Yes
Bowling greens	0.17	0	No
Equipped play areas ⁹¹	0.65	1.26	Yes
Parks and gardens	2.00	17.69	Yes

⁸⁸ Kit Campbell Associates, 2006. Mid Sussex PPG17 Assessment of Open Space, Sport and Recreation

⁸⁹ Kit Campbell Associates, 2006. Mid Sussex PPG17 Assessment of Open Space, Sport and Recreation

⁹⁰ Note: Cuckfield Rural is a smaller area which makes up part of the Central Mid Sussex geographical area and represents the best fit of the Local Area. Central Mid Sussex is one of six broad geographical areas which form the District of Mid Sussex in their Assessment of Open Space.

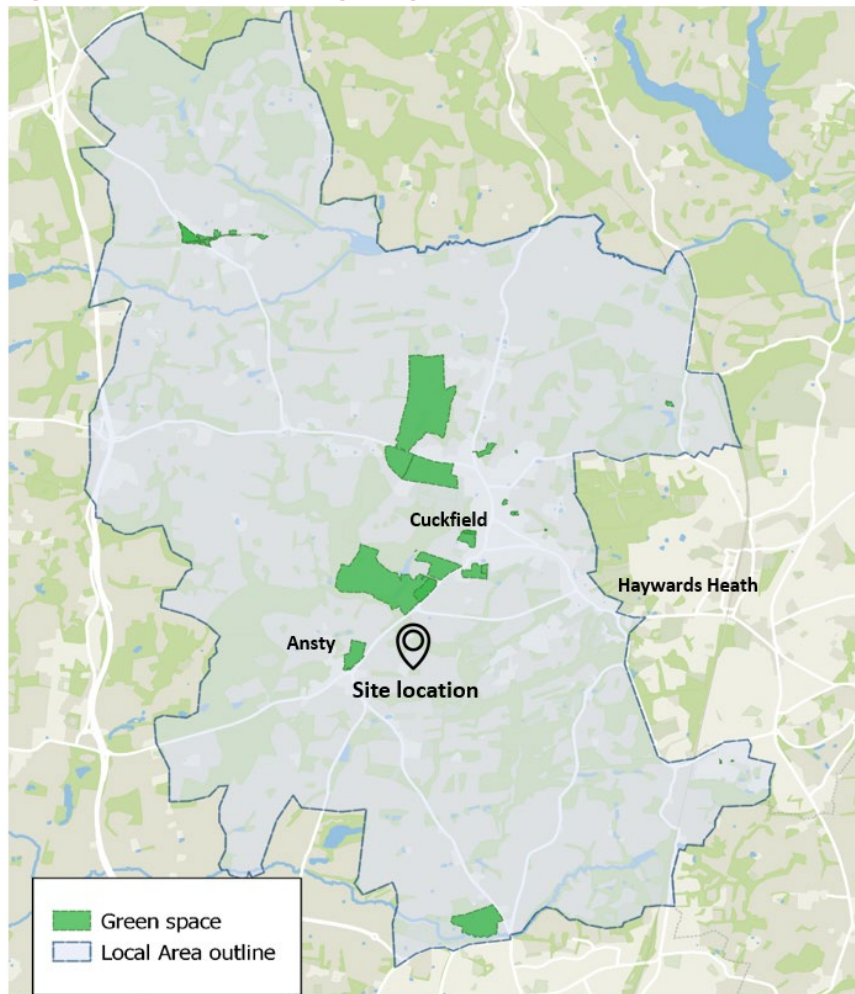
⁹¹ Note: The Mid Sussex PPG17 assessment includes a target provision of 0.3sqm per person of teenage areas. In this assessment, teenage areas are captured under equipped play area spaces, for example through multi-use games area provision.

Typology	Quantity requirement (sqm per person)	Current provision (sqm per person)	Target met?
Tennis courts	0.44	0.27	No

Source: Kit Campbell Associates, 2006. Mid Sussex PPG17 Assessment of Open Space, Sport and Recreation; Ordnance Survey, 2023. Open Greenspace

6.5.75 **Figure 6.7** maps the open space in the vicinity of the Site, the closest of which is Cuckfield Park.

Figure 6.7 - Provision of open space across the Local Area of the Site



Source: Ordnance Survey Data, Crown Copyright 2023.

6.5.76 According to the Fields in Trust Green Space Index, the Local Area of the Site has a provision of green space which is greater than the minimum standard⁹². This means that the provision of green space in the Local Area is above the minimum requirement of 2.4 ha of accessible green space per 1,000 residents.

⁹² Fields in Trust, 2023. Green Space Index 2023

Sensitivity

6.5.77 The current and future open space provision (including play spaces) across Mid Sussex is meeting the targets outlined in the Mid Sussex PPG17 Assessment (2006). The only quantity target in this assessment that was not met was the provision of bowling greens. The smaller geographical area of Cuckfield Rural was specifically outlined as requiring an increased provision of allotments and the need for more open space for teenagers was noted across the District. The sensitivity of current and future residents to changes in the provision of open space and play space in the Local Area of the Site is judged to be **low**.

6.6 Identification and Description of Changes Likely to Generate Effect

6.6.1 The Proposed Development is likely to generate a beneficial impact on local expenditure during the construction phase, due to the additional construction worker expenditure that will arise from the construction jobs supported at the Site.

6.6.2 During the operational phase, the Proposed Development would create beneficial impacts on the creation of local jobs, provision of housing and increased local expenditure from the new homes and residents at the Site. The provision of a local centre and primary and SEND school would also have a beneficial impact on local social infrastructure and cultural and community facilities, which would change the provision of local services. The Proposed Development would also support new open spaces and play spaces to support the new and existing local residents in the Local Area.

6.7 Assessment of Likely Significant Effects

Construction Phase

Embedded Mitigation Measures

6.7.1 There are no embedded mitigation measures during the construction of the Proposed Development related to socio-economics effects that have been assessed.

Anticipated Effects

Construction Worker Expenditure

6.7.2 It is estimated that the Proposed Development would support a total of 3,190 construction jobs years – equivalent to an average of 490 construction jobs on the Site per year, over the estimated 6.5-year construction period.

6.7.3 Given that the Parkland Reserve Site will involve limited construction works (with the erection of fences and two wooden viewing platforms only), there would be a limited number of construction jobs which would contribute to the average number of jobs

per year over the estimated construction period. Therefore, it is considered that the Proposed Development and the Parkland Reserve Site together will generate an average of approximately 490 construction jobs on the Site per year, over the estimated construction period.

- 6.7.4 On the basis of the above, construction workers on-site are expected to spend a total of £5.4 m over the entire construction period, equivalent to £836,000 per annum on average. Typical expenditure in the Local Area before, during or after work could be on food and beverages, after-working activities and retail-shopping at nearby stores.
- 6.7.5 Given the £1.9 m annual expenditure that takes place in Cuckfield currently⁹³ – the nearest village centre to the Site – annual construction worker expenditure could lead to a 44 % uplift.
- 6.7.6 Construction worker expenditure at the Proposed Development and Parkland Reserve Site would have a **medium magnitude**, based on existing local expenditure. On a receptor of high sensitivity, this will result in a direct, short-term, temporary effect that is **major beneficial (significant)**.

Operational phase

Embedded Mitigation Measures

- 6.7.7 The Proposed Development provides for the following measures embedded within the design:
- Up to 30 % affordable housing of different sizes and tenures;
 - A new local centre including a convenience store, community space, a health hub and commercial workspace;
 - Approximately 28 ha of publicly accessible open space and green space across a range of types, in addition to the Parkland Reserve Site also being brought forward in a joint application by the Applicant;
 - Design features such as secure parking, adequate lighting in communal areas, and well-planned streets and open spaces that facilitate natural surveillance and safety have been prioritised;
 - 0.3 ha of equipped play provision including LEAPs and NEAPs as well as teenage areas to provide play space for children of all ages; and
 - Provision of education facilities including a nursery (early years), new primary school and a SEND school.

⁹³ Nexus Planning, 2022. Mid Sussex Retail Study

6.7.8 These elements of the Proposed Development provide key embedded mitigation measures in the design to help ensure that the impact of the Development (in terms of population increase) does not result in increased pressure on existing social infrastructure facilities and a worsening of the baseline conditions for existing residents. In some cases, these measures are designed to provide positive benefits to local residents that go beyond just mitigating the adverse impacts of the scheme, such as the provision of a SEND school and a new health hub for the local community.

Anticipated Effects

Permanent Local Job Creation and Skills

6.7.9 Based on established commuting patterns, the number of additional jobs that would be carried out by Mid Sussex residents can be estimated. Census commuting patterns⁹⁴ have been applied to the gross additional jobs figure of 235 anticipated to be generated by the Proposed Development, to determine local job opportunities created. Gross additional jobs generated by the Proposed Development are outlined in **Table 6.21**.

Table 6.21 – Gross additional jobs generated by the Proposed Development

Use	Floorspace sqm (NIA)	Employment density	FTEs	Jobs
2.5FE primary school	17,200	-	20	25
SEND school	16,150	-	35	45
Care home	14,051	-	25	35
Nursery (within primary school)	323	-	20	30
Two business to consumer (B2C) units	307	17.5	20	25
Three ground floor units (B2C or B2B)	194	12 (higher employment estimate) 17.5 (lower employment estimate)	10 – 15	15 – 20
Health hub	420	45 (GIA)	10	15

⁹⁴ ONS, 2011. Census: WF02EW – Location of usual residence and place of work.

Use	Floorspace sqm (NIA)	Employment density	FTEs	Jobs
1 ST floor business to business (B2B) units	497	12	40	45
Total	49,142	-	180-185	235-240

Source: HCA, 2015. Employment Densities Guide; NB: job figures may not sum due to rounding.

- 6.7.10 It is estimated that the Proposed Development will result in approximately 95 FTEs for Mid Sussex residents, based on commuting patterns. This is equivalent to approximately 120 - 125 jobs when accounting for part-time working patterns⁹⁵. Local jobs would likely be available across a range of uses including: retail, office, food and beverage and education within the nursery, primary and SEND school. This is equivalent to a 0.2 % uplift on the future baseline position of economically active residents in Mid Sussex by 2032.
- 6.7.11 Given that the Parkland Reserve Site will be a parkland reserve when operational, with pedestrian and cycle tracks only (as the sports pitches at Beech Farm Field will remain in sports use), there would be a limited number of operational jobs which would contribute to the number of operational jobs anticipated to be generated by the Proposed Development.
- 6.7.12 On the basis of the above, the Proposed Development and Parkland Reserve Site would have a **low magnitude** of impact on local jobs and skills. On a low sensitivity receptor, this will result in a direct, permanent effect that is **negligible (not significant)**.

Provision of Housing

- 6.7.13 The Proposed Development would provide 1,450 residential units. The Draft Mid Sussex Plan (2021-2039) sets out an annual target of 1,119 dwellings⁹⁶. Therefore, the Proposed Development would contribute 130 % to the annual housing delivery target, or 7 % of the of total planned delivery over the Draft Local Plan period (2021-2039).
- 6.7.14 In relation to the future baseline, the impact of the Proposed Development would be equivalent to an increase on projected total housing stock across Mid Sussex (72,300) of 2 % by 2032.
- 6.7.15 The Proposed Development is proposing to provide 434 units of affordable tenures. Based on the affordable housing target set out in the Draft Mid Sussex Plan (2021-

⁹⁵ Note jobs are presented to the nearest five therefore due to rounding the final local jobs figure is not presented a range.

⁹⁶ Mid Sussex District Council, 2022. Mid Sussex District Plan (2021 – 2039)

2039) of 336 additional affordable dwellings per annum, the Proposed Development would deliver the equivalent to 129 % of the annual affordable housing delivery target, or 7 % of the total target over the plan period (2021-2039) – a significant contribution for a single scheme.

- 6.7.16 The Proposed Development will deliver up to a 90-unit Care Home, which will meet 5 % of the total target for additional dwellings with support or care based on policy DPH26: Older Persons' Housing and Specialist Accommodation of the Mid Sussex Draft District plan (2021 – 2039)⁹⁷.
- 6.7.17 With respect to the Mid Sussex Care Home Needs Assessment⁹⁸, the Proposed Development could increase the supply of elderly care beds across the District by 8 % and contribute 6 % to the potential under supply of 1,360 elderly care bedspaces by 2038.
- 6.7.18 The provision of additional dwellings at the Proposed Development is likely to have a **high magnitude** of impact on the Mid Sussex housing stock. This assessment of magnitude is based on the fact that the Proposed Development will provide more than an entire year's targeted housing supply for Mid Sussex. The Proposed Development will also provide more than an entire year's affordable housing supply target for Mid Sussex. This is a substantial contribution for a single scheme despite the uplift on the future baseline housing stock being relatively low given the large existing stock of homes in the District. This magnitude of impact, combined with a receptor of medium sensitivity, result in a direct, permanent, **major beneficial (significant)** effect at the District level.

Additional Expenditure Supported from the Residents and Operational Workers

Residential Expenditure

- 6.7.19 Based on the methodology laid out in paragraph 6.3.30, residents at the Proposed Development (including those within the Care Home) would be expected to spend £32.4 m annually in physical stores (across a wider geography), with £737,000 spent in the Local Area specifically.

Worker Expenditure

- 6.7.20 The methodology for estimating worker expenditure is outlined in the upfront sections of this chapter (paragraph 6.3.29). It is estimated that the Proposed Development would generate between £360,000 and £400,000 in worker expenditure

⁹⁷ Mid Sussex District Council, 2022. Mid Sussex District Plan Update (2021-2039).

⁹⁸ Healthcare Property Consultants, 2021. Care Home Need Assessment

per annum based on the employment scenario compared to the existing location of the Site, which currently contains no residential or commercial floorspace.

Total Expenditure

- 6.7.21 Once residential and worker expenditure is accounted for, it is estimated that the Proposed Development would generate between £1.10 m and £1.13 m of additional expenditure in the Local Area per annum.
- 6.7.22 In relation to the future baseline, the impact of the Proposed Development would deliver between 48 % and 50 % of total expenditure that is expected to occur within the Local Area in 2032.
- 6.7.23 Total expenditure at the Proposed Development would have a **high magnitude** of impact, based on existing local expenditure. On a high sensitivity receptor, this will result in a direct, permanent effect that is **major beneficial (significant)**.

Crime and Community Safety

- 6.7.24 “Secure by Design” is a government initiative focused on achieving high-quality and sustainable housing developments where people would want to live⁹⁹. The emphasis is on designing communities that prioritise safety and crime prevention. The initiative encourages the building industry to incorporate crime prevention measures into the design of developments, aiming to reduce crime opportunities and fear, ultimately creating a safer environment.
- 6.7.25 Beyond natural surveillance from the new residential population, the illustrative masterplan of the Proposed Development will adhere to the requirements of “Secure by Design”. By facilitating natural surveillance and incorporating careful design, a sense of ownership and responsibility can be fostered throughout the Proposed Development, deterring criminal and anti-social behaviour. Design features such as secure parking, adequate lighting in communal areas, and well-planned streets and open spaces that facilitate natural surveillance and safety have been prioritised.
- 6.7.26 To enhance security, each phase of the Proposed Development will be relatively standalone, both for security reasons and to maintain good design principles.
- 6.7.27 Overall, it is expected that the Proposed Development will have a **low magnitude** of impact on crime and anti-social behaviour. Given the size of the Proposed Development and the number of the residents that it will support (3,668 new residents), it is conceivable that there could be a small uplift in crime incidences. However, this is offset by the fact that the design of the Proposed Development includes a number of measures to design out and minimise crime, as described

⁹⁹ Secure by design, 2023. Reducing crime by good design

above. This low impact will combine with a low sensitivity receptor to result in a direct, permanent effect that is **negligible (not significant)**.

Changes in Demand for Healthcare Facilities

- 6.7.28 The residents at the Proposed Development would place additional demand on primary healthcare provision in the area surrounding the Site, and they would also have an impact on wider health and social care services, including mental health, community, and acute services.
- 6.7.29 It is estimated that by its completion year (2032), the Proposed Development would lead to an additional 3,668 new residents.
- 6.7.30 The residents at the Proposed Development could require wider healthcare from services near the Site, potentially increasing demand and putting pressure on supply. This includes wider health and social care services, such as mental health and acute services. Given the movement of West Sussex CCG to ICB they will be well-placed to support new residents at the Proposed Development in all elements of health and care services. Within the illustrative masterplan of the Proposed Development there is allocated space for health hub uses, of which the exact use is currently being determined through consultation with the local Integrated Care Board (ICB). This space could allow for GP services, allied health care and social prescribing. The health hub space provided will be designed to best meet the needs of the community (according to the ICB's view) and will at a minimum mitigate the increased demand in healthcare from new residents at the Proposed Development. There is potential that it could even provide further capacity for the Local Area. As the amount of space allocated for primary healthcare within the health hub is not currently known, it is not considered a fair assessment to quantify the impact of the additional residents against the future baseline position of patient to fully qualified GP ratios. However, for context, based on the 1,800 patients to GP ratio, residents at the Proposed Development would require 1.9 GP qualified FTEs to fully serve the new residential population.
- 6.7.31 Therefore, on the basis that the healthcare provision at the Proposed Development will at least fully mitigate the additional demand from new residents, the impact of the Proposed Development on demand for healthcare is considered **negligible**. This is considered a worst-case assessment because it is likely that the health hub proposals serve to not only mitigate the impact of the Proposed Development but could also provide additional benefit to the local community by alleviating some of the existing provision constraints, given discussions and design considerations are ongoing. This health hub has the potential to provide capacity for not just the Proposed Development, but also Ansty, while enhancing care and treatment geared to delivering the local priorities. This combined with a receptor sensitivity of medium, will result in a direct, permanent effect that is **negligible (not significant)**.

Changes in Demand for Educational Facilities

Early Years Education

- 6.7.32 The Proposed Development will deliver a nursery that will form part of the new primary school and will have capacity of approximately 141 places based on current design proposals, noting that there is some flexibility to increase the size and capacity if required.
- 6.7.33 The DfE pupil yield calculator suggests that the Proposed Development is expected to result in 115 additional zero to four-year-olds demand an early years place in the Local Area. Therefore, the Proposed Development would completely support its own residential population in terms of nursery places and demand.
- 6.7.34 It should be noted, the DfE pupil yield calculator is relatively ambiguous in what it estimated. It could estimate total children of early-years age arising from the Proposed Development, as opposed to just those requiring an early years place. A review of Ofsted data shows that across West Sussex, every two children of early-years age require an early years place.¹⁰⁰ The early years yield also does not account for children that may remain in their existing early years setting and so represents the absolute worst-case. For these reasons, the assessment is deemed conservative, as in reality the provision of a nursery within the primary school could provide additional benefits to further local early-years aged children living elsewhere in the Local Area.
- 6.7.35 Considering the nursery provision and increased early years demand created by the Proposed Development, the early years deficit in the Local Area would decrease from 37 places in the future baseline to 12 places. This is a considerable improvement as the Proposed Development would not only serve its own population but also alleviate constraints on existing early years capacity in the Local Area.
- 6.7.36 Based on this, it is anticipated that the Proposed Development would have a **medium magnitude** of impact on demand for early years education. On a high sensitivity receptor, this will result in a direct, permanent effect that is **moderate beneficial** (significant).

¹⁰⁰ Ofsted, 2023. Childcare providers and inspection.

Primary Education

- 6.7.37 It is estimated that by the end of the construction period in 2032, there would be 529 new children aged between five and ten years old at the Proposed Development, who would require primary education places as per the DfE pupil yield calculator.¹⁰¹
- 6.7.38 However, the Proposed Development is expected to deliver a 2.5 Form Entry (2.5FE) primary school on Site. English and Welsh legislation sets out a legal class size limit of 30 pupils in primary school¹⁰². Therefore, it is expected that the primary school will provide capacity for approximately 525 students, taking primary school capacity accessible to the Site to 1,365 by 2032. Therefore, the new primary school would essentially completely support the new primary-age population (the worst-case estimate of yield) arising from the Proposed Development.
- 6.7.39 Overall, it is anticipated that the Proposed Development would have a **negligible magnitude** of impact on demand for primary education. This, combined with a medium sensitivity receptor, will result in direct, permanent effect that is **negligible (not significant)**.

Secondary Education

- 6.7.40 The Proposed Development would lead to an additional 256 new residents aged between 11 and 15 years old that may require secondary school places, based on the DfE pupil yield calculator. This would equate to a 7 % uplift on forecast future baseline secondary school roll in 2032. As a result of this secondary school population uplift, secondary schools in the Local Area of the Proposed Development would be expected to be operating at 104 % capacity in the opening year of the Proposed Development (2032), further constraining local secondary school capacity.
- 6.7.41 Overall, it is expected that the Proposed Development would have a **medium magnitude** of impact on demand for secondary education, which against a medium sensitivity receptor, will lead to a direct, permanent effect that is **moderate adverse (significant)**.

SEND Schools

- 6.7.42 It is estimated that by the end of the construction period in 2032, there would be 785 new residents aged from four years to 16 + at the Proposed Development. Based on

¹⁰¹ Whilst this estimate reflects the most up to date guidance from the DfE, the composition of the yield in each local authority is based on the demographic yield that has occupied new developments within that area in the last year. Therefore, at a local authority level, the yield is likely based on a small sample size and hence there is some uncertainty surrounding the estimate. For context, when applying the school yield for West Sussex, the primary-age residents yield 474 residents of primary school-age. For the purposes of considering a worst-case assessment, we take forward the highest possible yield. For context, consultation with West Sussex County Council recommended a 2FE primary school.

¹⁰² NASUWT, 2023, Class sizes

the DfE pupil yield calculator, it is expected that approximately 16 children will require SEND facilities. Alternatively, based on guidance from Mid Sussex District Council, it is expected that approximately 1.58 % of children will require SEND facilities. If this proportion is applied to the expected number of new residents aged four years to 16+, it is expected that approximately 51 children will require SEND provision.

- 6.7.43 The Proposed Development will deliver a SEND school of approximately 2ha. Based on space requirements for SEND schools as set out by DfE,¹⁰³ this SEND school will provide capacity for approximately 132 students. This is broadly in line with the recommendation to provide a school for 150 pupils as outlined in the Mid Sussex Infrastructure Delivery Plan (IDP)¹⁰⁴. Overall, SEND operating capacity in the Local Area of the Proposed Development is expected to fall from 103 % to 98 % - 99 % (16-51 SEND children) as a result of the Proposed Development.
- 6.7.44 Overall, it is anticipated that the Proposed Development would have a **medium magnitude** of impact on demand for SEND provision. This, combined with a high sensitivity receptor, will result in direct, permanent effect that is **moderate beneficial (significant)**.

Provision of Community Facilities

Convenience stores

- 6.7.45 The Proposed Development would provide a convenience store within the new local centre, which is expected to alleviate constraints on the baseline provision of convenience stores as described in paragraph **6.5.67** and serve the new residential population. Specifically, the Proposed Development would increase the provision of convenience stores in the Local Area to three stores. However, considering the additional 3,668 residents at the Proposed Development, provision of convenience stores would slightly decrease to 3,400 residents per store from 3,270 in the baseline.

Community centres

- 6.7.46 Similarly, the new residential population at the Proposed Development would improve the viability of existing community centres in the Local Area. Specifically, the additional 3,668 residents at the Proposed Development would mean that community centre provision would rise to 5,100 residents per one community centre, which considered more viable relative to the baseline position.

¹⁰³ Department for Education, 2015. Area guidelines for SEND and alternative provision.

¹⁰⁴ Mid Sussex District Council, 2022. Draft Infrastructure Delivery Plan.

Sports facilities

6.7.47 Sports facilities at the Proposed Development will be delivered onsite in the form of tennis, hockey and a padel facility with accompanying informal sports pitches, totalling 16.47 ha. Further to this, the school pitches at the onsite primary and SEND school will also be part of a community use agreement and therefore accessible to the public. The Proposed Development would support a range of sports, offering a wide range of opportunities to participate in formal sport and physical activity.

Overall

6.7.48 The new convenience store at the Proposed Development would broadly help to meet the need of additional residents expected to live at the Proposed Development. The sports facilities would also offer a range of opportunities to residents of the Proposed Development as well as the existing community. However, the new residents at the Proposed Development would likely help to improve the viability of community centres slightly in the Local Area. Based on this, it is anticipated that the Proposed Development would have a **low magnitude** of impact on provision of community facilities. This, combined with a medium sensitivity receptor, will result in a direct, permanent effect that is **minor beneficial (not significant.)**

Provision of Open Space and Play Space

6.7.49 The existing Site is not considered to possess any open space, given that it is private farmland with a Public Right of Way (ProW) through it. Open space provision at the Proposed Development is therefore all considered to be additional. The Proposed Development would have well-designed open spaces, public spaces, amenities, and play areas. This provision is planned as part of the broader design vision of the Proposed Development whereby open spaces will be weaved through the new neighbourhoods to connect the Proposed Development to the existing landscape, ensure all residents are a short walk from a park or green corridor, and achieve a biodiversity net gain.

6.7.50 The Parkland Reserve Site being submitted in parallel with the application (as outlined in **Chapter 1: Introduction**) will include a cycle trail and new footpaths that the public can utilise. Existing fields and woodland will be enhanced and maintained with species rich wildflower meadows and tree planting. The Parkland Reserve Site's provision of cycle trails and footpaths is also considered quantitatively in **Table 6.22** below.

6.7.51 In total, the Proposed Development is expected to deliver 17.59 ha of publicly accessible open space at the Site, which includes allotments, artificial turf pitches, equipped play areas, amenity green space, parks and gardens, teenage areas, and tennis courts. On top of this, it will also provide 10.54 ha of natural and semi-natural green space, bringing total accessible open space provision to 28.13 ha. Finally, there

will also be a total of 0.81 ha of publicly accessible cycle trails and footpaths provided on the Parkland Reserve Site, bringing the overall total provision across the two sites to 28.94 ha.

6.7.52 As illustrated in **Table 6.22**, the Local Area has quantity targets for specific types of open space. **Table 6.22** outlines the provision of open space at the Proposed Development against these requirement targets. The Proposed Development meets all targets to fully support its new residential population and their requirements for different types of open space apart from allotments and bowling greens. In particular, the provision of parks and gardens is over three times the suggested requirement.

Table 6.22 – Provision of Open Space at the Proposed Development

	Recommended provision per person (m ²)	Minimum requirement based on 3,668 residents (ha)	Provision at the Proposed Development (ha)	Target met?
Allotments	1.75	0.64	0.59	No
Artificial turf pitches	0.5	0.18	1.28	Yes
Bowling greens	0.17	0.06	0	No
Grass pitches	12.25	4.49	1.8	No
Amenity green space	N/A	N/A	10.24	N/A
Equipped play areas	0.65	0.24	0.3	Yes
Parks and gardens	2.0	0.74	2.62	Yes
Teenage areas	0.3	0.11	0.3	Yes
Tennis courts	0.44	0.16	0.46	Yes
Natural and semi-natural green space	N/A	N/A	10.54	N/A
Cycling trails in Parkland Reserve	N/A	N/A	0.49	N/A
Footpaths in Parkland Reserve	N/A	N/A	0.32	N/A

- 6.7.53 The placemaking approach for the Proposed Development revolves around three key themes: 'Living with Nature,' 'A Cohesive Place,' and 'Distinctively Local.' The 'Living with Nature' theme emphasises preserving and celebrating the existing natural landscape, with green spaces connecting to surrounding areas. The Proposed Development will also provide spaces for cultural and community events, fostering a vibrant and proud community in the Ansty Garden Community.
- 6.7.54 Overall, there is expected to be a **high magnitude** of impact generated by the Proposed Development on open space provision. Given a low sensitivity of current and future residents to changes in open space and play space provision, this will generate a direct, permanent effect that is **moderate beneficial (significant)** at the Local Area level.

6.8 Scope for Additional Mitigation Measures

Potential Additional Mitigation Measures

- 6.8.1 All effects will remain as discussed under 'Assessment of Likely Effects' with the exception of the following effects which have been identified to require mitigation or enhancement.

Changes Demand for Education

- 6.8.2 The assessment found that there would be likely significant adverse effects on demand for secondary education. The Proposed Development will pay a financial contribution based on the West Sussex County Council developers' contributions requirements.¹⁰⁵ The Applicant would provide a financial contribution to provide support and help to expand existing capacity at local secondary schools, to offset the increased demand for early years and secondary school places created by the Proposed Development.
- 6.8.3 It is expected that further secondary school provision is already being planned within Mid Sussex, and that the Council (alongside developers) will bring forward expanded provision in the future that will require funding. An example of this is the planned 600 place secondary school proposed to be provided at the Burgess Hill development, which is a cumulative scheme assessed (refer to **Table 6.25**). The financial contribution made by the Applicant would likely go towards funding this increased secondary school provision that is planned elsewhere in the district.

¹⁰⁵ West Sussex County Council, 2023. Section 106: Planning obligations

Likely Effectiveness of Additional Mitigation Measures

Changes in Demand for Education

6.8.4 As a result of the additional mitigation provided by the Proposed Development in the form of a financial contribution, the magnitude of impact of the Proposed Development is now deemed to be **low**, on a medium sensitivity receptor, leading to a residual effect that is now **minor adverse (not significant)** for secondary education.

6.9 Residual Effects

6.9.1 Following the effective implementation of the embedded and / or additional mitigation measures proposed above, the following residual effects arising from the Proposed Development are considered significant during construction or operational phases:

- Construction worker expenditure;
- Provision of housing;
- Additional expenditure supported from residents and operational workers;
- Changes in demand for education (primary SEND); and
- Provision of open space and play space.

6.9.2 **Table 6.23** provides a summary of all the significant residual effects resulting from the Proposed Development after effective implementation of the embedded and additional mitigation measures proposed above.

Table 6.23 : Significant Residual Effects

Phase	Resource or Receptor Affected	Residual Effect
Construction	Construction Worker Expenditure	Major beneficial – Significant
Operational	Provision of Housing	Major beneficial – Significant
	Additional Expenditure Supported from the Residents and Operational Workers	Major beneficial – Significant
	Early Years	Moderate beneficial - Significant
	SEND School	Major beneficial - Significant
	Provision of Open Space and Play Space	Moderate beneficial – Significant

6.10 Cumulative Effects

- 6.10.1 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant inter-project effect.
- 6.10.2 The ES has given consideration to 'Cumulative 'Effects' for schemes located within a 5 km radius from the boundary of the Site, as listed in **Chapter 3: EIA Methodology, Table 3.6.**
- 6.10.3 With respect to effects related to employment, housing, floorspace, expenditure and social infrastructure, all schemes opening before 2032 are inherently included in the future baseline assessment through the good quality forecasts available. There are two cumulative schemes that would open after the opening year of the Proposed Development (2032). The following list are the effects assessed for the cumulative schemes which would open after the completion year of the Proposed Development and are outlined in **Table 6.24.**
- Local jobs and skills;
 - Additional expenditure supported from the residents and operational workers;
 - Provision of housing.
 - Demand for educational facilities; and
 - Demand for healthcare.

Table 6.24: Cumulative schemes to be assessed

ID	Site name	Planning reference	Description
5	Land To The West Of Freeks Lane, Burgess Hill, West Sussex, RH15 8DQ	DM/18/0509	Residential development comprising up to 460 dwellings, public open space, recreation areas, play areas, associated infrastructure including roads, surface water attenuation and associated demolition (outline application with all matters reserved except for principal means of access from Maple drive.
6	Burgess Hill Northern Arc, Cuckfield Road, Burgess Hill, West Sussex	DM/18/5114	Comprehensive, phased, mixed-use development comprising approximately 3,040 dwellings including 60 units of extra care accommodation (Use Class C3) and 13 permanent gypsy and traveller pitches, including a Centre for Community Sport with ancillary facilities (Use Class D2), three local centres (comprising Use Classes A1-A5 and B1, and stand-alone community facilities within Use Class D1), healthcare facilities (Use Class D1), and employment development comprising a 4 hectare dedicated business park (Use Classes B1

ID	Site name	Planning reference	Description
			and B2), two primary school campuses and a secondary school campus (Use Class D1), public open space, recreation areas, play areas, associated infrastructure including pedestrian and cycle routes, means of access, roads, car parking, bridges, landscaping, surface water attenuation, recycling centre and waste collection infrastructure with associated demolition of existing buildings and structures, earthworks, temporary and permanent utility infrastructure and associated works.

6.10.4 In combination, the two cumulative schemes listed above would result in the following impacts:

- Approximately 8,400 new residents;
- 3,960 residential units;
- A total of up to 345 local jobs based on the commercial floorspace delivered; and
- Approximately 6,000 construction job years.

6.10.5 **Table 6.25** outlines the impact of these schemes on the effects of the Proposed Development.

Table 6.25: Impacts of the Assessed Cumulative Schemes

Potential effect	Impact of cumulative schemes	Assessment effect when considering the cumulative impact
Construction worker expenditure	The total construction worker expenditure across the cumulative schemes is expected to be approximately £10.4m. This equates to a combined annual construction worker expenditure (in the years where both schemes are under construction) of approximately £850,000. This equates to approximately 45 % of total annual expenditure expected in the Local Area. Once the cumulative schemes are combined with the Proposed Development, the total construction worker expenditure	Remains major beneficial (significant)

Potential effect	Impact of cumulative schemes	Assessment effect when considering the cumulative impact
	is expected to be approximately £15.8m.	
Local jobs and skills	Based on local commuting patterns, it is expected that the cumulative schemes will provide approximately 345 jobs to residents of the Local Area in the operational phase. In combination with the Proposed Development, this will represent a 0.6 % uplift on the future baseline for economically active residents in 2032.	Remains negligible (not significant)
Provision of housing	The delivery of 3,960 homes provided by the cumulative schemes is equivalent to 20 % of the Draft Mid Sussex District Plan target from 2021 to 2039 of 20,140 new homes. The impact of the Proposed Development and cumulative schemes would make up 26 % of the Mid Sussex total housing target.	Remains as major beneficial (significant)
Additional expenditure supported from residents and workers	It is estimated that residential and worker expenditure supported by the cumulative schemes is equivalent to approximately £2.3m in the Local Area. Combined with the impact of the Proposed Development, this would lead to an uplift of expenditure of between 143 % - 145 % on the future baseline expenditure in the Local Area.	Remains as major beneficial (significant)
Demand for healthcare facilities	It is estimated that the cumulative schemes will result in approximately 8,400 'new' residents in the which would be looking to access GP services. It is expected that these developments will pay a financial contribution based on the Mid Sussex District Council Development Infrastructure and Contributions SPD to mitigate	Remains as negligible (not significant)

Potential effect	Impact of cumulative schemes	Assessment effect when considering the cumulative impact
	<p>their own adverse impacts following their own consultation with the relevant ICB.¹⁰⁶ These financial contributions would be combined to allow the Council to work with the local healthcare commission to bring forward additional healthcare capacity in the future, offsetting the increased strain on primary healthcare caused by an uplift in local residents.</p>	
<p>Additional demand on early years educational facilities</p>	<p>The cumulative schemes are expected to result in 423 additional zero to four-year-olds. Considering the Proposed Development in combination with the impact of the cumulative schemes, local early years capacity will rise from 106% to 325% - therefore operating 225% above capacity. However, we would expect that these cumulative schemes would pay a financial contribution based on the West Sussex County Council developers' contributions requirements towards early years provision local to their site¹⁰⁷ or provide their own early years facility to support their own population. Whilst it is expected that cumulative developments will mitigate their own impact, it is not guaranteed. Therefore the magnitude of the cumulative schemes combined with the Proposed Development would be judged to negligible, reflecting this uncertainty of the</p>	<p>Changes to negligible (not significant)</p>

¹⁰⁶ Mid Sussex District Council, 2018. Development Infrastructure and Contributions Supplementary Planning Document

¹⁰⁷ West Sussex County Council, 2023. Section 106: Planning obligations

Potential effect	Impact of cumulative schemes	Assessment effect when considering the cumulative impact
	<p>extent of other schemes mitigation.</p>	
<p>Demand for primary school spaces</p>	<p>It is estimated that the cumulative schemes will result in an additional 565 children of primary school age which would require primary education places.</p> <p>However, included in the cumulative schemes is the provision of two primary schools, providing 840 additional spaces.</p> <p>Therefore, it is expected that the cumulative schemes will create more primary school space than the demand they create. As a result, primary schools in the Local Area are expected to be operating at 82 % capacity after the future baseline, Proposed Development, and cumulative schemes are accounted for, creating spare capacity in the Local Area. The magnitude changes to low.</p>	<p>Changes to minor beneficial (not significant)</p>
<p>Demand for secondary school spaces</p>	<p>The cumulative schemes will lead to an additional 507 residents aged between 11 and 15 years old, which will require secondary school spaces. This would equate to a 13 % uplift on the future baseline and Proposed Development impact.</p> <p>However, the Burgess Hill development has outlined that it will include the provision of a secondary school with a capacity of approximately 600 children. This will reduce the future expected secondary school operating capacity to approximately 101 % once the Proposed Development and cumulative schemes are accounted for.</p>	<p>Remains as minor adverse (not significant)</p>

Potential effect	Impact of cumulative schemes	Assessment effect when considering the cumulative impact
Demand for SEND spaces	The cumulative schemes would lead to an estimated additional 69 young people that will require SEND provision. This will increase SEND capacity in the Local Area marginally from 98% to 101%.	Remains as major beneficial (significant)

6.10.6 With respect to the below effects, which do not have a complete future baseline assessment, an assessment of the effect on all cumulative schemes is required:

- Crime and antisocial behaviour;
- Provision of community facilities; and
- Provision of open space and play space.

6.10.7 All of the following effects are considered at the Local Area level. The relevant cumulative schemes within the Local Area are located in **Table 6.26**.

Table 6.26: Cumulative Schemes located within the Local Area of the Proposed Development

Scheme	In Local Area?
The Martlets Shopping Centre, Burgess Hill, West Sussex, RH15 9NN	Y
Land At And Adjacent To The Former Sewage Treatment Works, Fairbridge Way, Burgess Hill, West Sussex, RH15 8BF	N
Land East Of Keymer Road, Burgess Hill, West Sussex	N
Hurst Farm, Hurstwood Lane, Haywards Heath, West Sussex, RH17 7QX	N
Land To The West Of Freeks Lane, Burgess Hill, West Sussex, RH15 8DQ	N
Burgess Hill Northern Arc, Cuckfield Road, Burgess Hill, West Sussex	Y

Crime and Antisocial Behaviour

6.10.8 Crime and antisocial behaviour is assessed at the Local Area level.

6.10.9 The Martlets Shopping Centre (DM/19/3331) will benefit from implementing several measures to design out crime. The layout of the development will promote natural surveillance, through outward facing blocks and active frontages on the ground floor. The proposal also aims to promote safe pedestrian movement across the site by outlining a clear definition between the pedestrian and vehicle movement routes.

6.10.10 Whilst this cumulative development provides examples of specific measures used to design out crime locally, it is anticipated that all major developments within the catchment area will also be implementing similar measures to design out crime. Together with the Proposed Development, this remains a direct, permanent effect that is **negligible (not significant)**.

Community Facilities

6.10.11 Community and cultural facilities are assessed at the Local Area level for this cumulative assessment. The Burgess Hill Northern Arc development (DM/18/0509) will provide 3 mixed-use neighbourhood community centres, including two standalone community facilities and a centre for community sports. However, these facilities are expected to support residents of that development.

6.10.12 Together with the Proposed Development, the cumulative impact would be remain **low in magnitude**. Combined with a medium sensitivity receptor, this will result in a direct, permanent effect that is **minor beneficial (not significant)**.

Provision of Open Space and Play Space

6.10.13 The cumulative developments include open space provision in the Local Area. The development at the Land To The West of Freeks Lane (DM/18/0509) will provide the largest amount of open space locally – 2 ha will be provided at this development. For other cumulative developments, it has not been possible to determine the exact extent of onsite and offsite open space provision proposed. However, it is expected that these developments will all be required to at a minimum offset the population increases caused by their developments. Some of these cumulative developments may even exceed the minimum open space provision required to support the population increase the developments are facilitating. The Burgess Hill Northern Arc development (DM/18/0509), for example, is committed to providing significant formal and informal recreational space.

6.10.14 Provision of play space is also assessed at the Local Area level. The development at the Land adjacent to the former treatment works at Fairbridge Way (DM/19/1895) in the Local Area will provide Local Equipped Areas for Play, which are designed for children aged between four and eight. Additionally, other cumulative developments are committed to delivering formal play space, however the exact type and size of this provision is unknown. It would be expected that other residential cumulative developments within the Local Area will also provide play space to accommodate their new younger residents.

6.10.15 Together with the Proposed Development, the cumulative impact would be considered **high in magnitude** and therefore, together with the Proposed Development, the effect will remain a direct, permanent effect that is **moderate beneficial (significant)** at the Local Area level.

Summary and Conclusions

- 6.10.16 A detailed assessment of social and economic conditions, including demographics, housing need, employment and labour market, crime and community and social infrastructure facilities is contained in this chapter. It identifies that receptors have a particularly high sensitivity to changes associated with: worker and residential expenditure and demand for educational facilities (early years and SEND).
- 6.10.17 This is because, the Local Area currently possesses a limited retail centre categorised by a small, local offering and a lack of convenience stores. Furthermore, early years education and SEND provision in the Local Area is highly constrained and operating above capacity.
- 6.10.18 The chapter provides a detailed breakdown of methodology including the geographical study areas, and how the baseline and effects are defined. This also includes details on the population yield modelling to understand the impact of the Proposed Development.
- 6.10.19 In terms of embedded mitigation, the Proposed Development provides for the following:
- Up to 30 % affordable housing of different sizes and tenures;
 - A new local centre including a convenience store, community space, a health hub and commercial workspace;
 - Approximately 28 ha of publicly accessible open space and green space across a range of types, in addition to the Parkland Reserve Site also being brought forward in a joint application by the Applicant;
 - Design features such as secure parking, adequate lighting in communal areas, and well-planned streets and open spaces that facilitate natural surveillance and safety have been prioritised;
 - 0.3 ha of equipped play provision including LEAPs and NEAPs as well as teenage areas to provide play space for children of all ages; and
 - Provision of education facilities including a nursery (early years), new primary school and a SEND school.
- 6.10.20 In the construction phase, the Proposed Development and Parkland Reserve Site will have **major beneficial (significant)** effect on construction worker expenditure. This is a result of the £5.4 m in expenditure generated.
- 6.10.21 In the operational phase, the Proposed Development and Parkland Reserve Site will have a **negligible (not significant)** effect on local jobs and skills provision. It will also have a **negligible (not significant)** effect on crime and community safety.

- 6.10.22 The Proposed Development will have a **major beneficial (significant)** effect on the provision of housing in the district. This is a result of the significant provision of market, affordable, and residential care housing.
- 6.10.23 There will be a **major beneficial (significant)** effect as a result of additional expenditure supported from the residents and operational workers, helping to improve the vitality of the local retail centre. This is because residents and operational workers are expected to spend between £949,000 and £999,000 per annum.
- 6.10.24 The effect on crime and community safety is expected to be **negligible (not significant)**.
- 6.10.25 In terms of demand for healthcare, the Proposed Development will generate a **negligible (not significant)** effect.
- 6.10.26 The Proposed Development will result in a population influx of children requiring educational spaces. However, it will also provide a nursery, 2.5FE primary school and 2FE SEND school. It is expected that the Proposed Development will have a **moderate beneficial (significant)** effect on early years education, a **minor adverse (significant)** effect on secondary education, a **negligible effect (not significant)** on primary education, and a **moderate beneficial (significant)** effect on SEND provision.
- 6.10.27 The Proposed Development and Parkland Reserve Site is expected to generate a **moderate beneficial (significant)** effect in terms of the provision of open space and play space. This is due to the significant provision of open space and play space at the Proposed Development.
- 6.10.28 The assessment of likely effects of the Proposed Development indicates that there will be significant adverse effects on the demand for primary healthcare and secondary education, prior to additional mitigation. To address these concerns, the Proposed Development will provide financial contributions based on specific developer obligations set out the Council. These contributions will be used to expand healthcare services and provide support for additional secondary school places demanded by the development. As a result of these additional mitigation measures, the magnitude of impact on healthcare is deemed **low**, leading to a **Minor adverse residual effect (not significant)**. The magnitude of impact on secondary education is deemed to be **negligible**, leading to a residual effect that is now **minor adverse and not significant** for secondary education.
- 6.10.29 Regarding the impact of cumulative schemes, all effects remain the same except for:
- The effect on early years education conservatively changes to **negligible (not significant)**; and
 - The effect on primary school education changes to **minor beneficial (not significant)**.

6.10.30 **Table 6.27** summarises the socio-economic effects resulting from the Proposed Development.

Table 6.27: Summary of Residual Effects of the Proposed Development and Parkland Reserve Site

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Existing and future businesses	High	Construction worker expenditure	N/A	Medium	Major beneficial (Significant)	(None)	Medium	Major beneficial (Significant)
				Local Area				
				Temporary				
				Likely				
Operation								
Existing and future residents	Low	Permanent Local Job Creation and Skills	New local centre with employment opportunities across a range of uses	Low	Negligible (Not Significant)	(None)	Low	Negligible (Not Significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Medium	Provision of Housing	Up to 30% affordable housing	High	Major beneficial (Significant)	(None)	High	Major beneficial (Significant)
				Local Area				
				Permanent				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Existing and future businesses	High	Additional Expenditure Supported by Residents and Operational Workers	N/A	High	Major beneficial (Significant)	(None)	High	Major beneficial (Significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Low	Crime and Community Safety	Design features such as secure parking, adequate lighting in communal areas, and well-planned streets and open spaces that facilitate natural surveillance and safety	Low	Negligible (Not Significant)	(None)	Low	Negligible (Not Significant)
				Local Area				
				Permanent				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			have been prioritised					
Existing and future residents	Medium	Changes in Demand for Healthcare	Health hub within the local centre	Negligible	Negligible (not significant)	None	Negligible	Negligible (not significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Early Years - High Primary - Medium Secondary - Medium SEND - High	Changes in Demand for Educational Facilities	New primary school and SEND school Early years provision within the primary school	Early Years - Medium	Early Years - Moderate beneficial (Significant) Primary - negligible (not significant)	Secondary - Financial contribution detailed in paragraph 6.8.2	Secondary - Low	Early Years - Moderate beneficial (Significant) Primary - negligible (not significant) Secondary - Minor adverse (Not significant)
				Primary - Negligible				
				Secondary - Medium				
				SEND - Medium				
				Local Area	Secondary - Moderate adverse (Significant)			
				Permanent				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
					SEND - Moderate beneficial (Significant)			SEND - Moderate beneficial (Significant)
Existing and future residents	Medium	Provision of Community Facilities	N/A	Low	Negligible (Not Significant)	(None)	Low	Minor beneficial (Not Significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Low	Provision of Open Space and Play Space	Approximatel y 28ha of publicly accessible open space and green space across a range of types, as well as the new Beechy Bottom	High	Moderate beneficial (Significant)	(None)	High	Moderate beneficial (Significant)
				Local Area				
				Permanent				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			Parkland Reserve. 0.3ha of equipped play provision including LEAPs and NEAPs as well as teenage areas to provide play space for children of all ages.					
Cumulative Effects – Construction								
Existing and future businesses	High	Construction worker expenditure	N/A	Medium	Major beneficial (Significant)	(None)		Major beneficial (Significant)
				Local Area				
				Short-term				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
				Likely				
Cumulative Effects – Operation								
Existing and future residents	Low	Permanent Local Job Creation and Skills	N/A	Low	Negligible (Not Significant)	(None)		Negligible (Not Significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Medium	Provision of Housing		High	Major beneficial (Significant)	(None)		Major beneficial (Significant)
				Local Area				
				Permanent				
				Likely				
Existing and future businesses	High	Additional Expenditure Supported by Residents and Operational Workers	N/A	High	Major beneficial (Significant)	(None)		Major beneficial (Significant)
				Local Area				
				Permanent				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect	
Existing and future residents	Low	Crime and Antisocial Behaviour	N/A	Low	Negligible (Not Significant)	(None)		Negligible (Not Significant)	
				Local Area					
				Permanent					
				Likely					
Existing and future residents	Medium	Changes in Demand for Healthcare Facilities	N/A	High	Negligible (Not significant)	(None)		Negligible (not significant)	
				Local Area					
				Permanent					
				Likely					
Existing and future residents	Early years - High	Changes in Demand for Educational Facilities	Additional secondary school provided by another development detailed in Table 6.25	Early years - Negligible	Early years - Negligible (Significant)	(None)	Unchanged	Early years - Negligible (Not Significant)	
	Primary - Medium			Primary - Low					Primary - Minor beneficial (Not Significant)
	Secondary - Medium			Secondary - Low					
	SEND - High			SEND - Medium					

Receptor/ Affected Group	Value or Sensitivity (Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
					adverse (Not Significant) SEND - Major beneficial (Significant)			Secondary - Minor adverse (Not significant) SEND - Major beneficial (Significant)
Existing and future residents	Medium	Provision of Community Facilities	N/A	Medium	Negligible (Not significant)	(None)	Unchanged	Negligible (Not significant)
				Local Area				
				Permanent				
				Likely				
Existing and future residents	Low	Provision of Open Space and Play Space	N/A	High	Moderate beneficial (Significant)	(None)	Unchanged	Moderate beneficial (Significant)
				Local Area				
				Permanent				
				Likely				

